

Ordinance 260241

Vacation of Public Right-of-Way: Darby Townhomes
CD-ROW-2025-00042

March 3, 2026

Neighborhood Planning & Development Committee

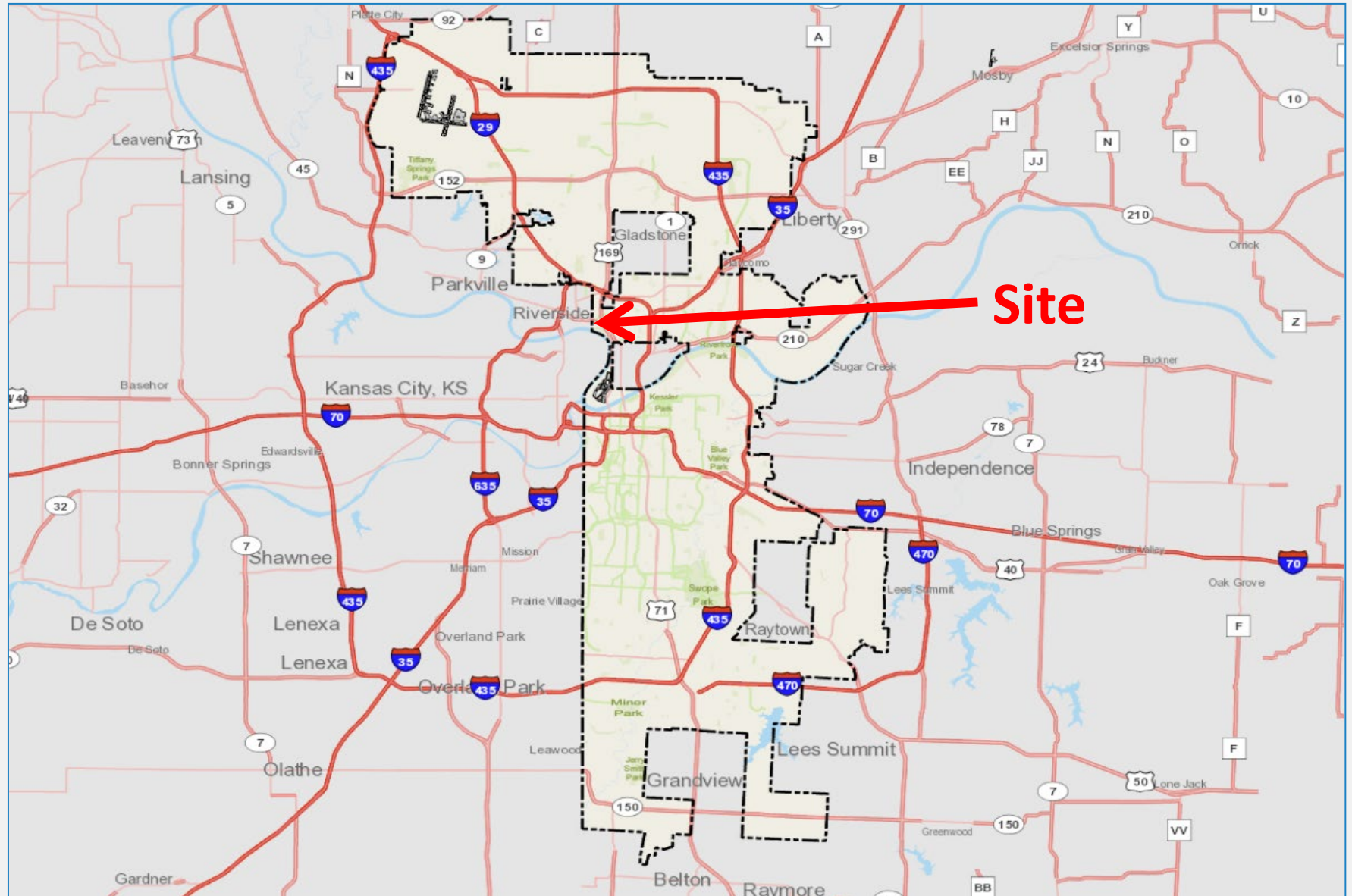


Location

Address:
1700 NW 35th St

Council District:
4th

Area Plan:
Briarcliff/Winnwood

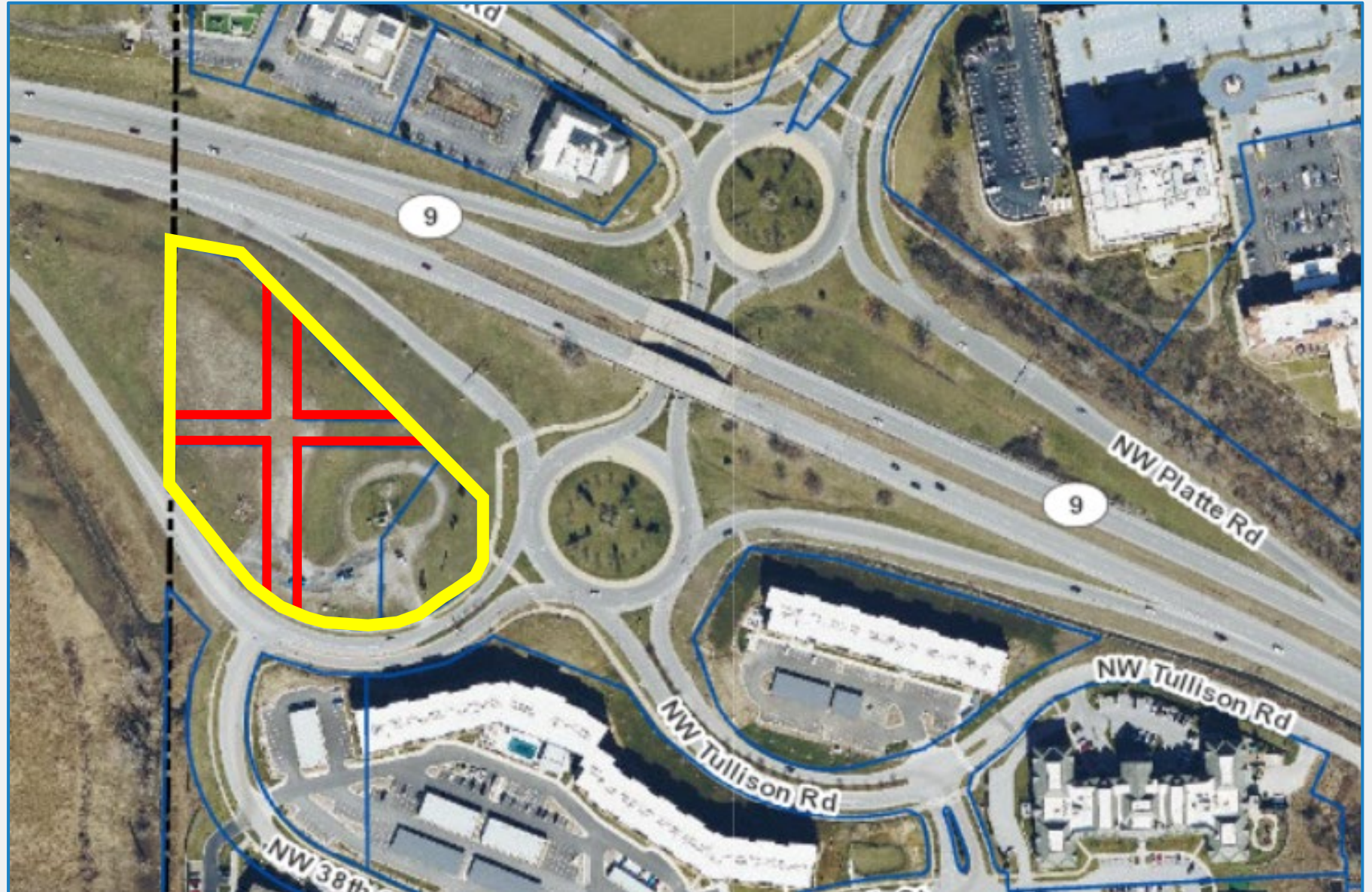


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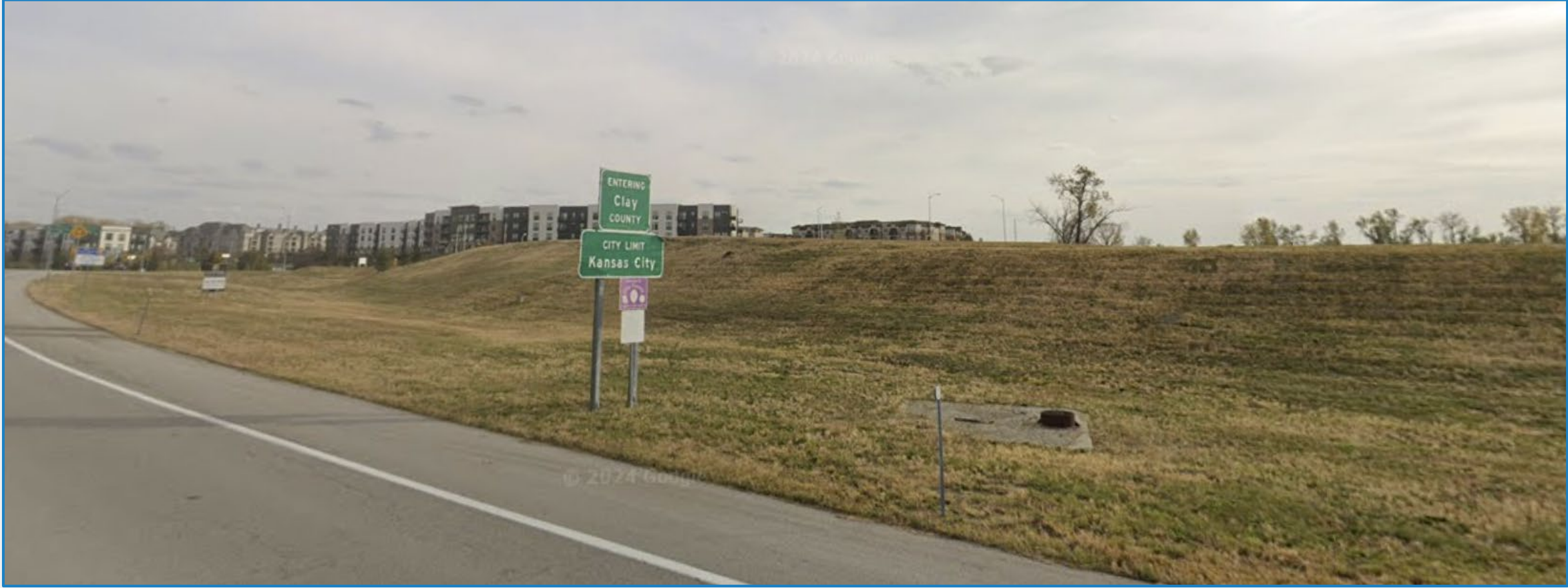
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Looking Southeast from Highway 9

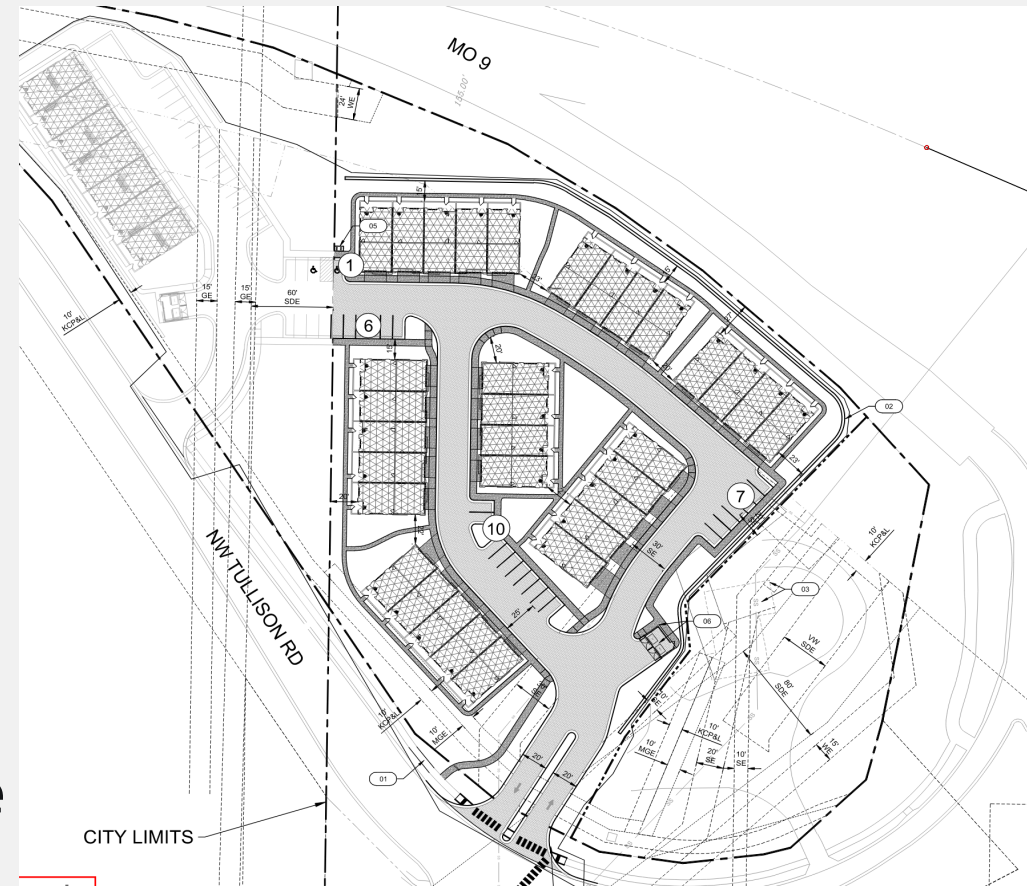


Looking North from NW Tullison Road



Vacation of Platted Right-of-Way

- The applicant is requesting the vacation of the plat and public right of way within a portion of the Wilson Ritchey Plat.
- The request does not include any improved sidewalks/ROW.
- The request does not include any public streets.
- Applicant has gained approval of a UR Final Plan for this site which will redevelop it into 32 unit townhome development with Private Streets.



Private Utility Conditions

- That the applicant shall retain all utility easements and protect facilities required by **AT&T**.
- That the applicant shall retain all existing utility easements and protect all facilities required by **Evergy**. Any relocation of utilities shall only occur if service is maintained, all associated costs are reimbursed by the applicant, and any necessary easements are granted.
- That the applicant shall retain all utility easements and protect facilities or relocate facilities if found to be in conflict at the owners expense as required by **Spectrum Charter**.
- That the applicant shall retain all utility easements and protect facilities required by **Spire**.

Public Utility Conditions

- That **street lights** found adjacent to the plat to be vacated are not affected or removed.
- That the applicant shall retain all utility easements and protect facilities as required by **KCMO Water Services**. No structures shall be built within the easements.

City Plan Commission Recommendation Ordinance 260241

Vacation of Plat and Right-of-Way

Case No. CD-ROW-2025-00042 **Approval with Conditions**

Darby Townhomes