



CITY PLAN COMMISSION STAFF REPORT

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

October 16, 2024

Project Name
East 34th Street Vacation

Docket #7

Request
CD-ROW-2024-00021
Vacation of Public Right-of-Way

Applicant
Richard Shafer
BHC Rhodes

Owner
Langley Enterprises, LLC.

Location SE of 5819 E 32nd
Area About 2,000 Sqft
Zoning M1-5
Council District 3rd
County Jackson
School District Kansas City

Surrounding Land Uses
North: Industrial, zoned M1-5
South: Industrial, zoned M1-5
East: Industrial, zoned M1-5
West: Undeveloped, zoned B3-2

Land Use Plan
The Riverfront Industrial Area Plan recommends Industrial land uses for this location.

Major Street Plan
East 34th Street is not identified on the City's Major Street Plan.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a vacation of a portion of public right-of-way in District M1-5 of about 50 feet in length generally located at the northeast corner of Stadium Drive and Topping Avenue.

PROJECT TIMELINE

The application for the subject request was filed on 7/02/2024. Scheduling deviations from 2024 Cycle 9.1 have occurred due to the amount of time it takes to organize utility companies and obtain consent. The applicant submitted the consent documents on 9/10/2024.

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 right-of-way which is proposed to be vacated is a portion of East 34th Street. It does not serve as primary access to any of the surrounding parcels. The portion of public right-of-way has never been developed and does not provide any connectivity to adjacent streets. The current site is a mix of grass and trees.

CONTROLLING + RELATED CASES

CD-ROW-2024-00015 – Vacation of public right-of-way. City Plan Commission recommended Approval with Conditions on September 4, 2024

CD-ROW-2024-00019 – Vacation of public right-of-way. City Plan Commission recommended Approval with Conditions on September 4, 2024

CD-ROW-2024-00020 – Vacation of public right-of-way. To be heard at October 16, 2024 City Plan Commission

PROFESSIONAL STAFF RECOMMENDATION

Docket #7 Recommendation: Approval, Subject to Conditions

Vicinity Map –



PLAN REVIEW

The portion of public right-of-way to be vacated is an unimproved street that terminates at the corner of Stadium Drive and Topping Avenue. The area of right-of-way is approximately 2,000 square feet. The public right-of-way in question currently has both public and private utilities located within it. Kansas City Water Services has sewer located within the area. There is also AT&T and Evergy facilities located within the portion of East 34th Street.

This vacation request is to facilitate the development of the site to the northeast, owned by Langley Enterprises, LLC. The applicant's intention is to fully utilize the property located at 5819 East 32nd Street. A key element of the applicant's intent involves the vacation of East 34th Street, among several other street vacations proposed in conjunction with this development. This is a companion case with CD-ROW-2024-00015, CD-ROW-2024-00019 and CD-ROW-2024-00020. This proposal is part of a broader initiative that includes multiple vacation requests in the vicinity. A development plan will be required before future development because the site is zoned industrial and larger than 10 acres per Section 88-517-02-D.

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 public right-of-way. There are plans to develop the lot to the northeast and utilize the right-of-way as part of the development.

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 paper street in question does not serve any current or future public purpose or general connectivity.

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.

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 an impact on the 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 or alley, as the entirety of the right-of-way is proposed for vacation.

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 right-of-way being vacated is not on the Major Street Plan.

ATTACHMENTS

1. Conditions Report
2. Applicants 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 Condition** as stated in the conditions report.

Respectfully Submitted,



Justin Smith
Planner



Plan Conditions

Report Date: October 10, 2024

Case Number: CD-ROW-2024-00021

Project: East 34th Street Vacation

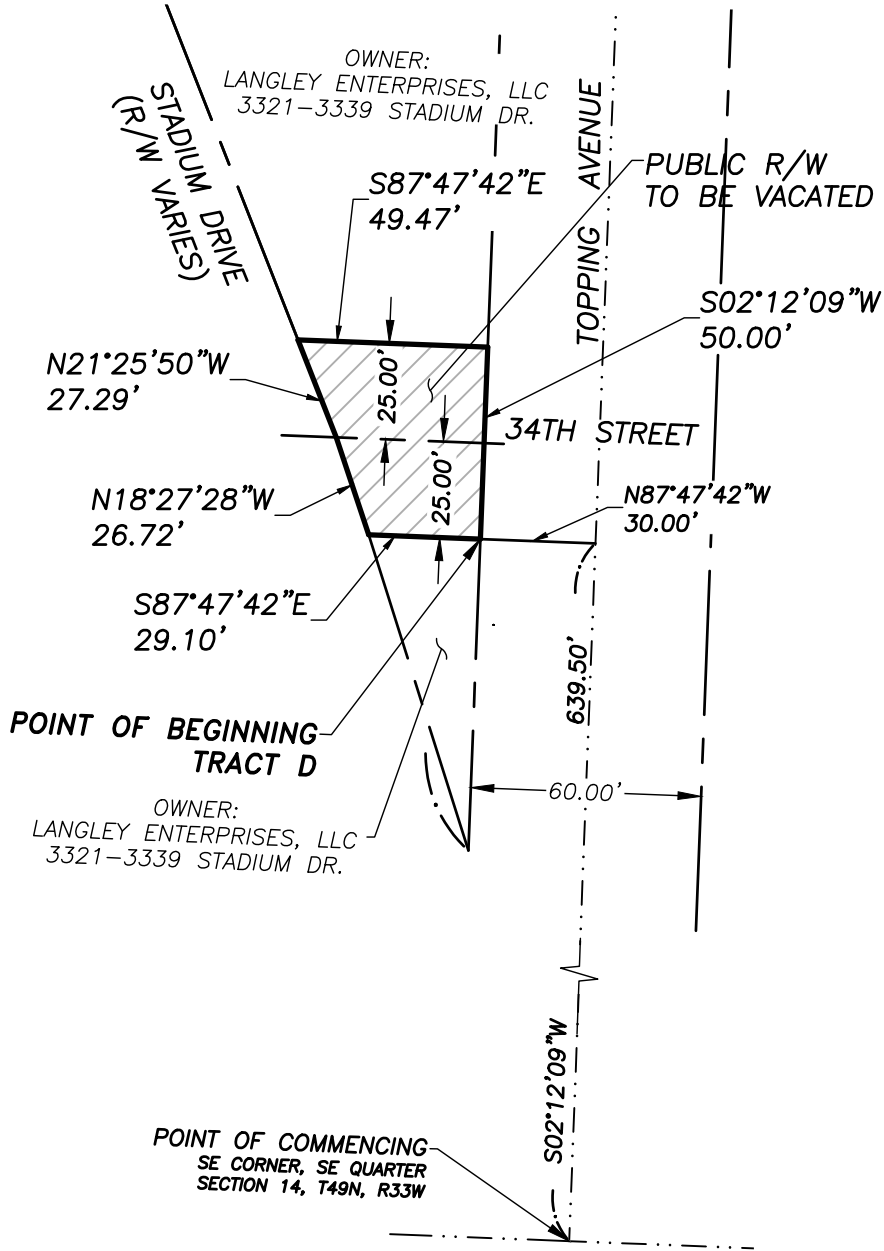
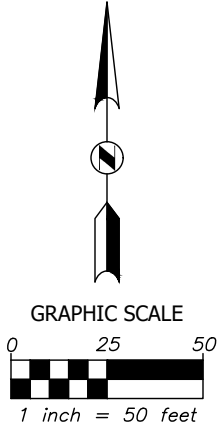
Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@kcmo.org with questions.

1. The applicant shall retain all utility easements, protect facilities and no construction shall occur within the easement or relocate facilities at the applicant's expense as required by the KCMO Water Services Department.
2. The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by Evergy.
3. The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by AT&T.

**EXHIBIT D - PARTIAL ROAD VACATION
34TH STREET WEST OF TOPPING AVENUE
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI
MAP (SEE SHEET 2 FOR DESCRIPTION)**

I:\039980.00.01 3445 Raytown Road, KCMO\DWG\Survey\039980-VACATE 34TH STREET.dwg

Jul 02, 2024 - 12:57pm Plotted by: kent.shafer



Sheet:	RKS
1	Project No: 039980
OF	Field Date: NA
2	Issue Date: 5/28/2024

Project: EXHIBIT D
PARTIAL ROAD VACATION
34TH STREET
IN THE CITY OF KANSAS CITY,
JACKSON COUNTY, MISSOURI

Client: LANGLEY RECYCLING, INC.
3557 STADIUM DRIVE
KANSAS CITY, MO. 64129

**EXHIBIT D - PARTIAL ROAD VACATION
34TH STREET WEST OF TOPPING AVENUE
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI
DESCRIPTION (SEE SHEET 1 FOR MAP)**

A Tract of land being part of 34th Street, as established by Ordinance number 24275, approved October 29th, 1915 and the plat of COUCH'S 1ST ADDITION, a subdivision of land recorded April 27th, 1916, as document number 1100837, in Book 18 at Page 89, in the East half of the Southeast Quarter of Section 14, and East half of the Northeast Quarter of Section 23, in Township 49 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the East line of said Southeast Quarter, having a bearing of North 02° 12' 09" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD 83.)

COMMENCING at the Southeast corner of said Section 14, Township 49 North, Range 33 West;

Thence North 02° 12' 09" West, 639.50 feet, on the East line of the Southeast Quarter of said Section 14;

Thence North 87° 47' 42" West, 30.00 feet, to the intersection of the West Right-of-Way line of Topping Avenue and the South Right-of-way line of 34th Street, and the POINT OF BEGINNING of said Tract herein described;

Thence continuing North 87° 47' 42" West, 29.10 feet, on the South Right-of-way line of 34th Street, to the Easterly Right-of-Way line of Stadium Drive as now established (formerly Raytown Road);

Thence North 18° 27' 28" West, 26.72 feet, on the Northerly prolongation of said Easterly Right-of-Way line, to the Centerline of 34nd Street;

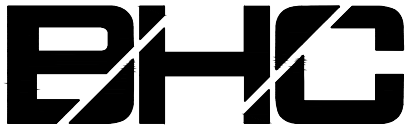
Thence North 21° 25' 50" West, 27.29 feet, on the Southerly prolongation of said Easterly Right-of-Way line, to the North Right-of-Way line of 34th Street;

Thence South 87° 47' 42" East, 49.47 feet, on said North Right-of-Way line, to a point on said West Right-of-Way line of Topping Avenue;

Thence South 02° 12' 09" West, 50.00 feet, on said West Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 1,945 square feet or 0.0447 acres.

I:\039980.00.01 3445 Raytown Road, KCMO\DWG\Survey\039980-VACATE 34TH STREET.dwg

Jul 02, 2024 - 12:58pm Plotted by: kent.shafer

Sheet: 2 OF 2	Drawn By: RKS Project No: 039980 Field Date: NA Issue Date: 5/28/2024	Project: EXHIBIT D PARTIAL ROAD VACATION 34TH STREET IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI	Client: LANGLEY RECYCLING, INC. 3557 STADIUM DRIVE KANSAS CITY, MO. 64129	 CIVIL ENGINEERING / SURVEYING / UTILITIES 712 State Avenue, Kansas City, KS 66101 Phone: (913) 371-5300
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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:

34th Street (West of Topping Avenue)

COMMENCING at the Southeast corner of said Section 14, Township 49 North, Range 33 West;

Thence North 02° 12' 09" West, 639.50 feet, on the East line of the Southeast Quarter of said Section 14;

Thence North 87° 47' 42" West, 30.00 feet, to the intersection of the West Right-of-Way line of Topping Avenue and the South Right-of-way line of 34th Street, and the POINT OF BEGINNING of said Tract herein described;

Thence continuing North 87° 47' 42" West, 29.10 feet, on the South Right-of-way line of 34th Street, to the Easterly Right-of-Way line of Stadium Drive as now established (formerly Raytown Road);

Thence North 18° 27' 28" West, 26.72 feet, on the Northerly prolongation of said Easterly Right-of-Way line, to the Centerline of 34nd Street;

Thence North 21° 25' 50" West, 27.29 feet, on the Southerly prolongation of said Easterly Right-of-Way line, to the North Right-of-Way line of 34th Street;

Thence South 87° 47' 42" East, 49.47 feet, on said North Right-of-Way line, to a point on said West Right-of-Way line of Topping Avenue;

Thence South 02° 12' 09" West, 50.00 feet, on said West Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 1,945 square feet or 0.0447 acres.

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.


Filed _____, 20____	
_____	by _____
City Clerk	Deputy



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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
Langley Enterprises, LLC Michael Langley  8-16-2024	SECTION 14 TWSHP 49 RANGE; 33 BEG E LI RAYTOWN RD 25 FT SOF NLI OF 34TH ST PRO E; TH SELY TO ELI OF SE SE 1/4 SEC 14-49-33 TH N TO PT DUE; EOF BEG TH W TO BEG-EX STS-	3557 Stadium Drive, Kansas City, MO 64129

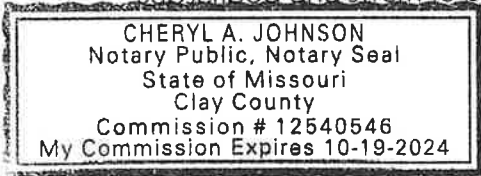
(attach additional sheets if required)

Petitioner

STATE OF Missouri)
) ss.
COUNTY OF Clay)

On this 16 day of August in the year 2024 before me, a Notary Public in and for said state, personally appeared Michael Langley, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she 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 16th day of August, 2024



My Commission Expires:

Notary Public in and for Said County and State

Cheryl A. Johnson
Notary Public



June 28, 2024

Kent Shafer, BHC
712 State Avenue
Kansas City, Kansas 66101

Langley Enterprises, LLC

Subject: Consent Request for Street Vacation - Case No. CD-ROW-2024-~~00015~~⁰⁰⁰²¹

To the owner(s) of Langley Enterprises, LLC

You are the listed owner of a parcel of property adjoining 34th Street described as follows:

SECTION 14 TOWNSHIP 49 RANGE; 33 BEG E LI RAYTOWN RD 25 FT SOF NLI OF 34TH ST PRO E; TH SELY TO ELI OF SE SE 1/4 SEC 14-49-33 TH N TO PT DUE; EOF BEG TH W TO BEG-EX STS-

This parcel of property is adjacent to 34th Street right-of-way. This portion of street right-of-way has been requested for vacation under Case No. **CD-ROW-2024-00015**. If this right-of-way vacation is approved, you may become the owner of the both the Northern half (25 feet in width) and the Southern half (25 feet in width) of the previous 34th Street right-of-way adjacent along your abutting property lines. There would be no cost to you for this process, but the title to the vacated street right-of-way may be added to your property descriptions, and the area would be included in your property tax valuation.

We are requesting your consent (or denial) for this vacation request made by BHC on behalf of our client, Langley Enterprises, LLC. Please review the attached consent form, make your decision, and have it notarized. Once completed, please return the form to me. It will then be submitted to the Kansas City, Missouri Planning and Development Department as part of the vacation application review process.

Also attached is a map indicating the portion of 34th Street (which was never developed) for which the vacation request has been made, along with the names of other adjacent property owners if any. If you have any questions or need further information, please feel free to contact me by email to Kent.Shafer@ibhc.com, by phone to 913.638.8670 or to the return address shown above.

Thank you for your attention to this matter.

Respectfully,



913.371.5300



ibhc.com



712 State Avenue
Kansas City, KS 66101



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-2024-00015

In the matter of the vacation of: **34th Street (West of Topping Avenue):**

A Tract of land being part of 34th Street, as established by Ordinance number 24275, approved October 29th, 1915 and the plat of COUCH'S 1ST ADDITION, a subdivision of land recorded April 27th, 1916, as document number 1100837, in Book 18 at Page 89, in the East half of the Southeast Quarter of Section 14, and East half of the Northeast Quarter of Section 23, in Township 49 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the East line of said Southeast Quarter, having a bearing of North 02° 12' 09" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD 83.)

COMMENCING at the Southeast corner of said Section 14, Township 49 North, Range 33 West;

Thence North 02° 12' 09" West, 639.50 feet, on the East line of the Southeast Quarter of said Section 14;

Thence North 87° 47' 42" West, 30.00 feet, to the intersection of the West Right-of-Way line of Topping Avenue and the South Right-of-way line of 34th Street, and the POINT OF BEGINNING of said Tract herein described;

Thence continuing North 87° 47' 42" West, 29.10 feet, on the South Right-of-way line of 34th Street, to the Easterly Right-of-Way line of Stadium Drive as now established (formerly Raytown Road);

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Thence South 02° 12' 09" West, 50.00 feet, on said West Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 1,945 square feet or 0.0447 acres.

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



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

petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____
_____ by _____
City Clerk Deputy




CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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

CONSENT OF LIMITED LIABILITY COMPANIES

Case No. CD-ROW-2024-00015

Owner's name	Legal description of property
<p>Langley Enterprises LLC  Michael Langley 7-3-2024</p>	<p>SECTION 14 TWNSHP 49 RANGE; 33 BEG E LI RAYTOWN RD 25 FT S OF NLI OF 34TH ST PRO E; TH SELY TO ELI OF SE SE 1/4 SEC 14-49-33 TH N TO PT DUE; EOF BEG TH W TO BEG-EX STS-</p>

(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF Clay)

On this 3 day of July, 2024, before me, a Notary Public in and for said state, personally appeared Michael Langley, general partner of Langley Recycling LLC a Limited Liability partnership, known to me to be the person who executed the within instrument on behalf of said partnership and acknowledged to me that he/she acknowledged said instrument to be the free act and deed of said partnership.

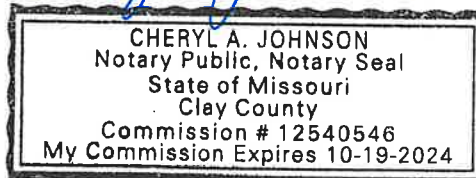
Subscribed and sworn to before me on this 3 day of July, 2024

Notary Public in and for Said County and State

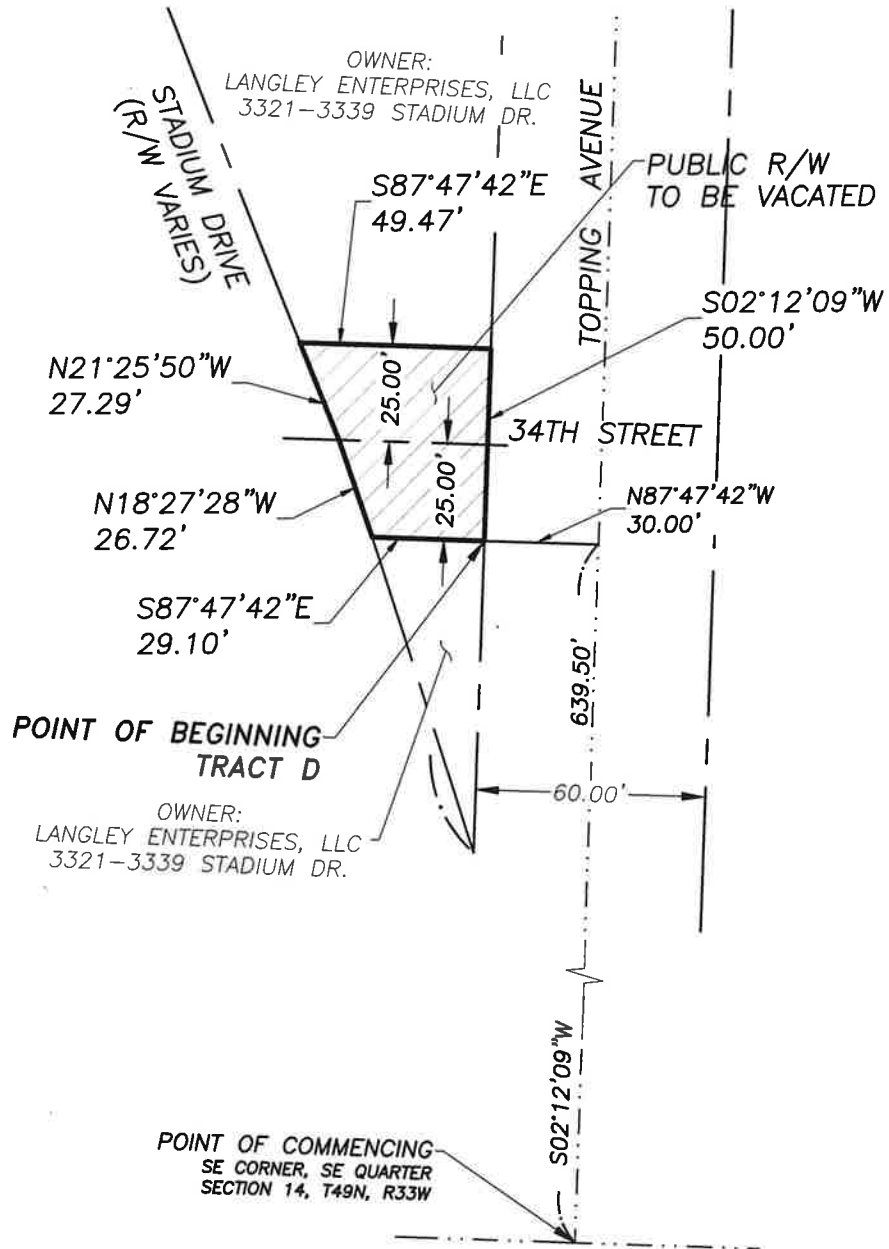
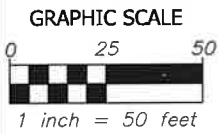
Cheryl A. Johnson Notary Public

My Commission Expires

10.19.24



**EXHIBIT D - PARTIAL ROAD VACATION
34TH STREET WEST OF TOPPING AVENUE
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI
MAP (SEE SHEET 2 FOR DESCRIPTION)**



Jun 25, 2024 - 2:20pm Plotted by: kent.shafer I:\039980.00.01 3445 Raytown Road, KCMO\DWG\Survey\039980-VACATE-XHBTS.dwg

Sheet:
1
OF
2

Drawn By: **RKS**
 Project No: **039980**
 Field Date: **NA**
 Issue Date: **5/28/2024**

Project:
EXHIBIT D
PARTIAL ROAD VACATION
34TH STREET
IN THE CITY OF KANSAS CITY,
JACKSON COUNTY, MISSOURI

Client:
LANGLEY RECYCLING, INC.
3557 STADIUM DRIVE
KANSAS CITY, MO. 64129



BHC
 CIVIL ENGINEERING / SURVEYING / UTILITIES
 712 State Avenue, Kansas City, KS 66101
 Phone: (913) 371-5300



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-2024-00015**

UTILITY CO. AT&T

Be it known that LANGLEY ENTERPRISES, 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:

34th Street (West of Topping Avenue):

COMMENCING at the Southeast corner of said Section 14, Township 49 North, Range 33 West; Thence North 02° 12' 09" West, 639.50 feet, on the East line of the Southeast Quarter of said Section 14;
Thence North 87° 47' 42" West, 30.00 feet, to the intersection of the West Right-of-Way line of Topping Avenue and the South Right-of-way line of 34th Street, and the POINT OF BEGINNING of said Tract herein described;
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Thence South 02° 12' 09" West, 50.00 feet, on said West Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 1,945 square feet or 0.0447 acres.

for the following purpose: Future development of property

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.ase return this form to the applicant within 30 days.

Charlie Pedersen

Authorized Representative

July 8th, 2024

Date

Return this form to:

Kent Shafer w/ BHC 913-638-8670
Applicant Name Phone
712 State Ave
Kanas City, KS. 66101 Kent.Shafer@ibhc.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
Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. **CD-ROW-2024-00015**

UTILITY CO. ENERGY

Be it known that LANGLEY ENTERPRISES, 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: Future development of property

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.ase return this form to the applicant within 30 days.

AMAR CHEEMA [Signature] 07/23/2024
Authorized Representative Date

Return this form to:

<u>Kent Shafer w/ BHC</u> Applicant Name	<u>913-638-8670</u> Phone
<u>712 State Ave</u> Address	<u>Kent.Shafer@lbhc.com</u> Email
<u>Kanas City, KS. 66101</u> Address	



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-2024-00015**

UTILITY CO. _____

Be it known that LANGLEY ENTERPRISES, 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:

34th Street (West of Topping Avenue):

COMMENCING at the Southeast corner of said Section 14, Township 49 North, Range 33 West; Thence North 02° 12' 09" West, 639.50 feet, on the East line of the Southeast Quarter of said Section 14;
Thence North 87° 47' 42" West, 30.00 feet, to the intersection of the West Right-of-Way line of Topping Avenue and the South Right-of-way line of 34th Street, and the POINT OF BEGINNING of said Tract herein described;
Thence continuing North 87° 47' 42" West, 29.10 feet, on the South Right-of-way line of 34th Street, to the Easterly Right-of-Way line of Stadium Drive as now established (formerly Raytown Road);
Thence North 18° 27' 28" West, 26.72 feet, on the Northerly prolongation of said Easterly Right-of-Way line, to the Centerline of 34nd Street;
Thence North 21° 25' 50" West, 27.29 feet, on the Southerly prolongation of said Easterly Right-of-Way line, to the North Right-of-Way line of 34th Street;
Thence South 87° 47' 42" East, 49.47 feet, on said North Right-of-Way line, to a point on said West Right-of-Way line of Topping Avenue;
Thence South 02° 12' 09" West, 50.00 feet, on said West Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 1,945 square feet or 0.0447 acres.

for the following purpose: Future development of property

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.ase return this form to the applicant within 30 days.

M Schroeder

Authorized Representative

6/27/2024

Date

Return this form to:

Kent Shafer w/ BHC
Applicant Name

913-638-8670
Phone

712 State Ave

Kanas City, KS. 66101
Address

Kent.Shafer@ibhc.com
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-2024-00015

UTILITY CO. KCMO Street Lighting Service

Be it known that LANGLEY ENTERPRISES, 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:

34th Street (West of Topping Avenue):

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for the following purpose: Future development of property

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

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

Joseph Newton
Authorized Representative

06/26/2024
Date

Return this form to:

Kent Shafer w/ BHC 913-638-8670
Applicant Name Phone
712 State Ave
Kanas City, KS. 66101 Kent.Shafer@ibhc.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-2024-00015**

UTILITY CO. _____

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for the following purpose: Future development of property

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.ase return this form to the applicant within 30 days.

Sam Akula, KCMO, Public Works Dept.

6/28/2024

Authorized Representative

Date

Return this form to:

Kent Shafer w/ BHC 913-638-8670
Applicant Name Phone
712 State Ave
Kanas City, KS. 66101 Kent.Shafer@ibhc.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-2024-00015**

UTILITY CO. _____

Be it known that LANGLEY ENTERPRISES, 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:

34th Street (West of Topping Avenue):

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Thence South 02° 12' 09" West, 50.00 feet, on said West Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 1,945 square feet or 0.0447 acres.

for the following purpose: Future development of property

- 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 Construction within easement.*
 - Relocate facilities
 - Other: _____
- Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.ase return this form to the applicant within 30 days.

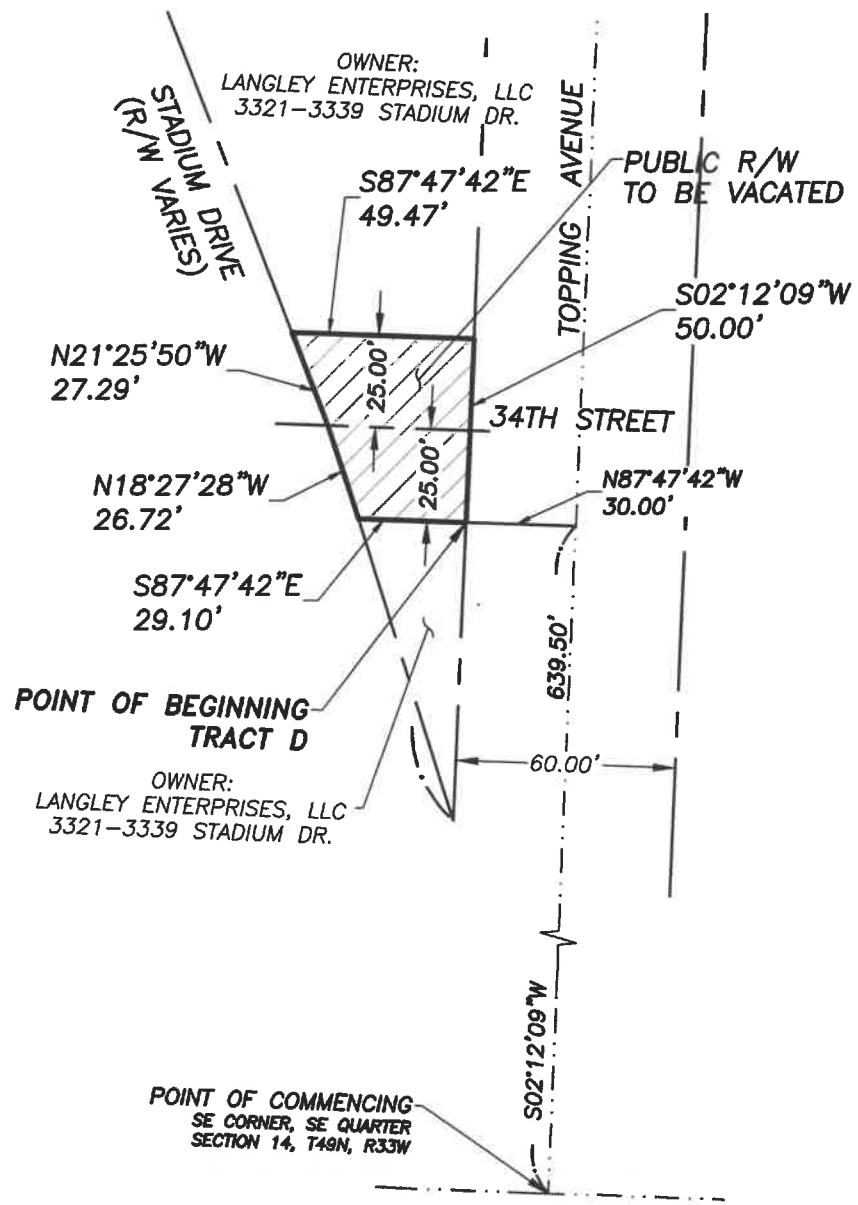
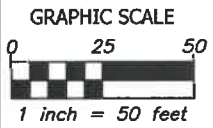

Authorized Representative

07/11/2024
Date

Return this form to:

<u>Kent Shafer w/ BHC</u> Applicant Name	<u>913-638-8670</u> Phone
<u>712 State Ave</u>	
<u>Kanas City, KS. 66101</u> Address	<u>Kent.Shafer@ibhc.com</u> Email

**EXHIBIT D - PARTIAL ROAD VACATION
34TH STREET WEST OF TOPPING AVENUE
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI
MAP (SEE SHEET 2 FOR DESCRIPTION)**



Jun 25, 2024 - 3:20pm Plotted by: kent.shafer i:\039980.00.01 3445 Roytown Road, KCMO\DWG\Survey\039980-VACATE-XHBTS.dwg

Sheet:	RKS	Project:	EXHIBIT D
1	039980	PARTIAL ROAD VACATION	
OF	NA	34TH STREET	
2	5/28/2024	IN THE CITY OF KANSAS CITY,	
Drawn By:		JACKSON COUNTY, MISSOURI	
Project No:			
Field Date:			
Issue Date:			

Client:	LANGLEY RECYCLING, INC.
	3557 STADIUM DRIVE
	KANSAS CITY, MO. 64129



BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
712 State Avenue, Kansas City, KS 66101
Phone: (913) 371-5300

**EXHIBIT D - PARTIAL ROAD VACATION
34TH STREET WEST OF TOPPING AVENUE
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI
DESCRIPTION (SEE SHEET 1 FOR MAP)**

A Tract of land being part of 34th Street, as established by Ordinance number 24275, approved October 29th, 1915 and the plat of COUCH'S 1ST ADDITION, a subdivision of land recorded April 27th, 1916, as document number 1100837, in Book 18 at Page 89, in the East half of the Southeast Quarter of Section 14, and East half of the Northeast Quarter of Section 23, in Township 49 North, Range 33 West of the Fifth Principal Meridian, in the City of Kansas City, Jackson County, Missouri, being more particularly described by Joseph H. McLaughlin, PLS - 2012018392, with BHC, MO CLS 2006009875-F, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the East line of said Southeast Quarter, having a bearing of North 02° 12' 09" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD 83.)

COMMENCING at the Southeast corner of said Section 14, Township 49 North, Range 33 West;

Thence North 02° 12' 09" West, 639.50 feet, on the East line of the Southeast Quarter of said Section 14;

Thence North 87° 47' 42" West, 30.00 feet, to the intersection of the West Right-of-Way line of Topping Avenue and the South Right-of-way line of 34th Street, and the POINT OF BEGINNING of said Tract herein described;

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Jun 25, 2024 - 3:20pm Plotted by: kent.shefer i:\039980.00.01_3445 Raytown Road, KCMO\DWG\Survey\039980-VACATE-XHBTS.dwg

Sheet:
2
OF
2

Drawn By: RKS
Project No: 039980
Field Date: NA
Issue Date: 5/28/2024

Project:
EXHIBIT D
PARTIAL ROAD VACATION
34TH STREET
IN THE CITY OF KANSAS CITY,
JACKSON COUNTY, MISSOURI

Client:
LANGLEY RECYCLING, INC.
3557 STADIUM DRIVE
KANSAS CITY, MO. 64129



BHC
CIVIL ENGINEERING / SURVEYING / UTILITIES
712 State Avenue, Kansas City, KS 66101
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UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. **CD-ROW-2024-00015**

UTILITY CO. _____

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for the following purpose: Future development of property

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

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

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 Relocate facilities
 Other: _____

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Jason Rodick Spectrum
Authorized Representative

7-8-2024
Date

Return this form to:

Kent Shafer w/ BHC 913-638-8670
Applicant Name Phone
712 State Ave
Kanas City, KS. 66101 Kent.Shafer@ibhc.com
Address Email



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

June 21, 2024

Kent Shafer – Sr, CAD Survey Technician
BHC Engineering
712 State Avenue
Kansas City, Kansas 66101

Re: Vacate Request of 34th Street west of Topping Avenue, Vacate of Bellaire Avenue south of East 32nd Street, Vacate of Topping Avenue south of East 32nd Street, Vacate of White Avenue south of East 32nd Street.

Case Number CD-ROW-2024-00015.

Vacation: Re: Vacate Request of 34th Street west of Topping Avenue, Vacate of Bellaire Avenue south of East 32nd Street, Vacate of Topping Avenue south of East 32nd Street, Vacate of White Avenue south of East 32nd Street.

Kent,

In response to your email letter dated 6/21/2024 relative to the above referenced **Case Number CD-ROW-2024-00015.**


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

Sincerely,


Alex Sammet (MFL 120240827 C87)

Alex Sammet
Right of Way Area Manager, Missouri
Spire Missouri Inc.

TJF: JLS
cc: Kent Shafer

Engineering Dept. Approval: 
System Planning Approval: 