



CITY PLAN COMMISSION STAFF REPORT

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

September 4th, 2024

Project Name
Topping Avenue Street Vacation

Docket #4

Request
CD-ROW-2024-00015
Vacation of Public Right of Way

Applicant
Richard Shafer
BHC Rhodes

Owner
Langley Enterprises, LLC.

Location In the vicinity of 5819 E 32nd St
Area About 84,000 Square feet
Zoning M1-5
Council District 3rd
County Jackson
School District Kansas City 110

Surrounding Land Uses
North: Residential, Zoned M1-5
South: Public Park, Zoned B3-2
East: Industrial, Zoned M1-5
West: Industrial Uses, Zoned M1-5

Land Use Plan
The Riverfront Industrial Area Plan recommends Industrial uses for the subject property.

Major Street Plan
The City's Major Street Plan does not identify Topping Avenue at this location

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on July 3rd, 2024. Scheduling deviations from the original cycle have occurred due to the amount of time it takes to organize utility companies and obtain consent.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Vacations of Public Right of Way therefore notice is not sent.

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 Topping Avenue. It does not serve as the primary access to any parcel. The applicant/owner's property is to the east. This right-of-way is not improved and adjacent uses have spread into the southern portion of the right-of-way.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Vacation of Public Right of Way in District M1-5 (Manufacturing) of about 1,594 feet in length generally located between Stadium Drive and East 32nd St.

CONTROLLING CASE

None.

PROFESSIONAL STAFF RECOMMENDATION

Docket #4 Recommendation: **Approval Subject to Conditions**

VACATION REVIEW

The right-of-way requested to be vacated is currently an un-improved street which has never been developed. The adjacent land to the west is utilized for junk/salvage yard purposes, while to the north, there are single-family residential areas. To the south, the land includes a public park and various industrial uses.

The vacation is sought to facilitate the enhancement of the site to the east, which is slated for industrial development. The applicant intends to fully utilize the property located at 5819 E 32nd Street, with one of the plans involving the vacation of Topping Avenue. This proposal is part of a broader initiative that includes multiple vacation requests in the vicinity. A development plan would be required since the site is zoned industrial and larger than 10 acres.

The public right-of-way in question accommodates both public and private utilities. Public utilities include KCMO water and sewer mains. The applicant will be required to preserve an easement and protect facilities or relocate all facilities at the applicant's expense as required by the Water Department. Private utilities comprise of AT&T and Evergy services.

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. Parcels to the west of the vacation have their primary access from Stadium Drive. The property to the east, owned by the applicant, also has access from Stadium Drive.

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 right-of-way in question does not serve any current or future public purpose.

88-560-10-C. The vacation will not result in a violation of 88-405.

The vacation will not result in any lots 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.

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
 - 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: August 29, 2024

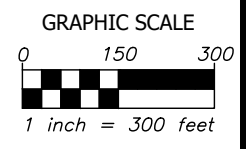
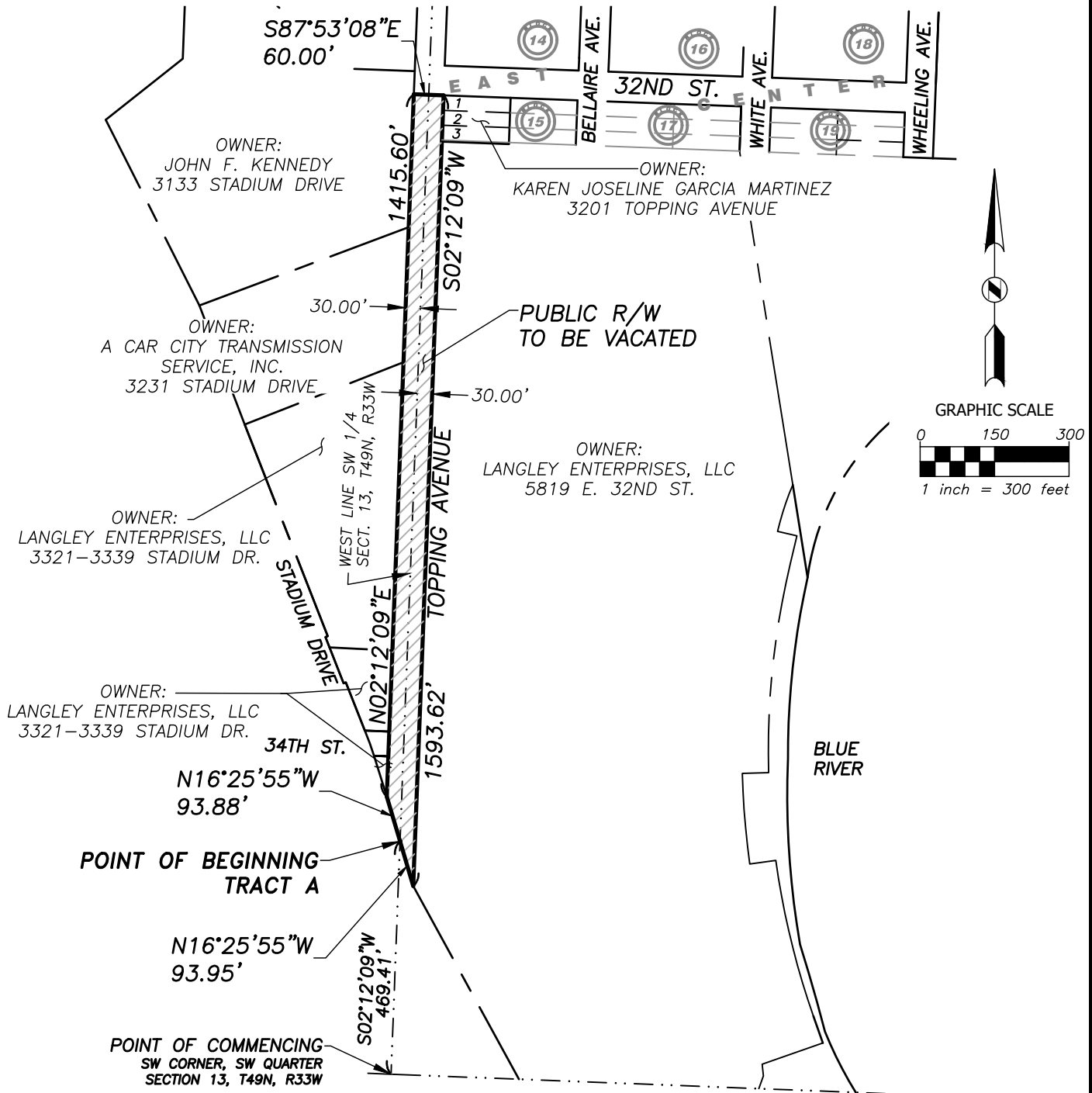
Case Number: CD-ROW-2024-00015

Project: Topping Avenue 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 and protect facilities or relocate facilities at the applicant's expense as required by ATT.
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 Water Services department and that no construction occur within the easement.

EXHIBIT A - PARTIAL ROAD VACATION TOPPING AVENUE SOUTH OF 32ND STREET TO STADIUM DRIVE IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI MAP (SEE SHEET 2 FOR DESCRIPTION)



Jul 02, 2024 - 1:23pm Plotted by: kent.shaffer I:\039980.00.01 3445 Raytown Road, KCMO\DWG\Survey\039980-VACATE TOPPING.dwg

Sheet:	RKS	Project:	EXHIBIT A	Client:	<p>BHC CIVIL ENGINEERING / SURVEYING / UTILITIES 712 State Avenue, Kansas City, KS 66101 Phone: (913) 371-5300</p>
1	Drawn By:	039980	PARTIAL ROAD VACATION	LANGLEY RECYCLING, INC.	
OF	Project No:	NA	TOPPING AVENUE	3557 STADIUM DRIVE	
2	Field Date:	5/26/2024	IN THE CITY OF KANSAS CITY,	KANSAS CITY, MO. 64129	
	Issue Date:		JACKSON COUNTY, MISSOURI		

**EXHIBIT A - PARTIAL ROAD VACATION
TOPPING AVENUE SOUTH OF 32ND STREET TO STADIUM DRIVE
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI
DESCRIPTION (SEE SHEET 1 FOR MAP)**

A Tract of land being part of Topping Avenue, as established by Ordinance number 23923, approved October 14th 1915 and the plat of EAST CENTER, a subdivision of land recorded April 29th, 1925, as document number 1925K0222681, in Book 22 at Page 58, in the West half of the Southwest Quarter of Section 13, 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 West line of said Southwest 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 Southwest corner of said Section 13, Township 49 North, Range 33 West;

Thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the POINT OF BEGINNING of said Tract herein described;

Thence North 16° 25' 55" West, 93.88 feet to the West Right-of-Way line of Topping Avenue as now established;

Thence North 02° 12' 09" East, 1415.60 feet, on said West Right-of-Way line, parallel and 30 feet West of said West line of the Southwest Quarter;

Thence South 87° 53' 08" East, 60.00 feet, to the East Right-of-Way line of Topping Avenue as now established;

Thence South 02° 12' 09" West, 1593.62 feet, on said East Right-of-Way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly Right-of-Way line of Stadium Drive (formerly Raytown Road);

Thence North 16° 25' 55" West, 58.43 feet, to the POINT OF BEGINNING, said Tract containing 90,362 square feet or 2.0744 acres.

i:\039980.00.01 3445 Raytown Road, KCMO\DWG\Survey\039980-VACATE TOPPING.dwg

Sheet:	RKS	Project:	EXHIBIT A
2	039980	PARTIAL ROAD VACATION	
OF	NA	TOPPING AVE	
2	5/28/2024	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

Jul 02, 2024 - 1:23pm Plotted by: kent.shaffer



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

To the owner(s) of Langley Enterprises, LLC

You are the listed owner of three parcels of property adjoining the West side of Topping Avenue described as follows:

PARISH WM SUB; PT OF LOT 1 BLK C AND PT OF SE 1/4 OF SE 1/4 SEC 14-49-33 DAF;; BEG 140' N OF SE COR SD LOT 1 TH SWLY 342.81' TO A PT ON ELY; ROW LI RAYTOWN RD TH E 130' TH SWLY 150' TH W 160' TO ELY; ROW LI SD RD TH SELY ALG SD ROW LI 343' MOL TH E 125' TO W; ROW LI OF TOPPING AVE TH N ALG W ROW LI SD AVE TO POB

SEC-14 TWP-49 SEC-33---PT OF SE 1/4 DAF: BEG 750' MOL N AND 30' MOL W OF SE COR SE 1/4 TO TRU POB TH N 125' MOL TH W 125' MOL TO ELY ROW LI RAYTOWN RD TH SELY ALG SD ELY ROW LI 98' MOL TH NELY 5' MOL TH; SELY 40' MOL TH E 75' MOL TO TRU POB

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-

These 3 parcels of properties are adjacent to the West side of Topping Avenue 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 western half (30 feet in width) of the previous Topping Avenue Street right-of-way adjacent (for a total of approximately 875 feet) along your East 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 description, and the area would be included in your property tax valuation.

In addition to the three parcels described above, you own another parcel of property adjoining the East side of Topping Avenue. This parcel of property is described as:

EAST CENTER; E 45' OF LOTS 4,5 AND 6 BLK 15 AND PT SW 1/4 SW 1/4 DAF:BEG SE; COR LOT 4 BLK 15 OF EAST CENTER TH E 377' TH SELY 680.99' TH; SWLY 98.37' ALG CURV TO LF TH SELY 40' TH SWLY 60.57' TH SEL; SELY 183.30' ALG CURV TO LF TH NELY 53' TH SELY 323.21' ALG; CURV TO LF TH CONT SELY 57.13' TH SWLY 163.28' TH SELY; 46.13' TO PT ON S LI OF LI OF SD SEC TH W ALG SD SEC LI 570'; MOL TO E ROW OF RAYTOWN RD TH NW ALG ROW LI 410' MOL TH N; 1515' MOL ALG E ROW OF TOPPING AVE TH E 135' ALG S LI OF; EAST CENTER TH N 3' TH E 45' TH S 3' TH E 430' MOL TO POB

If this right-of-way vacation is approved, you may become the owner of the Easter half (30 feet in width) of the previous Topping Avenue Street right-of-way adjacent (for a total of approximately 1500.5 feet) along your West property line. 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 description, 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 Topping Avenue (which was never developed) for which the vacation request has been made, along with the names of other adjacent property owners. 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

BHC is a Trademark of Brungardt Honomichl & Company, P.A.



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: **Topping Avenue (South of E. 32nd St. to Stadium Drive):**

A Tract of land being part of Topping Avenue, as established by Ordinance number 23923, approved October 14th 1915 and the plat of EAST CENTER, a subdivision of land recorded April 29th, 1925, as document number 1925K0222681, in Book 22 at Page 58, in the West half of the Southwest Quarter of Section 13, 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 West line of said Southwest 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 Southwest corner of said Section 13, Township 49 North, Range 33 West;

Thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the POINT OF BEGINNING of said Tract herein described;

Thence North 16° 25' 55" West, 93.88 feet to the West Right-of-Way line of Topping Avenue as now established;

Thence North 02° 12' 09" East, 1415.60 feet, on said West Right-of-Way line, parallel and 30 feet West of said West line of the Southwest Quarter;

Thence South 87° 53' 08" East, 60.00 feet, to the East Right-of-Way line of Topping Avenue as now established;

Thence South 02° 12' 09" West, 1593.62 feet, on said East Right-of-Way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly Right-of-Way line of Stadium Drive (formerly Raytown Road);

Thence North 16° 25' 55" West, 58.43 feet, to the POINT OF BEGINNING, said Tract containing 90,362 square feet or 2.0744 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 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><i>Langley Enterprises LLC</i></p> <p><i>Michael Langley</i></p> <p><i>7-3-2024</i></p>	<p>1 tracton East side of Topping Avenue:</p> <p>EAST CENTER; E 45' OF LOTS 4,5 AND 6 BLK 15 AND PT SW 1/4 SW 1/4 DAF:BEG SE; COR LOT 4 BLK 15 OF EAST CENTER TH E 377' TH SELY 680.99' TH; SWLY 98.37' ALG CURV TO LF TH SELY 40' TH SWLY 60.57' TH SEL; SELY 183.30' ALG CURV TO LF TH NELY 53' TH SELY 323.21' ALG; CURV TO LF TH CONT SELY 57.13' TH SWLY 163.28' TH SELY; 46.13' TO PT ON S LI OF LI OF SD SEC TH W ALG SD SEC LI 570'; MOL TO E ROW OF RAYTOWN RD TH NW ALG ROW LI 410' MOL TH N; 1515' MOL ALG E ROW OF TOPPING AVE TH E 135' ALG S LI OF; EAST CENTER TH N 3' TH E 45' TH S 3' TH E 430' MOL TO POB</p>

(additional sheets attached as required)

STATE OF *Missouri*)
COUNTY OF *Clay*) ss.

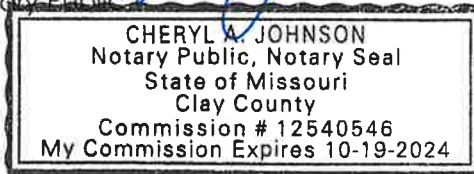
On this 3 day of July, 2024, before me, a Notary Public in and for said state, personally appeared Michael Langley, general partner of Langley Realty LLC, a Limited Liability partnership, known to me to be the person who executed the within instrument on behalf of said partnership and acknowledged to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





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><i>Langley Enterprises LLC</i></p> <p><i>Michael Langley</i></p> <p><i>7-3-2024</i></p>	<p>3 separate tracts on West side of Topping Avenue:</p> <p>PARISH WM SUB; PT OF LOT 1 BLK C AND PT OF SE 1/4 OF SE 1/4 SEC 14-49-33 DAF::; BEG 140' N OF SE COR SD LOT 1 TH SWLY 342.81' TO A PT ON ELY; ROW LI RAYTOWN RD TH E 130' TH SWLY 150' TH W 160' TO ELY; ROW LI SD RD TH SELY ALG SD ROW LI 343' MOL TH E 125' TO W; ROW LI OF TOPPING AVE TH N ALG W ROW LI SD AVE TO POB</p> <p>SEC-14 TWP-49 SEC-33---PT OF SE 1/4 DAF: BEG 750' MOL N AND 30' MOL W OF SE COR SE 1/4 TO TRU POB TH N 125' MOL TH W 125' MOL TO ELY ROW LI RAYTOWN RD TH SELY ALG SD ELY ROW LI 98' MOL TH NELY 5' MOL TH; SELY 40' MOL TH E 75' MOL TO TRU POB</p> <p>SECTION 14 TWNSHP 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-</p>

(additional sheets attached as required)

STATE OF *Missouri*)
COUNTY OF *Clay*) ss.

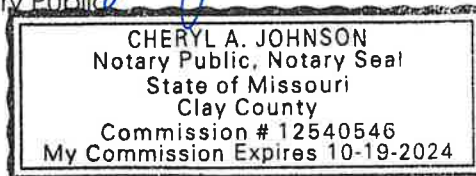
On this 3 day of July, 2024 before me, a Notary Public in and for said state, personally appeared Michael Langley, general partner of Langley Realty LLC, a Limited Liability partnership, known to me to be the person who executed the within instrument on behalf of said partnership and acknowledged to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





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:

Topping Avenue (South of E. 32nd St. to Stadium Drive):

COMMENCING at the Southwest corner of said Section 13, Township 49 North, Range 33 West; Thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the POINT OF BEGINNING of said Tract herein described;
Thence North 16° 25' 55" West, 93.88 feet to the West Right-of-Way line of Topping Avenue as now established;
Thence North 02° 12' 09" East, 1415.60 feet, on said West Right-of-Way line, parallel and 30 feet West of said West line of the Southwest Quarter;
Thence South 87° 53' 08" East, 60.00 feet, to the East Right-of-Way line of Topping Avenue as now established;
Thence South 02° 12' 09" West, 1593.62 feet, on said East Right-of-Way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly Right-of-Way line of Stadium Drive (formerly Raytown Road);
Thence North 16° 25' 55" West, 58.43 feet, to the POINT OF BEGINNING, said Tract containing 90,362 square feet or 2.0744 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

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. EVERGY

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:

Topping Avenue (South of E. 32nd St. to Stadium Drive):

COMMENCING at the Southwest corner of said Section 13, Township 49 North, Range 33 West; Thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the POINT OF BEGINNING of said Tract herein described; Thence North 16° 25' 55" West, 93.88 feet to the West Right-of-Way line of Topping Avenue as now established; Thence North 02° 12' 09" East, 1415.60 feet, on said West Right-of-Way line, parallel and 30 feet West of said West line of the Southwest Quarter; Thence South 87° 53' 08" East, 60.00 feet, to the East Right-of-Way line of Topping Avenue as now established; Thence South 02° 12' 09" West, 1593.62 feet, on said East Right-of-Way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly Right-of-Way line of Stadium Drive (formerly Raytown Road); Thence North 16° 25' 55" West, 58.43 feet, to the POINT OF BEGINNING, said Tract containing 90,362 square feet or 2.0744 acres.

for the following purpose: Future development of property

- 1. Our utility/agency has facilities or interest within this right of way: [X] 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) [X] will waive objections subject to the following conditions (describe below) [X] 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:

Kent Shafer w/ BHC 913-638-8670
Applicant Name Phone
712 State Ave
Kansas 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. _____

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:

Topping Avenue (South of E. 32nd St. to Stadium Drive):

COMMENCING at the Southwest corner of said Section 13, Township 49 North, Range 33 West; Thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the POINT OF BEGINNING of said Tract herein described;
Thence North 16° 25' 55" West, 93.88 feet to the West Right-of-Way line of Topping Avenue as now established;
Thence North 02° 12' 09" East, 1415.60 feet, on said West Right-of-Way line, parallel and 30 feet West of said West line of the Southwest Quarter;
Thence South 87° 53' 08" East, 60.00 feet, to the East Right-of-Way line of Topping Avenue as now established;
Thence South 02° 12' 09" West, 1593.62 feet, on said East Right-of-Way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly Right-of-Way line of Stadium Drive (formerly Raytown Road);
Thence North 16° 25' 55" West, 58.43 feet, to the POINT OF BEGINNING, said Tract containing 90,362 square feet or 2.0744 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:

Topping Avenue (South of E. 32nd St. to Stadium Drive):

COMMENCING at the Southwest corner of said Section 13, Township 49 North, Range 33 West; Thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the POINT OF BEGINNING of said Tract herein described; Thence North 16° 25' 55" West, 93.88 feet to the West Right-of-Way line of Topping Avenue as now established; Thence North 02° 12' 09" East, 1415.60 feet, on said West Right-of-Way line, parallel and 30 feet West of said West line of the Southwest Quarter; Thence South 87° 53' 08" East, 60.00 feet, to the East Right-of-Way line of Topping Avenue as now established; Thence South 02° 12' 09" West, 1593.62 feet, on said East Right-of-Way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly Right-of-Way line of Stadium Drive (formerly Raytown Road); Thence North 16° 25' 55" West, 58.43 feet, to the POINT OF BEGINNING, said Tract containing 90,362 square feet or 2.0744 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.

Joseph Newton
Authorized Representative

06/26/2024
Date

Return this form to:

Kent Shafer w/ BHC
Applicant Name

913-638-8670
Phone

712 State Ave
Address

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. _____

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:

Topping Avenue (South of E. 32nd St. to Stadium Drive):

COMMENCING at the Southwest corner of said Section 13, Township 49 North, Range 33 West; Thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the POINT OF BEGINNING of said Tract herein described; Thence North 16° 25' 55" West, 93.88 feet to the West Right-of-Way line of Topping Avenue as now established; Thence North 02° 12' 09" East, 1415.60 feet, on said West Right-of-Way line, parallel and 30 feet West of said West line of the Southwest Quarter; Thence South 87° 53' 08" East, 60.00 feet, to the East Right-of-Way line of Topping Avenue as now established; Thence South 02° 12' 09" West, 1593.62 feet, on said East Right-of-Way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly Right-of-Way line of Stadium Drive (formerly Raytown Road); Thence North 16° 25' 55" West, 58.43 feet, to the POINT OF BEGINNING, said Tract containing 90,362 square feet or 2.0744 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) [X] No (form complete)
2. Our utility/agency: [X] 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
Kansas 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. _____

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:

Topping Avenue (South of E. 32nd St. to Stadium Drive):

COMMENCING at the Southwest corner of said Section 13, Township 49 North, Range 33 West; Thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the POINT OF BEGINNING of said Tract herein described;
Thence North 16° 25' 55" West, 93.88 feet to the West Right-of-Way line of Topping Avenue as now established;
Thence North 02° 12' 09" East, 1415.60 feet, on said West Right-of-Way line, parallel and 30 feet West of said West line of the Southwest Quarter;
Thence South 87° 53' 08" East, 60.00 feet, to the East Right-of-Way line of Topping Avenue as now established;
Thence South 02° 12' 09" West, 1593.62 feet, on said East Right-of-Way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly Right-of-Way line of Stadium Drive (formerly Raytown Road);
Thence North 16° 25' 55" West, 58.43 feet, to the POINT OF BEGINNING, said Tract containing 90,362 square feet or 2.0744 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.

David W. Kufner
Authorized Representative

07/11/2024
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. _____

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:

Topping Avenue (South of E. 32nd St. to Stadium Drive):

COMMENCING at the Southwest corner of said Section 13, Township 49 North, Range 33 West; Thence North 02° 12' 09" West, 469.41 feet, on the West line of the Southwest Quarter of said Section 13, to the POINT OF BEGINNING of said Tract herein described;
Thence North 16° 25' 55" West, 93.88 feet to the West Right-of-Way line of Topping Avenue as now established;
Thence North 02° 12' 09" East, 1415.60 feet, on said West Right-of-Way line, parallel and 30 feet West of said West line of the Southwest Quarter;
Thence South 87° 53' 08" East, 60.00 feet, to the East Right-of-Way line of Topping Avenue as now established;
Thence South 02° 12' 09" West, 1593.62 feet, on said East Right-of-Way line, parallel and 30.00 feet East of the West line of the Southwest Quarter, to a point on the Northeasterly Right-of-Way line of Stadium Drive (formerly Raytown Road);
Thence North 16° 25' 55" West, 58.43 feet, to the POINT OF BEGINNING, said Tract containing 90,362 square feet or 2.0744 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.

Jason Rodick
Authorized Representative

7-8-2024

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



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 (Jul 1, 2024 08:37 CDT)

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

TJF: JLS
cc: Kent Shafer

Engineering Dept. Approval: 
System Planning Approval: 