

CITY PLAN COMMISSION STAFF REPORT

CD-ROW-2026-00004

Parade Park Right-of-Way Vacation Phase 1

June 17, 2026

Docket #10

Request

Vacation of Public Right-of-Way

Applicant

Lamin Nyang
Taliaferro & Browne, Inc

Owner

Port Authority of Kansas City, Missouri

Site Information

Location 1603 Woodland Ave.
Area 60,501 square feet
Zoning MPD
Council District 3rd
County Jackson
School District Kansas City

Surrounding Land Uses

North: Residential, MPD
South: Commercial, UR/B4-5
East: Commercial/Residential, MPD
West: Residential, MPD

Land Use Plan

The Heart of the City Area Plan recommends Mixed Use Neighborhood for this location.

Major Street Plan

These sections of Michigan Avenue, E 17th street, and Euclid Avenue are not identified on the Major Street Plan.

Approval Process



Overview

The applicant seeks approval of a vacation of right-of-way for approximately 60,500 square feet of Michigan Avenue, E 17th Street, Euclid Avenue within the Parade Park MPD, generally located north of E 18th Street between Woodland Avenue and Brooklyn Avenue.

Existing Conditions

The right-of-way is part of the Parade Park MPD, it consists of three streets within the development area, surrounded by multiple properties. The site is relatively flat.

Neighborhood(s)

This site is located within the Wendell Phillips and Downtown East Neighborhood Association.

Required Public Engagement

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

Controlling + Related Cases

CD-CPC-2026-00096 - Approved a rezoning and preliminary development plan serving as a preliminary plat from district R-1.5 and M1-5 to district MPD for approximately 1,084 units. Ordinance No. 240822 approved September 26, 2024.

Project Timeline

The application was filed on January 25, 2026. Scheduling deviations have occurred due to additional time needed to obtain utility company consent forms.

Professional Staff Recommendation

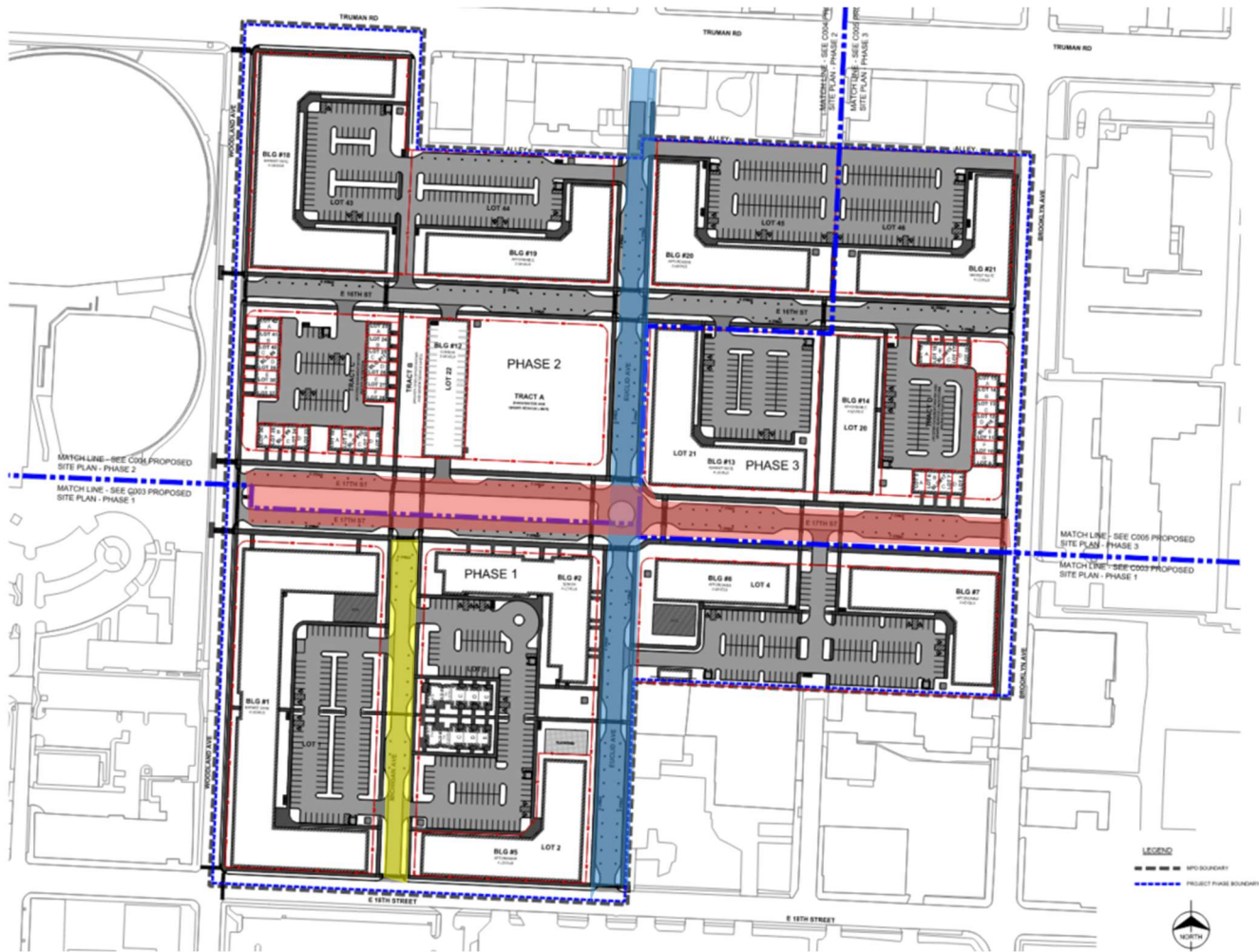
Docket #10 Approval, subject to conditions

VICINITY MAP



PLAN REVIEW

The public right-of-way section proposed to be vacated is part of the Parade Park MPD. The previously approved MPD proposes to reconnect the street grid. The new rights-of-way will be public, with Michigan Avenue extending north to proposed E 17th Street and Euclid Avenue extending north to Truman Road. E 17th Street will extend from the east to the west throughout the entire development (see photo below).



Red - Proposed E 17th Street
Blue - Proposed Euclid Avenue
Yellow - Proposed Michigan Avenue

The proposed vacation is for approximately 60,501 square feet of right-of-way. The vacation will allow for the development of Phase 1 of the Parade Park Plan.

There are water, sewer, and stormwater facilities in the area to be vacated. The Water Services Department has included a condition requiring permits to relocate these from the area to be vacated. Every, AT&T, and the Kansas City Public Works Department have utilities within the area to be vacated. All three agencies have added conditions to the report.

SPECIFIC REVIEW CRITERIA

Vacation of Alley, Streets 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.

Properties to the north and west of the right-of-way to be vacated are undergoing demolition and construction for Lot 1 in Phase 1 of the Parade Park MPD. The owners to the east of Euclid Avenue (outside of the Parade Park MPD plan area) will retain access to other public rights-of-way, Garfield Avenue and E 18th Street, throughout the construction process. Euclid Avenue will be rebuilt and continue to provide access to the lots to the east when completed.

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

The retention of the public right-of-way serves no current purpose as the demolition of the existing Parade Park development has begun. The applicant proposes to reconnect the street grid with the development of the remaining phases of the project and is in compliance with the previously approved plan.

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

The vacation of right-of-way will not result in a violation of 88-405. The street layout, connectivity, mobility, and safety was reviewed with the previously approved MPD plan. This proposal is in compliance with the Code and the previously approved plan.

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

The vacation shall not disrupt any street network. The overall plan will improve the physical connectivity of the area.

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.

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 shall not vacate half the width of a street or alley, will vacate the entirety of Michigan Avenue, E 17th Street, and Euclid Avenue.

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

The right-of-way to be vacated is not identified 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,



Larisa Chamb, AICP

Planning Supervisor



Plan Conditions

Report Date: June 11, 2026

Case Number: CD-ROW-2026-00004

Project: Parade Park Right-Of-Way Vacation Phase 1

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

1. That AT&T will issue project to Retire in Place all existing copper facilities in the described area, as stated in the AT&T Utility/Agency Comment Sheet for Vacations.
2. That the applicant shall relocate facilities, as required by Spectrum Charter. Spectrum Charter will remove the coax once there are no tenant impacted, the fiber will need to be located that runs through the center of the project and will be reimbursable to Spectrum for that cost.
3. Per Kansas City, Missouri Public Works Departments - Street Lighting Services: upon approval of your street vacation request, the street lighting equipment must be returned to the city.
4. Per Kansas City, Missouri Water Services Department, the applicant shall be required to secure permits to relocate water, sewer, and storm facilities from area to be vacated.
5. That the applicant shall retain all utility easements and protect facilities required by Evergy.
6. That the applicant shall relocate facilities if found to be in conflict at the owners expense as required by Evergy.

STATE OF MISSOURI
JACKSON COUNTY) SS
RECEIVED FOR RECORD

PARADE PLAZA RESURVEY

1960 OCT 17 AM 9 22 0

NATHAN SCARRITT
RECORDER OF DEEDS
BY *N.W. Payne* O.R.

This is a resurvey and subdivision of all of PARADE PLAZA, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof now on file in the Office of the Recorder of Deeds at Kansas City, Missouri, comprising all of Tracts I-G, both inclusive, and all the Streets and Avenues within said plat vacated by Ordinance No. 25388, passed by the City Council of Kansas City, Jackson County, Missouri, on the 30th day of September, 1960.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat which subdivision and plat shall hereafter be known as "PARADE PLAZA, RESURVEY."

The Streets, Avenues, and Terraces shown on this plat, not heretofore dedicated to public use as thoroughfares, are hereby so dedicated, the roadways in the streets herein dedicated are established at 27 feet, with the centerline of such roadways to be at the centerline of the street.

An easement or license is hereby granted to Kansas City, to locate, construct and maintain, or to authorize the location, construction or maintenance of conduits, water, gas, and sewer pipes, poles, wires and anchors and all or any of them upon those areas, in this subdivision, outlined on this plat and designated by the words "Utility Easement", except that where such rights-of-way are designated for a particular purpose, the use thereof shall be limited to that purpose only.

An easement or license is hereby granted to Kansas City to allow for pedestrian use, by the public, of those strips of land shown on this plat and designated by the words "Walkway Easement". Pavements for said Walkways are to be built and maintained by the owner or owners of the above described tract for the use and benefit of occupants of dwellings constructed within said tract, as well as the general public, subject to ordinances and regulations generally applying to public ways.

Building lines or setback lines are hereby established, as shown on the accompanying plat, and no building or portion thereof shall be built between this line and the street line.

The above tract of land hereby platted, and the use of the tracts therein, shall be subject to such restrictions which may be filed by the owner or owners of said tracts by separate instruments, and by reference to this plat shall become a part thereof.

In testimony whereof, the Land Clearance for Redevelopment Authority of Kansas City, Missouri, a public corporation, has caused this presents to be signed by its Chairman and attested by its Secretary, and the Consolidated Coatings and Chemicals Inc., has by authority of its Board of Directors caused these presents to be signed by its President and attested by its Assistant Secretary.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI

CONSOLIDATED COATINGS
AND CHEMICALS, INC.

Attest *A.J. Harmon* Secretary
By *Robert L. Mehornay, Jr.* Chairman
Robert L. Mehornay, Jr., Chairman

Attest *Oscar S. Brewer* Asst. Secretary
By *G.R. Seidlitz* President
Oscar S. Brewer, Asst. Secretary
G.R. Seidlitz, President

State of Missouri)
County of Jackson) SS

Be it remembered that on this 16th day of September, 1960, before me, a notary public in and for said County and State, came Robert L. Mehornay, Jr., Chairman of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, a public corporation, and A.J. Harmon, Secretary of said corporation, who are personally known to me to be the persons who executed the within instrument of writing as Chairman and Secretary, respectively, and said Robert L. Mehornay, Jr., as Chairman of said corporation, duly acknowledged the execution of the same to be the free act and deed of said corporation, and A.J. Harmon, as Secretary of said corporation, duly acknowledged the attestation of the same for and in behalf of said corporation, and that he affixed thereto the official seal of said corporation.

In testimony whereof, I have hereunto subscribed my name and affixed my notarial seal at my office the day and year last above written.

My commission expires August 17, 1962

Paul K. Whitman
Notary Public in and for said
County and State

State of Missouri)
County of Jackson) SS

Be it remembered that on this 16th day of September, 1960, before me, a notary public in and for said County and State, came G.R. Seidlitz, President of Consolidated Coatings and Chemicals, Inc., a Missouri corporation, and Oscar S. Brewer, Assistant Secretary of said corporation, who are personally known to me to be the persons who executed the within instrument of writing, as President and Assistant Secretary, respectively, and said G.R. Seidlitz, President of said corporation, duly acknowledged the execution of the same to be the free act and deed of said corporation, and Oscar S. Brewer, as Assistant Secretary of said corporation, duly acknowledged the attestation of the same for and in behalf of said corporation, and that he affixed thereto the official seal of said corporation.

In testimony whereof, I have hereunto subscribed my name and affixed my notarial seal at my office, the day and year last above written.

My commission expires November 25, 1963

Arden E. Ferguson
Notary Public in and for said
County and State

CITY PLAN COMMISSION

Approved: AUG 3 1960
James H. ...
Secretary

Approved: *Ray ...*
City Engineer

Approved: *Henry C. Palmer*
City Engineer

Entry No. 61342
COUNCIL: This is to certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 25466, duly authenticated as passed this 30th day of Sept., 1960.

Margaret ...
City Clerk

STREET GRADES
15th St. Terr. - Euclid Ave. -
16th St. Terr.

Grade Point	Grade Elevation
E.L. Woodland Ave. at 15th St. Terr. = Sta. 0+00	117.08
Sta. 3+40 (K.C.T. 50 ft.)	120.00 (P.I.)
Sta. 9+90 (K.C.T. 50 ft.)	108.00 (P.I.)
Sta. 14+90 (K.C.T. 50 ft.)	102.80 (P.I.)
E.L. Woodland Ave. at 16th St. Terr. = Sta. 16+31.63	104.24

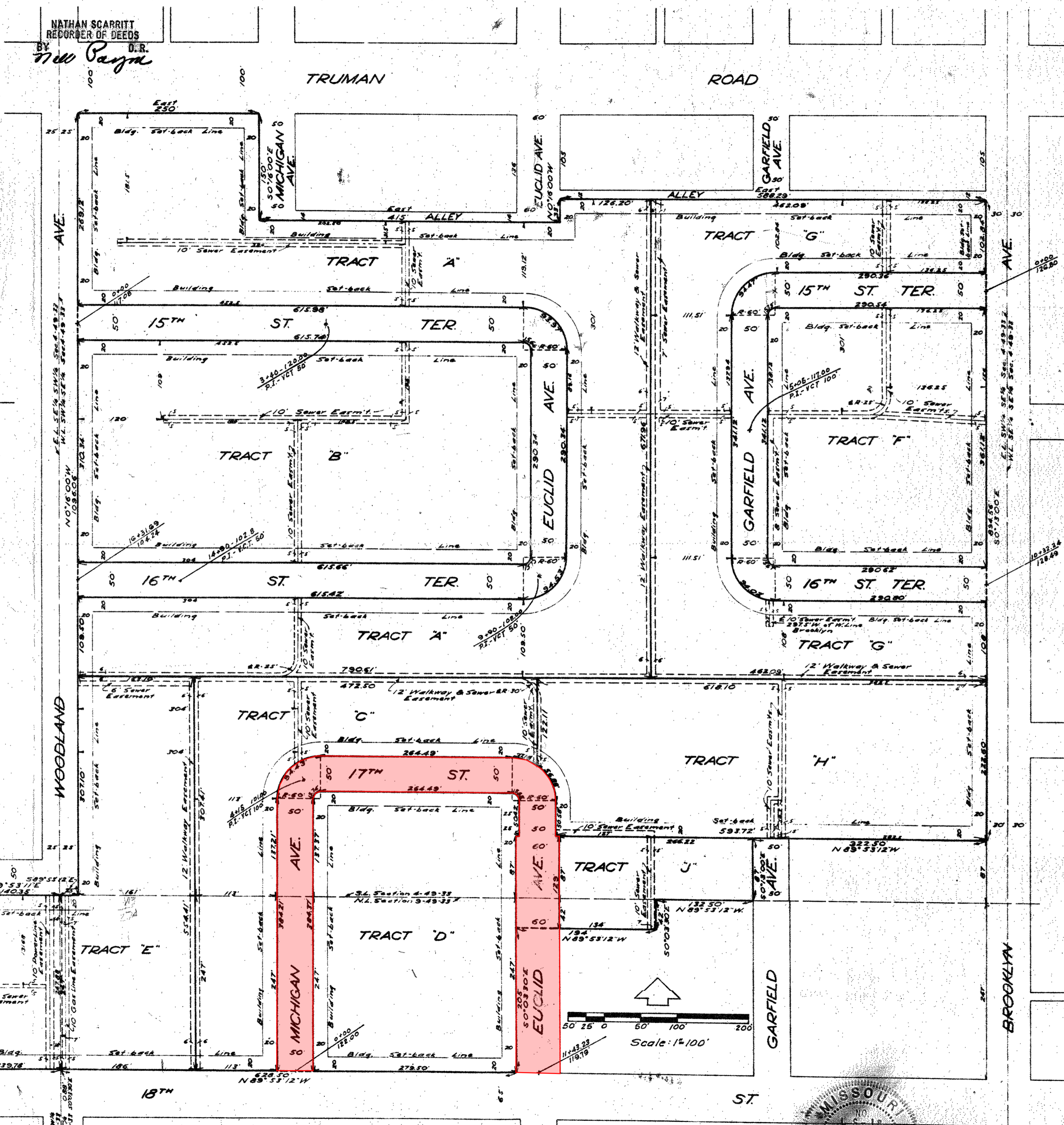
MICHIGAN AVE. - 17th St. - Euclid Ave.

Grade Point	Grade Elevation
N.L. 18th St. at Michigan Ave. = Sta. 0+00	122.00
Sta. 4+15 (K.C.T. 100 ft.)	101.00 (P.I.)
N.L. 18th St. at Euclid Ave. = Sta. 11+43.23	119.79

15th St. Terr. - Garfield Ave. - 16th St. Terr.

Grade Point	Grade Elevation
W.L. Brooklyn Ave. at 15th St. Terr. = Sta. 0+00	126.80
Sta. 5+05 (K.C.T. 100 ft.)	117.00 (P.I.)
W.L. Brooklyn Ave. at 16th St. Terr. = Sta. 10+32.24	

Prof. B. Miller
County Assessor



STREET TO BE VACATED. EASEMENT RIGHTS RETAINED UNTIL AFTER UTILITIES ARE RELOCATED OR ABANDONED AND NEW RIGHT-OF-WAY OVER UTILITIES ESTABLISHED/RECORDED.

TUTTLE-AVERS-WOODWARD Co.
ENGINEERS-SURVEYORS

2/2/38 September 14, 1960

MISSOURI
C.H. SAND
By *...*
SURVEYOR

DESCRIPTION OF RIGHTS-OF-WAY TO BE VACATED:

ALL OF THE RIGHTS-OF-WAY OF MICHIGAN AVENUE, E. 17TH STREET AND EUCLID AVENUE LYING ADJACENT TO TRACT "D", PARADE PLAZA RESURVEY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



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-2026-00004

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:

Michigan Avenue, E 17th Street and Euclid Avenue; between E 18th Street to E 16th Street, Woodland Avenue to Garfield Avenue.

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____	
_____	by _____
City Clerk	Deputy



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-2026-00004

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
FC Parade Park LLC	1727-49 MICHIGAN 1726-48 EUCLID PARADE PLAZA RESURVEY TRACT D 1905-31 E 17TH ST 1900-22 E 18TH ST	211 Pennsylvania Ave Ste 3000 Indianapolis, IN 46204
FC Parade Park LLC	1700-56 MICHIGAN 1900-34 E 17TH ST PARADE PLAZA RESURVEY TRACT C	211 Pennsylvania Ave Ste 3000 Indianapolis, IN 46204
19th Street LLC	1729-31 EUCLID PARADE PLAZA RESURVEY ALL TRACT J	1710 Walnut St Kansas City, MO 64108
19th Street LLC	2000-18 E 18TH ST & 1730 GARFIELD / VAC LOT IMMKE SUB N 110 FT LOTS 2 THRU 6 & LOTS 7 THRU 11 & VAC ALY BISECT SD SUB & ALL REM PRT LOT 5 C F QUESTS ADD & VAC ALYS W/I & ADJ SD PRT LOT EXC PRTS T/O IN STS	1710 Walnut St Kansas City, MO 64108

(attach additional sheets if required)

PETITIONER: FC Parade Park LLC

By: 
 Julie Collier, Authorized Representative

STATE OF INDIANA)
) ss.
 COUNTY OF MARION)

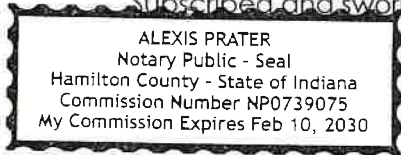


PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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

On this 13th day of February in the year 2026, before me, a Notary Public in and for said state, personally appeared Julie Collier, 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 13th day of February, 2026



Notary Public in and for Said County and State

Alexia Prater

Notary Public

My Commission Expires: 02/10/2030



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-2026-00004 **UTILITY/AGENCY** KCMO Fire Department

Be it known that FC Parade Park 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:

Michigan Avenue, E 17th Street and Euclid Avenue; between E 18th Street to E 16th Street, Woodland Avenue to Garfield Avenue.

for the following purpose: Parade Park Redevelopment to allow for 1084 multi-family apartment units and townhomes

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.

Michael Schroeder

Authorized Representative

3/2/2026

Date

Return this form to:

Lamin Nyang
Applicant Name

816-283-3456
Phone

1020 E 8th Street

Kansas City, MO 64106
Address

Lnyang@tb-engr.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-2026-00004 UTILITY/AGENCY AT&T

Be it known that FC Parade Park 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:

Michigan Avenue, E 17th Street and Euclid Avenue; between E 18th Street to E 16th Street, Woodland Avenue to Garfield Avenue.

for the following purpose: Parade Park Redevelopment to allow for 1084 multi-family apartment units and townhomes

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: AT&T will issue project to Retire in Place all existing copper facilities in the described area.

- 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 Davidson

Authorized Representative

2/17/2026

Date

Return this form to:

Lamin Nyang

Applicant Name

816-283-3456

Phone

1020 E 8th Street

Kansas City, MO 64106

Address

Lnyang@tb-engr.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-2026-00004 **UTILITY/AGENCY** AT&T Transmission (Legacy T)

Be it known that FC Parade Park 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:

Michigan Avenue, E 17th Street and Euclid Avenue; between E 18th Street to E 16th Street, Woodland Avenue to Garfield Avenue.

for the following purpose: Parade Park Redevelopment to allow for 1084 multi-family apartment units and townhomes

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.

Justin Rahm for AT&T Transmission

2-16-2026

Authorized Representative

Date

Return this form to:

Lamin Nyang
Applicant Name

816-283-3456
Phone

1020 E 8th Street

Kansas City, MO 64106
Address

Lnyang@tb-engr.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-2026-00004 UTILITY/AGENCY Everfast Fiber Network

Be it known that FC Parade Park 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:

Michigan Avenue, E 17th Street and Euclid Avenue; between E 18th Street to E 16th Street, Woodland Avenue to Garfield Avenue.

for the following purpose: Parade Park Redevelopment to allow for 1084 multi-family apartment units and townhomes

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.

Authorized Representative

2/17/26

Date

Return this form to:

Lamin Nyang
Applicant Name

816-283-3456
Phone

1020 E 8th Street

Kansas City, MO 64106
Address

Lnyang@tb-engr.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-2026-00004 UTILITY/AGENCY Lumen/Century Link

Be it known that FC Parade Park 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:

Michigan Avenue, E 17th Street and Euclid Avenue; between E 18th Street to E 16th Street, Woodland Avenue to Garfield Avenue.

for the following purpose: Parade Park Redevelopment to allow for 1084 multi-family apartment units and townhomes


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

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

2. Our utility/agency:

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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: _____

- 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.

Richard Prescott  4/24/26
Authorized Representative Date

Return this form to:

Lamin Nyang 816-283-3456
Applicant Name Phone
1020 E 8th Street
Kansas City, MO 64106 Lnyang@tb-engr.com
Address 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-2026-00004 UTILITY/AGENCY Spectrum Charter

Be it known that FC Parade Park 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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for the following purpose: Parade Park Redevelopment to allow for 1084 multi-family apartment units and townhomes

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

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

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- 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: We can remove the coax once there are no tenants impacted. The fiber will need to be located that runs through the center of the project and will be reimbursable to spectrum for that cost

- 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.

Richard Mehl

2-25-26

Authorized Representative

Date

Return this form to:

Lamin Nyang
Applicant Name

816-283-3456
Phone

1020 E 8th Street

Kansas City, MO 64106
Address

Lnyang@tb-engr.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-2026-00004 UTILITY/AGENCY Spire

Be it known that FC Parade Park 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.

Johnny Strauss

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

3/3/2026
Date

Return this form to:

Lamin Nyang
Applicant Name

816-283-3456
Phone

1020 E 8th Street

Kansas City, MO 64106
Address

Lnyang@tb-engr.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-2026-00004 UTILITY/AGENCY Segra - UPN

Be it known that FC Parade Park 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:

Michigan Avenue, E 17th Street and Euclid Avenue; between E 18th Street to E 16th Street, Woodland Avenue to Garfield Avenue.

for the following purpose: Parade Park Redevelopment to allow for 1084 multi-family apartment units and townhomes

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.

Brandon Myer
Authorized Representative

2/17/2026
Date

Return this form to:	
<u>Lamin Nyang</u> Applicant Name	<u>816-283-3456</u> Phone
<u>1020 E 8th Street</u>	
<u>Kansas City, MO 64106</u> Address	<u>Lnyang@tb-engr.com</u> Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2026-00004 **UTILITY/AGENCY** KCMO PWD Streets and Traffic Division

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 Relocate facilities
 Other: _____

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- Please return this form to the applicant within 30 days.

Sam Akula, KCMO, Public Works Dept.

Authorized Representative

3/20/2026

Date

Return this form to:

Lamin Nyang
Applicant Name

1020 E 8th Street

Kansas City, MO 64106
Address

816-283-3456
Phone

Lnyang@tb-engr.com
Email



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CASE NO. CD-ROW-2026-00004 **UTILITY/AGENCY** Google Fiber

Be it known that FC Parade Park 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: _____

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- Please return this form to the applicant within 30 days.

Signed by:

Andy Simpson

2AE049B963044DD
Authorized Representative

2/17/2026

Date

Return this form to:

Lamin Nyang
Applicant Name

816-283-3456
Phone

1020 E 8th Street

Kansas City, MO 64106
Address

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CASE NO. CD-ROW-2026-00004 UTILITY/AGENCY Comcast

Be it known that FC Parade Park 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

Authorized Representative

04/21/2026

Date

Return this form to:

<u>Lamin Nyang</u> Applicant Name	<u>816-283-3456</u> Phone
<u>1020 E 8th Street</u>	
<u>Kansas City, MO 64106</u> Address	<u>Lnyang@tb-engr.com</u> Email



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CASE NO. CD-ROW-2026-00004

UTILITY/AGENCY KCMO PWD Street Lighting Services

Be it known that FC Parade Park 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:

Michigan Avenue, E 17th Street and Euclid Avenue; between E 18th Street to E 16th Street, Woodland Avenue to Garfield Avenue.

for the following purpose: Parade Park Redevelopment to allow for 1084 multi-family apartment units and townhomes

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- will waive objections subject to the following conditions (describe below)
 - Retain utility easement and protect facilities
 - Relocate facilities
 - Other: Upon approval of your street vacation request, the street lighting equipment must be returned to the city.

- 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

2/17/2026
Date

Return this form to:

Lamin Nyang
Applicant Name

816-283-3456
Phone

1020 E 8th Street

Kansas City, MO 64106
Address

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UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2026-00004 **UTILITY/AGENCY** Vicinity Energy

Be it known that FC Parade Park 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: _____

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- Please return this form to the applicant within 30 days.

Authorized Representative

Date

Return this form to:

Lamin Nyang
Applicant Name

816-283-3456
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1020 E 8th Street

Kansas City, MO 64106
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Lnyang@tb-engr.com
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UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2026-00004 UTILITY/AGENCY KCMO Water Services Department

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 - Retain utility easement and protect facilities
 - Relocate facilities - *See separate memo to relocate water, sewer, and storm facilities from area to be vacated.*
 - 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.

Charles W. Kufner 04/15/2026
 Authorized Representative Date

Return this form to:	
<u>Lamin Nyang</u> Applicant Name	<u>816-283-3456</u> Phone
<u>1020 E 8th Street</u>	
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CASE NO. CD-ROW-2026-00004 **UTILITY/AGENCY** Evergy

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A single phase lateral break off originates from the northwest corner of E 18th and Euclid, extends northeast diagonal across Euclid, continues north and terminates approximately 170 ft north of Euclid. This feed is for 1731 Euclid. Customer would need to relocate and provide easement for the feed to the affected neighboring customer.

Please see attached map indicating affected overhead infrastructure.

- 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 Boswell

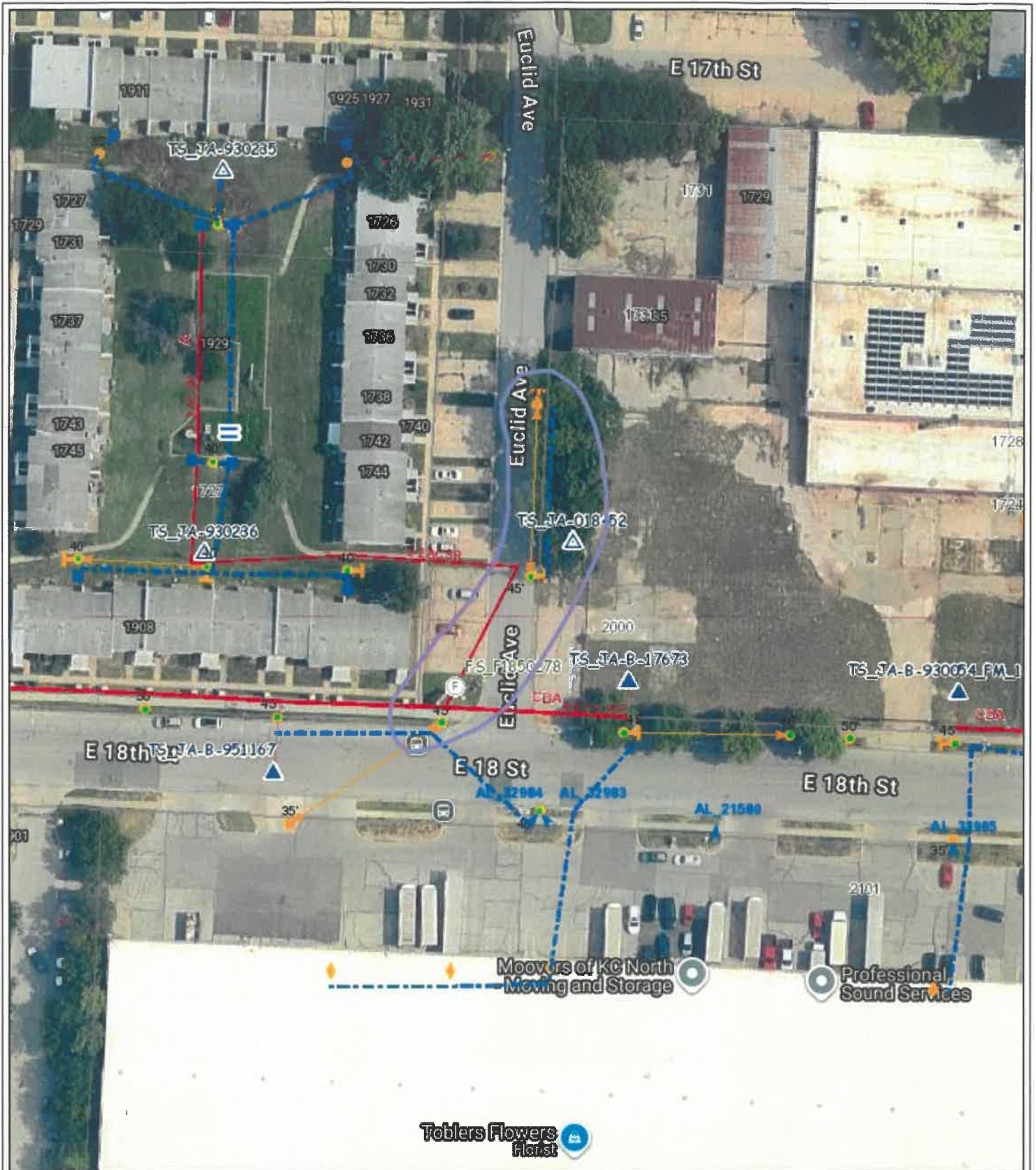
Authorized Representative

02/26/2026

Date

Return this form to:

<u>Lamin Nyang</u>	<u>816-283-3456</u>
Applicant Name	Phone
<u>1020 E 8th Street</u>	
<u>Kansas City, MO 64106</u>	<u>Lnyang@ib-engr.com</u>
Address	Email



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		THINK SAFETY!	Euclid and E 18th Street Vacation Objection	Name: Mike Boswell
				Date: 2/26/2026