

CITY PLAN COMMISSION STAFF REPORT

CD-ROW-2026-00013

Charlott Street Vacation



KANSAS CITY
Planning & Dev

July 15, 2026

Docket #5

Request

Vacation of Right of Way

Applicant

Kylee Jennings
PEC

Owner

Fish Tech LLC

Site Information

Location	13313 Charlotte St
Area	0.3 Acres
Zoning	B1-1/B4-1
Council District	6 th
County	Jackson
School District	Grandview

Surrounding Land Uses

North: Office, B1-1
South: Residential, R-1.5
East: Undeveloped, B4-1
West: Office, B1-1

Land Use Plan

The Martin City/Richards-Gebaur Area Plan recommends Mixed Use Neighborhood for this location.

Major Street Plan

Charlotte Street is not identified on the Major Street Plan.

Approval Process



Overview

The applicant is seeking approval of a Vacation of Public right-of-way in District B1-1 (Commercial) and B4-1 (Commercial) on about 0.3 acres (13,000 SF) generally located along Charlotte Street, north of East 134th Street.

Existing Conditions

The subject right-of-way proposed to be vacated is not developed to current City Standards. It does not serve as the primary access to any parcel.

Neighborhood

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

Controlling + Related Cases

There is no controlling case for this site.

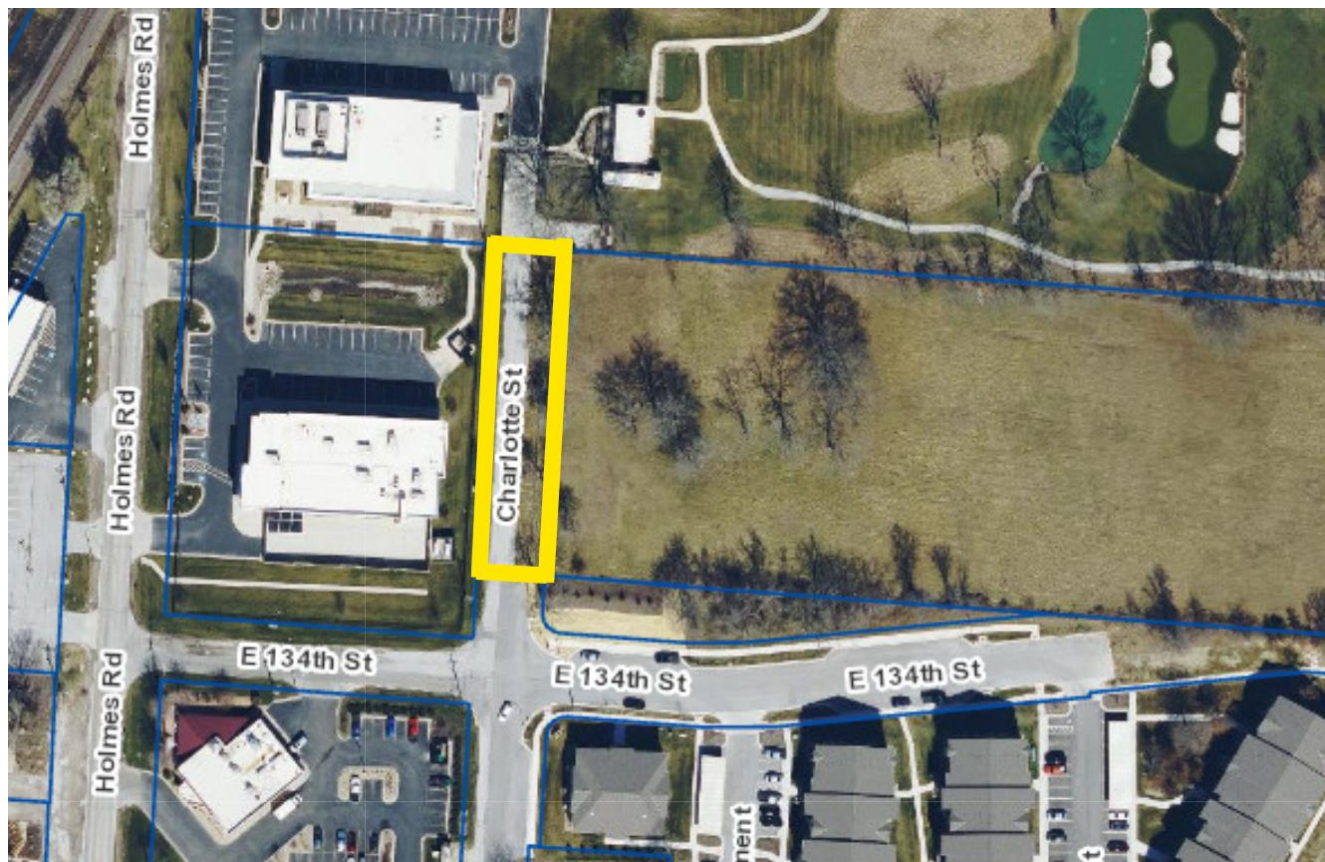
Project Timeline

The application was filed on May 28, 2026. Scheduling deviations have occurred due to the time to obtain required utility company consent forms.

Professional Staff Recommendation

Docket #5 Approval Subject to Conditions

VICINITY MAP



VACATION REVIEW

The applicant is requesting the vacation of Charlotte Street north of East 134th Street. The existing roadway is paved and improved; however, it does not meet current City standards, as it lacks curb, gutter, and sidewalks. The applicant owns the property on both sides of the right-of-way proposed for vacation. The vacation will allow the applicant to secure the site and allow for potential future development.

The subject property will continue to have access from Charlotte Street to the south, as well as from East 124th Street, which terminates at the property.

Both public and private utilities are located within the existing public right-of-way. Public utilities include street lighting and water infrastructure. Private utilities within the right-of-way include Spectrum Charter, Evergy, and AT&T.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-260)	Yes	

SPECIFIC REVIEW CRITERIA

Vacation of Alleys, Street and Plats (88-560-10)

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

- A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.**

All adjacent property owners will retain legal access to the public right-of-way. The subject property will have two access points from Charlotte Street and East 134th Street.

- B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.**

The right-of-way in question does not serve any current or future public purpose as it dead-ends to the north in the Fishtech campus property.

- C. The vacation will not result in a violation of 88-405.**

The vacation will not be in violation of 88-405.

- D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.**

The vacation will not disrupt any street network nor have an impact on the physical connectivity.

- E. The vacation shall not result in a dead-end street or alley.**

The proposed vacation will not result in a dead-end street or alley, as the entirety of the alley is proposed for vacation.

- F. The vacation shall not result in street traffic being routed through an alley.**

No traffic will be routed through an alley as a result of this vacation.

- G. The vacation shall not vacate half the width of a street or alley.**

This vacation will not vacate half the width of any street or alley.

- H. The right-of-way to be vacated is not on the Major Street Plan.**

The area being vacated is not on the Major Street Plan.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
 - a. Exhibit
 - b. Legal Description
 - c. Petition to Vacate
 - d. Consent to Vacate
 - e. Utility Comment Sheets

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully Submitted,



Matthew Barnes, AICP

Lead Planner



Plan Conditions

Report Date: July 09, 2026

Case Number: CD-ROW-2026-00013

Project: Charlotte Street Vacation

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That the applicant shall retain all utility easements and protect facilities and no structures shall be built within the easement. Access must be provided for KC Water for maintenance and repair of our facilities within the easement as required by Kansas City Water Services.
2. That the applicant shall retain all utility easements and protect facilities required by Spectrum Charter.
3. That the applicant remove all streetlight poles north of East 134th Street along Charlotte Avenue and return the streetlights to Public Works in coordination with Public Works Streetlighting at the applicant's cost. Upon the removal of existing poles and the subsequent installation of new street lighting that Evergy establishes connection to Street Light Controller SBS9005 (See Attachment Drawing: JA-231.pdf).
4. That the applicant shall retain all utility easements and protect facilities required by AT&T.
5. That the applicant shall retain all utility easements and protect facilities required by Evergy.

STREET VACATION WITH LIMITED TOPOGRAPHIC FEATURES EXHIBIT

DESCRIPTION

All that part of Charlotte Street, as now established in April of 2026, all in the City of Kansas City, County of Jackson, State of Missouri, more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on April 21, 2026 as follows:

Beginning at the Northwest corner of Lot 43, Louis H. Knoche's Addition, a final plat recorded in the Jackson County Recorder of Deeds' office in Book 18, Page 35 (Document No. 1914K0960785), said point of beginning also being a point on the South line of the North ten (10) acres of the Southeast Quarter of the Northeast Quarter of Section 20, Township 47 North, Range 33 West and also being a point on the East right-of-way line of Charlotte Street, as now established in April 2026, thence South $03^{\circ}16'54''$ West, along the West line of Lots 43, 42, 41, 40, and 39 of said Louis H. Knoche's Addition to the Southwest corner of said Lot 39, said corner also being the Northwest corner of Tract B, Forest Ridge Villas, a final plat recorded in the Jackson County Recorder of Deeds' office in Book 221, Page 55 (Document No. 2024E0088728); thence, departing said East right-of-way line, North $86^{\circ}43'06''$ West, 50.00 feet to the West right-of-way line of Charlotte Street, as now established in April 2026; thence North $03^{\circ}16'54''$ East, along said West line, 251.48 feet to the South line of said North ten (10) acres; thence, departing said West right-of-way line, South $85^{\circ}44'26''$ East, along said South line of said North ten (10) acres, 50.00 feet to the Point of Beginning, containing 12,554 square feet.

LEGEND

- POB = Point of Beginning
- = Street Right-of-Way Line
- = Property Line
- - - = Existing Easement Line
- - - = Street Vacation Line
- = Street Vacation Area
-  = Fire Hydrant
-  = Water Meter
-  = Water Valve
-  = Sanitary Sewer Manhole
-  = Electrical Power Pole
-  = Electrical Power Box
-  = Electrical Power Transformer
- W — = Potable Water Main
- UE - - - = Electrical Power Line (Underground)
- OE — = Electrical Power Line (Overhead)
- - - G - - - = Natural Gas Line
- x — x — = Fence

Owner: Fishtech, LLC
Deed: 2017E0066550
(13301 Charlotte Street)

Access Easement
(2021E0003560)

$S85^{\circ}44'26''E$ 50.00'

POB

South Line of the
North 10 acres of
the SE1/4NE1/4
S20-T47N-R33W

20'± Wide
Bituminous
Pavement

Owner: Fishtech, LLC
Deed: 2015E0017164
(13333 Holmes Road)

Lot 43
Louis H. Knoche's Add.
Owner: Fishtech, LLC
Deed: 2023E0023931
(13313 Charlotte Street)

Lot 42
Louis H. Knoche's Add.
Owner: Fishtech, LLC
Deed: 2023E0023931
(13313 Charlotte Street)

Lot 41
Louis H. Knoche's Add.
Owner: Fishtech, LLC
Deed: 2023E0023931
(13313 Charlotte Street)

Lot 40
Louis H. Knoche's Add.
Owner: Fishtech, LLC
Deed: 2023E0023931
(13313 Charlotte Street)

Lot 39
Louis H. Knoche's Add.
Owner: Fishtech, LLC
Deed: 2023E0023931
(13313 Charlotte Street)

Tract B
Forest Ridge Villas
Owner: Pivotal Properties LLC
(13321 Charlotte Street)

East 134th Street

East 134th Street

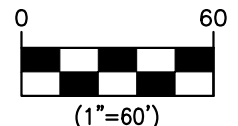
Parcel Numbers and Addresses Affected by Vacation:

PN: 66-210-01-06-00-0-00-000 (13333 Holmes Road)

PN: 66-210-01-22-00-0-00-000 (13301 Charlotte Street)

PN: 66-210-01-30-00-0-00-000 (13313 Charlotte Street)

Note: This Sketch has been prepared for Easement Exhibit purposes only and does not constitute a Boundary Survey. Bearings and distances are based on NAD83 Missouri West Zone State Plane Datum.



Sheet 1 of 1



PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
425 S KANSAS AVE., SUITE P TOPEKA, KS 66612
785-215-6330 www.pec1.com

City of Kansas City, County of Jackson, State of Missouri
Vacating a Part of Charlotte Street Right-of-Way

County

Jackson

Owner(s):

FishTech, LLC



Proj. No.: 251451-000

Date: April 2026

STREET VACATION EXHIBIT

DESCRIPTION

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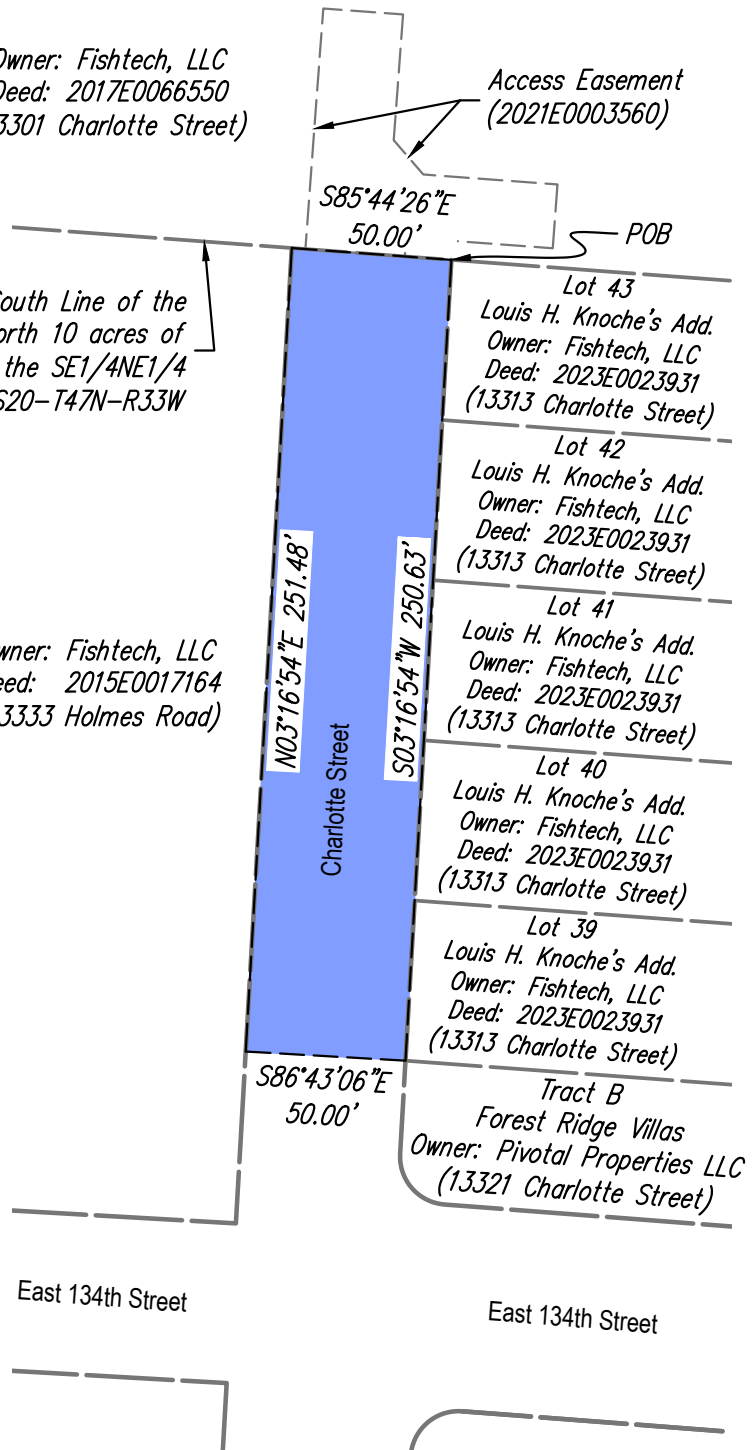
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Owner: Fishtech, LLC
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(2021E0003560)

South Line of the
North 10 acres of
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S20-T47N-R33W

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DRAFT
COPY

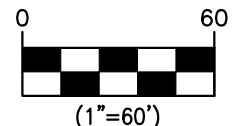
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Sheet 1 of 1



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425 S KANSAS AVE., SUITE P TOPEKA, KS 66612
785-215-6330 www.pec1.com

City of Kansas City, County of Jackson, State of Missouri
Vacating a Part of Charlotte Street Right-of-Way

County	Owner(s):	Proj. No.: 251451-000
Jackson	FishTech, LLC	Date: April 2026



PERMANENT INGRESS / EGRESS AND UTILITY EASEMENT EXHIBIT

DESCRIPTION

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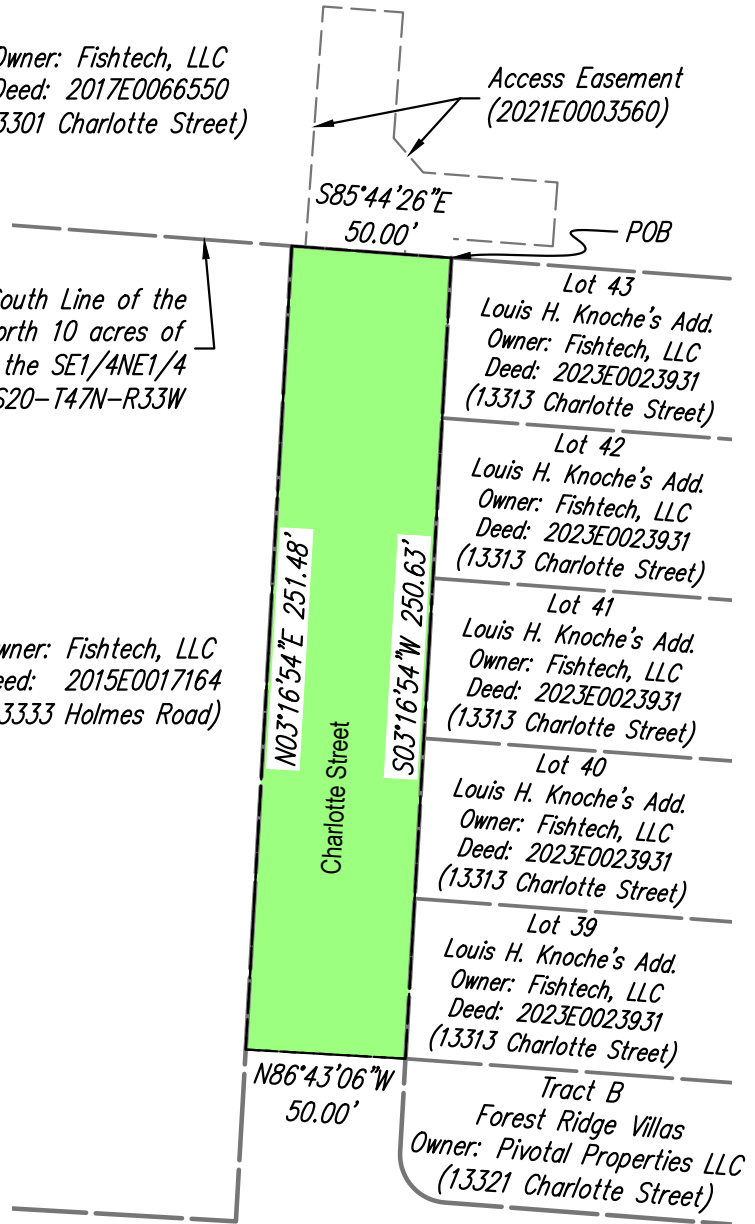
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**DRAFT
COPY**

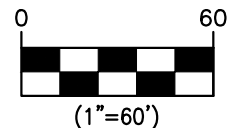
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- - - = Permanent Ingress / Egress and Utility Easement Line
- = Permanent Ingress / Egress and Utility Easement Area

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785-215-6330 www.pec1.com

City of Kansas City, County of Jackson, State of Missouri
Permanent Ingress / Egress and Utility Easement

County
Jackson

Owner(s):
FishTech, LLC



Proj. No.: 251451-000
Date: April 2026

Legal Description

DESCRIPTION

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PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2026-00013

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Owner's name	Legal description of property	Residence of owner
Fishtech LLC (West of Charlotte St)	SE 1/4 NE 1/4 SEC 20 47 33 W 280 FT OF N 305 FT OF S 990 FT OF SD 1/4 1/4 EXC PRT IN HOLMES RD	3524 E Lake Creek Rd Edwards, CO 81632
Fishtech LLC (North of Charlotte St)	SE 1/4 NE 1/4 SEC 20 47 33 N 10 ACRES SD 1/4 1/4 EXC PRT IN RR R/W & STS	13333 Holmes Rd Kansas City, MO 64146
Fishtech LLC (East of Charlotte St)	KNOCHES LOUIS H ADD--LOTS 39-43 AND N 250' OF TH E 20 AC OF S 30 AC OF SE 1/4	13333 Holmes Rd Kansas City, MO 64145

(attach additional sheets if required)

[Signature]
Petitioner

STATE OF Kansas)
COUNTY OF Johnson) ss.

On this 12th day of June in the year 2026, before me, a Notary Public in and for said state, personally appeared Gary L Fish, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally that the persons named on the above and foregoing petition are the persons owning or claiming to own the property set opposite their names, and that they own or claim to own all the property abutting said area to be vacated.

Subscribed and sworn to before me on this 12th day of June, 2026

Notary Public in and for Said County and State

[Signature]
Notary Public

My Commission Expires: 5/28/2027





PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2026-00013

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

All that part of Charlotte Street, as now established in April of 2026, all in the City of Kansas City, County of Jackson, State of Missouri, more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on April 21, 2026 as follows:

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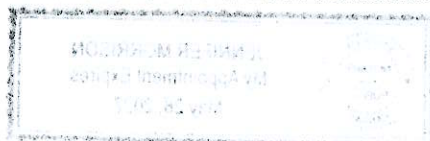
The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed _____, 20____

City Clerk

by _____

Deputy





CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CONSENT OF CORPORATIONS

CASE NO. _____

Owner's name	Legal description of property
<u>Gary L. Fish</u> (print)	
<u>[Signature]</u> (sign)	
(Vice) President	
_____ (print)	
_____ (sign)	
Secretary (if no corporate seal)	
(also to be notarized)	
Corporate seal above	

(additional sheets attached as required)

STATE OF Kansas)
COUNTY OF Johnson) ss.

On this 12th day of June, 2020, before me, appeared Gary L. Fish, to me personally known, who being by me personally sworn, did say that he/she is the (Vice) President of Sushtech LLC, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

Subscribed and sworn to before me on this 12th day of June, 2020

Notary Public in and for Said County and State

[Signature]
Notary Public

My Commission Expires: 5/28/2027





CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2026-00013

In the matter of the vacation of:

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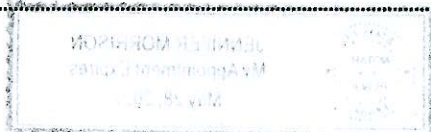
Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____

City Clerk

by _____

Deputy





CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CONSENT OF LIMITED LIABILITY COMPANIES

CASE NO. CD-ROW-2026-00013

Owner's name	Legal description of property
Fishtech LLC (West of Charlotte St)	SE 1/4 NE 1/4 SEC 20 47 33 W 280 FT OF N 305 FT OF S 990 FT OF SD 1/4 1/4 EXC PRT IN HOLMES RD
Fishtech LLC (North of Charlotte St)	SE 1/4 NE 1/4 SEC 20 47 33 N 10 ACRES SD 1/4 1/4 EXC PRT IN RR R/W & STS
Fishtech LLC (East of Charlotte St)	KNOCHES LOUIS H ADD—LOTS 39-43 AND N 250' OF TH E 20 AC OF S 30 AC OF SE 1/4

(additional sheets attached as required)

STATE OF

Kansas

)

COUNTY OF

Johnson

)

ss.

On this 12th day of June, 2026, before me, a Notary Public in and for said state, personally appeared Gary L. Fish who being by me duly sworn did say that he/she is the managing member of Fishtech LLC a _____ limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 12th day of June, 2026.

Notary Public in and for Said County and State

[Signature]

Notary Public

My Commission Expires:

5/28/2027





CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CONSENT OF PARTNERSHIPS

CASE NO. _____

Owner's name	Legal description of property

(additional sheets attached as required)

STATE OF _____)
COUNTY OF _____) ss.

On this ____ day of _____, 20__, before me, a Notary Public in and for said state, personally appeared Gary L Fish, general partner of _____, a _____ partnership, known to me to be the person who executed the within instrument on behalf of said partnership and acknowledged to me that he/she acknowledged said instrument to be the free act and deed of said partnership.

Subscribed and sworn to before me on this ____ day of _____, 20__.

Notary Public in and for Said County and State

Notary Public

My Commission Expires:



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2026-00013

UTILITY/AGENCY_AT&T

Be it known that **Fishtech LLC**, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:
All that part of Charlotte Street, as now established in April of 2026, all in the City of Kansas City, County of Jackson, State of Missouri, more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on April 21, 2026 as follows:

Beginning at the Northwest corner of Lot 43, Louis H. Knoche's Addition, a final plat recorded in the Jackson County Recorder of Deeds' office in Book 18, Page 35 (Document No. 1914K0960785), said point of beginning also being a point on the South line of the North ten (10) acres of the Southeast Quarter of the Northeast Quarter of Section 20, Township 47 North, Range 33 West and also being a point on the East right-of-way line of Charlotte Street, as now established in April 2026, thence South 03°16'54" West, along the West line of Lots 43, 42, 41, 40, and 39 of said Louis H. Knoche's Addition to the Southwest corner of said Lot 39, said corner also being the Northwest corner of Tract B, Forest Ridge Villas, a final plat recorded in the Jackson County Recorder of Deeds' office in Book 221, Page 55 (Document No. 2024E0088728); thence, departing said East right-of-way line, North 86°43'06" West, 50.00 feet to the West right-of-way line of Charlotte Street, as now established in April 2026; thence North 03°16'54" East, along said West line, 251.48 feet to the South line of said North ten (10) acres; thence, departing said West right-of-way line, South 85°44'26" East, along said South line of said North ten (10) acres, 50.00 feet to the Point of Beginning, containing 12,554 square feet. for the following purpose: to be utilized as a private street.

1. **Our utility/agency has facilities or interest within this right of way:**

- ☒ Yes (proceed to #2) ☐ No (form complete)

2. **Our utility/agency:**

- ☐ has no objections
☐ objects to the vacation and will not waive objection under any conditions (describe below)
☒ will waive objections subject to the following conditions (describe below)
☒ Retain utility easement and protect facilities
☐ Relocate facilities
☐ Other: _____

Aerial cable is present on the west side of the road near the existing fence in line with power, running north/south. This line will need to be retained/undisturbed. Thanks!

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Kyle Strope

Authorized Representative

06/01/2026

Date

Return this form to:

Kylee Jennings, AICP-C
Applicant Agent

316-262-2691
Phone

Address

kylee.jennings@pec1.com
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2026-00013

UTILITY/AGENCY_AT&T Transmission (Legacy T)

Be it known that **Fishtech LLC**, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:
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☐ Retain utility easement and protect facilities
☐ Relocate facilities
☐ Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Justin Rahm for AT&T Transmission Terry Hobbs

6-1-2026

Authorized Representative

Date

Return this form to:

Kylee Jennings, AICP-C
Applicant Agent

316-262-2691
Phone

Address

kylee.jennings@pec1.com
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2026-00013

UTILITY/AGENCY_Comcast

Be it known that **Fishtech LLC**, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:
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☐ Retain utility easement and protect facilities
☐ Relocate facilities
☐ Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Dallas Swofford

05/29/2026

Authorized Representative

Date

Return this form to:

Kylee Jennings, AICP-C
Applicant Agent

316-262-2691
Phone

Address

kylee.jennings@pec1.com
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
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CASE NO. CD-ROW-2026-00013

UTILITY/AGENCY_Everfast Fiber Network

Be it known that **Fishtech LLC**, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:
All that part of Charlotte Street, as now established in April of 2026, all in the City of Kansas City, County of Jackson, State of Missouri, more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on April 21, 2026 as follows:

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☐ Retain utility easement and protect facilities
☐ Relocate facilities
☐ Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Authorized Representative

5/29/26

Date

Return this form to:

Kylee Jennings, AICP-C
Applicant Agent

316-262-2691
Phone

Address

kylee.jennings@pec1.com
Email



Complete_Comments_Everyg_v1 (1)

PDF - 141 KB



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor, Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2026-00013

UTILITY/AGENCY_Everyg

Be it known that **Fishtech LLC**, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:
All that part of Charlotte Street, as now established in April of 2026, all in the City of Kansas City, County of Jackson, State of Missouri, more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on April 21, 2026 as follows:

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☒ Retain utility easement and protect facilities
☐ Relocate facilities
☐ Other: _____

Everyg has existing primary power lines that run North and South, located on the West side of Charlotte St..
Additionally, there is overhead extension that run across to the East side of the intersection of Charlotte St. & E. 134th St..

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

JASPER MIRABILE

6/3/2026

Authorized Representative

Date

Return this form to:

Kylee Jennings, AICP-C
Applicant Agent

316-262-2691
Phone

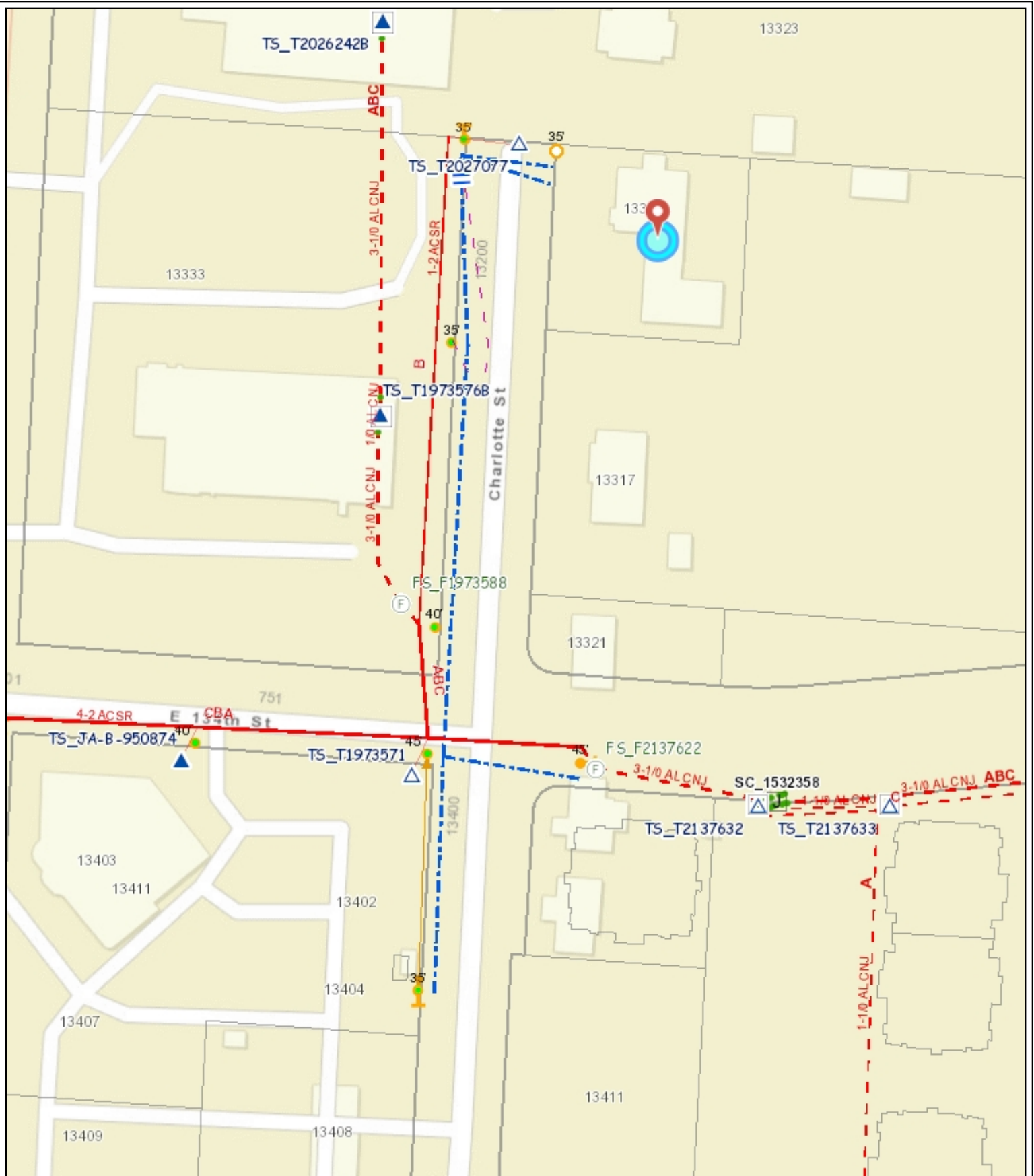
Address

kylee.jennings@pec1.com
Email



Open in M365 Copilot





DISCLAIMER AND COPYRIGHT NOTICE The information contained on this drawing/map is used to locate, identify and/or inventory Evergy Inc. electrical facilities located on parcels of land in the Evergy Inc. service area. It is intended for reference purposes only and is NOT to be construed or used as a "legal description." Map information is believed to be accurate but accuracy is not guaranteed. This information should not be relied upon as a substitute for an actual field survey. This drawing/map is not to be used as a substitute for using the ONE-CALL system for purposes of digging and excavation. You must call ONE-CALL (811) to notify operators of underground facilities of proposed excavation or digging to request that member companies mark their underground facilities before they dig! In no event will Evergy Inc. be liable for any damages, including loss of data, lost profits, business interruption, loss of business information or other pecuniary loss that might arise from the inaccuracy, use or misuse of this map or the information it contains. You are prohibited from reproducing or distributing this drawing/map or any portion of it without written permission of Evergy Inc. © Evergy Inc. All rights reserved.



THINK SAFETY!

Easement vacation
request;
CD-ROW-2026-00013

Name: JMirabile

Date: 6/3/2026



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2026-00013

UTILITY/AGENCY_Google Fiber

Be it known that **Fishtech LLC**, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:
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☐ Relocate facilities
☐ Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Signed by:

Andy Simpson

5/29/2026

2AE049B913044DD
Authorized Representative

Date

Return this form to:

Kylee Jennings, AICP-C
Applicant Agent

316-262-2691
Phone

Address

kylee.jennings@pec1.com
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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CASE NO. CD-ROW-2026-00013

UTILITY/AGENCY_Lumen/Century Link

Be it known that **Fishtech LLC**, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:
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- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Rick Redel

RRedel

Authorized Representative

06/03/2026

Date

Return this form to:

Kylee Jennings, AICP-C
Applicant Agent

316-262-2691
Phone

Address

kylee.jennings@pec1.com
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2026-00013

UTILITY/AGENCY_Segra - UPN

Be it known that **Fishtech LLC**, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:
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 - ☐ Relocate facilities
 - ☐ Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Brian Short
Authorized Representative

6-3-26
Date

Return this form to:

Kylee Jennings, AICP-C
Applicant Agent

316-262-2691
Phone

Address

kylee.jennings@pec1.com
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2026-00013

UTILITY/AGENCY_Spectrum Charter

Be it known that **Fishtech LLC**, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:
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2. **Our utility/agency:**

- ☐ has no objections
☐ objects to the vacation and will not waive objection under any conditions (describe below)
☒ will waive objections subject to the following conditions (describe below)
☒ Retain utility easement and protect facilities **Spectrum is attached to Evergy poles on west side of Charlotte St with UG feeding into Businesses on West side of Charlotte**
☐ Relocate facilities
☐ Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

John Laster

Authorized Representative

6-03-2026

Date

Return this form to:

Kylee Jennings, AICP-C
Applicant Agent

316-262-2691
Phone

Address

kylee.jennings@pec1.com
Email



Outlook

RE: [EXTERNAL] Fw: Comments Needed on Street Vacation - Spectrum | 251451-000 | CD-ROW-2026-00013

From Laster, John L <John.Laster@spectrum.com>

Date Wed 6/3/2026 11:21 AM

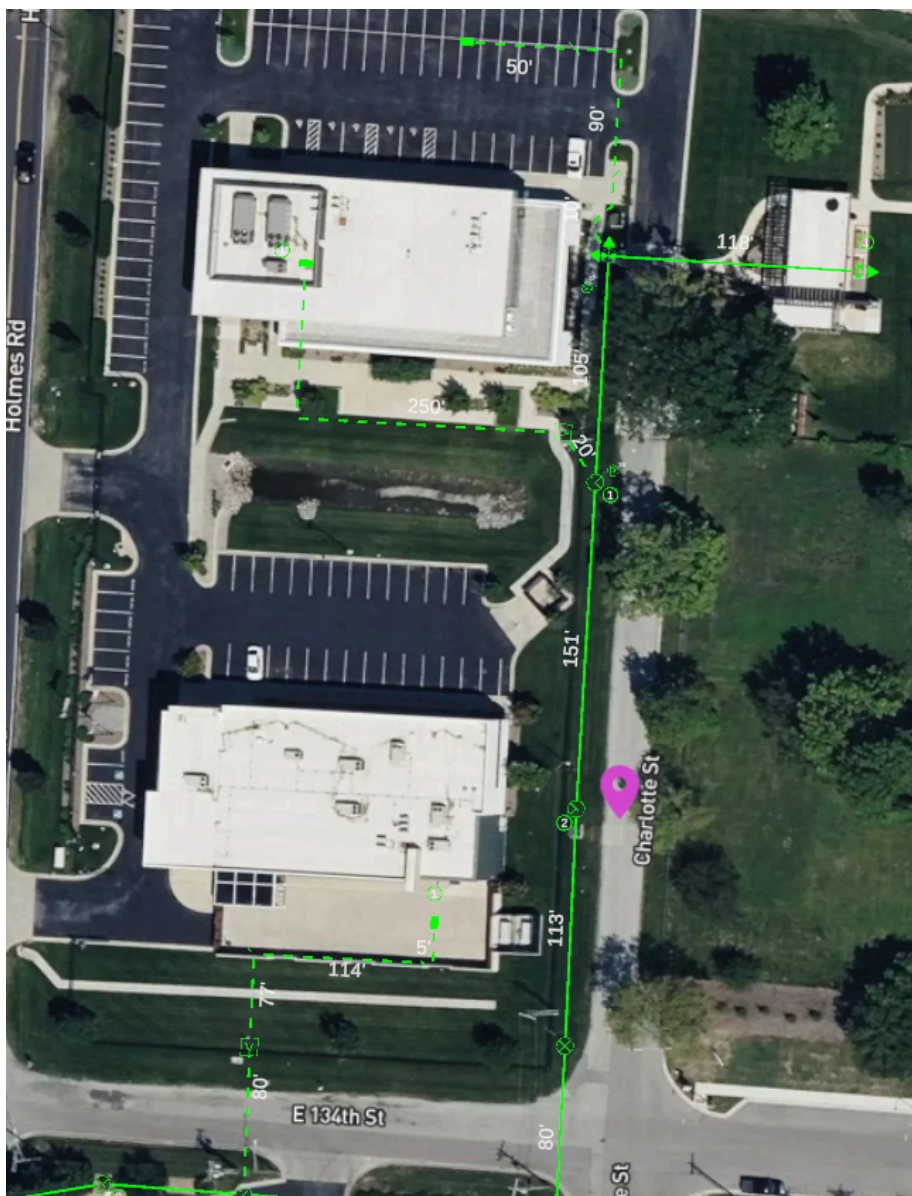
To Gulak, Alexey <Alexey.Gulak@spectrum.com>; Kylee Jennings <Kylee.Jennings@pec1.com>

 1 attachment (596 KB)

VacationComments_SpectrumCharter.pdf;

You don't often get email from john.laster@spectrum.com. [Learn why this is important](#)

Spectrum is attached to Everygy poles on west side of Charlotte St with UG feeding into Businesses on West side of Charlotte



John Laster | Construction Coordinator
Desk: 913-643-1922 Cell: 816-400-6408
6555 Winchester Ave. K.C. MO. 64133
John.Laster@spectrum.com

From: Gulak, Alexey <alexey.gulak@charter.com>
Sent: Wednesday, June 3, 2026 10:46 AM
To: Kylee Jennings <Kylee.Jennings@pec1.com>; Laster, John L <John.Laster@spectrum.com>
Subject: RE: [EXTERNAL] Fw: Comments Needed on Street Vacation - Spectrum | 251451-000 | CD-ROW-2026-00013

John,

Can you review the request below?

[@Laster, John L](#)

Thanks,



Alex Gulak | Supervisor, Construction |
Cell: (816) 520-7199 | Office: (816) 222-5485 |
6555 Winchester ave | Kansas City, MO 64133 |

From: Kylee Jennings <Kylee.Jennings@pec1.com>

Sent: Wednesday, June 3, 2026 10:34 AM

To: Gulak, Alexey <alexey.gulak@charter.com>

Subject: [EXTERNAL] Fw: Comments Needed on Street Vacation - Spectrum | 251451-000 | CD-ROW-2026-00013

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Hello,

I left you a voicemail regarding this case. Please see below and respond, thank you!

Kylee Jennings, AICP-C

Planner | Community Planning & Development

kylee.jennings@pec1.com

800.754.2691

303 S Topeka St | Wichita, KS 67202

Professional Engineering Consultants



[File Disclaimer](#)

From: Kylee Jennings

Sent: Friday, May 29, 2026 11:11 AM

To: dl-kac-constructionsupervisors@charter.com <dl-kac-constructionsupervisors@charter.com>

Cc: constructionsupervisors@charter.com <constructionsupervisors@charter.com>

Subject: Comments Needed on Street Vacation - Spectrum | 251451-000 | CD-ROW-2026-00013

Hello,

Please find attached **for your review and return** a comment sheet regarding a street vacation case in Kansas City, Missouri. **Your response to this matter is needed to ensure proper access and development of utilities.** A survey exhibit is also attached for your convenience.

Please return this form to me within 10 business days, or **by June 12th, 2026**, and reach out if you have any questions or concerns.

Thank you and have a great weekend!

Kylee Jennings, AICP-C

Planner | Community Planning & Development

kylee.jennings@pec1.com

800.754.2691

303 S Topeka St | Wichita, KS 67202

Professional Engineering Consultants



[File Disclaimer](#)

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient, you are hereby notified that disclosing, copying, distributing or taking any action in reliance on the contents of this e-mail is strictly prohibited.

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2026-00013

UTILITY/AGENCY_Spire

Be it known that **Fishtech LLC**, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:
All that part of Charlotte Street, as now established in April of 2026, all in the City of Kansas City, County of Jackson, State of Missouri, more particularly described by Randy G. Zerr, Missouri PLS-2018016442, on April 21, 2026 as follows:

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1. **Our utility/agency has facilities or interest within this right of way:**

- ☐ Yes (proceed to #2) ☒ No (form complete)

2. **Our utility/agency:**

- ☐ has no objections
☐ objects to the vacation and will not waive objection under any conditions (describe below)
☐ will waive objections subject to the following conditions (describe below)
☐ Retain utility easement and protect facilities
☐ Relocate facilities
☐ Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Johnny Strauss
Johnny Strauss- Senior Right of Way Representative for Spire Energy

6/2/2026

Authorized Representative

Date

Return this form to:

Kylee Jennings, AICP-C
Applicant Agent

316-262-2691
Phone

Address

kylee.jennings@pec1.com
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2026-00013

UTILITY/AGENCY_Vicinity Energy

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☐ Retain utility easement and protect facilities
☐ Relocate facilities
☐ Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

June 9th 2026

Authorized Representative

Date

Return this form to:

Kylee Jennings, AICP-C
Applicant Agent

316-262-2691
Phone

Address

kylee.jennings@pec1.com
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2026-00013

UTILITY/AGENCY_KCMO Fire Department

Be it known that **Fishtech LLC**, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:
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☐ Relocate facilities
☐ Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Michael Schroeder

Authorized Representative

6/15/2026

Date

Return this form to:

Kylee Jennings, AICP-C
Applicant Agent

316-262-2691
Phone

Address

kylee.jennings@pec1.com
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2026-00013

UTILITY/AGENCY_KCMO Public Works Department Streets Lighting Services

Be it known that **Fishtech LLC**, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:
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☐ objects to the vacation and will not waive objection under any conditions (describe below)
☒ will waive objections subject to the following conditions (describe below)

☐ Retain utility easement and protect facilities

☐ Relocate facilities

☒ Other: Ensure KCMO Streetlights attachments are return back to KCMO, after the removal of Street Light poles that are owned by Evergy. Upon the removal of existing poles and the subsequent installation of new street lighting that Evergy establishes connection to Street Light Controller SBS9005 (See Attachment Drawing: JA-231.pdf).

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

James Bennett

Authorized Representative

May 29, 2026

Date

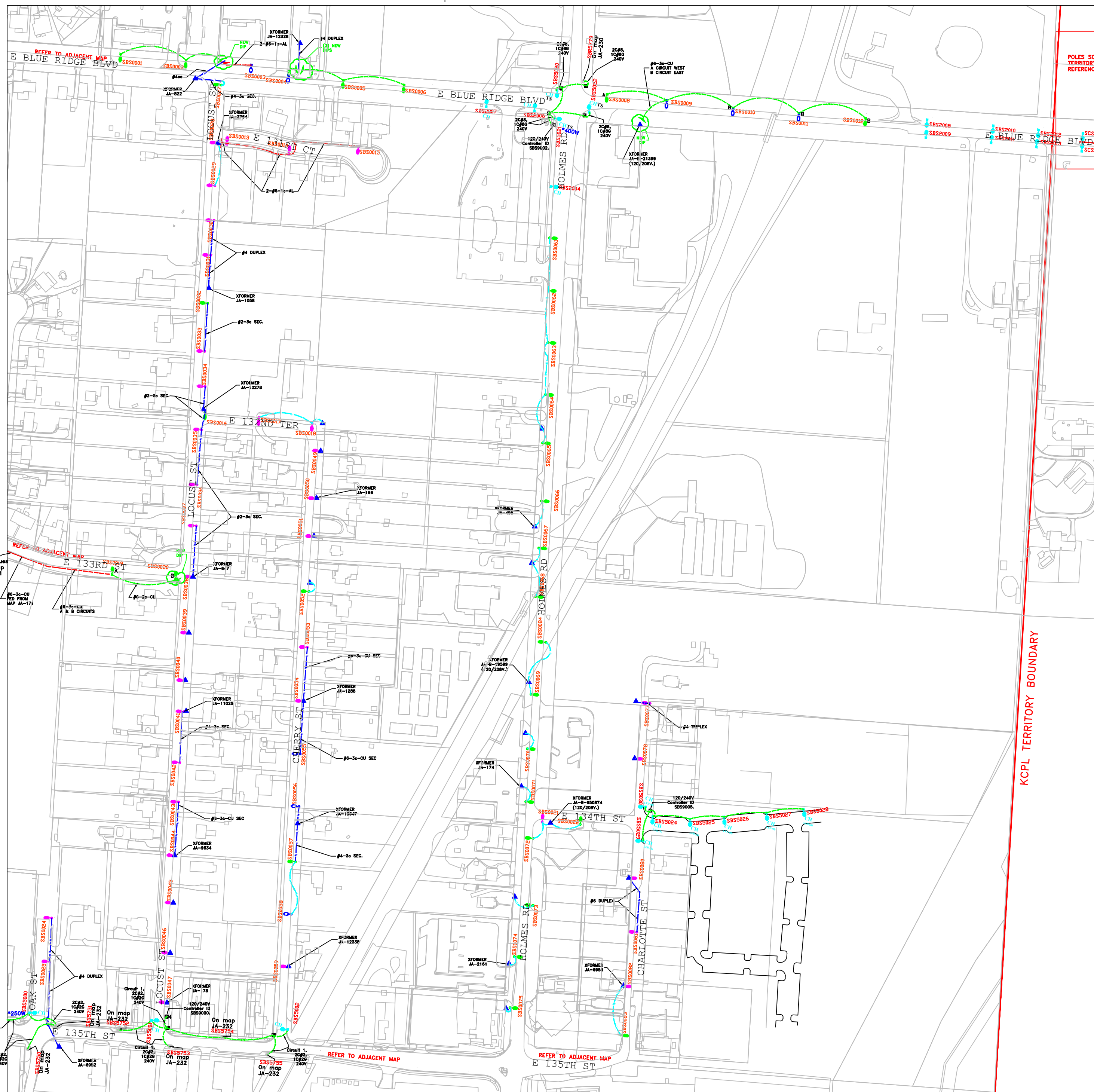
Return this form to:

Kylee Jennings, AICP-C
Applicant Agent

316-262-2691
Phone

Address

kylee.jennings@pec1.com
Email



POLES SCS5250-5258 LOCATED IN MOPUE
TERRITORY AND ON KCMO CONTROLLER.
REFERENCE DEVELOPER MAP 97043-OC.

KEY

STREET CLASSIFICATION SUMMARY

<u>STREET</u>	<u>CLASS</u>	<u>LAMP</u> <u>WATTAGE</u>
131ST CT	LOCAL/RES	100W
132ND TER	LOCAL/RES	100W
133RD ST	LOCAL/INT	250W
134TH ST	LOCAL/RES	100W/LED
BLUE RIDGE BVD	MAJOR/RES	250W
CHARLOTTE ST	LOCAL/RES	100W
CHERRY ST	LOCAL/RES	100W
HOLMES RD	COLLECTOR/INT	250W
LOCUST ST	LOCAL/RES	100W
OAK ST	LOCAL/RES	100W

POLE & LIGHT SUMMARY	SYMBOLS	TOTALS
NEW METAL POLE DISTILLED WITH LIGHT		8
RELOCATE METAL POLE WITH NEW LIGHT		5
REMOVED METAL POLE AND LIGHT		0
RETROFIT METAL POLE WITH NEW LIGHT		3
REMOVE ARCHER BAKE		0
NEW VOOD POLE DISTILLED WITH LIGHT		24
RELOCATE VOOD POLE WITH NEW LIGHT		3
REMOVE VOOD POLE AND LIGHT		0
REMOVE VOOD POLE		0
RETROFIT VOOD POLE WITH NEW LIGHT		36
DOUBLE HEADED RETROFIT VOOD POLE WITH NEW LIGHT		0 (0.00)
RETROFIT PUBLIC PROPERTY POLE WITH LIGHT (STREET ONLY)		0
REMOVE BRACKET AND LIGHT		0
STATE LIGHT		0
PARKS LIGHT		0
UNDERPASS LIGHTING		0
ENVIRONMENTAL LIGHTING		0
DOUBLE HEADED ENVIRONMENTAL LIGHTING		0
EXISTING LIGHT (CONCRETE)		2
EXISTING LIGHT (NEW CONCRETE, LINEAR)		0
EXISTING LIGHT (METAL, LINEAR)		0
EXISTING DOUBLE HEADED LIGHT		0 (0.00)
EXISTING DOUBLE HEADED LIGHT		0 (0.00)
EXISTING DOUBLE HEADED LIGHT		0 (0.00)
TOTAL STREET LIGHTS (CONCRETE) DOES NOT INCLUDE STATE LIGHTS		88 (88.00)
TOTAL STREET LIGHT CONSOLE		1
TOTAL STREET LIGHT CONSOLE		0
TOTAL STREET LIGHT CONSOLE		1

POWER CABLE SUMMARY

NEW WIRE OVERHEAD
EXISTING WIRE OVERHEAD
NEW WIRE UNDERGROUND
EXISTING WIRE UNDERGROUND

All new overhead cables are #4 aluminum duplex, unless indicated otherwise. All new underground cables are 2-conductor, #8 copper polypipe, unless indicated otherwise.

LEGEND

NEW WIRE OVERHEAD 

EXISTING WIRE OVERHEAD 

NEW WIRE UNDERGROUND 

EXISTING WIRE UNDERGROUND 

All new overhead cables are #4 aluminum duplex, unless indicated otherwise. All new underground cables are 2-conductor, #6 copper polyplex, unless indicated otherwise.

Areas Under Review 

Existing City Owned Light 

Existing Celling 

Tree Trim 

Tree Conflict 

Hand Dig 

Jack Hammer 

About Starting Point 

City Ownership Point 

Start of Underground 

Point of Ground 

Pole to Ground Anchor 

Pole to Pole Anchor 

Key Anchor 

Ornamental Light 

Pedestal Mount 

Approved for Design
City of Kansas City, MO.

By: MAHMOUD HADJAN
Date: 08-03-00

Approved for Permits
City of Kansas City, MO.

By: JAMES M LEE
Date: 09-25-00

Construction Note:

1. All pole setbacks are generally 3 feet behind the curb on improved roadway and 6 feet behind the edge of pavement on unimproved roadways.
2. All conduits are 1 1/4" to 2" PVC or HDPE and are generally located in street r-o-w, in line with poles.
3. The information on this map is to the best of the City's knowledge.

13	12-20-22	UPDATE DWG TO SHOW "AS-BUILT"	JN
12	10-25-16	REVISED TO SHOW 1305TH STREET IMPROVEMENTS	SCH
11	6-10-16	UPDATE WIRING 13390 ST AT LOUGHSY ST	SCH
10	11-23-15	UPDATE INT BLUE RIDGE & HOLMES	SCH
9	11-07-02	UPDATE DWG TO SHOW CITY LIGHTS	KAM
8	05-14-01	UPDATE DWG TO SHOW "AS-BUILT"	JAY
7	11-01-00	ISSUE FOR PERMIT, DUE TO POLE ADDITION ON HOLMES ROAD, BLUE RIDGE APPROX 1/2 MILE SOUTH OF 13390TH STREET	PM
6	10-17-00	FIELD VERIFICATION BY N.P.	PM
5	09-27-00	ISSUE FOR PERMIT, LOCATES AND FIELD VERIFICATION	PM
4	09-22-00	ISSUE FOR PERMIT APPROVAL CORRECTED	NHT
3	09-12-00	ISSUE FOR WIRING REVIEW	MAB
2	08-09-00	TRANSFERRED TO WIRING	JMB
1	07-20-00	ADDRESSED CITY LIGHTS, REPOSED POLES ON 13390TH STREET, BLUE RIDGE, CENTER OF MISSES & ADDED ALL BLUE RIDGE TO DUPM	SMP
0	05-19-00	ISSUED FOR KCMO APPROVAL	SMP

Prepared by

STOM LIGHTING SERV

For:

City Power &

Light

BRIDGE BLVD/1

CPL TERRITORY

DATE:

	DATE:

--	--



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2026-00013

UTILITY/AGENCY_KCMO Public Works Department Streets
and Traffic Division

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☐ Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Monica Kearney

Authorized Representative

06/09/2026

Date

Return this form to:

Kylee Jennings, AICP-C
Applicant Agent

316-262-2691
Phone

Address

kylee.jennings@pec1.com
Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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Phone (816) 513-2846 | www.kcmo.gov/planning

CASE NO. CD-ROW-2026-00013

UTILITY/AGENCY_KCMO Water Services Department

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☐ Relocate facilities

☒ Other:

*and
No structures shall be built within the easement. Access must be provided to KCMO for maintenance and repair of our facilities within the easement.*

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

David W. Kuefer
Authorized Representative

06/23/2026
Date

Return this form to:

Kylee Jennings, AICP-C
Applicant Agent

316-262-2691
Phone

Address

kylee.jennings@pec1.com
Email