CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

June 4, 2025

Project Name
Monarch Townhomes Vacation – Barry Rd

Docket #11

Request
CD-ROW-2025-00008
Vacation of Public ROW

Applicant
Patricia Jensen
Rouse Frets White Goss Gentile Rhodes, P.C.

Location	4001 NE Barry Rd
Area	About 31,000 Square Ft.
Zoning	R-1.5
Council District	1st
County	Clay
School District	North Kansas City

Surrounding Land Uses
North: Religious Assembly, zoned R-7.5
South: Residential, zoned R-7.5
East: Undeveloped, zoned R-1.5
West: Highway, zoned R-7.5

Land Use Plan
The Gashland/Nashua Area Plan recommends Residential Low Density for this location.

Major Street Plan
Northeast Barry Road is not identified on the City's Major Street Plan.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a vacation of about 7,500 square feet of right-of-way in District R-7.5 (Residential) generally located west of the intersection of Northeast Barry Road and North Cleveland Avenue.

PROJECT TIMELINE
The application for the subject request was filed on 2/04/2025. Scheduling deviations from 2025 Cycle 4.1 have occurred due to the amount of time needed to organize utility companies and obtain owner consent. Applicant provided all of the required documents on May 28, 2025.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
The subject site is not located within a registered neighborhood or homes association.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS
The subject site is roughly 31,000 square feet of developed public right-of-way that dead ends to the east of MO Hwy 152. The area is a paved street with no sidewalks, streetlights, curb or gutter.

CONTROLLING + RELATED CASES
CD-CPC-2024-00186 – A development plan to allow for the construction of 116 residential units across 29 four-plexes approved by City Council on April 17, 2025, by Ordinance No. 250276.

PROFESSIONAL STAFF RECOMMENDATION
Docket #11 Recommendation: **Approval, Subject to Conditions**

Vicinity Map –

PLAN REVIEW

The street proposed to be vacated is an improved section of public right-of-way that currently dead-ends approximately 350 west of Northeast Barry Road and North Cleveland Avenue. The proposed 7,500 square foot vacation of right-of-way was proposed during the development plan process. Ordinance No. 250276 proposed to utilize a portion of the right-of-way to build additional units.

There are public and private utilities located within the public right-of-way. Water Services has a water main on the south side of Northeast Barry Road. The Water Services Department is requiring the applicant retain an easement or have the utilities relocated. Evergy and Spectrum Charter also have utilities located in the public right-of-way which will require an easement be retained or the utilities be relocated. AT&T has utilities in the public right-of-way, but has agreed to relocate them, if the applicant will allow 30-60 days to retire the existing cable in place.

SPECIFIC REVIEW CRITERIA

Street, Alley or Plat Vacations

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:

88-560-10-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 other public right-of-way. The whole site is set to be redeveloped, and additional dedications of public right-of-way are proposed.

88-560-10-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 dead ends approximately 100 feet from the off-ramp of Highway 152 and the street cannot be extended. The existing right-of-way serves two parcels within the approved development and serves no current or future useful public purpose. The Bethel Baptist Church of Missouri will retain access to the site. The preliminary plat shows the street to be rededicated as public right-of-way.

88-560-10-C. The vacation will not result in a violation of 88-405.
The vacation will not be in violation of 88-405, it will bring the right-of-way into conformance by removing a dead-end street.

88-560-10-D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.
The vacation will not disrupt any street network and will not impact physical connectivity.

88-560-10-E. The vacation shall not result in a dead-end street or alley.
The proposed vacation will not result in a dead-end street. It will bring the street into compliance by vacating a portion of Northeast Barry Road, resulting in no dead-ends.

88-560-10-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.

88-560-10-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.

88-560-10-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. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval, Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,

Justin Smith
Planner

Plan Conditions

Report Date: May 29, 2025

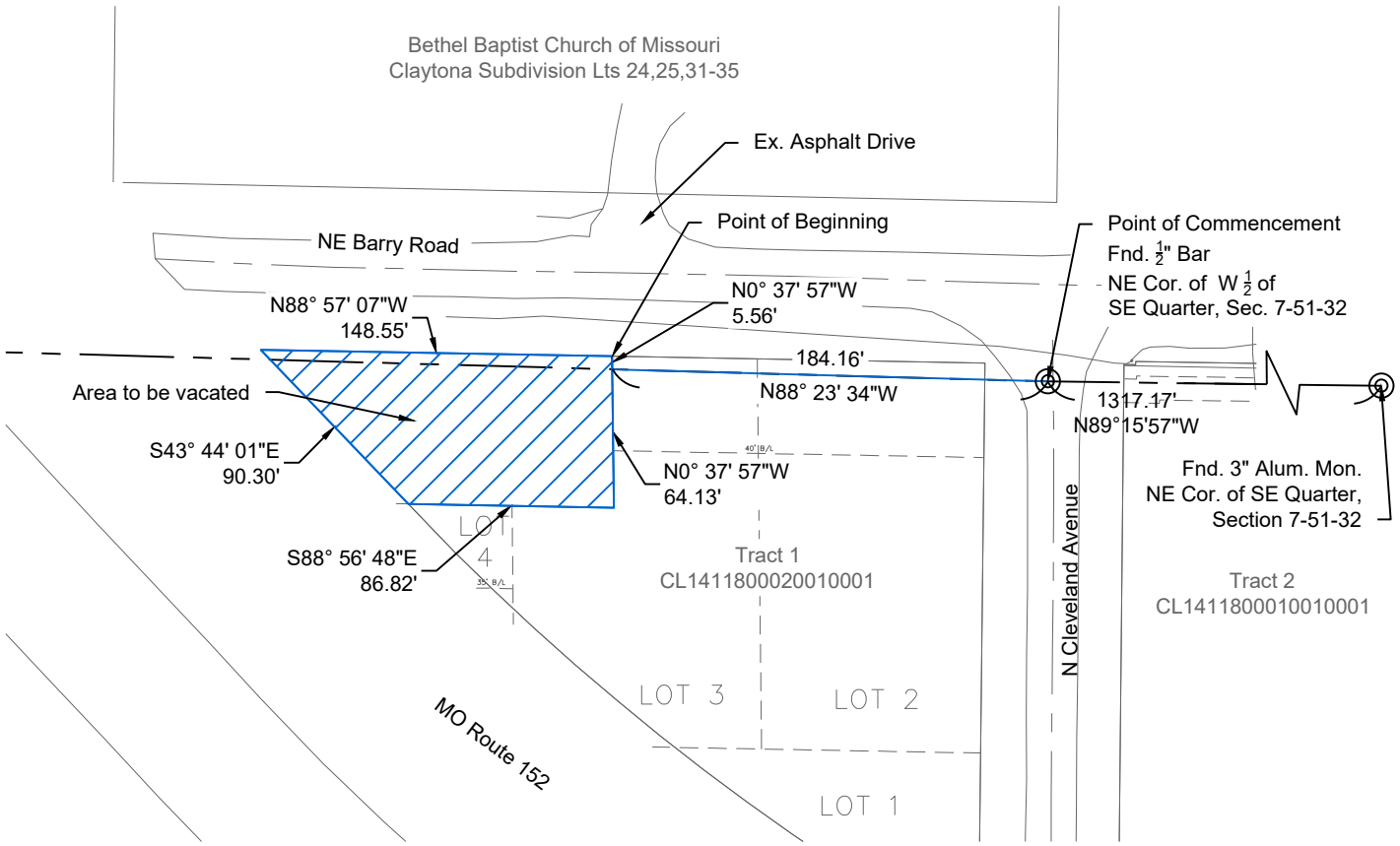
Case Number: CD-ROW-2025-00008

Project: Monarch Townhomes Vacation - Northeast Barry Rd

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@kcmo.org with questions.

1. That the applicant allow AT&T 30-60 days to issue project to retire cables in the vacated right-of-way.
2. That the applicant shall retain all utility easements and protect facilities required by Evergy.
3. That the applicant shall retain all utility easements and protect facilities required by the Water Services Department.
4. That the applicant shall retain all utility easements and protect facilities required by Spectrum Charter.

MO
Prepared By:
Matthew J. Schlicht
PLS-2012000102



Description

A tract of land being located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 51N, Range 32W, Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northeast Corner of the West Half of the Southeast Quarter of said Section 7, thence North 88° 23' 34" West, a distance of 184.16 feet; thence North 0° 37' 57" West, a distance of 5.56 feet to the Point Beginning; thence North 88° 57' 07" West, a distance of 148.55 feet; thence South 43° 44' 01" East, a distance of 90.30 feet; thence South 88° 56' 48" East, a distance of 86.82 feet; thence North 0° 37' 57" West, a distance of 64.13 feet to the Point of Beginning.

Containing 7,543.27 Square Feet More or Less.

ROW Vacation Exhibit

ROW Vacation

SHEET 1 OF 1

DATE: 5/28/2025
PROJECT NUMBER: Barry and Cleveland
REV. TO DWG.: N/A
SCALE: 1"=80'

ROW Vacation Exhibit

Barry and Cleveland
NE Barry Road
Kansas City, Clay County, Missouri

ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
50 SE 30TH STREET
LEE'S SUMMIT, MO 64082
P:(816) 623-9888 F:(816)623-9849

CONSENT TO 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 | Fax (816) 513-2838 | www.kcmo.gov/planning

Case No. CD-ROW-2025-00008

In the matter of the vacation of:

Barry Road described as follows:

A tract of land being located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 51N, Range 32W, Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Section 7, thence North 89° 15' 57" West, a distance of 1343.68 feet; thence North 0° 34' 10" East, a distance of 7.18 feet to the Point Beginning; thence North 0° 40' 28" East, a distance of 68.58 feet; thence North 88° 47' 18" West, a distance of 374.98 feet; thence South 43° 44' 01" East, a distance of 188.43 feet; thence South 88° 56' 48" East, a distance of 86.82 feet; thence North 0° 37' 57" West, a distance of 64.13 feet; thence South 88° 57' 07" East, a distance of 157.75 to the Point of Beginning.

Containing 31,068.85 Square Feet More or Less.

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____

_____ by _____

City Clerk Deputy

CONSENT TO 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 | Fax (816) 513-2838 | www.kcmo.gov/planning

CONSENT OF LIMITED LIABILITY COMPANIES **Case No. CD-ROW-2025-00008**

Owner's name	Legal description of property
PC Homes, LLC By: _____ Brian J. Mertz	Leejan Heights, Lots 1-4

(additional sheets attached as required)

STATE OF MO)
) ss.
COUNTY OF Platte)

On this 20th day of Feb., 2025, before me, a Notary Public in and for said state, personally appeared Brian J. Mertz, who being by me duly sworn did say that he/she is the managing member of PC Homes, LLC, a Missouri 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 20th day of Feb., 2025.

Notary Public in and for Said County and State

Libby Knotts
Notary Public

My Commission Expires:

LIBBY KNOTTS
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Jan. 18, 2026
Commission # 18597347

{32601 / 73478; 1041477. }

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) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

Case No. CD-ROW-2025-00008

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:

Barry Road described as follows:

A tract of land being located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 51N, Range 32W, Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Section 7, thence North 89° 15' 57" West, a distance of 1343.68 feet; thence North 0° 34' 10" East, a distance of 7.18 feet to the Point Beginning; thence North 0° 40' 28" East, a distance of 68.58 feet; thence North 88° 47' 18" West, a distance of 374.98 feet; thence South 43° 44' 01" East, a distance of 188.43 feet; thence South 88° 56' 48" East, a distance of 86.82 feet; thence North 0° 37' 57" West, a distance of 64.13 feet; thence South 88° 57' 07" East, a distance of 157.75 to the Point of Beginning.

Containing 31,068.85 Square Feet More or Less. (See attached).

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

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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
PC Homes, LLC	Leejan Heights, Lots 1-4	7607 NW John Anders Road Kansas City, MO 64152

(attach additional sheets if required)

PC HOMES, LLC

Brian J. Mertz, Petitioner

STATE OF MO)
) ss.
COUNTY OF Platte)

On this 20th day of Feb. in the year 2025, before me, a Notary Public in and for said state, personally appeared Brian J. Mertz, known to me to be the person who executed the within instrument and acknowledged to me that he executed the same for the purposes therein stated, and that he 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 20th day of Feb, 2025.

Notary Public in and for Said County and State

Libby Knotts

Notary Public

My Commission Expires:

LIBBY KNOTTS
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Jan. 18, 2026
Commission # 18597347

{32601 / 73478; 1041474. }

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00008 **UTILITY CO.** Vicinity Energy

Be it known that PC Homes, 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:
Barry Road described as follows:

A tract of land being located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 51N, Range 32W, Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Section 7, thence North 89° 15' 57" West, a distance of 1343.68 feet; thence North 0° 34' 10" East, a distance of 7.18 feet to the Point Beginning; thence North 0° 40' 28" East, a distance of 68.58 feet; thence North 88° 47' 18" West, a distance of 374.98 feet; thence South 43° 44' 01" East, a distance of 188.43 feet; thence South 88° 56' 48" East, a distance of 86.82 feet; thence North 0° 37' 57" West, a distance of 64.13 feet; thence South 88° 57' 07" East, a distance of 157.75 to the Point of Beginning.

Containing 31,068.85 Square Feet More or Less.

for the following purpose: Development of Monarch 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.

Craig McNiel, Vicinity Distribution Supervisor — Authorized Representative

2/10/2025 — Date

Return this form to:

Ms. Rachelle M. Biondo, Rouse Frets White Goss — Applicant Name

816-502-4706 — Phone

4510 Belleview, Suite 300

Kansas City, MO 64111 — Address

rbiondo@rousepc.com — Email

{32601 / 73478; 1041536. }

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00008 **UTILITY CO.** **North Kansas City School District**

Be it known that PC Homes, 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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Containing 31,068.85 Square Feet More or Less.

for the following purpose: Development of Monarch 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.

Joel Brooks
Authorized Representative

02-10-2025
Date

Return this form to:

Ms. Rachelle M. Biondo, Rouse Frets White Goss
Applicant Name

816-502-4706
Phone

4510 Belleview, Suite 300

Kansas City, MO 64111
Address

rbiondo@rousepc.com
Email

{32601 / 73478; 1041641. }

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00008 **UTILITY CO.** **AT&T Transmission (Legacy T)**

Be it known that PC Homes, 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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Containing 31,068.85 Square Feet More or Less.

for the following purpose: Development of Monarch 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.

Kevin Wingard
Authorized Representative

2-11-25
Date

Return this form to:

Ms. Rachelle M. Biondo, Rouse Frets White Goss
Applicant Name

816-502-4706
Phone

4510 Belleview, Suite 300

Kansas City, MO 64111
Address

rbiondo@rousepc.com
Email

{32601 / 73478; 1041641. }

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00008 **UTILITY CO.** Spire

Be it known that PC Homes, 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: Development of Monarch Townhomes

1. **Our utility/agency has facilities or interest within this right of way:**
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   - ☐ 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 - Right of Way Representative for Spire — 2/11/2025

Authorized Representative — Date

Return this form to:

Ms. Rachelle M. Biondo, Rouse Frets White Goss — 816-502-4706
Applicant Name — Phone

4510 Belleview, Suite 300

Kansas City, MO 64111 — rbiondo@rousepc.com
Address — Email

{32601 / 73478; 1041536. }

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00008 **UTILITY CO.** Comcast

Be it known that PC Homes, 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

02/12/2025 — Date

Return this form to:

Ms. Rachelle M. Biondo, Rouse Frets White Goss — Applicant Name

816-502-4706 — Phone

4510 Belleview, Suite 300

Kansas City, MO 64111 — Address

rbiondo@rousepc.com — Email

{32601 / 73478; 1041641. }

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00008 **UTILITY CO.** AT&T

Be it known that PC Homes, 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: AT&T will need 30-60 days to issue project to retire cable in place containing 0 workers.

- 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

2/12/25
Date

Return this form to:

Ms. Rachelle M. Biondo, Rouse Frets White Goss
Applicant Name

816-502-4706
Phone

4510 Belleview, Suite 300

Kansas City, MO 64111
Address

rbiondo@rousepc.com
Email

{32601 / 73478; 1041536. }

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 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00008 **UTILITY CO.** Segra- UPN

Be it known that PC Homes, 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:
Barry Road described as follows:

A tract of land being located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 51N, Range 32W, Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Section 7, thence North 89° 15' 57" West, a distance of 1343.68 feet; thence North 0° 34' 10" East, a distance of 7.18 feet to the Point Beginning; thence North 0° 40' 28" East, a distance of 68.58 feet; thence North 88° 47' 18" West, a distance of 374.98 feet; thence South 43° 44' 01" East, a distance of 188.43 feet; thence South 88° 56' 48" East, a distance of 86.82 feet; thence North 0° 37' 57" West, a distance of 64.13 feet; thence South 88° 57' 07" East, a distance of 157.75 to the Point of Beginning.

Containing 31,068.85 Square Feet More or Less.

for the following purpose: Development of Monarch 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

2/19/2025 — Date

Return this form to:

Ms. Rachelle M. Biondo, Rouse Frets White Goss — Applicant Name

816-502-4706 — Phone

4510 Belleview, Suite 300

Kansas City, MO 64111 — Address

rbiondo@rousepc.com — Email

{32601 / 73478; 1041641. }

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 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00008 **UTILITY CO.** **Everfast Fiber Network**

Be it known that PC Homes, 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:
Barry Road described as follows:

A tract of land being located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 51N, Range 32W, Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Section 7, thence North 89° 15' 57" West, a distance of 1343.68 feet; thence North 0° 34' 10" East, a distance of 7.18 feet to the Point Beginning; thence North 0° 40' 28" East, a distance of 68.58 feet; thence North 88° 47' 18" West, a distance of 374.98 feet; thence South 43° 44' 01" East, a distance of 188.43 feet; thence South 88° 56' 48" East, a distance of 86.82 feet; thence North 0° 37' 57" West, a distance of 64.13 feet; thence South 88° 57' 07" East, a distance of 157.75 to the Point of Beginning.

Containing 31,068.85 Square Feet More or Less.

for the following purpose: Development of Monarch 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.

Dawn La Force — Authorized Representative

2/19/25 — Date

Return this form to:

Ms. Rachelle M. Biondo, Rouse Frets White Goss — Applicant Name
816-502-4706 — Phone
4510 Belleview, Suite 300
Kansas City, MO 64111 — Address
rbiondo@rousepc.com — Email

{32601 / 73478; 1041641. }

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 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00008

UTILITY CO. **KCMO Public Works Department; Street Lighting Services**

Be it known that PC Homes, 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:
Barry Road described as follows:

A tract of land being located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 51N, Range 32W, Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Section 7, thence North 89° 15' 57" West, a distance of 1343.68 feet; thence North 0° 34' 10" East, a distance of 7.18 feet to the Point Beginning; thence North 0° 40' 28" East, a distance of 68.58 feet; thence North 88° 47' 18" West, a distance of 374.98 feet; thence South 43° 44' 01" East, a distance of 188.43 feet; thence South 88° 56' 48" East, a distance of 86.82 feet; thence North 0° 37' 57" West, a distance of 64.13 feet; thence South 88° 57' 07" East, a distance of 157.75 to the Point of Beginning.

Containing 31,068.85 Square Feet More or Less.

for the following purpose: Development of Monarch 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.

Czar Vibar Public Works - Streetlighting services
Authorized Representative

02/25/2025
Date

Return this form to:

Ms. Rachelle M. Biondo, Rouse Frets White Goss
Applicant Name

816-502-4706
Phone

4510 Belleview, Suite 300

Kansas City, MO 64111
Address

rbiondo@rousepc.com
Email

{32601 / 73478; 1041536. }

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 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00008

UTILITY CO. **KCMO Public Works Department; Streets and Traffic Division**

Be it known that PC Homes, 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:
Barry Road described as follows:

A tract of land being located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 51N, Range 32W, Kansas City, Clay County, Missouri, being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Section 7, thence North 89° 15' 57" West, a distance of 1343.68 feet; thence North 0° 34' 10" East, a distance of 7.18 feet to the Point Beginning; thence North 0° 40' 28" East, a distance of 68.58 feet; thence North 88° 47' 18" West, a distance of 374.98 feet; thence South 43° 44' 01" East, a distance of 188.43 feet; thence South 88° 56' 48" East, a distance of 86.82 feet; thence North 0° 37' 57" West, a distance of 64.13 feet; thence South 88° 57' 07" East, a distance of 157.75 to the Point of Beginning.

Containing 31,068.85 Square Feet More or Less.

for the following purpose: Development of Monarch 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.

Sam Akula, KCMO, Public Works Dept. — Authorized Representative

2/27/2025 — Date

Return this form to:

Ms. Rachelle M. Biondo, Rouse Frets White Goss — Applicant Name

816-502-4706 — Phone

4510 Belleview, Suite 300

Kansas City, MO 64111 — Address

rbiondo@rousepc.com — Email

{32601 / 73478; 1041536. }

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 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00008 **UTILITY CO.** Evergy

Be it known that PC Homes, 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:
Barry Road described as follows:

A tract of land being located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 51N, Range 32W, Kansas City, Clay County, Missouri, being more particularly described as follows:

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Containing 31,068.85 Square Feet More or Less.

for the following purpose: Development of Monarch 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.

Carson Ross — Authorized Representative
03/12/2025 — Date

Return this form to:

Ms. Rachelle M. Biondo, Rouse Frets White Goss — Applicant Name
816-502-4706 — Phone
4510 Belleview, Suite 300
Kansas City, MO 64111 — Address
rbiondo@rousepc.com — Email

{32601 / 73478; 1041536. }

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 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00008 **UTILITY CO.** **Spectrum Charter**

Be it known that PC Homes, 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:
Barry Road described as follows:

A tract of land being located in the Northeast Quarter of the Southeast Quarter of Section 7, Township 51N, Range 32W, Kansas City, Clay County, Missouri, being more particularly described as follows:

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Containing 31,068.85 Square Feet More or Less.

for the following purpose: Development of Monarch 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.

Christine Avrett — Authorized Representative

3/13/25 — Date

Return this form to:

Ms. Rachelle M. Biondo, Rouse Frets White Goss — Applicant Name

816-502-4706 — Phone

4510 Belleview, Suite 300

Kansas City, MO 64111 — Address

rbiondo@rousepc.com — Email

{32601 / 73478; 1041536. }

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 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00008

UTILITY CO. **KCMO Water Services Department; System Engineering Division**

Be it known that PC Homes, 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:
Barry Road described as follows:

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Containing 31,068.85 Square Feet More or Less.

for the following purpose: Development of Monarch 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. No structures allowed within easement.
   ☐ 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 — Date: 03/19/2025

Return this form to:

Ms. Rachelle M. Biondo, Rouse Frets White Goss — Applicant Name
816-502-4706 — Phone
4510 Belleview, Suite 300
Kansas City, MO 64111 — Address
rbiondo@rousefrets.com — Email

{32601 / 73478; 1041536. }

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 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00008 **UTILITY CO.** KCMO Fire Department

Be it known that PC Homes, 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:
Barry Road described as follows:

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Containing 31,068.85 Square Feet More or Less.

for the following purpose: Development of Monarch Townhomes

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

M Schroeder
Authorized Representative

03/28/25
Date

Return this form to:

Ms. Rachelle M. Biondo, Rouse Frets White Goss
Applicant Name

816-502-4706
Phone

4510 Belleview, Suite 300

Kansas City, MO 64111
Address

rbiondo@rousepc.com
Email

{32601 / 73478; 1041536. }

From: Relocation-LUMEN <relocations@lumen.com>
Sent: Wednesday, April 16, 2025 10:08 AM
To: Rachelle Biondo
Subject: P-654693 : RELO -Development of Monarch Townhomes_

Date: **4/16/2025**
Attn: **Rachelle M. Biondo**
RE: **RELO -Development of Monarch Townhomes_**
Requestor Project ID: **CD-ROW-2025-00007, CD-ROW-2025-00008**

It has been determined that Lumen does **not** have facilities within your proposed construction area.

Any changes or additions to the project plans or parameters must be submitted using the Lumen Relocation Request Portal by selecting the option "Update An Existing Project". Please reference the Project ID **P-654693** with any future communications.

Thank you for your cooperation!

Lumen Intake Team
relocations@lumen.com

Remember: Please contact your State One Call prior to construction – call811.com or dial 811 on your phone.

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

Docusign Envelope ID: 70FC0B07-A45E-48A2-BE8F-EC123D6BF133

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 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00008 **UTILITY CO.** **Google Fiber**

Be it known that PC Homes, 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:
Barry Road described as follows:

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Containing 31,068.85 Square Feet More or Less.

for the following purpose: Development of Monarch 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.

Signed by: Andy Simpson 2AE049B913044DD...

Authorized Representative — Date: 5/5/2025

Return this form to:

Ms. Rachelle M. Biondo, Rouse Frets White Goss — Applicant Name
816-502-4706 — Phone
4510 Belleview, Suite 300
Kansas City, MO 64111 — Address
rbiondo@rousepc.com — Email