Ordinance 250448 & 250449

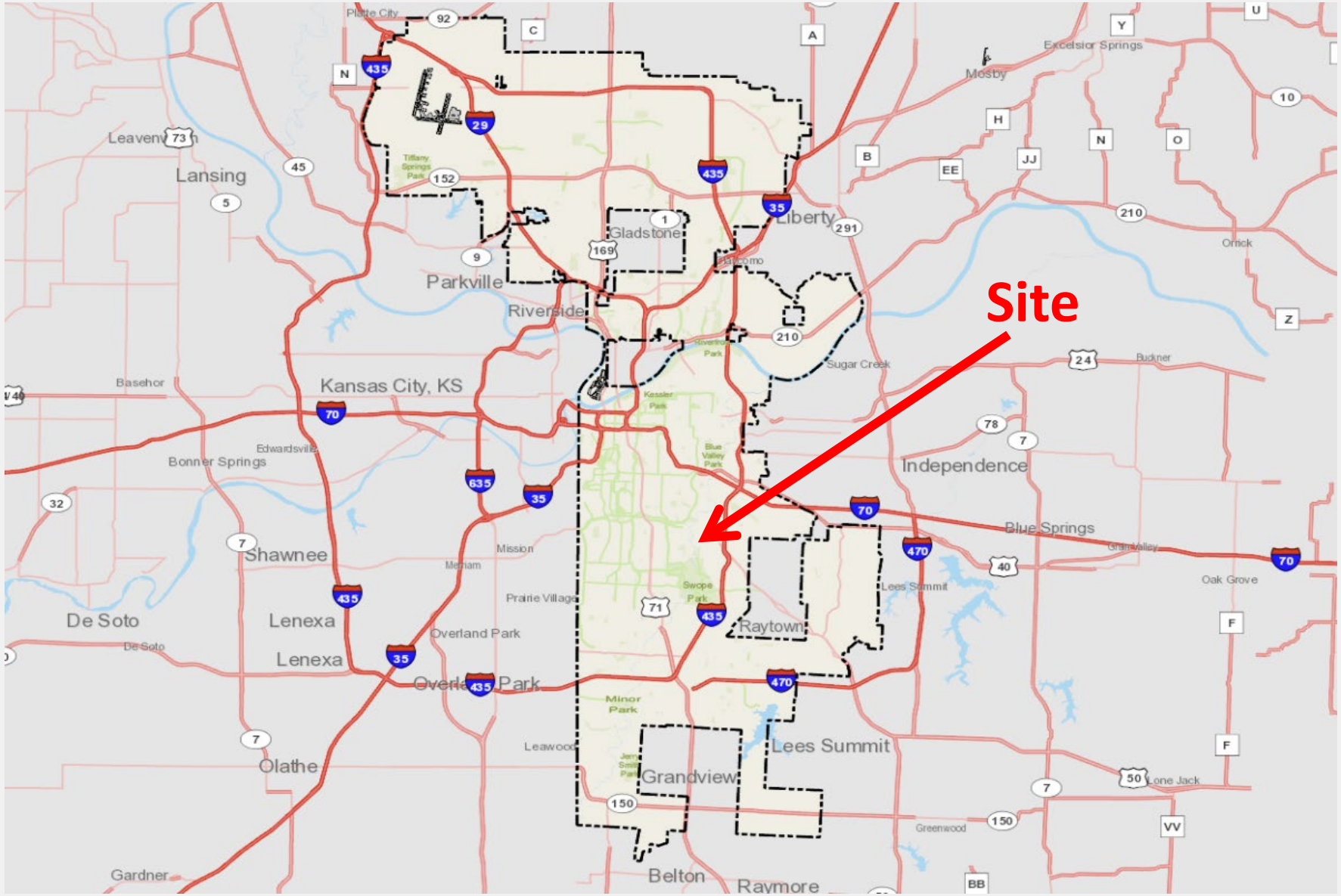
Vacations of Public Right of Way: HALO Village

CD-ROW-2025-00004 & CD-ROW-2025-00005

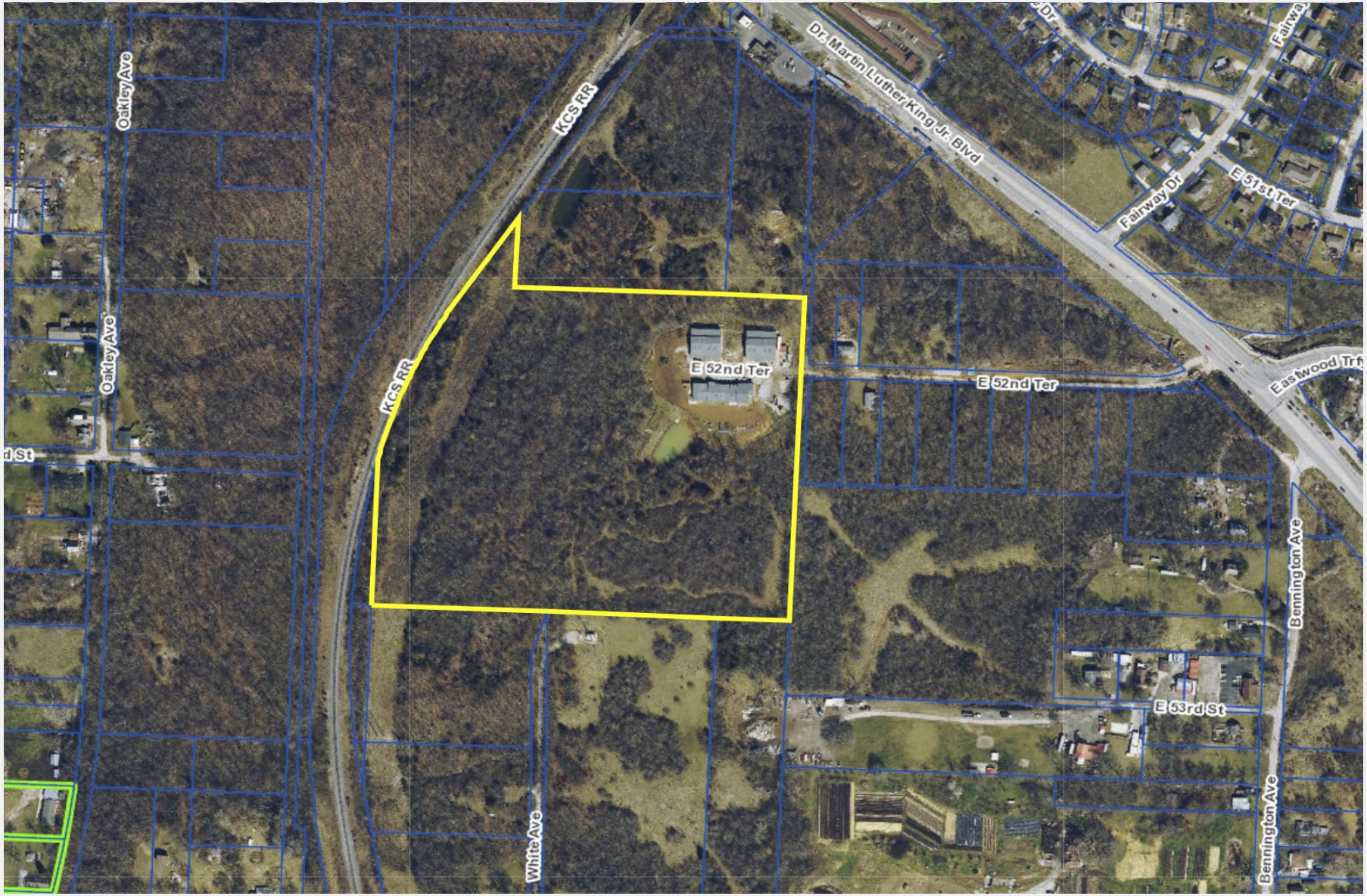
June 10, 2025

Neighborhood Planning & Development Committee

Location


Site
Kansas City, KS
Independence
Blue Springs
Lees Summit
Raytown
Grandview
Belton
Raymore
Olathe
Overland Park
Lenexa
Shawnee
De Soto
Gardner
Parkville
Riverside
Gladstone
Liberty
Lansing
Leavenworth
Basehor
Bonner Springs
Edwardsville
Mission
Prairie Village
Leawood
Oak Grove
Lone Jack
Greenwood
Sugar Creek
Excelsior Springs
Mosby
Orrick
Buckner

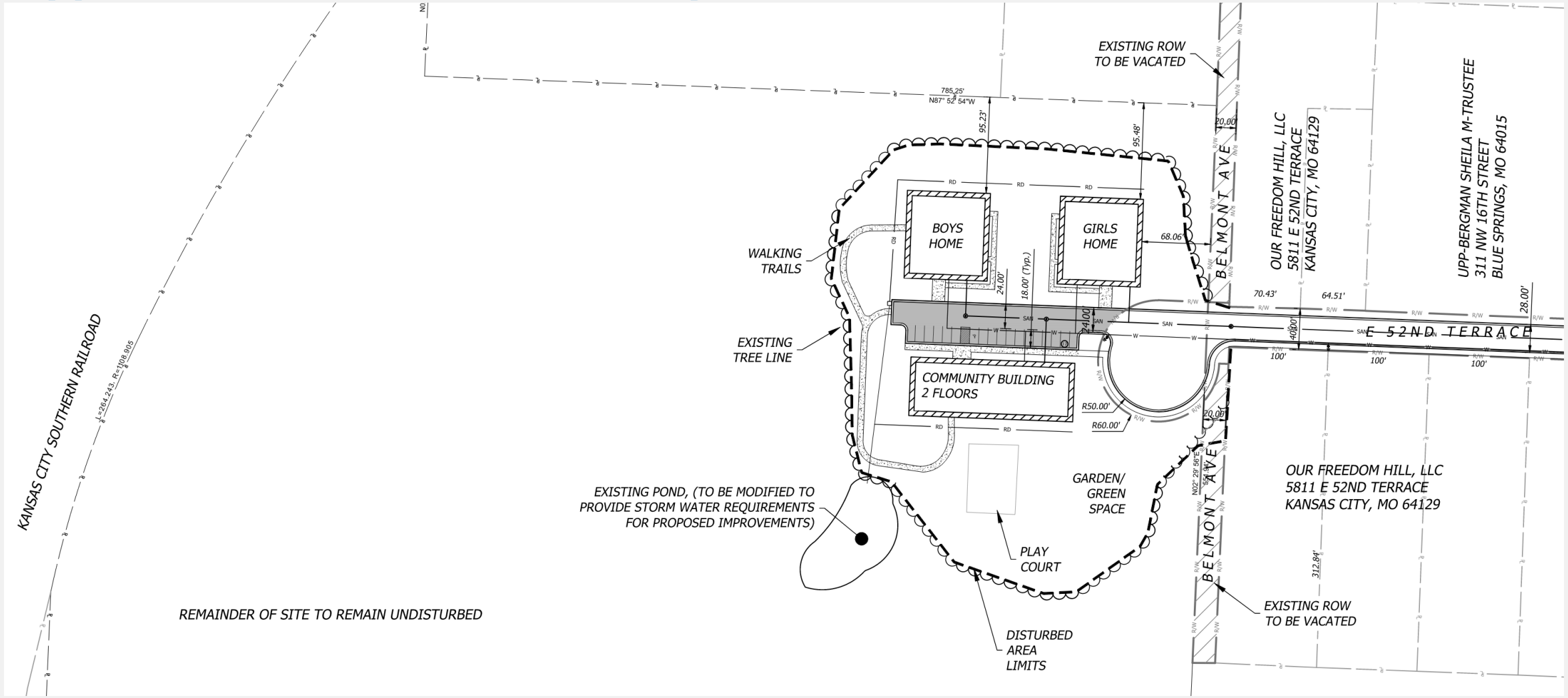
Location


Oakley Ave
KCS RR
Dr. Martin Luther King Jr. Blvd
Fairway Dr
E 51st Ter
E 52nd Ter
Eastwood Trfy
Oakley Ave
KCS RR
E 52nd Ter
Bennington Ave
E 53rd St
White Ave
Bennington Ave

Background

- **2021-** Applicant gained approval of a **MPD Plan** (CD-CPC-2021-00018)
- **2021-** Applicant gained approval of a **MPD Final Plan** (CD-CPC-2021-00018)
- **2022-** Applicant **Submitted Final Plat** (CLD-FnPlat-2022-00021)
- **2022-2025** Construction of **Public Infrastructure**
- **2025-** Surveyor noted that **White Avenue and East 52nd St** were **dedicated** within the site but **no record exists of vacation**.

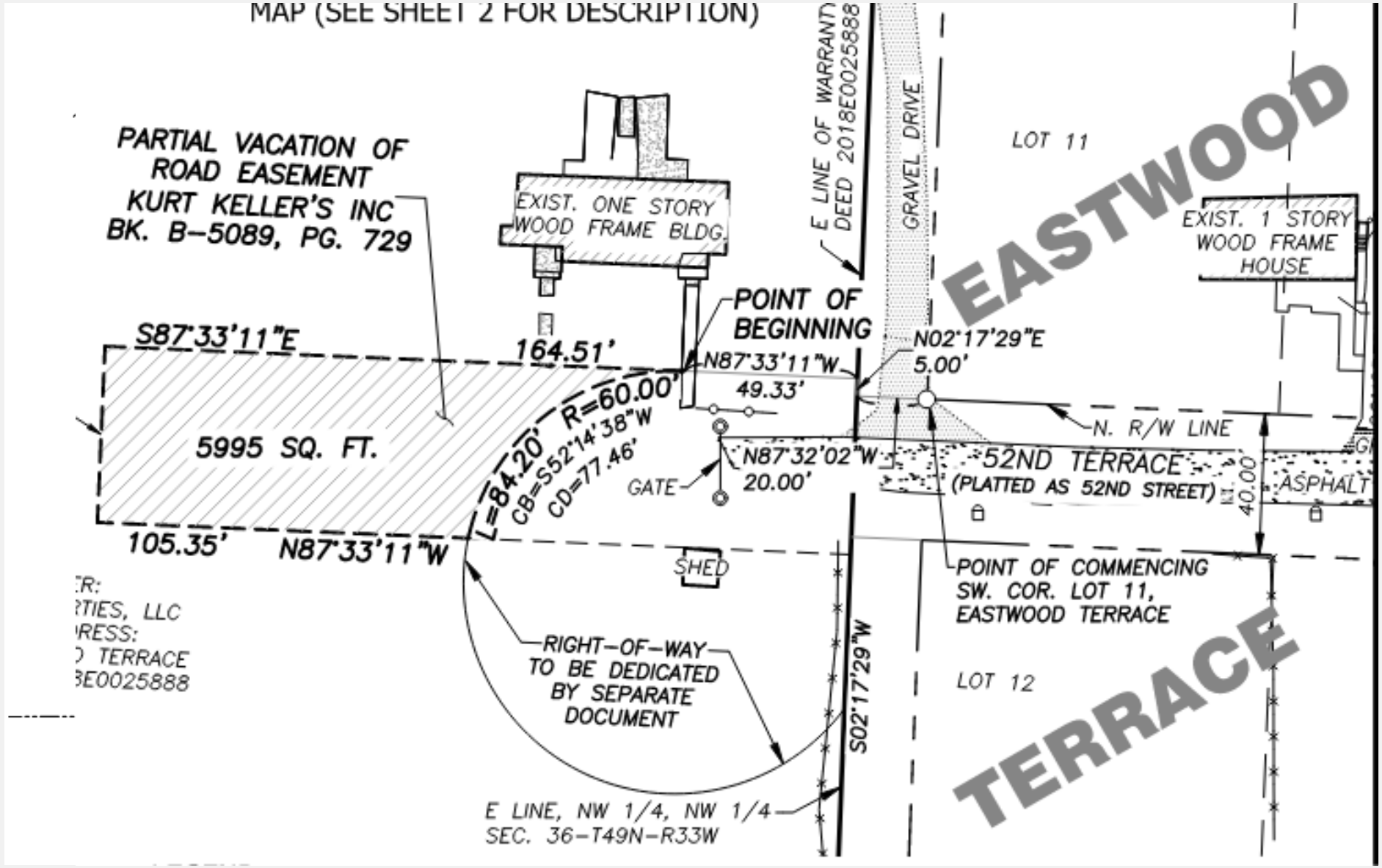
Approved Master Planned Development



Looking west from East 52nd Terrace (2014)

Looking west at East 52nd Terrace (2024)

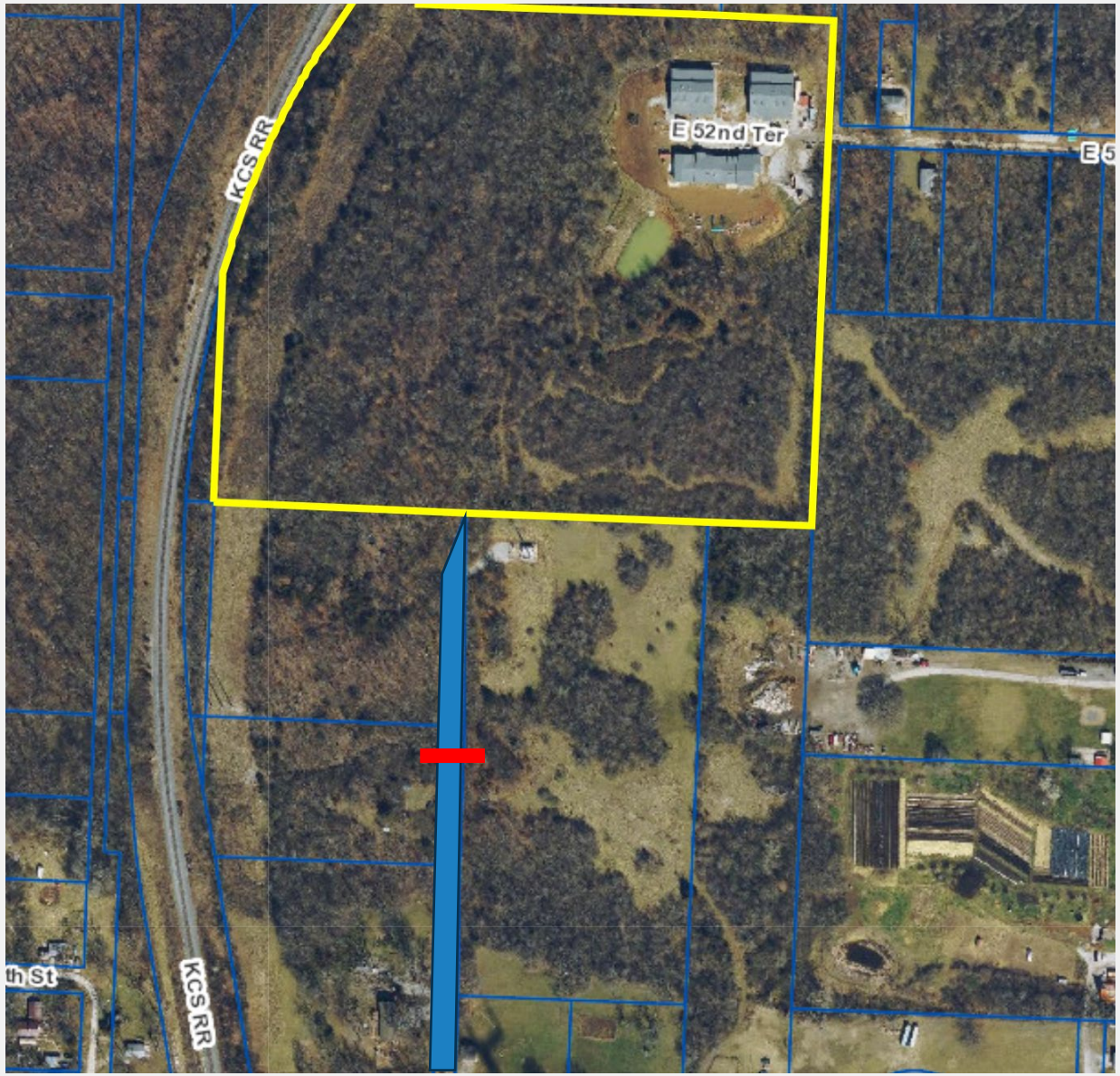
Survey


MAP (SEE SHEET 2 FOR DESCRIPTION)
PARTIAL VACATION OF ROAD EASEMENT KURT KELLER'S INC BK. B-5089, PG. 729
EXIST. ONE STORY WOOD FRAME BLDG.
E LINE OF WARRANTY DEED 2018E0025888
GRAVEL DRIVE
LOT 11
EASTWOOD
EXIST. 1 STORY WOOD FRAME HOUSE
POINT OF BEGINNING
S87°33'11"E
164.51'
N87°33'11"W
49.33'
N02°17'29"E
5.00'
R=60.00'
L=84.20'
CB=S52°14'38"W
CD=77.46'
5995 SQ. FT.
N. R/W LINE
N87°32'02"W
20.00'
GATE
52ND TERRACE
(PLATTED AS 52ND STREET)
40.00'
ASPHALT
105.35'
N87°33'11"W
SHED
POINT OF COMMENCING SW. COR. LOT 11, EASTWOOD TERRACE
RIGHT-OF-WAY TO BE DEDICATED BY SEPARATE DOCUMENT
S02°17'29"W
LOT 12
TERRACE
E LINE, NW 1/4, NW 1/4 SEC. 36-T49N-R33W
N

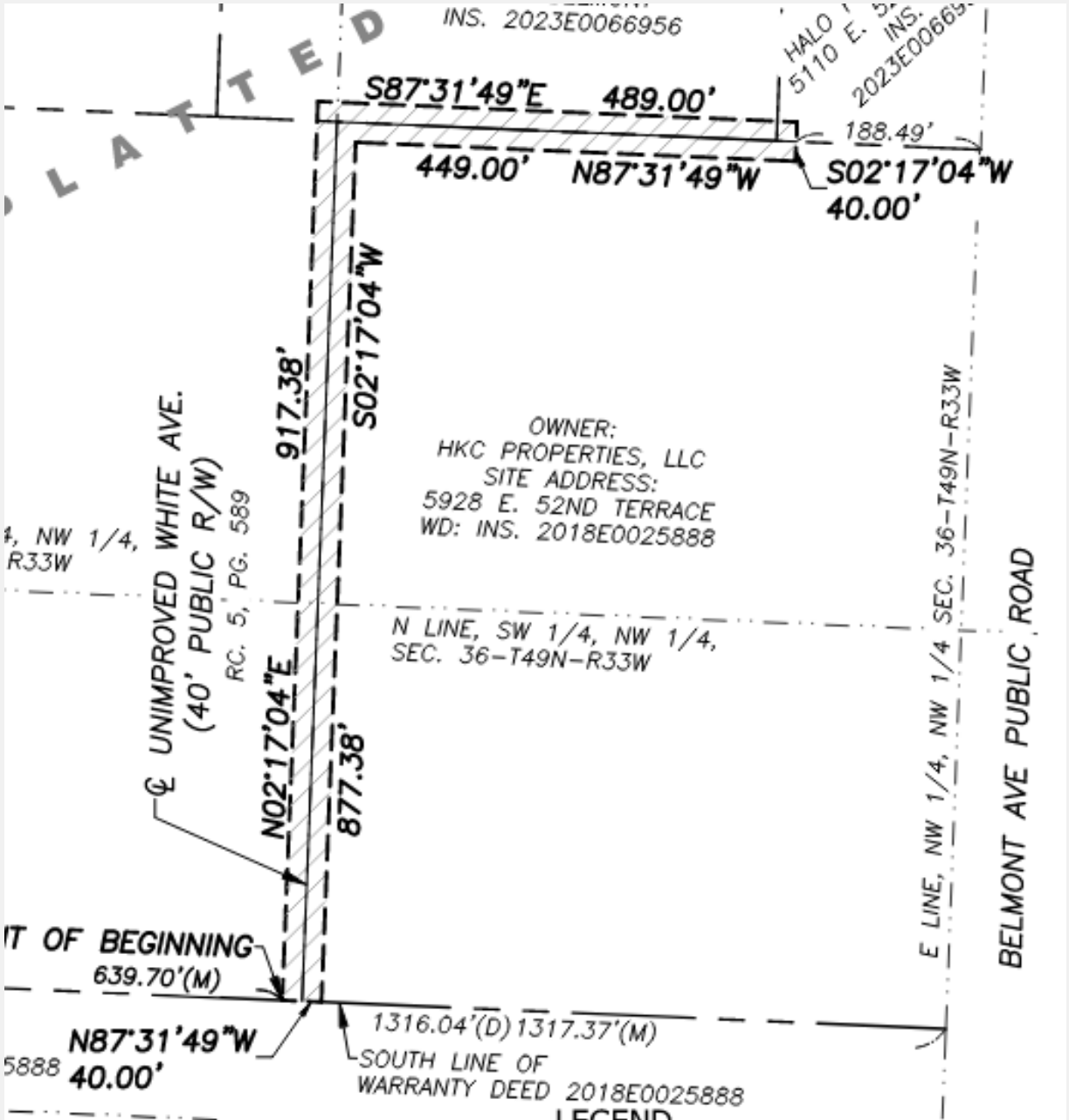
E 52nd Ter
E 52nd Ter
E 52nd Ter
N

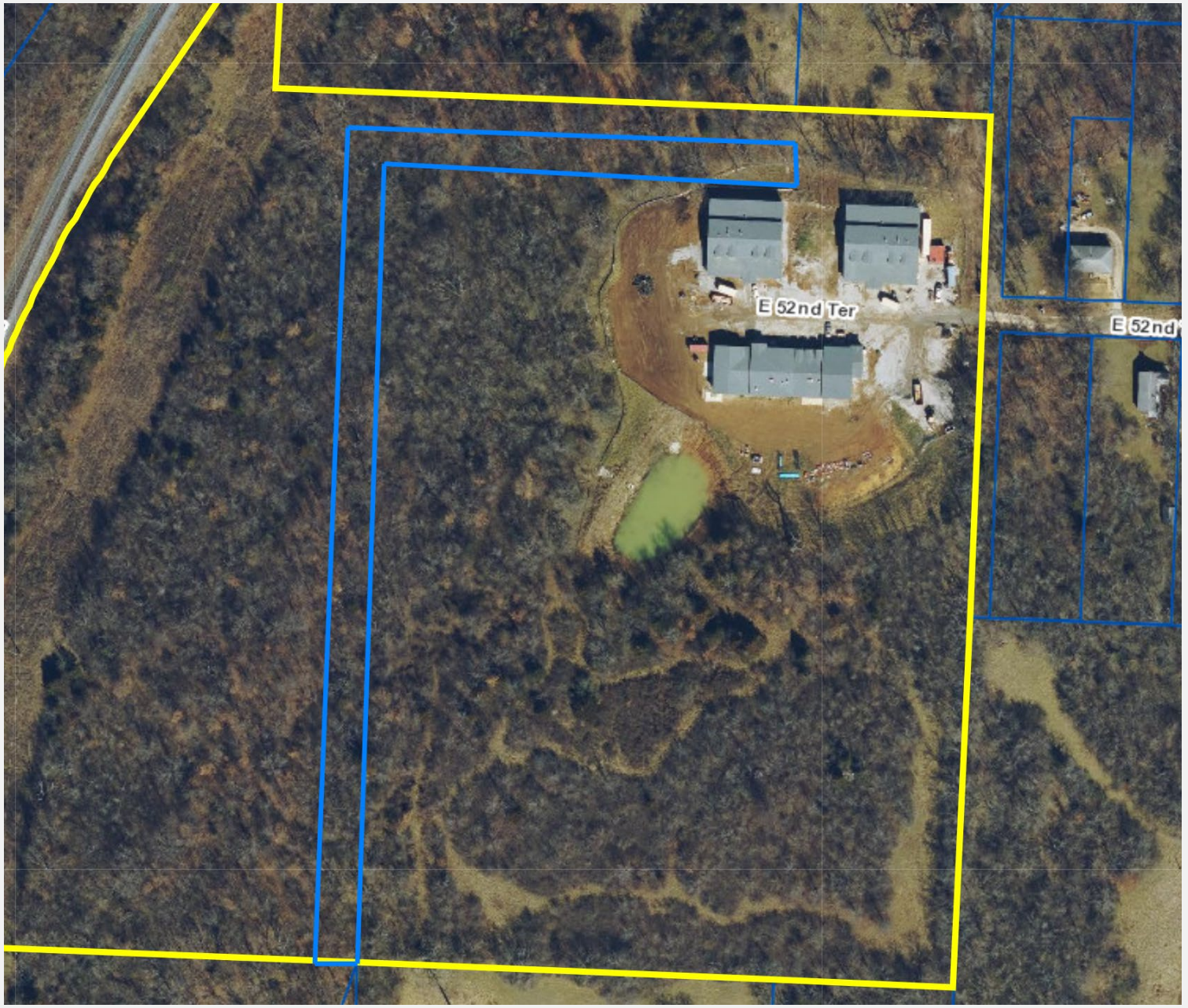
Looking north from White Avenue

Gate Location



Survey


INS. 2023E0066956
S87°31'49"E 489.00'
449.00'
N87°31'49"W
188.49'
S02°17'04"W
40.00'
917.38'
S02°17'04"W
OWNER:
HKC PROPERTIES, LLC
SITE ADDRESS:
5928 E. 52ND TERRACE
WD: INS. 2018E0025888
UNIMPROVED WHITE AVE.
(40' PUBLIC R/W)
RC. 5, PG. 589
N02°17'04"E
877.38'
N LINE, SW 1/4, NW 1/4,
SEC. 36-T49N-R33W
E LINE, NW 1/4, NW 1/4 SEC. 36-T49N-R33W
BELMONT AVE PUBLIC ROAD
T OF BEGINNING
639.70'(M)
N87°31'49"W
40.00'
1316.04'(D) 1317.37'(M)
SOUTH LINE OF
WARRANTY DEED 2018E0025888


E 52nd Ter
E 52nd
N

Utility Conditions

- No public utilities within either right-of-way
- Evergy is the only private utility company that identified facilities within either right-of-way
- Both applications have the following condition:
  - That the applicant shall retain all utility easements and protect facilities required by Evergy.

City Plan Commission Recommendation

Vacation of Public Right of Way: East 52nd Terrace

Ordinance 250448 **Approval with Conditions**

Vacation of Public Right of Way: White Avenue

Ordinance 250449 **Approval with Conditions**