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 – North Cleveland Ave

Docket #10

Request
CD-ROW-2025-00007
Vacation of Public ROW

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

Location	4001 NE Barry Rd
Area	About 17,000 Square Ft.
Zoning	R-7.5/R-1.5
Council District	1st
County	Clay
School District	North Kansas City

Surrounding Land Uses
North: Residential, zoned R-80/R-7.5
South: Residential, zoned R-7.5
East: Residential, zoned R-2.5
West: Religious Assembly, zoned R-7.5

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

Major Street Plan
North Cleveland 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 public right-of-way in District R-7.5/R-1.5 (Residential) on about 17,000 square feet generally located south of the intersection of Northeast Barry Road and North Cleveland Avenue.

PROJECT TIMELINE
The application for the subject request was filed on 02/04/2025. Scheduling deviations from 2025 Cycle 4.1 have occurred due to the amount of time needed to organize utility companies and obtain consent. Applicant provided all of the required documents on April 8, 2025.

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

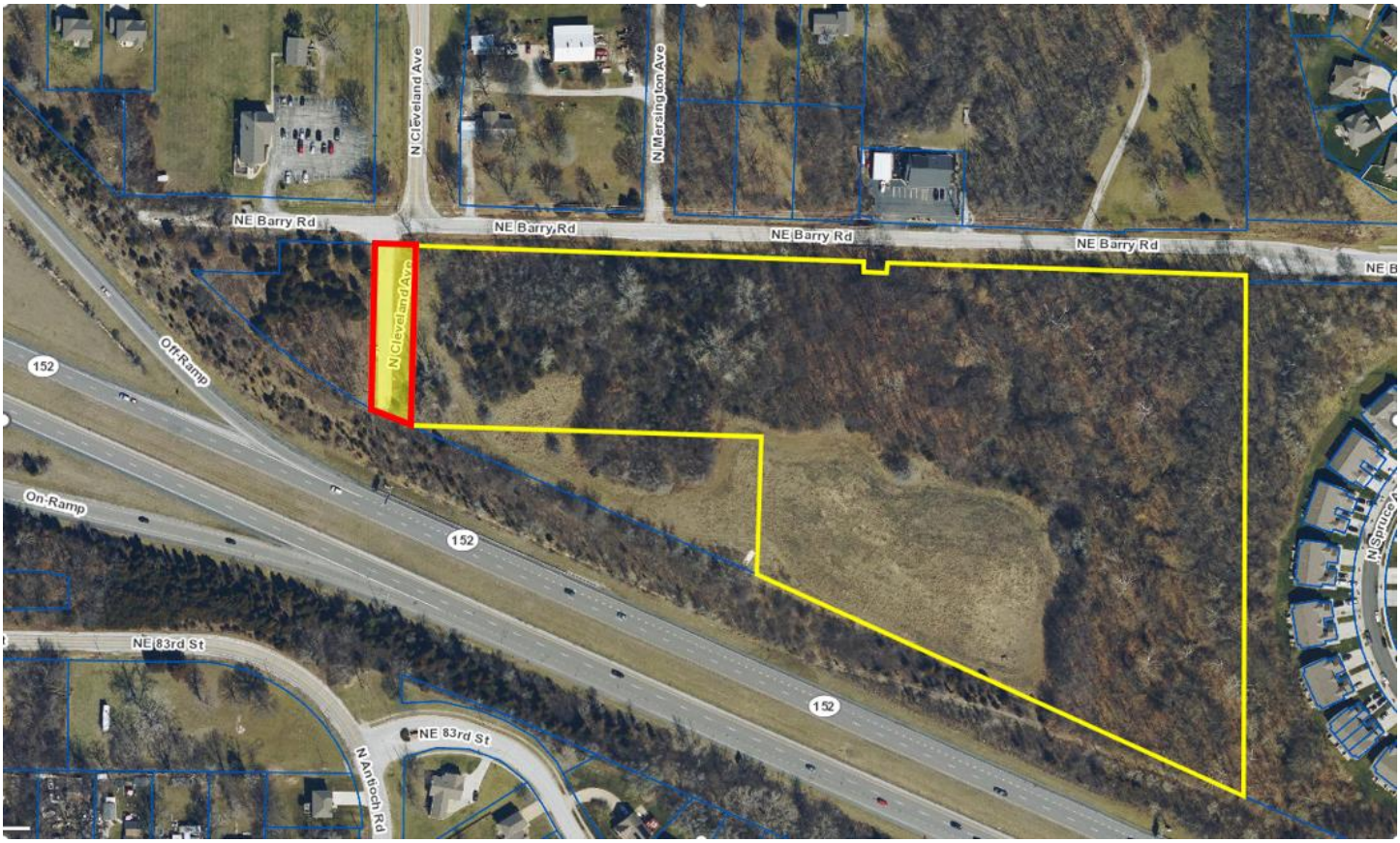
REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS
The subject site is roughly 17,000 square feet of developed public right-of-way that dead ends. The area is a paved street with no sidewalks, streetlights, curb, etc.

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 #10 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 260 feet south of Northeast Barry Road and North Cleveland Avenue. The proposed 17,000 square foot vacation of right-of-way was proposed during the development plan process. Ordinance No. 250276 proposes to demolish the road and create a new road that will continue to the southeast and eventually end. There is an additional application that will vacate Northeast Barry Road east of North Cleveland Avenue to the west.

There are public and private utilities located within the right-of-way. Water Services has a water main on the west side of North Cleveland Avenue. 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 right-of-way which will require an easement be retained or the utilities be relocated. AT&T has utilities in the right-of-way, but have 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 existing right-of-way only serves parcels within the approved development and serves no current or future useful public purpose. The right-of-way dead ends approximately 125 feet from Highway 152 and the street cannot be extended.

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 have a small impact on 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 North Cleveland, 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

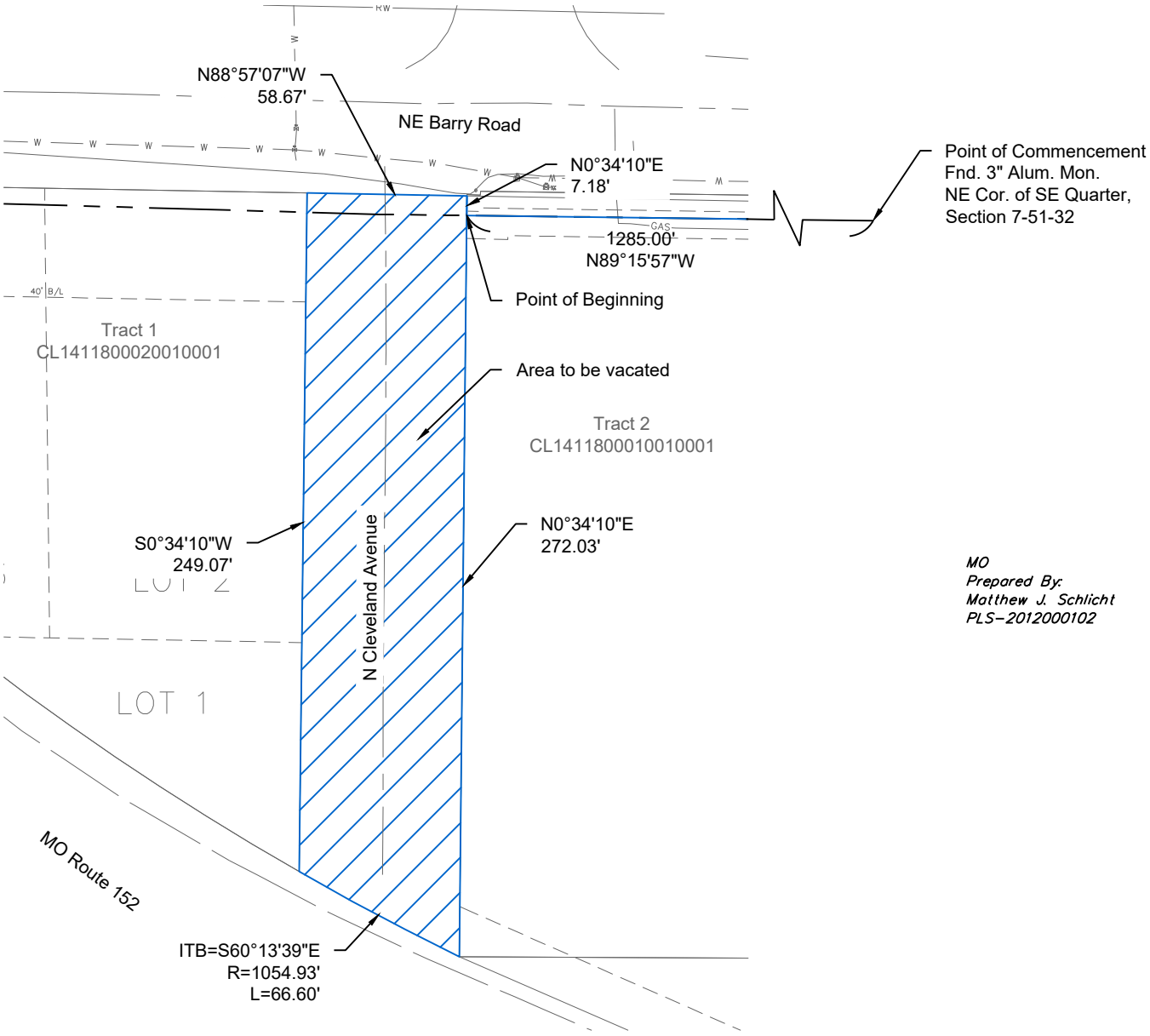
Report Date: May 29, 2025

Case Number: CD-ROW-2025-00007

Project: Monarch Townhomes Vacation - North Cleveland Avenue

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 shall retain all utility easements and protect facilities required by Spectrum Charter.
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 Water Services.
4. That the applicant allow AT&T 30-60 days to issue project to retire cable in place containing 0 workers.



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 Southeast Quarter of said Section 7, thence North 89°15'57" West, a distance of 1285.00 feet to the Point Beginning; thence North 0° 34' 10" East, a distance of 7.18 feet; thence North 88° 57' 07" West, a distance of 58.67 feet; thence South 0° 34' 10" West, a distance of 249.07 feet; thence along a curve to the left having an initial tangent bearing of South 60° 13' 39" East and a radius of 1054.93 feet, an arc distance of 66.60; thence North 0° 34' 10" East, a distance of 272.03 feet to the Point of Beginning.
Containing 15,583.42 Square Feet More or Less.

ROW Vacation Exhibit

ROW Vacation

SHEET 1 OF 1

DATE: 1/31/2025
PROJECT NUMBER: Barry and Cleveland
REV. TO DWG.: N/A
SCALE: 1"=60'

ROW Vacation Exhibit

Barry and Cleveland

N Cleveland Avenue
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-2025-00007

In the matter of the vacation of:

Cleveland Avenue 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 15,583.42 Square Feet More or Less. (See attached)

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

{32601 / 73478; 1041479. }

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CONSENT OF CORPORATIONS **Case No. CD-ROW-2025-00007**

Owner's name	Legal description of property
Property Reserve, Inc. (print) By: _____ Name: Tyler L. Buswell Title: Vice President Corporate seal above	Part of the east ½ of the southeast quarter of Sec 7, 51, 32; Beginning at the east line of Barry Road west 1290 feet, thence south 280 feet, thence east 507.78 feet, thence south 237 feet.

(additional sheets attached as required)

STATE OF UT)
) ss.
COUNTY OF Salt Lake)

On this 18 day of Feb., 2025, before me, appeared Tyler L. Buswell, to me personally known, who being by me personally sworn, did say that he/she is the V.P. of Property Reserve, Inc., 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 Tyler L Buswell acknowledged said instrument to be the free act and deed of said corporation.

Subscribed and sworn to before me on this 18 day of Feb., 2025.

MARILYN F. NIELSON
Notary Public State of Utah
My Commission Expires on:
August 09, 2025
Comm. Number: 716951

Notary Public in and for Said County and State

Marilyn F Nielson
Notary Public

{32601 / 73478; 1041479. }

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CONSENT OF LIMITED LIABILITY COMPANIES **Case No. CD-ROW-2025-00007**

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.

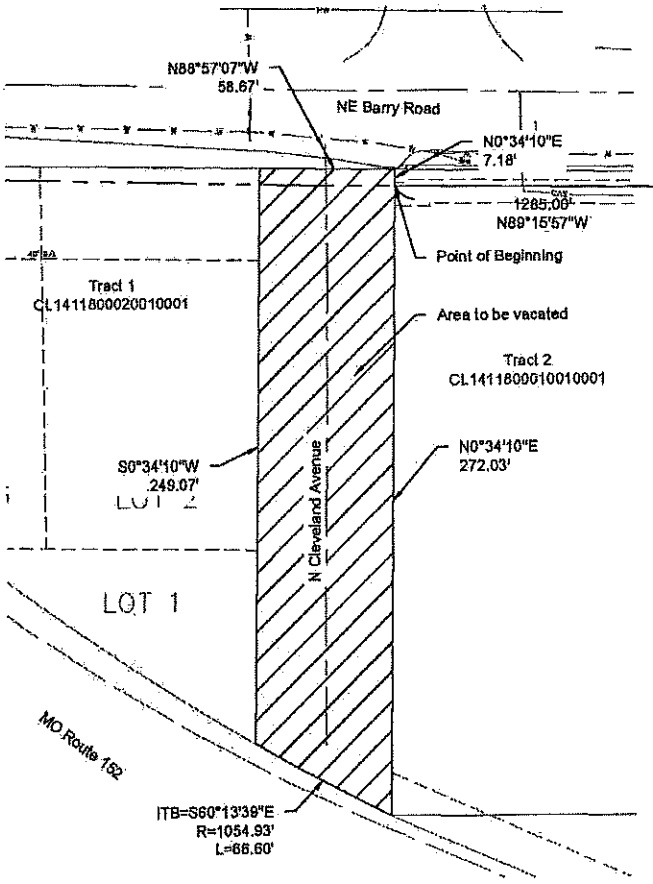
Notary Public in and for Said County and State

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; 1041479. }



Description

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Containing 15,583.42 Square Feet More or Less.

ROW Vacation Exhibit **ROW Vacation** SHEET 1 OF 1	DATE: 1/31/2025 PROJECT NUMBER: Barry and Cleveland REV. TO DWG.: N/A SCALE: 1"=60'	*ROW Vacation Exhibit* **Barry and Cleveland** N Cleveland Avenue Kansas City, Clay County, Missouri	ENGINEERING SOLUTIONS ENGINEERING & SURVEYING 10 SE 30TH STREET LEES SUMMIT, MO 64082 P:(816) 623-9888 F:(816)623-9889

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-2025-00007

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:

Cleveland Avenue 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 1285.00 feet to the Point Beginning; thence North 0° 34' 10" East, a distance of 7.18 feet; thence North 88° 57' 07" West, a distance of 58.67 feet; thence South 0° 34' 10" West, a distance of 249.07 feet; thence along a curve to the left having an initial tangent bearing of South 60° 13' 39" East and a radius of 1054.93 feet, an arc distance of 66.60; thence North 0° 34' 10" East, a distance of 272.03 feet to the Point of Beginning.

Containing 15,583.42 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

{32601 / 73478; 1041475. }

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

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

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; 1041475. }

PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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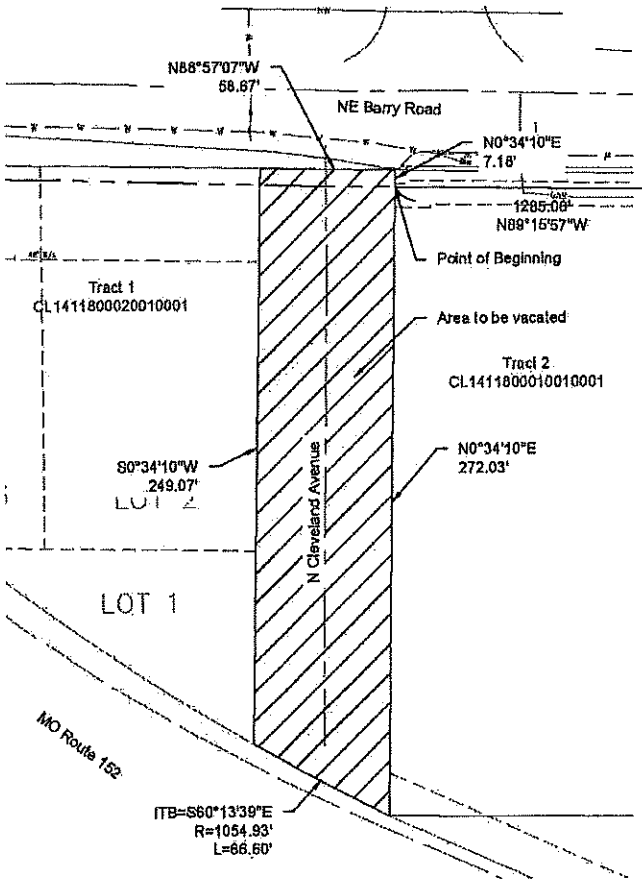
Case No. CD-ROW-2025-00007

Owner's name	Legal description of property	Residence of owner
Property Reserve, Inc.	Part of the east ½ of the southeast quarter of Sec 7, 51, 32; Beginning at the east line of Barry Road west 1290 feet, thence south 280 feet, thence east 507.78 feet, thence south 237 feet.	P.O. Box 511196 Salt Lake City, UT 84151

(attach additional sheets if required)



MO
Prepared By:
Matthew J. Schlicht
PLS-2012000102

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Containing 15,583.42 Square Feet More or Less.

ROW Vacation Exhibit	DATE: 1/31/2025	*ROW Vacation Exhibit*	ENGINEERING SOLUTIONS
ROW Vacation	PROJECT NUMBER: Barry and Cleveland	**Barry and Cleveland**	ENGINEERING & SURVEYING
SHEET 1 OF 1	REV. TO DWG.: N/A	N Cleveland Avenue	10 SE 30TH STREET
	SCALE: 1"=60'	Kansas City, Clay County, Missouri	LEE'S SUMMIT, MO 64082

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-2025-00007 **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:
Cleveland Avenue described as follows:

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Containing 15,583.42 Square Feet More or Less. (See attached)

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 3/12/25

Authorized Representative 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; 1041538. }

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-2025-00007 **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:
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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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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; 1041538. }

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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

CASE NO. CD-ROW-2025-00007 **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 15,583.42 Square Feet More or Less. (See attached)

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; 1041653. }

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00007 **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 15,583.42 Square Feet More or Less. (See attached)

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; 1041653. }

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-2025-00007 **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:
Cleveland Avenue 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 1285.00 feet to the Point Beginning; thence North 0° 34' 10" East, a distance of 7.18 feet; thence North 88° 57' 07" West, a distance of 58.67 feet; thence South 0° 34' 10" West, a distance of 249.07 feet; thence along a curve to the left having an initial tangent bearing of South 60° 13' 39" East and a radius of 1054.93 feet, an arc distance of 66.60; thence North 0° 34' 10" East, a distance of 272.03 feet to the Point of Beginning.

Containing 15,583.42 Square Feet More or Less. (See attached)

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.

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; 1041538. }

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-2025-00007 **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:
Cleveland Avenue 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 1285.00 feet to the Point Beginning; thence North 0° 34' 10" East, a distance of 7.18 feet; thence North 88° 57' 07" West, a distance of 58.67 feet; thence South 0° 34' 10" West, a distance of 249.07 feet; thence along a curve to the left having an initial tangent bearing of South 60° 13' 39" East and a radius of 1054.93 feet, an arc distance of 66.60; thence North 0° 34' 10" East, a distance of 272.03 feet to the Point of Beginning.

Containing 15,583.42 Square Feet More or Less. (See attached)

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.

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; 1041653. }

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-2025-00007 **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:
Cleveland Avenue 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 1285.00 feet to the Point Beginning; thence North 0° 34' 10" East, a distance of 7.18 feet; thence North 88° 57' 07" West, a distance of 58.67 feet; thence South 0° 34' 10" West, a distance of 249.07 feet; thence along a curve to the left having an initial tangent bearing of South 60° 13' 39" East and a radius of 1054.93 feet, an arc distance of 66.60; thence North 0° 34' 10" East, a distance of 272.03 feet to the Point of Beginning.

Containing 15,583.42 Square Feet More or Less. (See attached)

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: 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; 1041538. }

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-2025-00007 **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:
Cleveland Avenue 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 1285.00 feet to the Point Beginning; thence North 0° 34' 10" East, a distance of 7.18 feet; thence North 88° 57' 07" West, a distance of 58.67 feet; thence South 0° 34' 10" West, a distance of 249.07 feet; thence along a curve to the left having an initial tangent bearing of South 60° 13' 39" East and a radius of 1054.93 feet, an arc distance of 66.60; thence North 0° 34' 10" East, a distance of 272.03 feet to the Point of Beginning.

Containing 15,583.42 Square Feet More or Less. (See attached)

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
Address

Kansas City, MO 64111

rbiondo@rousepc.com
Email

{32601 / 73478; 1041653. }

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-2025-00007 **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:
Cleveland Avenue 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 1285.00 feet to the Point Beginning; thence North 0° 34' 10" East, a distance of 7.18 feet; thence North 88° 57' 07" West, a distance of 58.67 feet; thence South 0° 34' 10" West, a distance of 249.07 feet; thence along a curve to the left having an initial tangent bearing of South 60° 13' 39" East and a radius of 1054.93 feet, an arc distance of 66.60; thence North 0° 34' 10" East, a distance of 272.03 feet to the Point of Beginning.

Containing 15,583.42 Square Feet More or Less. (See attached)

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.

Tim Kirkpatrick — 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; 1041653.}

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-2025-00007

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:
Cleveland Avenue 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 1285.00 feet to the Point Beginning; thence North 0° 34' 10" East, a distance of 7.18 feet; thence North 88° 57' 07" West, a distance of 58.67 feet; thence South 0° 34' 10" West, a distance of 249.07 feet; thence along a curve to the left having an initial tangent bearing of South 60° 13' 39" East and a radius of 1054.93 feet, an arc distance of 66.60; thence North 0° 34' 10" East, a distance of 272.03 feet to the Point of Beginning.

Containing 15,583.42 Square Feet More or Less. (See attached)

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

20/25/2025
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; 1041538. }

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-2025-00007

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:
Cleveland Avenue 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 1285.00 feet to the Point Beginning; thence North 0° 34' 10" East, a distance of 7.18 feet; thence North 88° 57' 07" West, a distance of 58.67 feet; thence South 0° 34' 10" West, a distance of 249.07 feet; thence along a curve to the left having an initial tangent bearing of South 60° 13' 39" East and a radius of 1054.93 feet, an arc distance of 66.60; thence North 0° 34' 10" East, a distance of 272.03 feet to the Point of Beginning.

Containing 15,583.42 Square Feet More or Less. (See attached)

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; 1041538. }

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-2025-00007 **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:
Cleveland Avenue 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 1285.00 feet to the Point Beginning; thence North 0° 34' 10" East, a distance of 7.18 feet; thence North 88° 57' 07" West, a distance of 58.67 feet; thence South 0° 34' 10" West, a distance of 249.07 feet; thence along a curve to the left having an initial tangent bearing of South 60° 13' 39" East and a radius of 1054.93 feet, an arc distance of 66.60; thence North 0° 34' 10" East, a distance of 272.03 feet to the Point of Beginning.

Containing 15,583.42 Square Feet More or Less. (See attached)

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; 1041538. }

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-2025-00007

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:
Cleveland Avenue 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 1285.00 feet to the Point Beginning; thence North 0° 34' 10" East, a distance of 7.18 feet; thence North 88° 57' 07" West, a distance of 58.67 feet; thence South 0° 34' 10" West, a distance of 249.07 feet; thence along a curve to the left having an initial tangent bearing of South 60° 13' 39" East and a radius of 1054.93 feet, an arc distance of 66.60; thence North 0° 34' 10" East, a distance of 272.03 feet to the Point of Beginning.

Containing 15,583.42 Square Feet More or Less. (See attached)

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; 1041538. }

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-2025-00007 **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:
Cleveland Avenue 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 1285.00 feet to the Point Beginning; thence North 0° 34' 10" East, a distance of 7.18 feet; thence North 88° 57' 07" West, a distance of 58.67 feet; thence South 0° 34' 10" West, a distance of 249.07 feet; thence along a curve to the left having an initial tangent bearing of South 60° 13' 39" East and a radius of 1054.93 feet, an arc distance of 66.60; thence North 0° 34' 10" East, a distance of 272.03 feet to the Point of Beginning.

Containing 15,583.42 Square Feet More or Less. (See attached)

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.

M Schroeder
Authorized Representative

3/17/2025
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; 1041538. }

Docusign Envelope ID: DBBC690E-27D0-4B24-BF02-2F6C23AAFF64

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-2025-00007 **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:
Cleveland Avenue 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 1285.00 feet to the Point Beginning; thence North 0° 34' 10" East, a distance of 7.18 feet; thence North 88° 57' 07" West, a distance of 58.67 feet; thence South 0° 34' 10" West, a distance of 249.07 feet; thence along a curve to the left having an initial tangent bearing of South 60° 13' 39" East and a radius of 1054.93 feet, an arc distance of 66.60; thence North 0° 34' 10" East, a distance of 272.03 feet to the Point of Beginning.

Containing 15,583.42 Square Feet More or Less. (See attached)

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

4/2/2025
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; 1041653. }

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.

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