



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-2025-00021**

UTILITY CO. att

Be it known that 1925 Baltimore Holdings 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:

South Lot 14 of GOODRICH ADD—LOTS 12 AND 13 AND N .5' LOT 14 BLK 12, generally located between Baltimore Ave to the west, 1924 Main Street (Rieger Building) to the east, 20th Street to the South and 1925 Baltimore to the North,

for the following purpose: Allow for ADA ingress/egress to the building as well as a landscape buffer and retaining wall for a barrier to the restaurant for LBW consumption containment.

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.

Jeremy Watson

Authorized Representative

7/17/25

Date

Return this form to:

Bret Springs & Zach Marten (Rockhill Restaurant Group)

214-991-0820 Bret or 785-331-8283 Zach

Applicant Name

Phone

2001 Baltimore Ave., Kansas City, MO 64108

bsprings@rockhill-restaurants.com / zmarten@rockhill-restaurants.com

Address

Email



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CASE NO. **CD-ROW-2025-00021**

UTILITY CO. AT&T Transmission

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

Kevin Wingard Project Manager

Authorized Representative

7-18-25

Date

Return this form to:

Bret Springs & Zach Marten (Rockhill Restaurant Group)

214-991-0820 Bret or 785-331-8283 Zach

Applicant Name

Phone

2001 Baltimore Ave., Kansas City, MO 64108

bsprings@rockhill-restaurants.com / zmarten@rockhill-restaurants.com

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CASE NO. **CD-ROW-2025-00021**

UTILITY CO. Comcast Cable

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Dallas Swofford
Authorized Representative

07/17/2025
Date

Return this form to:

Bret Springs & Zach Marten (Rockhill Restaurant Group)

214-991-0820 Bret or 785-331-8283 Zach

Applicant Name

Phone

2001 Baltimore Ave., Kansas City, MO 64108

bsprings@rockhill-restaurants.com / zmarten@rockhill-restaurants.com

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CASE NO. **CD-ROW-2025-00021**

UTILITY CO. Everfast Fiber Network, LLC

Be it known that 1925 Baltimore Holdings 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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Authorized Representative

7/21/25

Date

Return this form to:

Bret Springs & Zach Marten (Rockhill Restaurant Group)

214-991-0820 Bret or 785-331-8283 Zach

Applicant Name

Phone

2001 Baltimore Ave., Kansas City, MO 64108

bsprings@rockhill-restaurants.com / zmarten@rockhill-restaurants.com

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CASE NO. CD-ROW-2025-00021

UTILITY CO. EVERGY

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AMAR CHEEMA
Authorized Representative

07/18/2025
Date

Return this form to:

Bret Springs & Zach Marten (Rockhill Restaurant Group)

214-991-0820 Bret or 785-331-8283 Zach

Applicant Name

Phone

2001 Baltimore Ave., Kansas City, MO 64108

bsprings@rockhill-restaurants.com / zmarten@rockhill-restaurants.com

Address

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CASE NO. **CD-ROW-2025-00021**

UTILITY CO. Google Fiber

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Signed by:

Andy Simpson

Authorized Representative

7/22/2025

Date

Return this form to:

Bret Springs & Zach Marten (Rockhill Restaurant Group)

214-991-0820 Bret or 785-331-8283 Zach

Applicant Name

Phone

2001 Baltimore Ave., Kansas City, MO 64108

bsprings@rockhill-restaurants.com / zmarten@rockhill-restaurants.com

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CASE NO. **CD-ROW-2025-00021**

UTILITY CO. Lumen/Level3

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

RRedel

Authorized Representative

07/18/2025

Date

Return this form to:

Bret Springs & Zach Marten (Rockhill Restaurant Group)

214-991-0820 Bret or 785-331-8283 Zach

Applicant Name

Phone

2001 Baltimore Ave., Kansas City, MO 64108

bsprings@rockhill-restaurants.com / zmarten@rockhill-restaurants.com

Address

Email



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CASE NO. **CD-ROW-2025-00021**

UTILITY CO. Spectrum

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Richard Mehl

7-18-25

Authorized Representative

Date

Return this form to:

Bret Springs & Zach Marten (Rockhill Restaurant Group)

214-991-0820 Bret or 785-331-8283 Zach

Applicant Name

Phone

2001 Baltimore Ave., Kansas City, MO 64108

bsprings@rockhill-restaurants.com / zmarten@rockhill-restaurants.com

Address

Email



Spire Missouri Inc.
700 Market St.
St. Louis, MO 63101

July 30, 2025

Zach Marten / Bret Springs
Rockhill Restaurant Group
zmarten@rockhill-restaurants.com
785-331-8283

Re: Zach Marten / Bret Springs
CD-ROW-2025-00021


Vacation: vacate the south Lot 14 of GOODRICH ADD---LOTS 12 AND 13 AND N .5' LOT 14 BLK 12, generally located between Baltimore Ave to the west, 1924 Main Street (Rieger Building) to the east, 20th Street to the South and 1925 Baltimore to the North, to allow for ADA ingress/egress to the building as well as a landscape buffer and retaining wall for a barrier to the restaurant for LBW consumption containment.

Zach and Bret,

In response to your email letter dated July 21, 2025, relative to the above referenced vacation request.

Please be advised that Spire Missouri Inc. ("Spire") has no facilities located within the area which is requested to be vacated.

Sincerely,



Alex Sammet (Jul 30, 2025 10:34:47 CDT)

Alex Sammet
Manager Right of Way & Land Management
Spire Missouri Inc.

TJF: JLS
cc: Zach Marten / Bret Springs

Engineering Dept. Approval: 

Julie Krellato

System Planning Approval: 

PC



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. **CD-ROW-2025-00021**

UTILITY CO. UPN dba Segra

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Brian Short - Operations Manager
Authorized Representative

7-22-25
Date

Return this form to:

Bret Springs & Zach Marten (Rockhill Restaurant Group)

214-991-0820 Bret or 785-331-8283 Zach

Applicant Name

Phone

2001 Baltimore Ave., Kansas City, MO 64108

bsprings@rockhill-restaurants.com / zmarten@rockhill-restaurants.com

Address

Email



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CASE NO. **CD-ROW-2025-00021**

UTILITY CO. VICINITY ENERGY

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Josh Jeffus

Authorized Representative

7/17/25

Date

Return this form to:

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214-991-0820 Bret or 785-331-8283 Zach

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CASE NO. **CD-ROW-2025-00021**

UTILITY CO. Kansas City Missouri Fire Department

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Michael L Schroeder

Authorized Representative

7/17/2025

Date

Return this form to:

Bret Springs & Zach Marten (Rockhill Restaurant Group)

214-991-0820 Bret or 785-331-8283 Zach

Applicant Name

Phone

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bsprings@rockhill-restaurants.com / zmarten@rockhill-restaurants.com

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CASE NO. **CD-ROW-2025-00021**

UTILITY CO. City of Kansas City, Public Works Dept

Be it known that 1925 Baltimore Holdings 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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☐ Other: _____

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Sam Akula, KCMO, Public Works Dept,
Authorized Representative

7/21/2025
Date

Return this form to:

Bret Springs & Zach Marten (Rockhill Restaurant Group)
Applicant Name

214-991-0820 Bret or 785-331-8283 Zach
Phone

2001 Baltimore Ave., Kansas City, MO 64108
Address

bsprings@rockhill-restaurants.com / zmarten@rockhill-restaurants.com
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CASE NO. **CD-ROW-2025-00021**

UTILITY CO. **KCMO PUBLIC WORKS**

Be it known that 1925 Baltimore Holdings 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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☒ Other: Ensure that wooden power pole in the alley at the corner of your building isn't disturbed. Though this utility power pole is not owned by Kansas City, however KCMO Street Lights has a transformer that is attached that controls the lighting on Baltimore Ave from 20th Street to 19th Street. Removal would disrupt lighting.

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
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James Bennett

Authorized Representative

7-16-2025

Date

Return this form to:

Bret Springs & Zach Marten (Rockhill Restaurant Group)

Applicant Name

214-991-0820 Bret or 785-331-8283 Zach

Phone

2001 Baltimore Ave., Kansas City, MO 64108

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CASE NO. CD-ROW-2025-00021

UTILITY CO. KC Water

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Charles W. Zeger
Authorized Representative

07/18/2025
Date

Return this form to:

Bret Springs & Zach Marten (Rockhill Restaurant Group)

214-991-0820 Bret or 785-331-8283 Zach

Applicant Name

Phone

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