

CITY PLAN COMMISSION STAFF REPORT

CD-ROW-2025-00043

Bungalows at Maple Woods Vacation

April 15, 2026

Docket #2

Request

Vacation of Right-of-Way

Applicant

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

Owner

Terry Oleary - Kansas City Developers
Pearson Trust

Site Information

Location	8490 N Prospect Ave
Area	1.51 Acres
Zoning	R-1.5
Council District	1st
County	Clay
School District	North Kansas City

Surrounding Land Uses

North: Undeveloped, R-80
South: Commercial, B3-2
East: Residential, R-1.5
West: Undeveloped, R-80

Land Use Plan

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

Major Street Plan

North Prospect Avenue is not identified on the Major Street Plan at this location.

Approval Process



Overview

The applicant is seeking approval of a vacation of right-of-way in District R-1.5 (Residential) of about 1.51 acres generally located at the northwest corner of Northeast Barry Road and North Prospect Avenue to allow for the creation of a residential development.

Existing Conditions

The right-of-way is currently undeveloped and contains some tree canopy. The site has some grade change, with the high points mostly in the center of the site and the northeast corner.

Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

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

Controlling + Related Cases

CD-CPC-2025-00080 & 82 - A rezoning and development plan, also serving as a preliminary plat on about 14 acres, and a rezoning from Districts R-80 and R-0.5 to R-6 to allow for single- and two-unit residential buildings, approved by Ordinance No. 250834 on October 16, 2025.

Project Timeline

The application was filed on November 26, 2025. Scheduling deviations have occurred due to additional time needed to obtain utility company consent forms.

Professional Staff Recommendation

Docket #2 Approval, Subject to Conditions

VICINITY MAP



PLAN REVIEW

The public right-of-way section proposed to be vacated is a portion of unimproved right-of-way along North Prospect Avenue, north of the intersection of North Prospect Avenue and Northeast Barry Road. The proposed vacation is approximately 1.5 acres that varies in width along North Prospect Avenue. Case CD-CPC-2025-00082 approved the construction of 153 residential units, split between one- and two-unit structures with private streets, the proposed vacation is consistent with the approved plan. The proposed vacation will maintain the required right-of-way width of 30 feet from the centerline of North Prospect Avenue. The vacated area will allow for more housing units to be built on site.

There are private utilities located within the right-of-way. Spectrum Charter, AT&T and Evergy have utilities within the right-of-way which requires the applicant retain an easement or relocate utilities at the applicant's expense. There is no public utilities located within the right-of-way at this location.

SPECIFIC REVIEW CRITERIA

Vacation of Alleys, Streets and Plats (88-560-10)

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.

All adjacent property owners will retain legal access to the public right-of-way. North Prospect Avenue will remain a public street, only the unimproved portion will be vacated.

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 in question does not serve any current or future public purpose.

C. The vacation will no result in a violation of 88-405.

The proposed vacation does not violate 88-405 of the Zoning and Development Code. The proposed vacation will maintain the required 30 feet of public right-of-way from the centerline of North Prospect Avenue.

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 an impact on physical connectivity.

E. The vacation shall not result in a dead-end street or alley.

The proposed vacation will not result in a dead-end street or alley as the proposed vacation is only a portion of the public right-of-way.

F. The vacation shall not result in street traffic being routed through an alley.

No traffic will be routed through an alley as a result of this vacation.

G. The vacation shall not vacate half the width of a street or alley.

This proposal is vacating a portion of North Prospect Avenue. However, this vacation maintains the required 30 feet of public right-of-way from the centerline of North Prospect Avenue.

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. Applicant's Submittal
 - a. Exhibit
 - b. Legal Description
 - c. Petition to Vacate
 - d. Consent to Vacate
 - e. Utility Comment Sheets

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully submitted,



Justin Smith

Planner



Plan Conditions

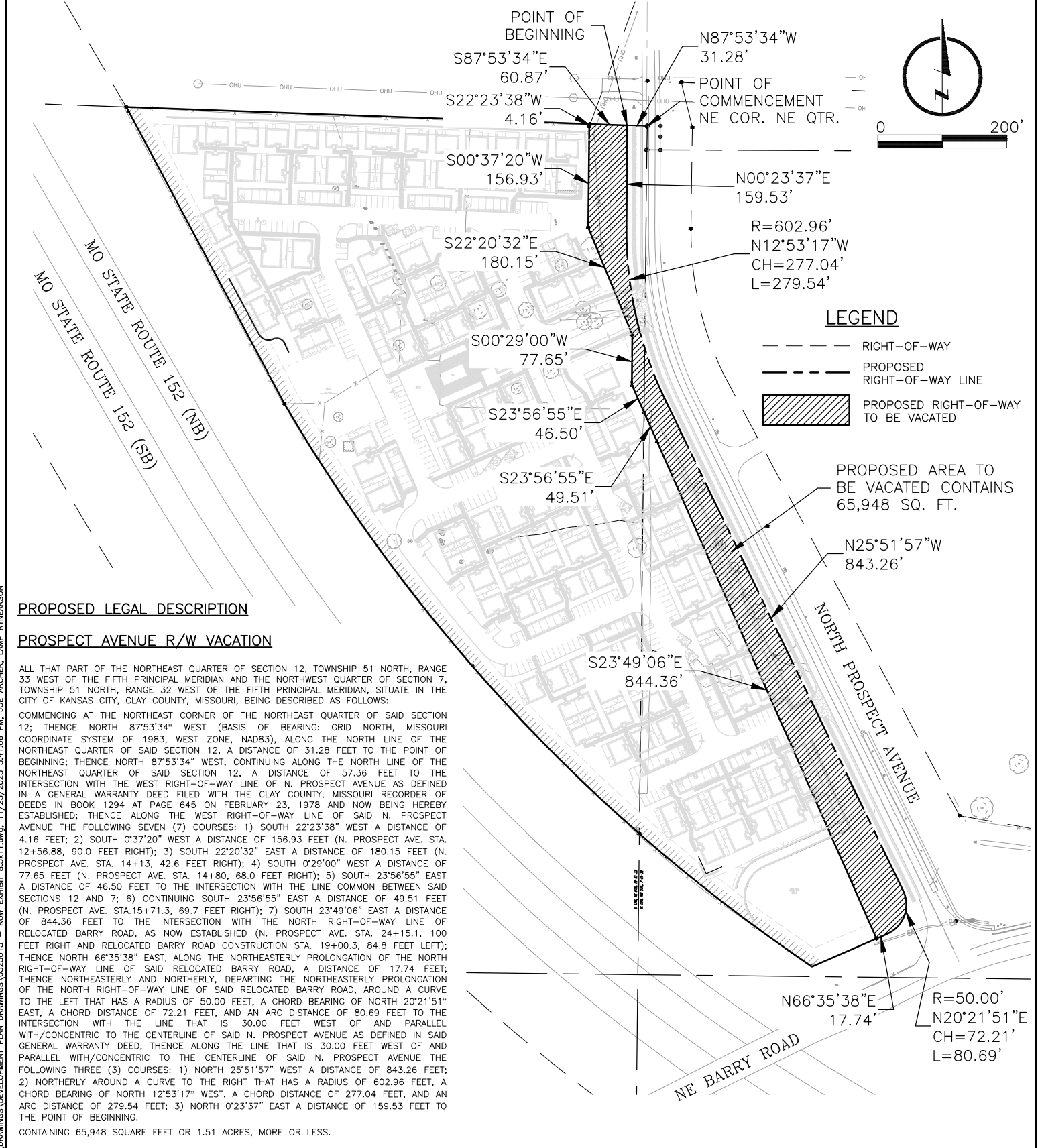
Report Date: April 09, 2026

Case Number: CD-ROW-2025-00043

Project: Bungalows at Maple Woods Vacation

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 AT&T.
2. That the applicant shall retain all utility easements and protect facilities required by Evergy.
3. That the applicant shall relocate facilities as required by Spectrum Charter.



LEGEND

- RIGHT-OF-WAY
- - - PROPOSED RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY TO BE VACATED

PROPOSED AREA TO BE VACATED CONTAINS 65,948 SQ. FT.

PROPOSED LEGAL DESCRIPTION

PROSPECT AVENUE R/W VACATION

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SITUATE IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 87°53'34" WEST (BASIS OF BEARING: GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83), ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 31.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°53'34" WEST, CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 57.36 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF N. PROSPECT AVENUE AS DEFINED IN A GENERAL WARRANTY DEED FILED WITH THE CLAY COUNTY, MISSOURI RECORDER OF DEEDS IN BOOK 1294 AT PAGE 645 ON FEBRUARY 23, 1978 AND NOW BEING HEREBY ESTABLISHED; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID N. PROSPECT AVENUE THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 22°23'38" WEST A DISTANCE OF 4.16 FEET; 2) SOUTH 0°37'20" WEST A DISTANCE OF 156.93 FEET (N. PROSPECT AVE. STA. 12+56.88, 90.0 FEET RIGHT); 3) SOUTH 22°20'32" EAST A DISTANCE OF 180.15 FEET (N. PROSPECT AVE. STA. 14+13, 42.6 FEET RIGHT); 4) SOUTH 0°29'00" WEST A DISTANCE OF 77.65 FEET (N. PROSPECT AVE. STA. 14+80, 68.0 FEET RIGHT); 5) SOUTH 23°56'55" EAST A DISTANCE OF 46.50 FEET TO THE INTERSECTION WITH THE LINE COMMON BETWEEN SAID SECTIONS 12 AND 7; 6) CONTINUING SOUTH 23°56'55" EAST A DISTANCE OF 49.51 FEET (N. PROSPECT AVE. STA. 15+71.3, 69.7 FEET RIGHT); 7) SOUTH 23°49'06" EAST A DISTANCE OF 844.36 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF RELOCATED BARRY ROAD, AS NOW ESTABLISHED (N. PROSPECT AVE. STA. 24+15.1, 100 FEET RIGHT AND RELOCATED BARRY ROAD CONSTRUCTION STA. 19+00.3, 84.8 FEET LEFT); THENCE NORTH 66°35'38" EAST, ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF SAID RELOCATED BARRY ROAD, A DISTANCE OF 17.74 FEET; THENCE NORTHEASTERLY AND NORTHERLY, DEPARTING THE NORTHEASTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF SAID RELOCATED BARRY ROAD, AROUND A CURVE TO THE LEFT THAT HAS A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 20°21'51" EAST, A CHORD DISTANCE OF 72.21 FEET, AND AN ARC DISTANCE OF 80.69 FEET TO THE INTERSECTION WITH THE LINE THAT IS 30.00 FEET WEST OF AND PARALLEL WITH/CONCENTRIC TO THE CENTERLINE OF SAID N. PROSPECT AVENUE AS DEFINED IN SAID GENERAL WARRANTY DEED; THENCE ALONG THE LINE THAT IS 30.00 FEET WEST OF AND PARALLEL WITH/CONCENTRIC TO THE CENTERLINE OF SAID N. PROSPECT AVENUE THE FOLLOWING THREE (3) COURSES: 1) NORTH 25°51'57" WEST A DISTANCE OF 843.26 FEET; 2) NORTHERLY AROUND A CURVE TO THE RIGHT THAT HAS A RADIUS OF 602.96 FEET, A CHORD BEARING OF NORTH 12°53'17" WEST, A CHORD DISTANCE OF 277.04 FEET, AND AN ARC DISTANCE OF 279.54 FEET; 3) NORTH 0°23'37" EAST A DISTANCE OF 159.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 65,948 SQUARE FEET OR 1.51 ACRES, MORE OR LESS.

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402) 496-2498
NE AUTH. NO.: CA0130
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970) 226-0342
KANSAS CITY, MISSOURI
901 STATE LINE RD., STE. 200 (816) 361-0440
MO AUTH. NO.: E-2013011903 | LS-2019043127

DESIGNER / DRAFTER JEA
REVIEWER MDM
PROJECT NUMBER 0325015
DATE 11/25/2025
SURFACE LOCATION
BOOK AND PAGE

PROPOSED
RIGHT OF WAY VACATION

L:\Engineering\0325015 - ROW EXHIBIT 8.5x11.dwg, 11/25/2025 5:41:06 PM, JOE ARCHER, LAMP RYNEARSON



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

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:

North Prospect Avenue (see attached legal description and drawing)

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.

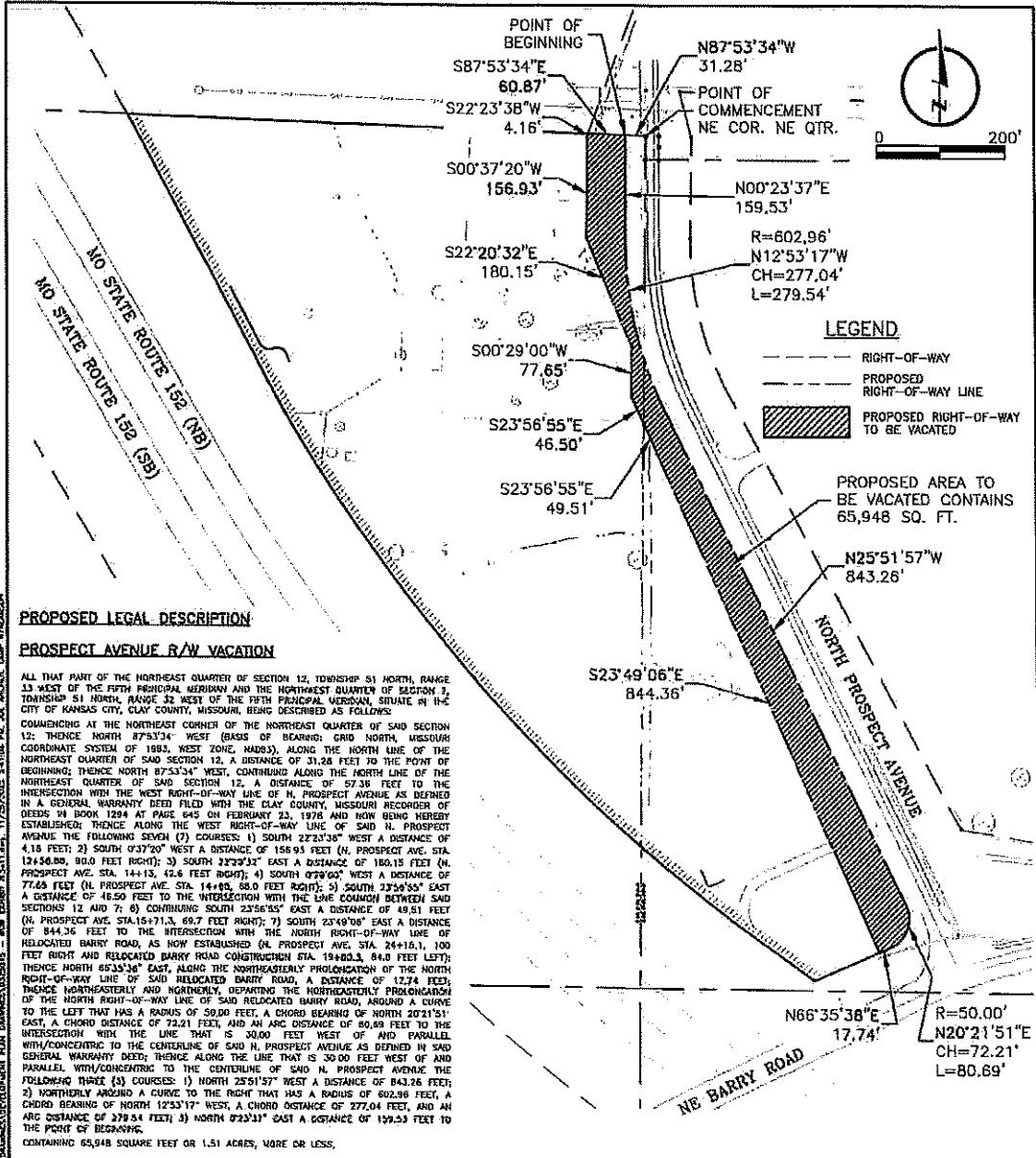
Filed _____, 20____	
_____	by _____
City Clerk	Deputy

Prospect Avenue R/W Vacation Description

All that part of the Northeast Quarter of Section 12, Township 51 North, Range 33 West of the Fifth Principal Meridian and the Northwest Quarter of Section 7, Township 51 North, Range 32 West of the Fifth Principal Meridian, situate in the City of Kansas City, Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 12; thence North $87^{\circ}53'34''$ West (Basis of bearing: Grid North, Missouri Coordinate System of 1983, West Zone, NAD83), along the North line of the Northeast Quarter of said Section 12, a distance of 31.28 feet to the Point of Beginning; thence North $87^{\circ}53'34''$ West, continuing along the North line of the Northeast Quarter of said Section 12, a distance of 57.36 feet to the intersection with the West right-of-way line of N. Prospect Avenue as defined in a General Warranty Deed filed with the Clay County, Missouri Recorder of Deeds in Book 1294 at Page 645 on February 23, 1978 and now being hereby established; thence along the West right-of-way line of said N. Prospect Avenue the following seven (7) courses: 1) South $22^{\circ}23'38''$ West a distance of 4.16 feet; 2) South $0^{\circ}37'20''$ West a distance of 156.93 feet (N. Prospect Ave. sta. 12+56.88, 90.0 feet right); 3) South $22^{\circ}20'32''$ East a distance of 180.15 feet (N. Prospect Ave. sta. 14+13, 42.6 feet right); 4) South $0^{\circ}29'00''$ West a distance of 77.65 feet (N. Prospect Ave. sta. 14+80, 68.0 feet right); 5) South $23^{\circ}56'55''$ East a distance of 46.50 feet to the intersection with the line common between said Sections 12 and 7; 6) continuing South $23^{\circ}56'55''$ East a distance of 49.51 feet (N. Prospect Ave. sta. 15+71.3, 69.7 feet right); 7) South $23^{\circ}49'06''$ East a distance of 844.36 feet to the intersection with the North right-of-way line of Relocated Barry Road, as now established (N. Prospect Ave. sta. 24+15.1, 100 feet right and Relocated Barry Road construction sta. 19+00.3, 84.8 feet left); thence North $66^{\circ}35'38''$ East, along the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, a distance of 17.74 feet; thence Northeasterly and Northerly, departing the Northeasterly prolongation of the North right-of-way line of said Relocated Barry Road, around a curve to the left that has a radius of 50.00 feet, a chord bearing of North $20^{\circ}21'51''$ East, a chord distance of 72.21 feet, and an arc distance of 80.69 feet to the intersection with the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue as defined in said General Warranty Deed; thence along the line that is 30.00 feet West of and parallel with/concentric to the centerline of said N. Prospect Avenue the following three (3) courses: 1) North $25^{\circ}51'57''$ West a distance of 843.26 feet; 2) Northerly around a curve to the right that has a radius of 602.96 feet, a chord bearing of North $12^{\circ}53'17''$ West, a chord distance of 277.04 feet, and an arc distance of 279.54 feet; 3) North $0^{\circ}23'37''$ East a distance of 159.53 feet to the Point of Beginning.

Containing 65,948 square feet or 1.51 acres, more or less.



PROPOSED LEGAL DESCRIPTION

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CLAY COUNTY, MISSOURI
 1175 SOUTH 10TH ST., SUITE 200
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 www.lamprynearson.com

DESIGNER / DRAFTER	JEA
REVIEWER	MDM
PROJECT NUMBER	0325015
DATE	11/25/2025
SURFACE LOCATION	
BOOK AND PAGE	

PROPOSED
 RIGHT OF WAY VACATION



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-2025-00043

In the matter of the vacation of: North Prospect Avenue

(See attached legal description and drawing)

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

Case No. CD-ROW-2028-00043

Owner's name	Legal description of property
Bungalows at Maple Woods SPE LLC By:  Name: <u>Norman Miller</u> Title: <u>Authorized Signatory</u>	8490 N. Prospect Avenue SEC 07, 51, 32 Part of NW ¼ of NW ¼ east of N. Prospect and 300 F S of relocated Prospect 1110 feet, thence W 130 feet thence northerly 420 feet thence N 715 feet 8600 N Prospect Avenue SEC 12, 51.33 PRT of NE ¼ of NE ¼ lying South of N Section west of N Prospect Ave and E of Hwy 152

(additional sheets attached as required)

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this 19th day of FEBRUARY, 2026 before me, appeared NORMAN MILLER, to me personally known, who being by me personally sworn, did say that he/she is the AUTHORIZED SIGNATORY of Bungalows at Maple Woods SPE LLC, and that said instrument was signed and sealed in behalf of BUNGALOWS AT MAPLE WOODS SPE LLC acknowledged said instrument to be the free act and deed of the COMPANY.

Subscribed and sworn to before me on this 19th day of FEBRUARY, 2026



Notary Public in and for Said County and State


Notary Public

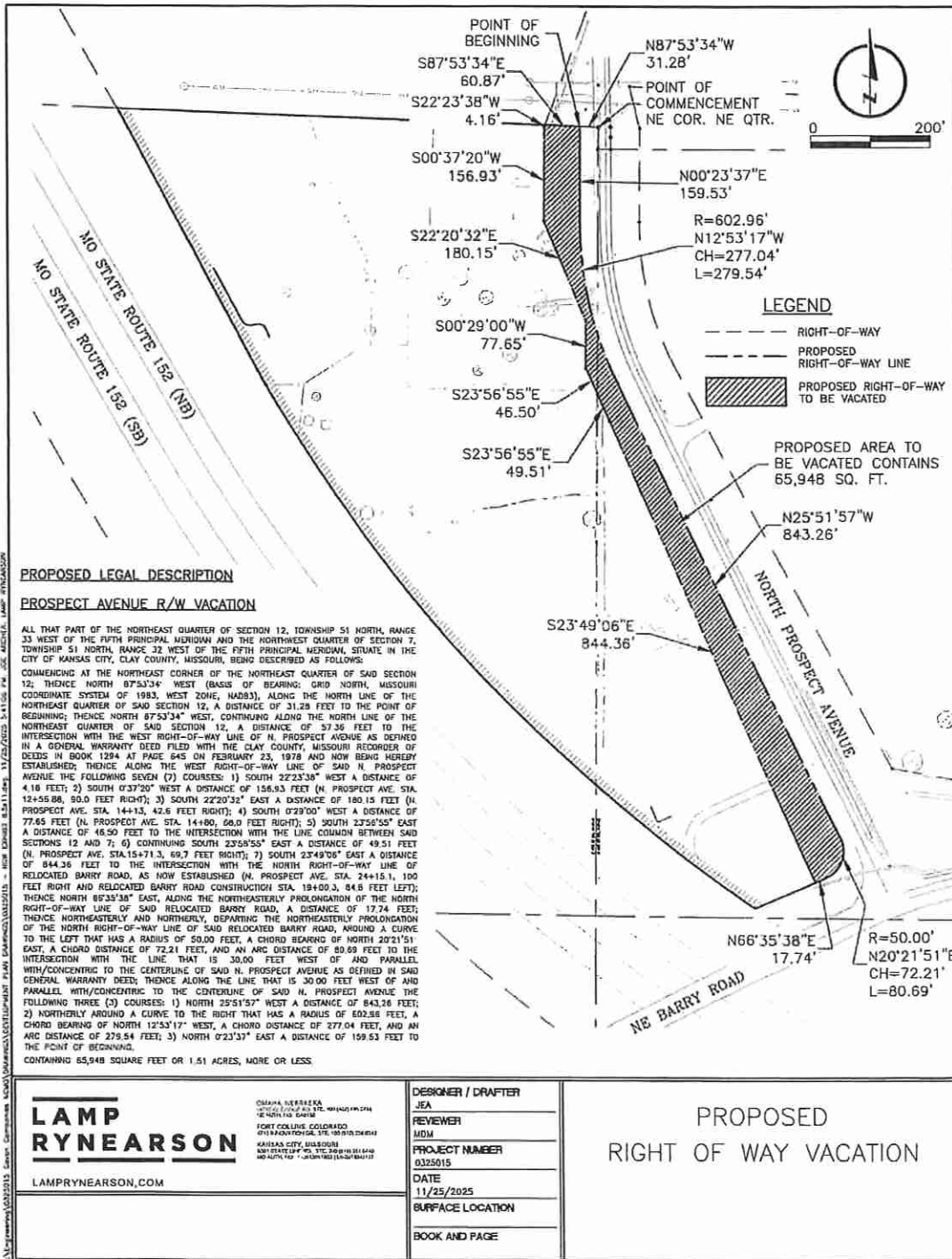
My Commission Expires:

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PROSPECT AVENUE R/W VACATION

ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 51 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SITUATE IN THE CITY OF KANSAS CITY, CLAY COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 87°53'34" WEST (BASIS OF BEARING, GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, NAD83), ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 31.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°53'34" WEST, CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, A DISTANCE OF 57.36 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF N. PROSPECT AVENUE AS DEFINED IN A GENERAL WARRANTY DEED FILED WITH THE CLAY COUNTY, MISSOURI RECORDER OF DEEDS IN BOOK 1294 AT PAGE 945 ON FEBRUARY 23, 1978 AND NOW BEING HEREBY ESTABLISHED; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID N. PROSPECT AVENUE THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 22°23'38" WEST A DISTANCE OF 4.18 FEET; 2) SOUTH 0°37'20" WEST A DISTANCE OF 156.93 FEET (N. PROSPECT AVE. STA. 12+55.88, 50.0 FEET RIGHT); 3) SOUTH 22°20'32" EAST A DISTANCE OF 180.15 FEET (N. PROSPECT AVE. STA. 14+13.42, 42.6 FEET RIGHT); 4) SOUTH 0°29'00" WEST A DISTANCE OF 77.65 FEET (N. PROSPECT AVE. STA. 14+80.00, 60.0 FEET RIGHT); 5) SOUTH 2°56'55" EAST A DISTANCE OF 46.50 FEET TO THE INTERSECTION WITH THE LINE COLUMN BETWEEN SAID SECTIONS 12 AND 7; 6) CONTINUING SOUTH 2°56'55" EAST A DISTANCE OF 49.51 FEET (N. PROSPECT AVE. STA. 15+13.3, 60.9 FEET RIGHT); 7) SOUTH 2°49'06" EAST A DISTANCE OF 844.36 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF RELOCATED BARRY ROAD, AS NOW ESTABLISHED (N. PROSPECT AVE. STA. 24+15.1, 100 FEET RIGHT AND RELOCATED BARRY ROAD CONSTRUCTION STA. 19+00.0, 84.8 FEET LEFT); THENCE NORTH 86°35'38" EAST, ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTH RIGHT-OF-WAY LINE OF SAID RELOCATED BARRY ROAD, AROUND A CURVE TO THE LEFT THAT HAS A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 20°21'51" EAST, A CHORD DISTANCE OF 72.21 FEET, AND AN ARC DISTANCE OF 80.69 FEET TO THE INTERSECTION WITH THE LINE THAT IS 30.00 FEET WEST OF AND PARALLEL WITH/CONCENTRIC TO THE CENTERLINE OF SAID N. PROSPECT AVENUE AS DEFINED IN SAID GENERAL WARRANTY DEED; THENCE ALONG THE LINE THAT IS 30.00 FEET WEST OF AND PARALLEL WITH/CONCENTRIC TO THE CENTERLINE OF SAID N. PROSPECT AVENUE THE FOLLOWING THREE (3) COURSES: 1) NORTH 25°51'57" WEST A DISTANCE OF 843.26 FEET; 2) NORTHERLY AROUND A CURVE TO THE RIGHT THAT HAS A RADIUS OF 602.96 FEET, A CHORD BEARING OF NORTH 12°53'17" WEST, A CHORD DISTANCE OF 277.04 FEET, AND AN ARC DISTANCE OF 279.54 FEET; 3) NORTH 0°23'37" EAST A DISTANCE OF 159.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 65,948 SQUARE FEET OR 1.51 ACRES, MORE OR LESS.

**LAMP
RYNEARSON**

LAMPRYNEARSON.COM

OSAPPA, MISSOURI
1000 S. GARDNER ST., SUITE 100
KANSAS CITY, MISSOURI
816.452.1100, FAX 816.452.1101

DESIGNER / DRAFTER
JEA
REVIEWER
MDM
PROJECT NUMBER
0325015
DATE
11/25/2025
SURFACE LOCATION
BOOK AND PAGE

PROPOSED
RIGHT OF WAY VACATION



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-2025-00043

UTILITY CO. KCMO Water Services Department; System Engineering Division

Be it known that Kansas City Developers I and Pearson Trust, 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:

North Prospect Avenue (see attached legal description and drawing)

for the following purpose: for the development of the property east of the proposed right of way to be vacated for a residential housing development

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

[Handwritten Signature]

 Authorized Representative
KC Water

02/20/2026

 Date

Return this form to:	
Applicant Name	Phone
Address	Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
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CASE NO. CD-ROW-2025-00043

UTILITY CO. AT&T

Be it known that Kansas City Developers I and Pearson Trust, 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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- No (form complete)

2. Our utility/agency:

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- objects to the vacation and will not waive objection under any conditions (describe below)
- will waive objections subject to the following conditions (describe below)
 - Retain utility easement and protect facilities
 - Relocate facilities
 - Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Brian Davidson

Authorized Representative

12/22/2025

Date

Return this form to:

Rachelle Biondo

816-753-9200

Applicant Name

Phone

801 W. 47th Street, Suite 500

Kansas City, MO 64112

rbiondo@rousepc.com

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
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CASE NO. CD-ROW-2025-00043

UTILITY CO. Google Fiber

Be it known that Kansas City Developers I and Pearson Trust, 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:

North Prospect Avenue (see attached legal description and drawing)

for the following purpose: for the development of the property east of the proposed right of way to be vacated for a residential hosing development

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: _____

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

Signed by:

Andy Simpson

2A E048881304400

Authorized Representative

12/10/2025

Date

Return this form to:

Applicant Name

Phone

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
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CASE NO. CD-ROW-2025-00043

UTILITY CO. KCMO Fire Department

Be it known that Kansas City Developers I and Pearson Trust, 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:

North Prospect Avenue (see attached legal description and drawing)

for the following purpose: for the development of the property east of the proposed right of way to be vacated for a residential housing development

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

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

2. Our utility/agency:

- has no objections
- objects to the vacation and will not waive objection under any conditions (describe below)
- will waive objections subject to the following conditions (describe below)
 - Retain utility easement and protect facilities
 - Relocate facilities
 - Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Michael Schroeder

Authorized Representative

12/16/2025

Date

Return this form to:

Applicant Name

Phone

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
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CASE NO. CD-ROW-2025-00043

UTILITY CO. North Kansas City School District

Be it known that Kansas City Developers I and Pearson Trust, 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:

North Prospect Avenue (see attached legal description and drawing)

for the following purpose: for the development of the property east of the proposed right of way to be vacated for a residential hosing development

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

12-14-2025

Date

Return this form to:

Applicant Name

Phone

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
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CASE NO. CD-ROW-2025-00043

UTILITY CO. Everfast Fiber Network

Be it known that Kansas City Developers I and Pearson Trust, 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:

North Prospect Avenue (see attached legal description and drawing)

for the following purpose: for the development of the property east of the proposed right of way to be vacated for a residential hosing development

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.

12/12/25

Authorized Representative

Date

Return this form to:

Applicant Name

Phone

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
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CASE NO. CD-ROW-2025-00043

UTILITY CO. Evergy

Be it known that Kansas City Developers I and Pearson Trust, 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:

North Prospect Avenue (see attached legal description and drawing)

for the following purpose: for the development of the property east of the proposed right of way to be vacated for a residential housing development

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: _____

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

J. Brent Gerling - Northland Supervisor

Authorized Representative

12/12/2025

Date

Return this form to:

Applicant Name

Phone

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
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CASE NO. CD-ROW-2025-00043

UTILITY CO. Comcast

Be it known that Kansas City Developers I and Pearson Trust, 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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- Yes (proceed to #2)
- No (form complete)

2. Our utility/agency:

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- objects to the vacation and will not waive objection under any conditions (describe below)
- will waive objections subject to the following conditions (describe below)
 - Retain utility easement and protect facilities
 - Relocate facilities
 - Other: _____

- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.
- Please return this form to the applicant within 30 days.

Dallas Swofford

12/11/25

Authorized Representative

Date

Return this form to:

Applicant Name

Phone

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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CASE NO. CD-ROW-2025-00043

UTILITY CO. Spire

Be it known that Kansas City Developers I and Pearson Trust, 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:

North Prospect Avenue (see attached legal description and drawing)

for the following purpose: for the development of the property east of the proposed right of way to be vacated for a residential hosing development

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- Senior Right of Way Representative for Spire Energy 12/10/2025
Authorized Representative Date

Return this form to:	
Applicant Name	Phone
Address	Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00043

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

Be it known that Kansas City Developers I and Pearson Trust, 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:

North Prospect Avenue (see attached legal description and drawing)

for the following purpose: for the development of the property east of the proposed right of way to be vacated for a residential hosing development

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: _____

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

Sam Akula, P.E, Public Works Dept., Street and Traffic Division

12/10/2025

Authorized Representative

Date

Return this form to:

Applicant Name

Phone

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00043

UTILITY CO. AT&T Transmission (Legacy T)

Be it known that Kansas City Developers I and Pearson Trust, 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: for the development of the property east of the proposed right of way to be vacated for a residential housing development

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

11-12-25

Authorized Representative

Date

Return this form to:

Applicant Name

Phone

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00043

UTILITY CO. Spectrum Charter

Be it known that Kansas City Developers I and Pearson Trust, 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:

North Prospect Avenue (see attached legal description and drawing)

for the following purpose: for the development of the property east of the proposed right of way to be vacated for a residential housing development

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: _____

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

Brian Bade

Authorized Representative

1/14/26

Date

Return this form to:	
Applicant Name	Phone
Address	Email

Rachelle Biondo

From: Martin, Philip P <Philip.P.Martin@lumen.com>
Sent: Thursday, January 29, 2026 2:17 PM
To: Rachelle Biondo
Subject: P-738851 : VACATION OF STREETS ALLEYS AND PLATS
Attachments: Utility Map.pdf; South Whitney St, Hartford - Project Location.pdf

Date: **1/29/2026**

Attn: **Rachelle M. Biondo**

RE: **VACATION OF STREETS ALLEYS AND PLATS**

Requestor Project ID: **CD-ROW-2025-00043**

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-738851** 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.

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