



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

October 16, 2024

**Project Name**

White Avenue Vacation

**Docket #8****Request**

CD-ROW-2024-00020

Vacation of Public Right-of-Way

**Applicant**

Richard Shafer

BHC Rhodes

**Owner**

Langley Enterprises, LLC.

Location	NE of 5819 E 32 <sup>nd</sup> St
Area	About 4,500 Sqft
Zoning	M1-5
Council District	3rd
County	Jackson
School District	Kansas City

**Surrounding Land Uses**

**North:** Residential, zoned M1-5

**South:** Industrial, zoned M1-5

**East:** Industrial, zoned M1-5

**West:** Undeveloped, zoned M1-5

**Land Use Plan**

The Riverfront Industrial Area Plan recommends Industrial land use for this location.

**Major Street Plan**

White Avenue is not identified on the City's Major Street Plan at this location.

**APPROVAL PROCESS****SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a vacation of public right-of-way in District M1-5 of about 90 feet in length generally located south of the intersection of White Avenue and East 32<sup>nd</sup> Street.

**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 September 3, 2024 and received comments from staff requesting additional documents.

**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 White Avenue. It does not serve as the primary access to any of the surrounding parcels. This portion of public right-of-way has never been developed and doesn't provide any connectivity to adjacent streets.

**CONTROLLING + RELATED CASES**

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

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

CD-ROW-2024-00021 – Vacation of public right-of-way. To be heard at the October 16<sup>th</sup>, 2024 City Plan Commission

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #8 Recommendation  
Approval

Vicinity Map –



## PLAN REVIEW

The paper street proposed for vacation is currently an unimproved street that terminates in a dead end. The proposed vacation is approximately 4,500 square foot area and, if approved, would bring the dead end into compliance with the zoning and development code (88-560-11-E.). The surrounding area to the west consists of undeveloped lots that are owned by the applicant. The public right-of-way in question contains no public or private utilities. The lack of public or private utilities has simplified the vacation process.

The objective of this vacation request is to facilitate the development of the site to the south and west, which is zoned for industrial uses. The applicant's intention is to fully utilize the property located at 5819 E 32<sup>nd</sup> Street. A key element of the applicant's intent involves the vacation of White Avenue, 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-2024-00021. This proposal is part of a broader initiative that includes multiple vacation requests in the vicinity. A development plan will be required prior to future development since 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 future plans to develop the lot to the south and utilize the right-of-way as part of the development. A denial of this application would not hinder the development to the south.

**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. 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** of this vacation of public right-of-way.

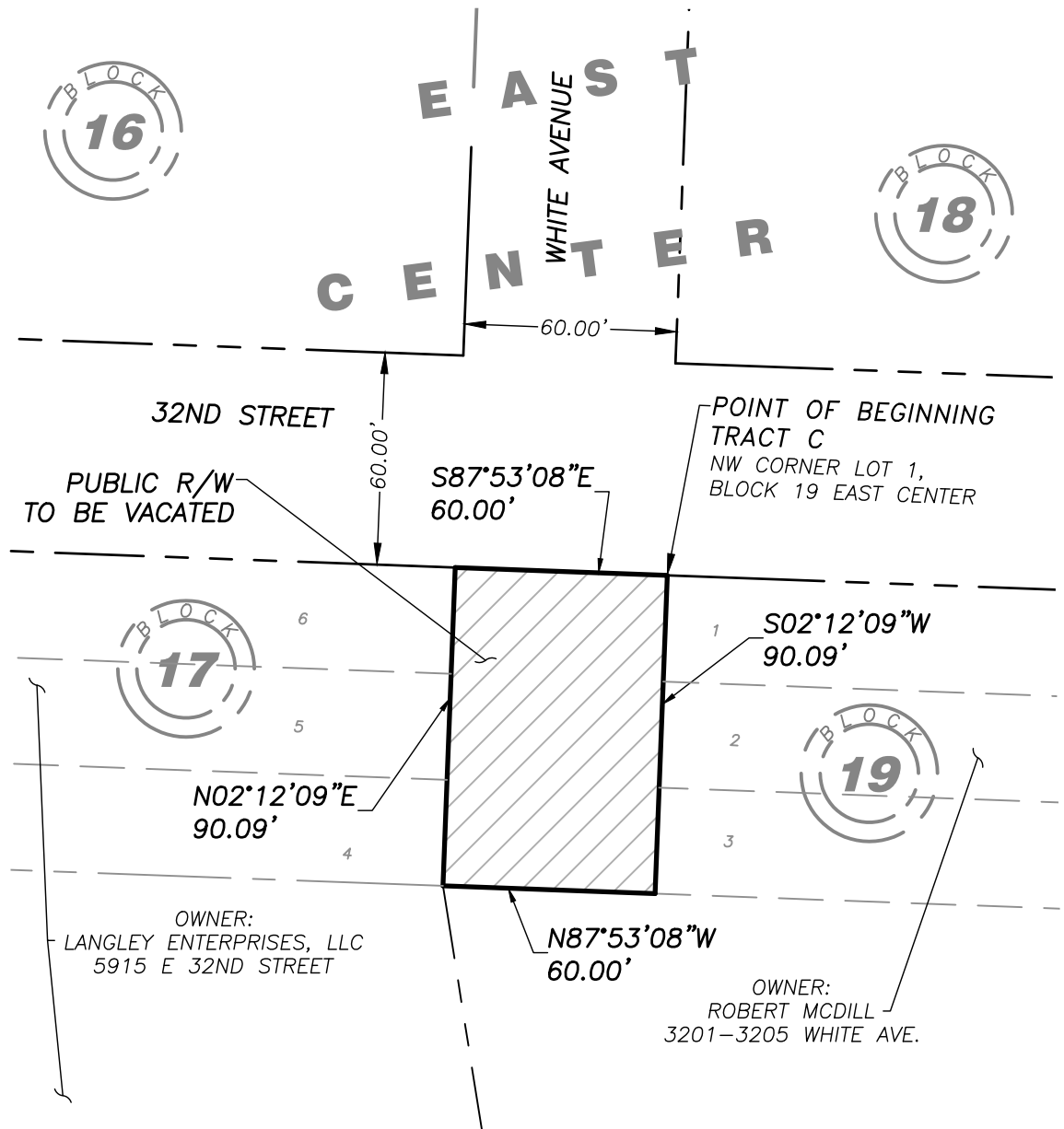
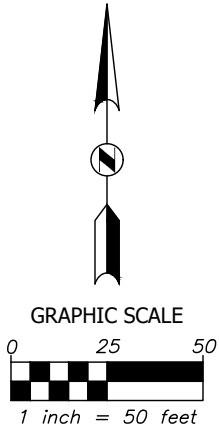
Respectfully Submitted,



Justin Smith  
Planner

**EXHIBIT C - PARTIAL ROAD VACATION  
WHITE AVENUE SOUTH OF 32ND STREET  
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 WHITE.dwg  
Plotted by: kent.shaffer Jul 02, 2024 - 12:52pm



Sheet:	RKS
1	039980
OF	NA
2	5/28/2024

**Project:**  
EXHIBIT C  
PARTIAL ROAD VACATION  
WHITE AVENUE  
IN THE CITY OF KANSAS CITY,  
JACKSON COUNTY, MISSOURI

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

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

A Tract of land being part of White Avenue, as established by 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, 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 South Right-of-way line of 32nd Street, having a bearing of South 87° 53' 08" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD 83.)

BEGINNING at the Northwest corner of Lot 1, Block 19, of said EAST CENTER subdivision;

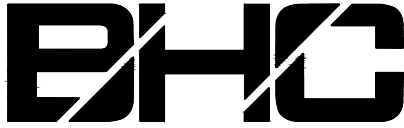
Thence South 02° 12' 09" West, 60.09 feet, on the East Right-of-Way line of White Avenue as now established;

Thence North 87° 53' 08" West, 60.00 feet, on the South line of said EAST CENTER subdivision to the West Right-of-Way line of White Avenue;

Thence North 02° 12' 09" East, 90.09 feet, on said West Right-of-Way line, to the South Right-of-Way line of 32nd Street;

Thence South 87° 53' 08" East, 60.00 feet, to the POINT OF BEGINNING, said Tract containing 5,405 square feet or 0.1333 acres.

I:\039980.00.01 3445 Roytown Road, KCMO\DWG\Survey\039980-VACATE WHITE.dwg  
 Jul 02, 2024 - 12:52pm Plotted by: kent.shafer

Sheet:  <div style="text-align: center; font-size: 2em; font-weight: bold;">2</div> OF <div style="text-align: center; font-size: 2em; font-weight: bold;">2</div>	Drawn By: <b>RKS</b> Project No: <b>039980</b> Field Date: <b>NA</b> Issue Date: <b>5/28/2024</b>	Project: <div style="text-align: center;"> <b>EXHIBIT C</b>                      PARTIAL ROAD VACATION                      WHITE AVENUE                      IN THE CITY OF KANSAS CITY,                      JACKSON COUNTY, MISSOURI                 </div>	Client: <div style="text-align: center;"> <b>LANGLEY RECYCLING, INC.</b>                      3557 STADIUM DRIVE                      KANSAS CITY, MO. 64129                 </div>	 <b>CIVIL ENGINEERING / SURVEYING / UTILITIES</b> 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](http://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:

**White Avenue (South of E. 32nd Street):**

A Tract of land being part of White Avenue, as established by 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, 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 South Right-of-way line of 32nd Street, having a bearing of South 87° 53' 08" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD 83.)

BEGINNING at the Northwest corner of Lot 1, Block 19, of said EAST CENTER subdivision;

Thence South 02° 12' 09" West, 60.09 feet, on the East Right-of-Way line of White Avenue as now established;

Thence North 87° 53' 08" West, 60.00 feet, on the South line of said EAST CENTER subdivision to the West Right-of-Way line of White Avenue;

Thence North 02° 12' 09" East, 90.09 feet, on said West Right-of-Way line, to the South Right-of-Way line of 32nd Street;

Thence South 87° 53' 08" East, 60.00 feet, to the POINT OF BEGINNING, said Tract containing 5,405 square feet or 0.1333 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\_\_\_\_  
\_\_\_\_\_  
City Clerk by \_\_\_\_\_  
Deputy







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-<sup>00020</sup>~~00015~~

To the owner(s) of Langley Enterprises, LLC

You are the listed owner of two parcels of property adjoining White Avenue described as follows:

EAST CENTER; E 63' OF LOTS 1 - 3 AND ALL OF LOTS 4 - 6, BLK 17

This parcel of property is adjacent to White 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 White Avenue Street right-of-way adjacent (for approximately 90 feet) along your East 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 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 White Avenue (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](mailto: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

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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](http://www.kcmo.gov/planning)

## Case No. CD-ROW-2024-00015

In the matter of the vacation of: **White Avenue (South of E. 32nd Street):**

A Tract of land being part of White Avenue, as established by 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, 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:

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Thence North 87° 53' 08" West, 60.00 feet, on the South line of said EAST CENTER subdivision to the West Right-of-Way line of White Avenue;

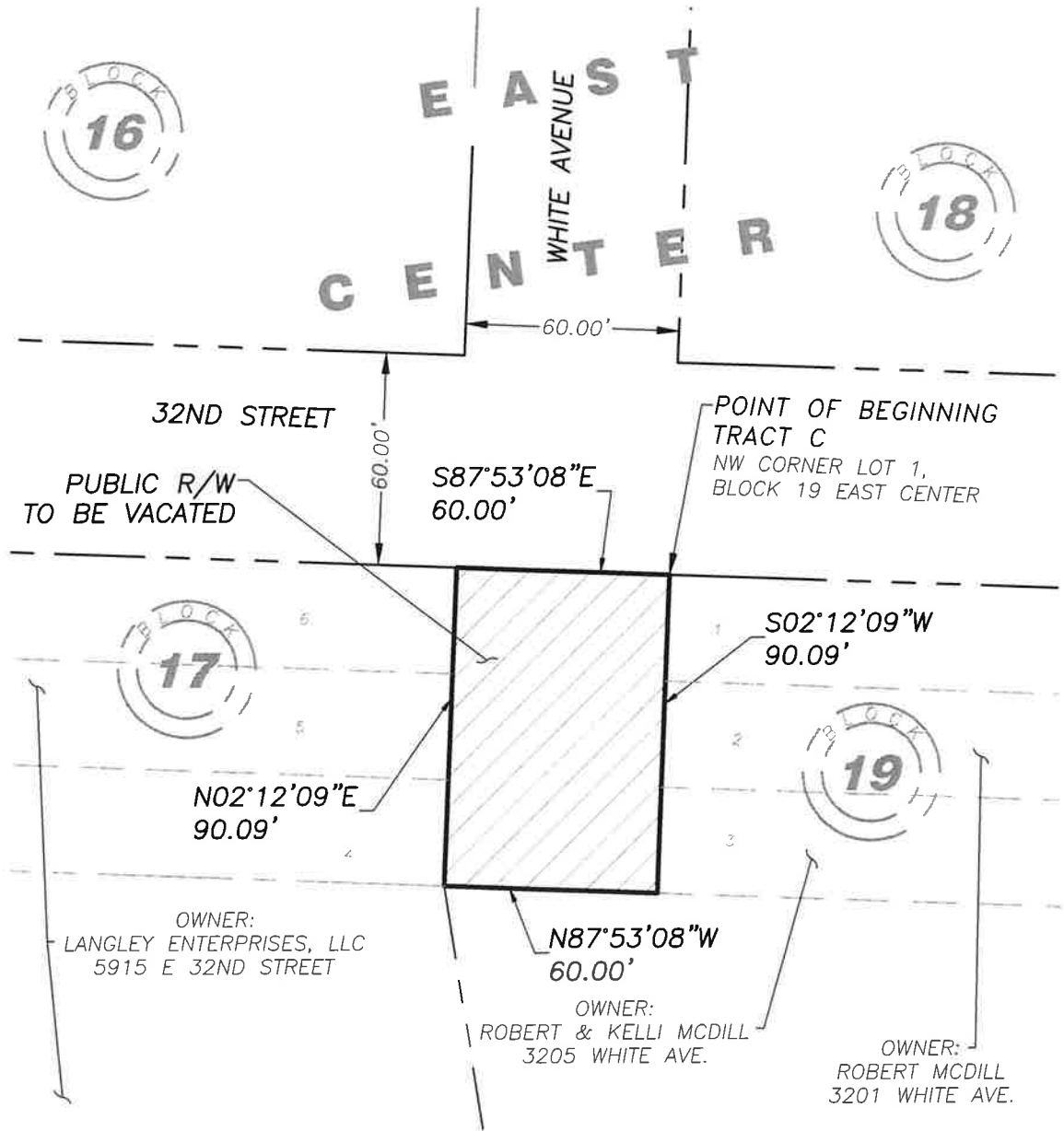
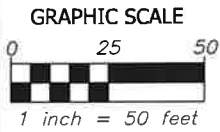
Thence North 02° 12' 09" East, 90.09 feet, on said West Right-of-Way line, to the South Right-of-Way line of 32nd Street;

Thence South 87° 53' 08" East, 60.00 feet, to the POINT OF BEGINNING, said Tract containing 5,405 square feet or 0.1333 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

**EXHIBIT C - PARTIAL ROAD VACATION  
WHITE AVENUE SOUTH OF 32ND STREET  
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI  
MAP (SEE SHEET 2 FOR DESCRIPTION)**



Jun 25, 2024 - 2:29pm Plotted by: kent.shaffer 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 C  
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IN THE CITY OF KANSAS CITY,  
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Client:  
**LANGLEY RECYCLING, INC.  
3557 STADIUM DRIVE  
KANSAS CITY, MO. 64129**



# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://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  <i>Michael Langley</i>  Michael Langley  7-3-2024</p>	<p>EAST CENTER; E 63' OF LOTS 1 - 3 AND ALL OF LOTS 4 - 6, BLK 17</p>

(additional sheets attached as required)

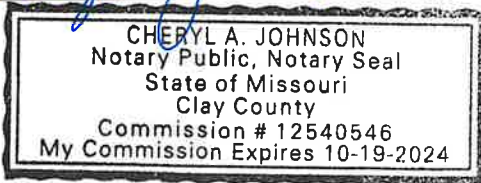
STATE OF Missouri )  
COUNTY OF Clay ) ss.

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 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

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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](http://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:

### White Avenue (South of E. 32nd Street):

BEGINNING at the Northwest corner of Lot 1, Block 19, of said EAST CENTER subdivision;  
Thence South 02° 12' 09" West, 60.09 feet, on the East Right-of-Way line of White Avenue as now established;  
Thence North 87° 53' 08" West, 60.00 feet, on the South line of said EAST CENTER subdivision to the West Right-of-Way line of White Avenue;  
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Thence South 87° 53' 08" East, 60.00 feet, to the POINT OF BEGINNING, said Tract containing 5,405 square feet or 0.1333 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.
- Please return this form to the applicant within 30 days.

AMAR CHEEMA *Amar Cheema*  
Authorized Representative

07/23/2024  
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

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

UTILITY CO. \_\_\_\_\_

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 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.

*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

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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:

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- 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.

\_\_\_\_\_  
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

\_\_\_\_\_  
Kanas City, KS. 66101  
Address

\_\_\_\_\_  
Kent.Shafer@ibhc.com  
Email



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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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.

Sam Akula, KCMO, Public Works Dept.

6/28/2024

Authorized Representative

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. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://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:

### White Avenue (South of E. 32<sup>nd</sup> Street):

BEGINNING at the Northwest corner of Lot 1, Block 19, of said EAST CENTER subdivision;  
Thence South 02° 12' 09" West, 60.09 feet, on the East Right-of-Way line of White Avenue as now established;  
Thence North 87° 53' 08" West, 60.00 feet, on the South line of said EAST CENTER subdivision to the West Right-of-Way line of White Avenue;  
Thence North 02° 12' 09" East, 90.09 feet, on said West Right-of-Way line, to the South Right-of-Way line of 32nd Street;  
Thence South 87° 53' 08" East, 60.00 feet, to the POINT OF BEGINNING, said Tract containing 5,405 square feet or 0.1333 acres.

for the following purpose: Future development of property

- Our utility/agency has facilities or interest within this right of way:**
  - Yes (proceed to #2)
  - No (form complete)
- 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.

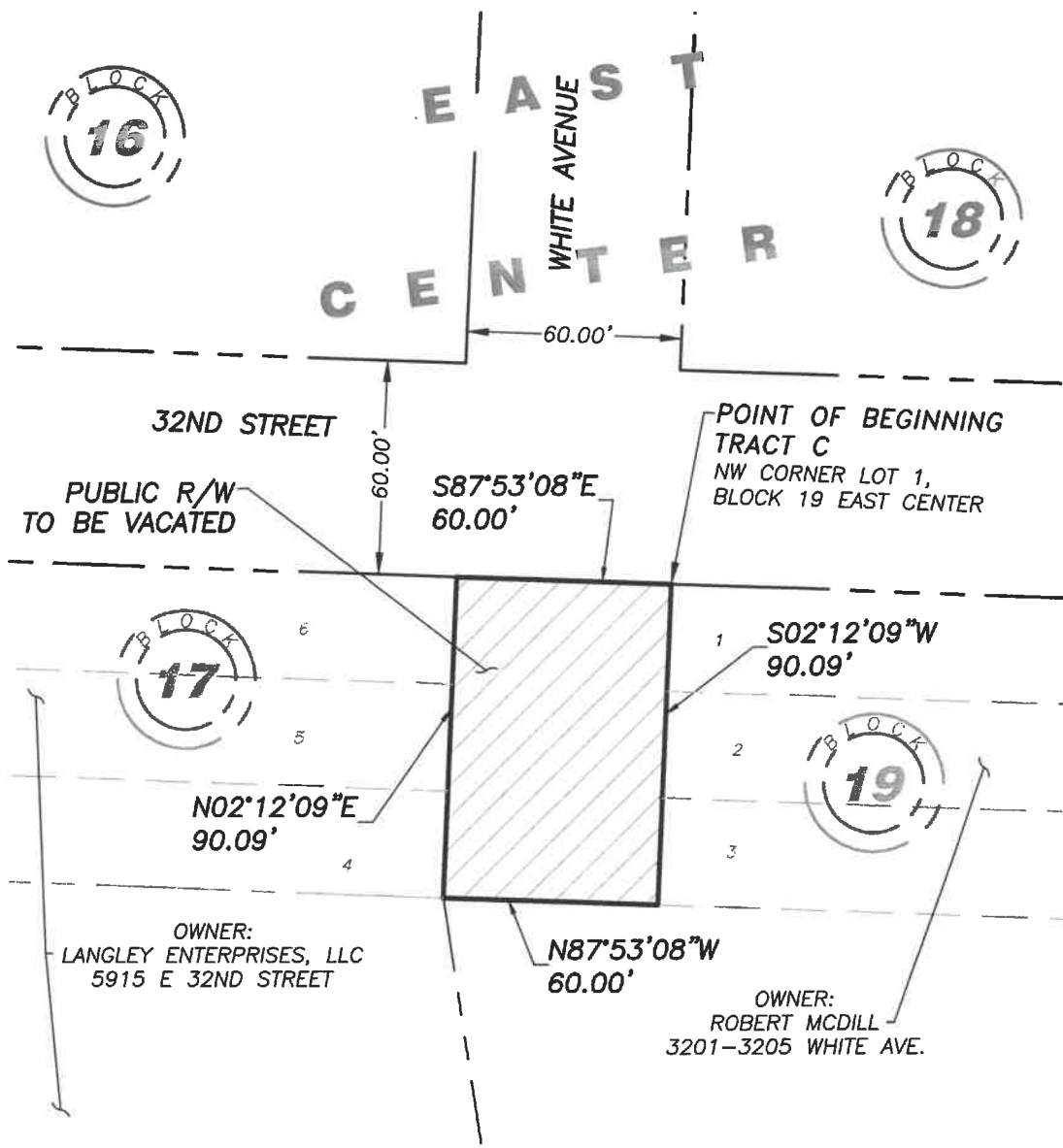
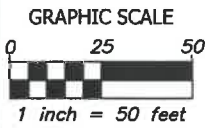
Shawn W. Kueper  
Authorized Representative

07/11/2024  
Date

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



**EXHIBIT C - PARTIAL ROAD VACATION  
WHITE AVENUE SOUTH OF 32ND STREET  
IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI  
MAP (SEE SHEET 2 FOR DESCRIPTION)**



Jun 25, 2024 - 3:19pm Plotted by: kent.shafer I:\039980.00.01 3445 Raytown Road, KCMO\DWG\Survey\039980-VACATE-XHBTS.dwg

Sheet:	RKS	Project:	EXHIBIT C
1	039980	PARTIAL ROAD VACATION	
OF	NA	WHITE AVENUE	
2	5/28/2024	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

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

A Tract of land being part of White Avenue, as established by 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, 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 South Right-of-way line of 32nd Street, having a bearing of South 87° 53' 08" East as referenced to the Missouri State Plane Coordinate System, West Zone, NAD 83.)

BEGINNING at the Northwest corner of Lot 1, Block 19, of said EAST CENTER subdivision;


Thence South 02° 12' 09" West, 60.09 feet, on the East Right-of-Way line of White Avenue as now established;

Thence North 87° 53' 08" West, 60.00 feet, on the South line of said EAST CENTER subdivision to the West Right-of-Way line of White Avenue;

Thence North 02° 12' 09" East, 90.09 feet, on said West Right-of-Way line, to the South Right-of-Way line of 32nd Street;

Thence South 87° 53' 08" East, 60.00 feet, to the POINT OF BEGINNING, said Tract containing 5,405 square feet or 0.1333 acres.

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

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



# 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](http://www.kcmo.gov/planning)

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

UTILITY CO. Spectrum

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:

### White Avenue (South of E. 32nd Street):

BEGINNING at the Northwest corner of Lot 1, Block 19, of said EAST CENTER subdivision;  
Thence South 02° 12' 09" West, 60.09 feet, on the East Right-of-Way line of White Avenue as now established;  
Thence North 87° 53' 08" West, 60.00 feet, on the South line of said EAST CENTER subdivision to the West Right-of-Way line of White Avenue;  
Thence North 02° 12' 09" East, 90.09 feet, on said West Right-of-Way line, to the South Right-of-Way line of 32nd Street;  
Thence South 87° 53' 08" East, 60.00 feet, to the POINT OF BEGINNING, said Tract containing 5,405 square feet or 0.1333 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.
- Please return this form to the applicant within 30 days.

Jason Rodick Spectrum  
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 34<sup>th</sup> Street west of Topping Avenue, Vacate of Bellaire Avenue south of East 32<sup>nd</sup> Street, Vacate of Topping Avenue south of East 32<sup>nd</sup> Street, Vacate of White Avenue south of East 32<sup>nd</sup> Street.**

**Case Number CD-ROW-2024-00015.**

**Vacation: Re: Vacate Request of 34<sup>th</sup> Street west of Topping Avenue, Vacate of Bellaire Avenue south of East 32<sup>nd</sup> Street, Vacate of Topping Avenue south of East 32<sup>nd</sup> Street, Vacate of White Avenue south of East 32<sup>nd</sup> 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 (M.L., 181408-07 CDOT)

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

TJF: JLS  
cc: Kent Shafer

Engineering Dept. Approval:   
System Planning Approval: 