



# **KANSAS CITY MISSOURI**

# Item No.

## Case No.

CD-ROW-2023-00027 230995  
CD-ROW-2023-00029 231000  
CD-ROW-2023-00030 231001  
CD-ROW-2023-00031 231002  
CD-ROW-2023-00032 231003  
CD-ROW-2023-00033 231004  
CD-ROW-2023-00034 231006  
CD-ROW-2023-00035 213005

Vacation of Condominium Plats

December 6th, 2023

Neighborhood Planning and Development Committee



## Definition

88-810-370 – **Condominium**: A system of separate ownership of individual units with each unit owner entitled to a percentage ownership in the common elements evidenced by the recording of a plat and declaration of condominium.



88-560 – Vacation of Alleys, Streets and Plats

**\*Only way to vacate plat**

# Applicant's Intent

- Each building is platted as a Condominium
- Applicant is the sole owner of each unit in the condominiums
- Approval would return these structures to multi-unit buildings under one ownership
- Condominium Association and bylaws will be dissolved
- No physical changes will occur

# Condominium Plats to be Vacated

Mayella  
Condominiu  
m

Oak Street  
Condominiu  
m

Gallery Oak  
Condominiu  
m

Wyandotte  
Condominiu  
m

Notre Dame  
Condominiu  
m

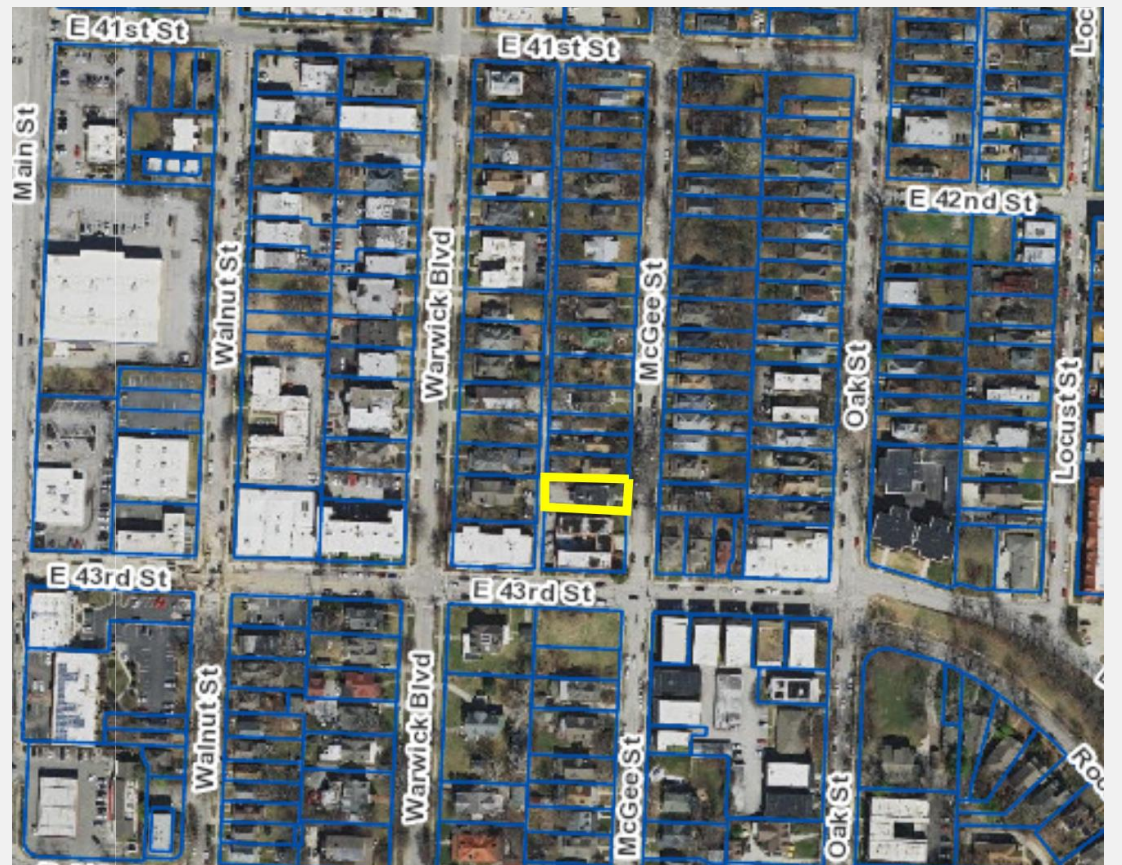
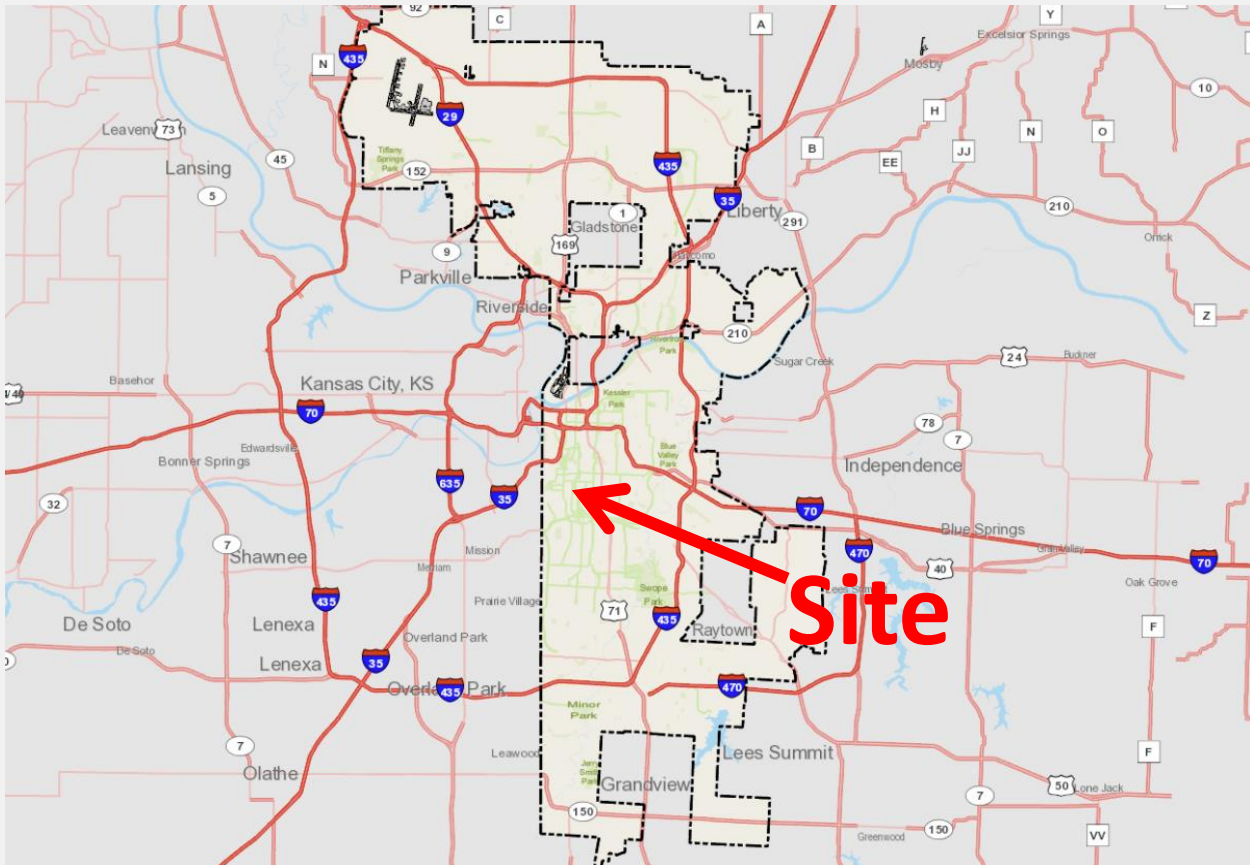
Sunset  
Condominiu  
m

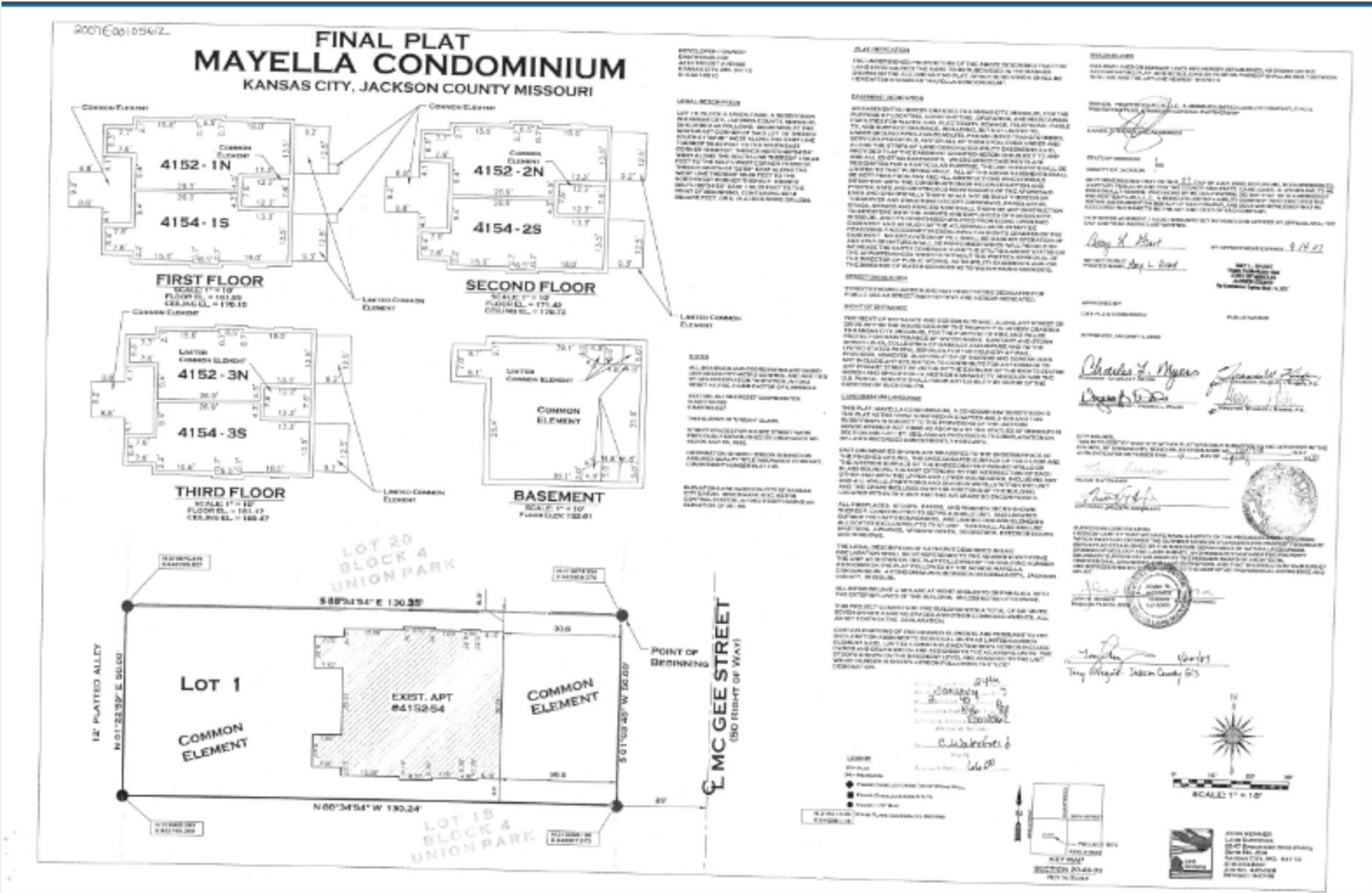
Washington  
Irving  
Condominiu  
m

Gallery II  
Condominiu  
m

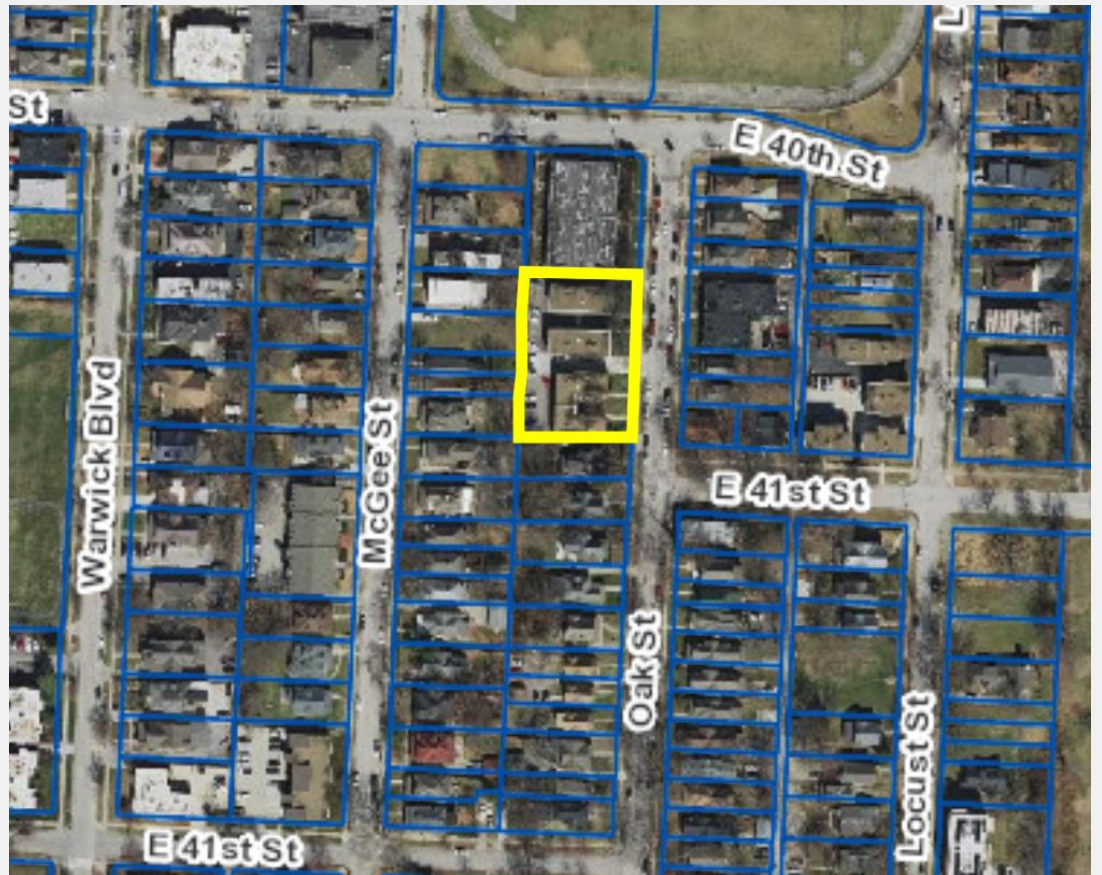
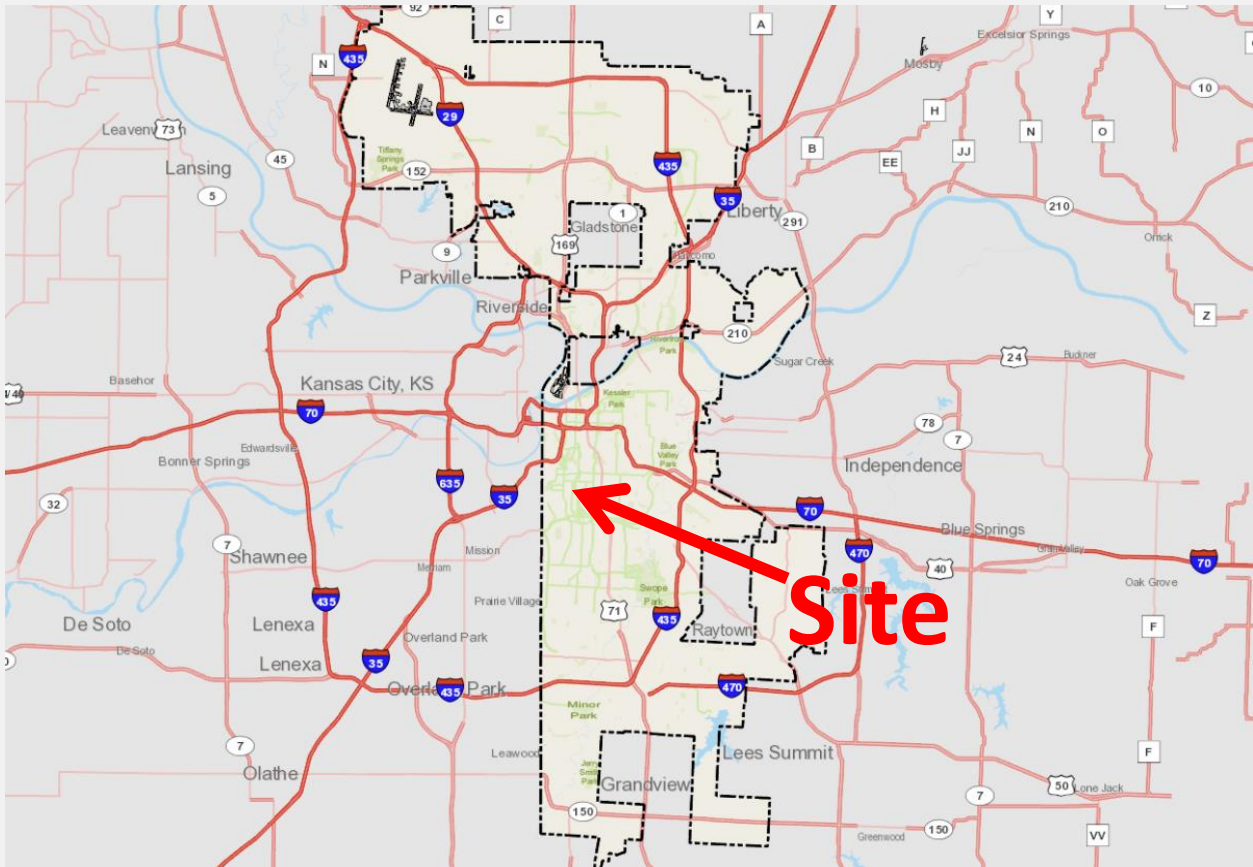
# Ordinance No. 230995

## Mayella Condominium (CD-ROW-2023-00027)

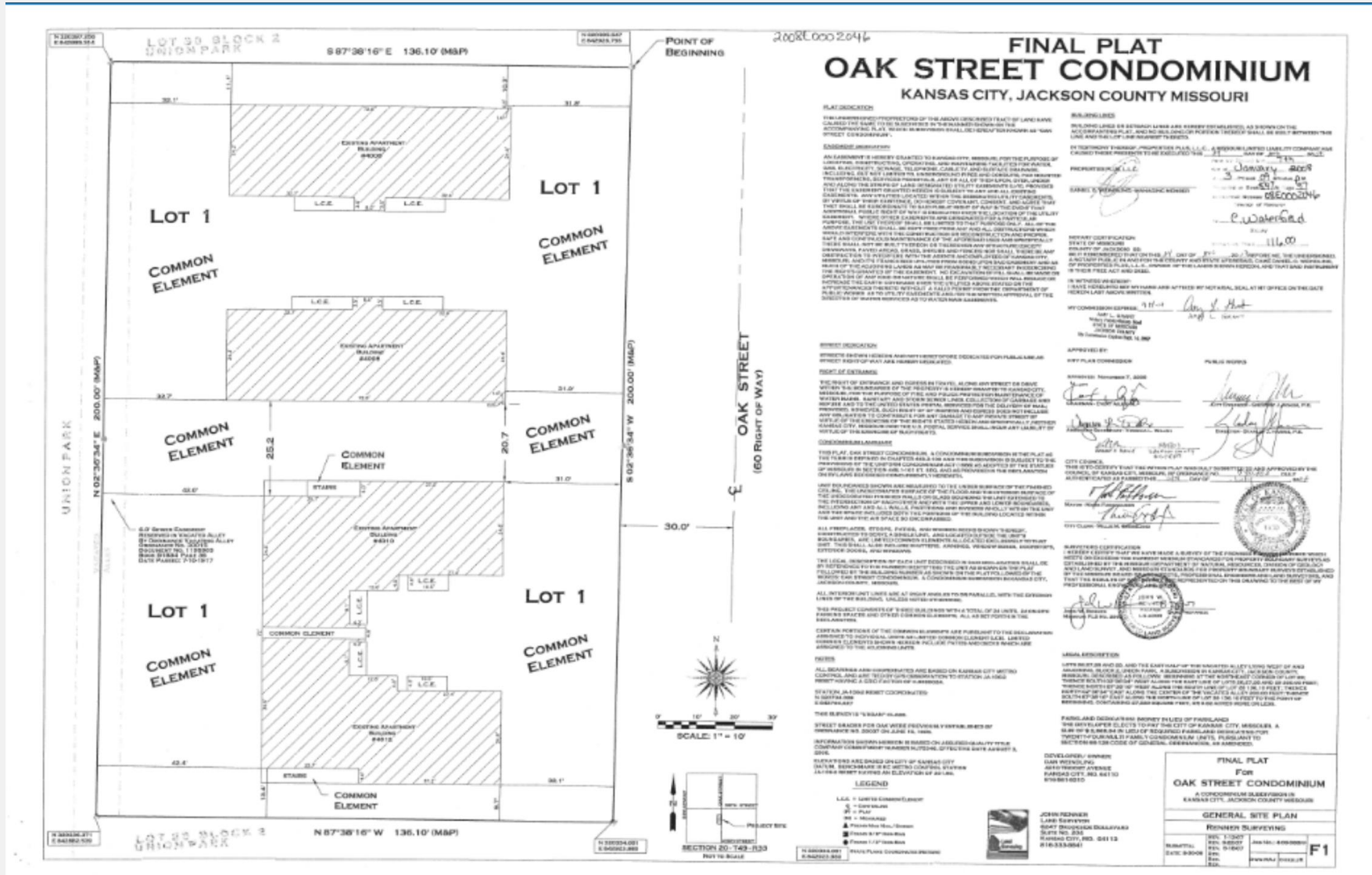




# Ordinance No. 231000 Oak Street Condominium (CD-ROW-2023-00029)

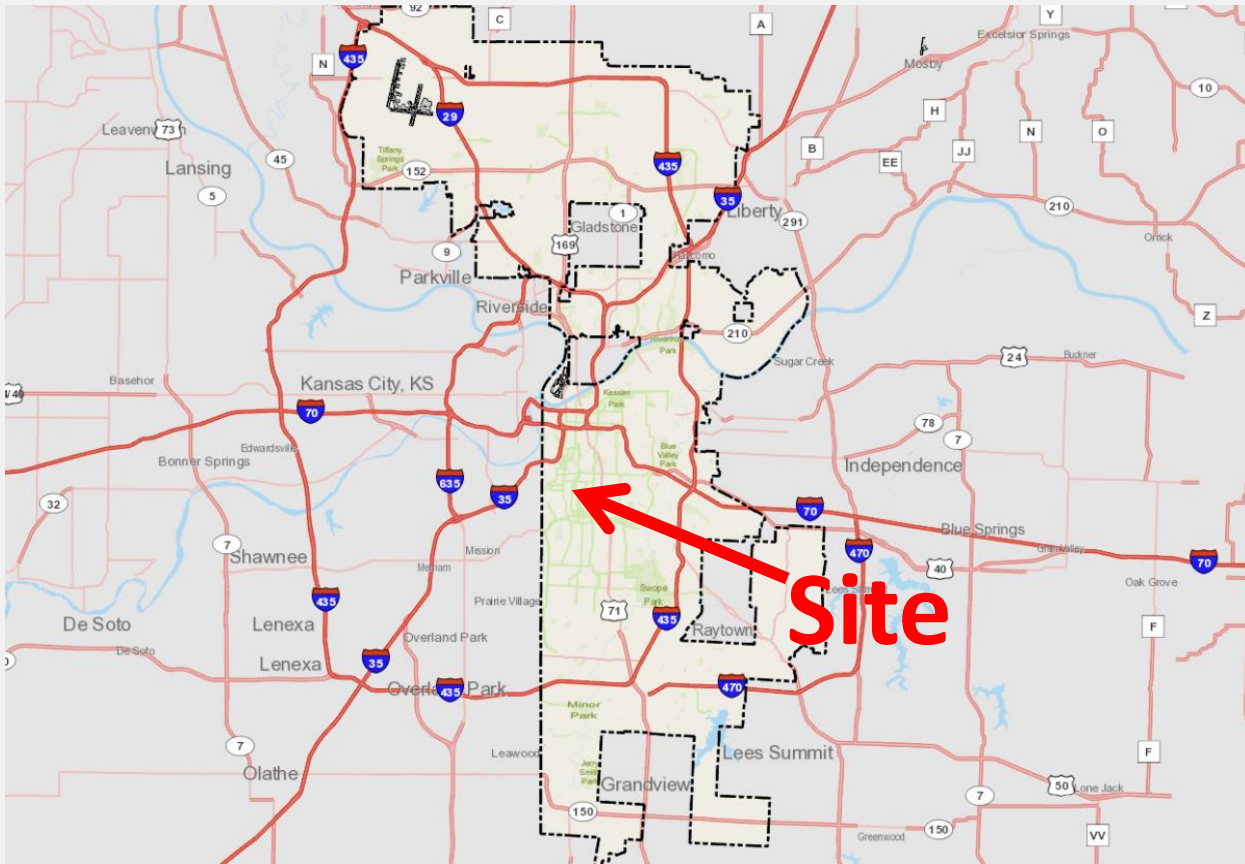


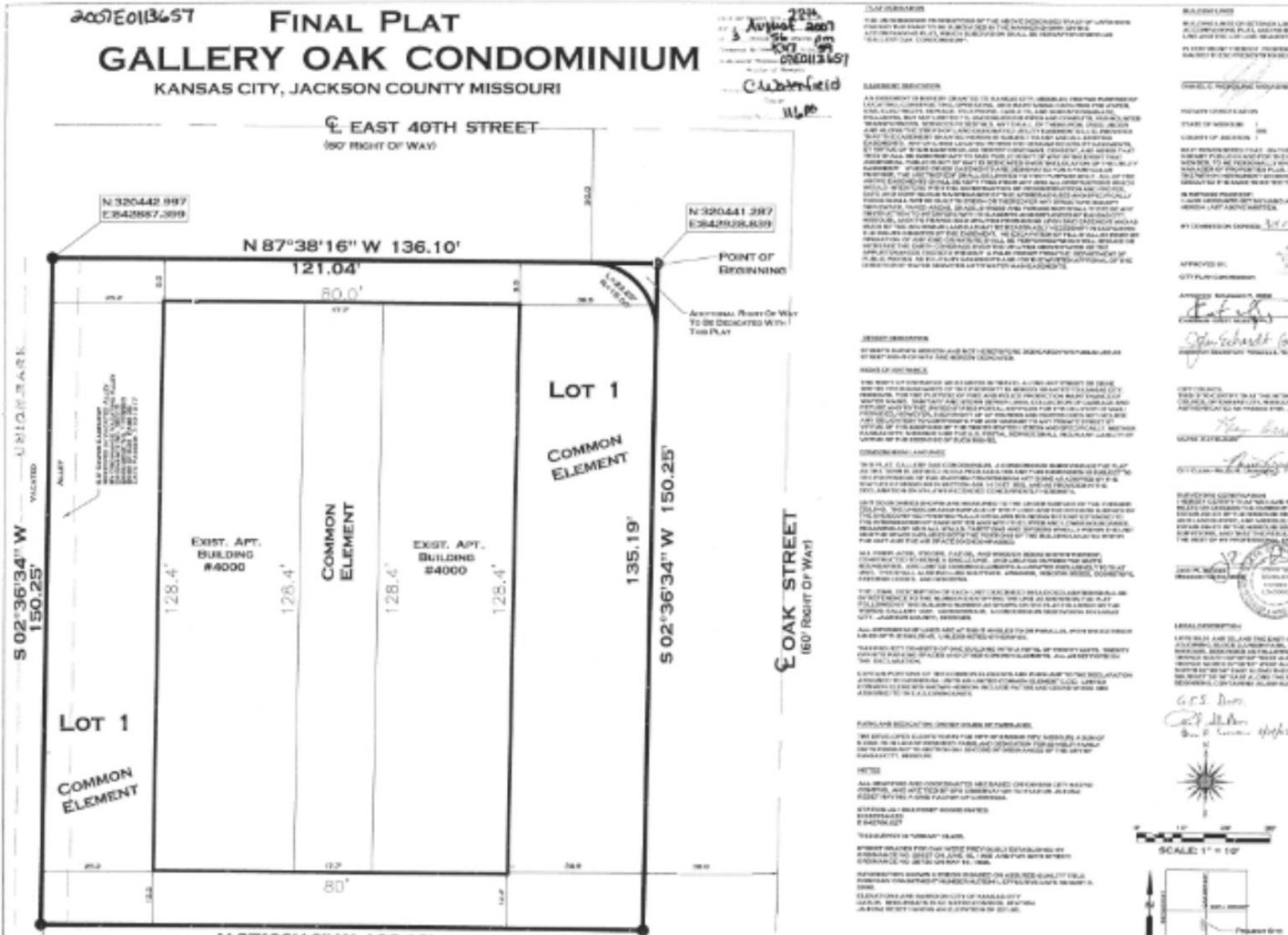




# Ordinance No. 231001

## Gallery Oak Condominium (CD-ROW-2023-00030)





**FINAL PLAT  
GALLERY OAK CONDOMINIUM**  
KANSAS CITY, JACKSON COUNTY MISSOURI

**EAST 40TH STREET**  
(90' RIGHT OF WAY)

**OAK STREET**  
(60' RIGHT OF WAY)

**LOT 1 COMMON ELEMENT**

**LOT 2 COMMON ELEMENT**

**EXIST. APT. BUILDING #4000**

**EXIST. APT. BUILDING #4000**

**LOT 1 COMMON ELEMENT**

**LOT 2 COMMON ELEMENT**

**SECTION 22, T12S, R10E, UMKC PLATS**

**SECTION 22, T12S, R10E, UMKC PLATS**

NO.	DATE	BY	FOR	AMOUNT	REMARKS
1	11/11/2024	J.M. WOOD	FOR	\$1,000.00	CONTRACT DEPOSIT
2	11/11/2024	J.M. WOOD	FOR	\$2,500.00	CONTRACT DEPOSIT
3	11/11/2024	J.M. WOOD	FOR	\$4,000.00	CONTRACT DEPOSIT
4	11/11/2024	J.M. WOOD	FOR	\$5,500.00	CONTRACT DEPOSIT
5	11/11/2024	J.M. WOOD	FOR	\$7,000.00	CONTRACT DEPOSIT

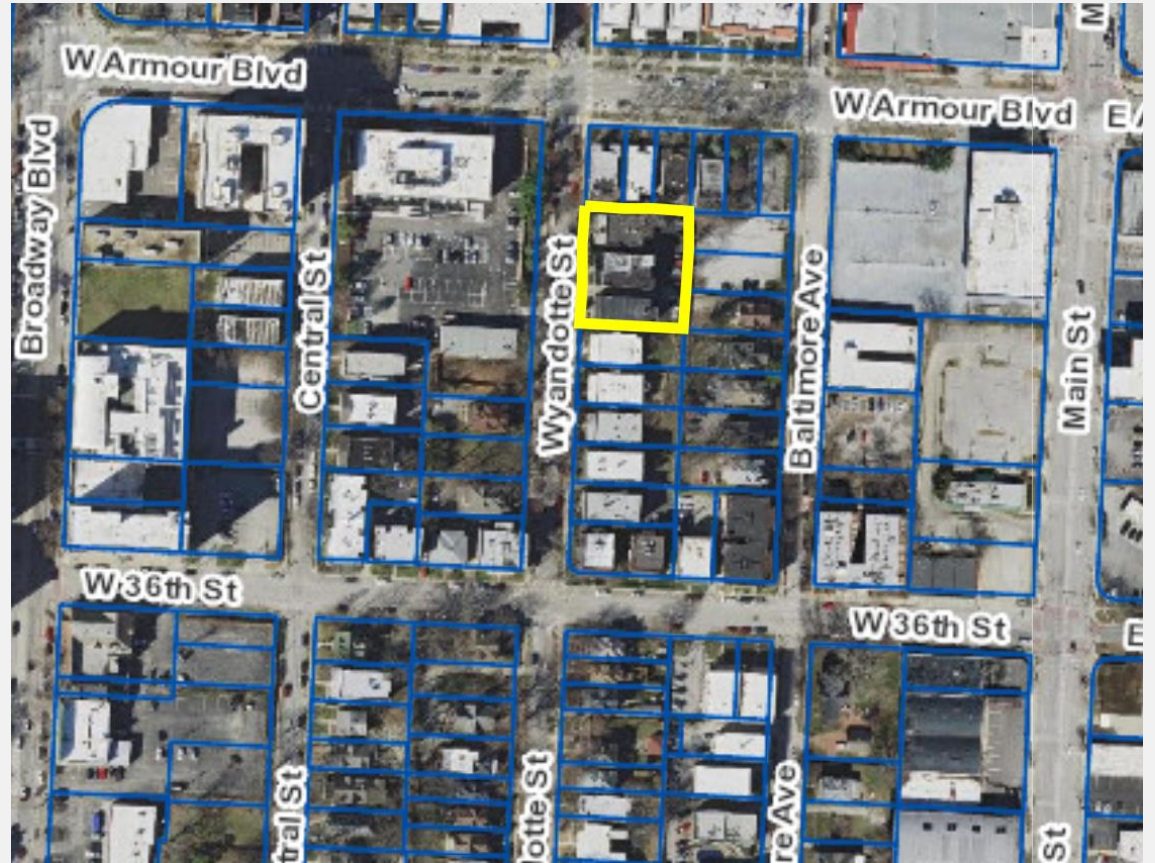
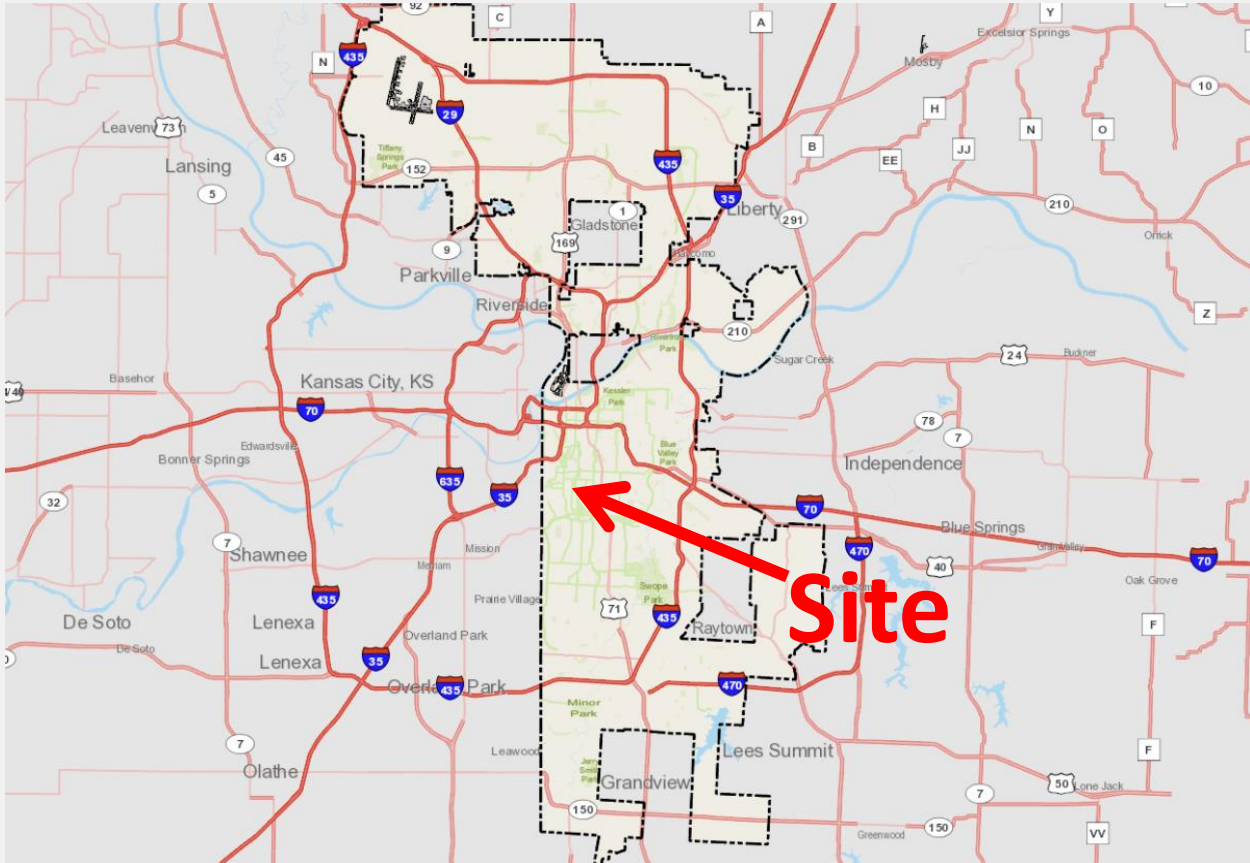
**FINAL PLAT FOR GALLERY OAK CONDOMINIUM**  
A CONDOMINIUM SUBDIVISION IN JACKSON COUNTY, MISSOURI

**GENERAL SITE PLAN**

CORNER SURVEYING			
NO. 1	DATE	BY	FOR
1	11/11/2024	J.M. WOOD	FOR
2	11/11/2024	J.M. WOOD	FOR
3	11/11/2024	J.M. WOOD	FOR
4	11/11/2024	J.M. WOOD	FOR

# Ordinance No. 231002

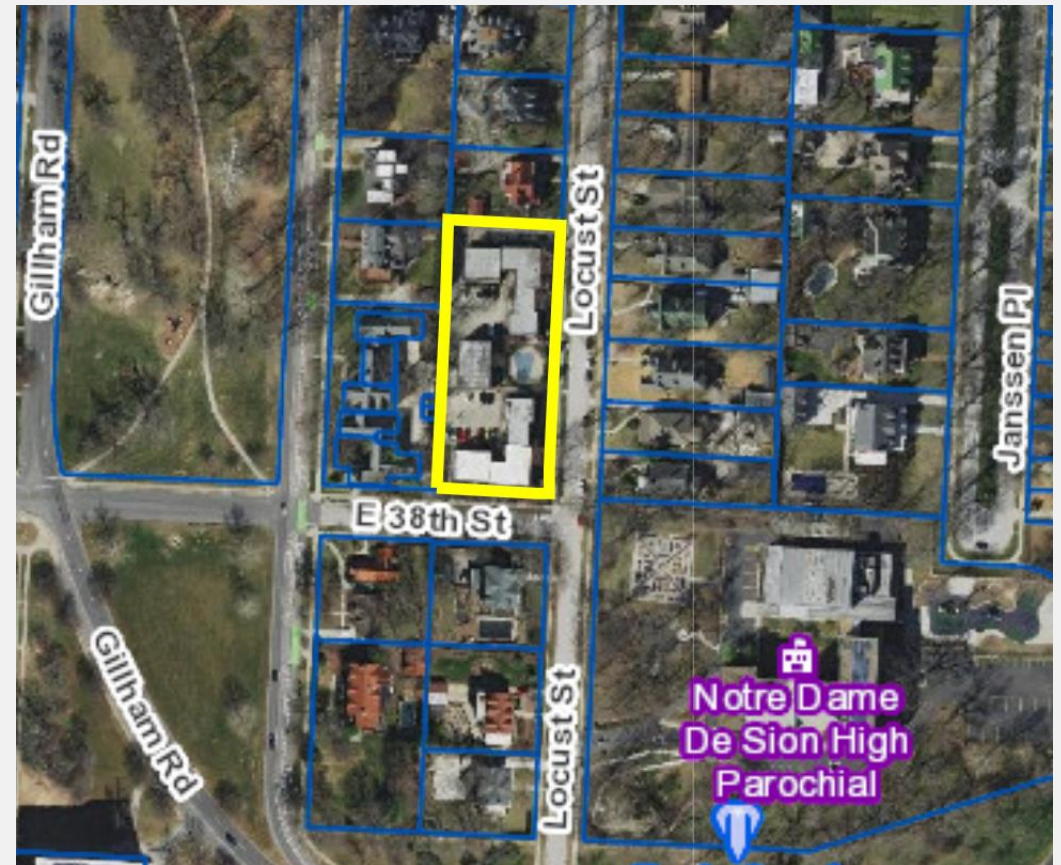
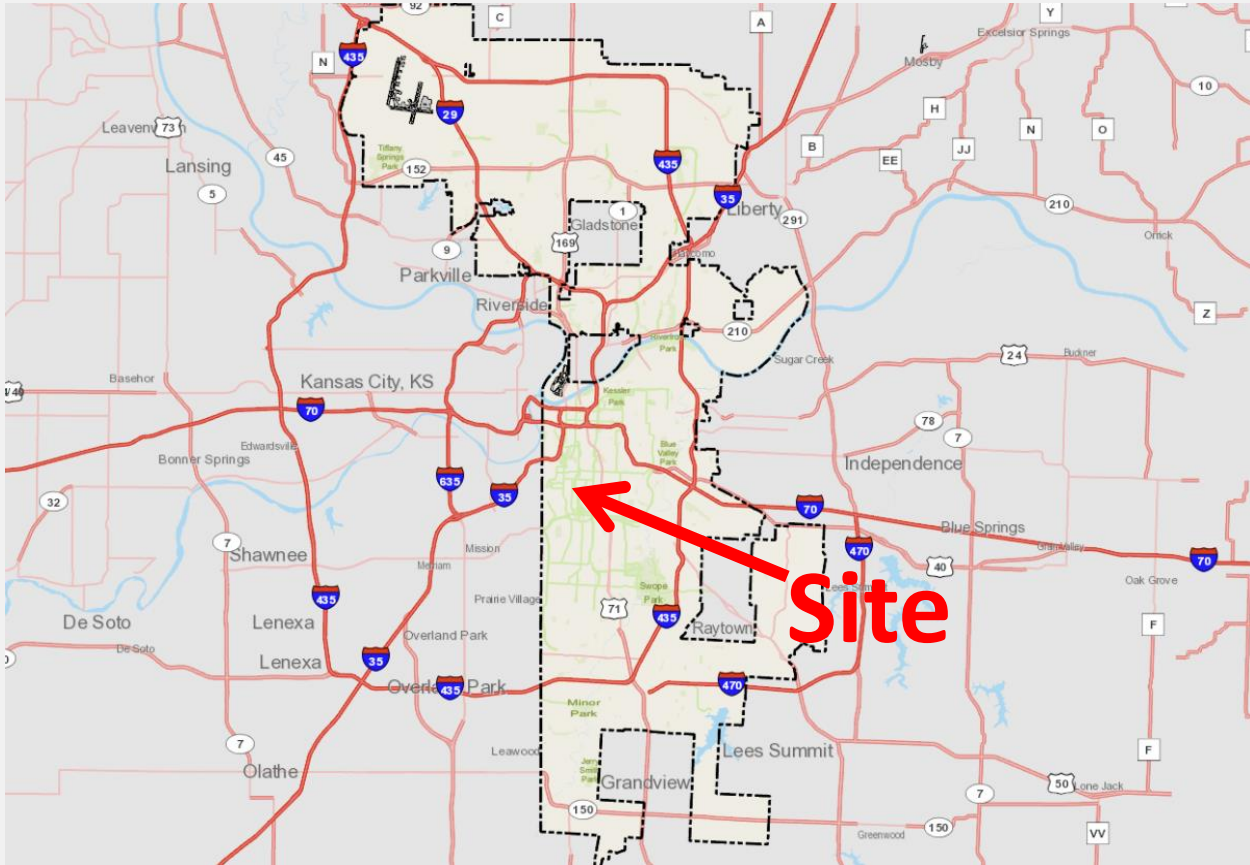
## Wyandotte Condominium (CD-ROW-2023-00031)

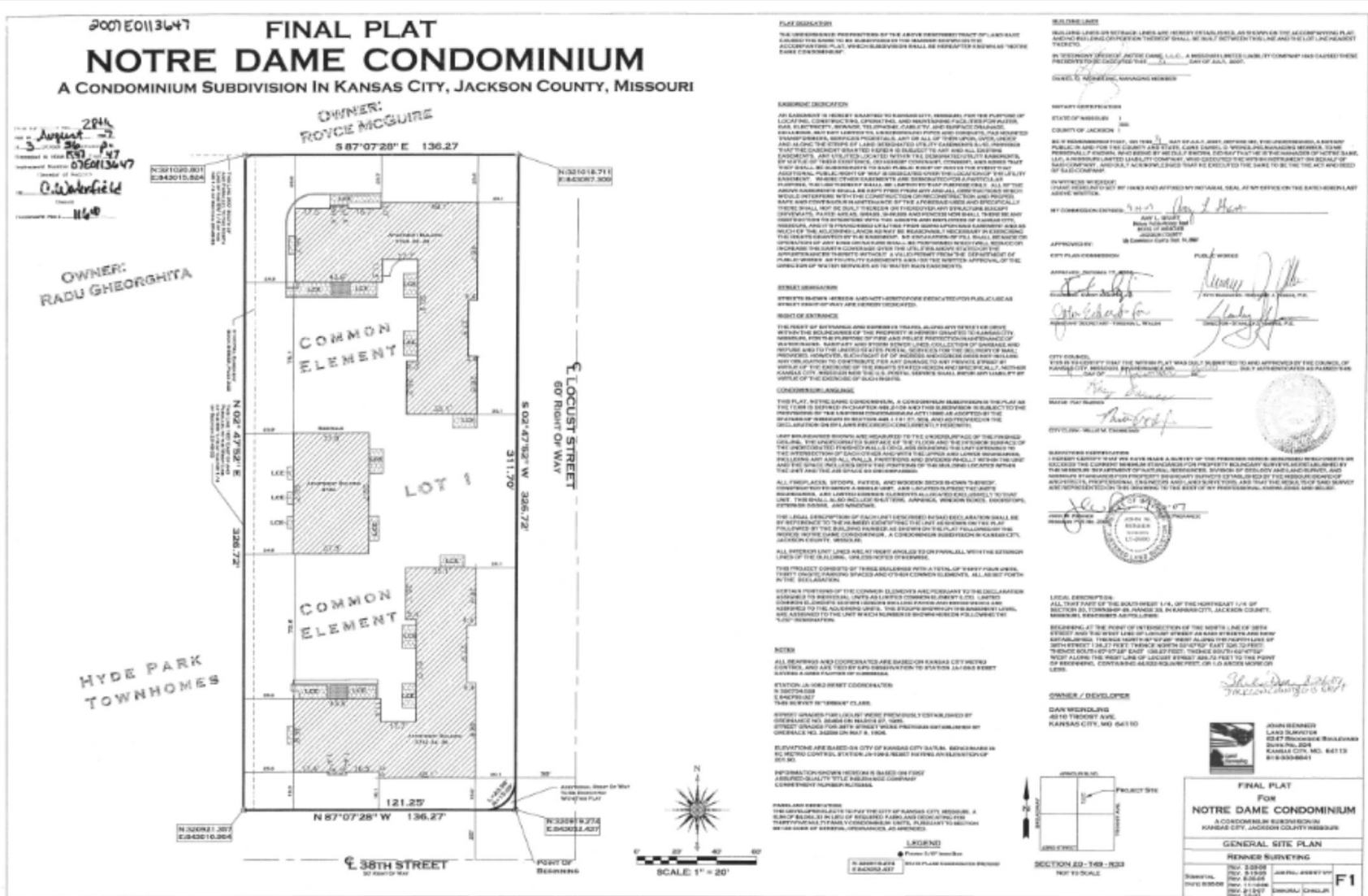




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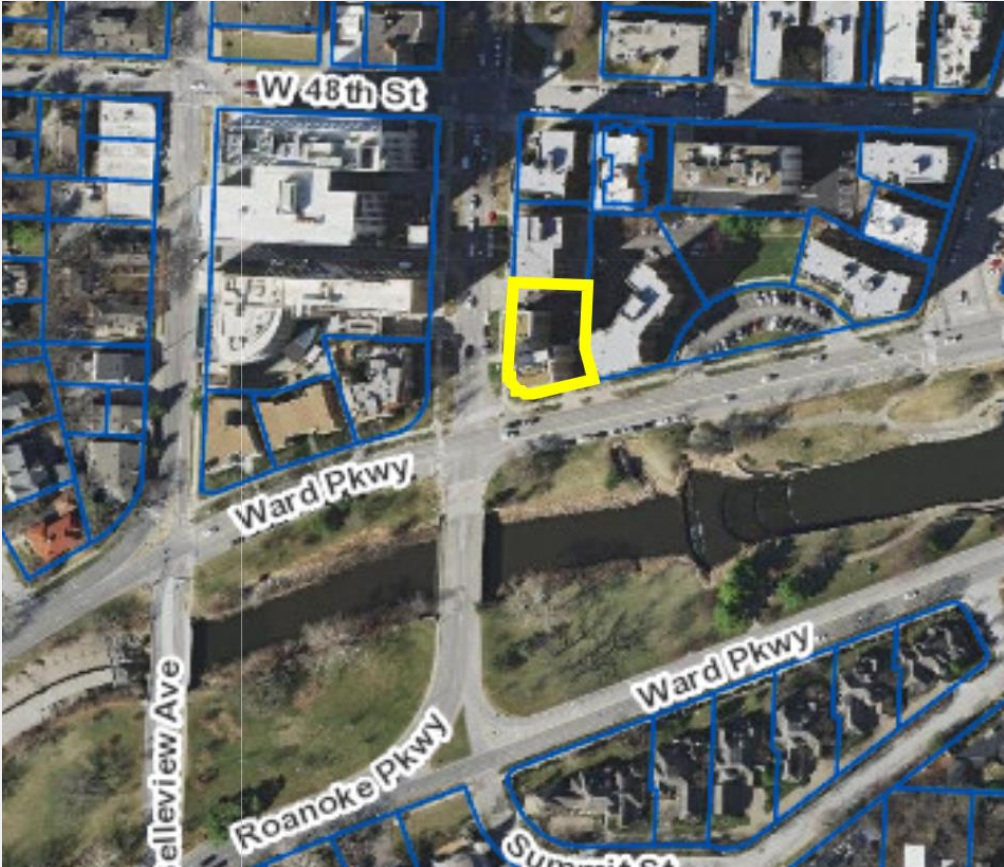
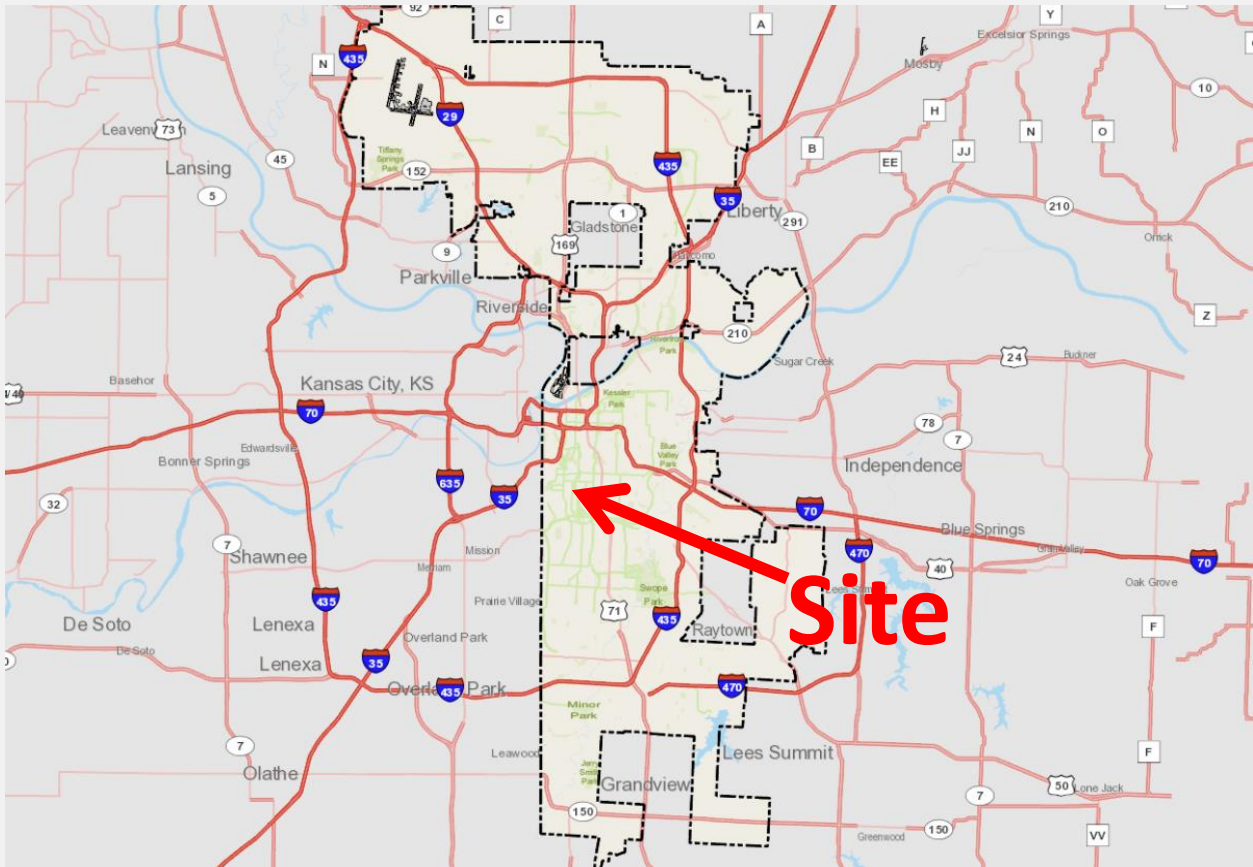
## Notre Dame Condominium (CD-ROW-2023-00032)



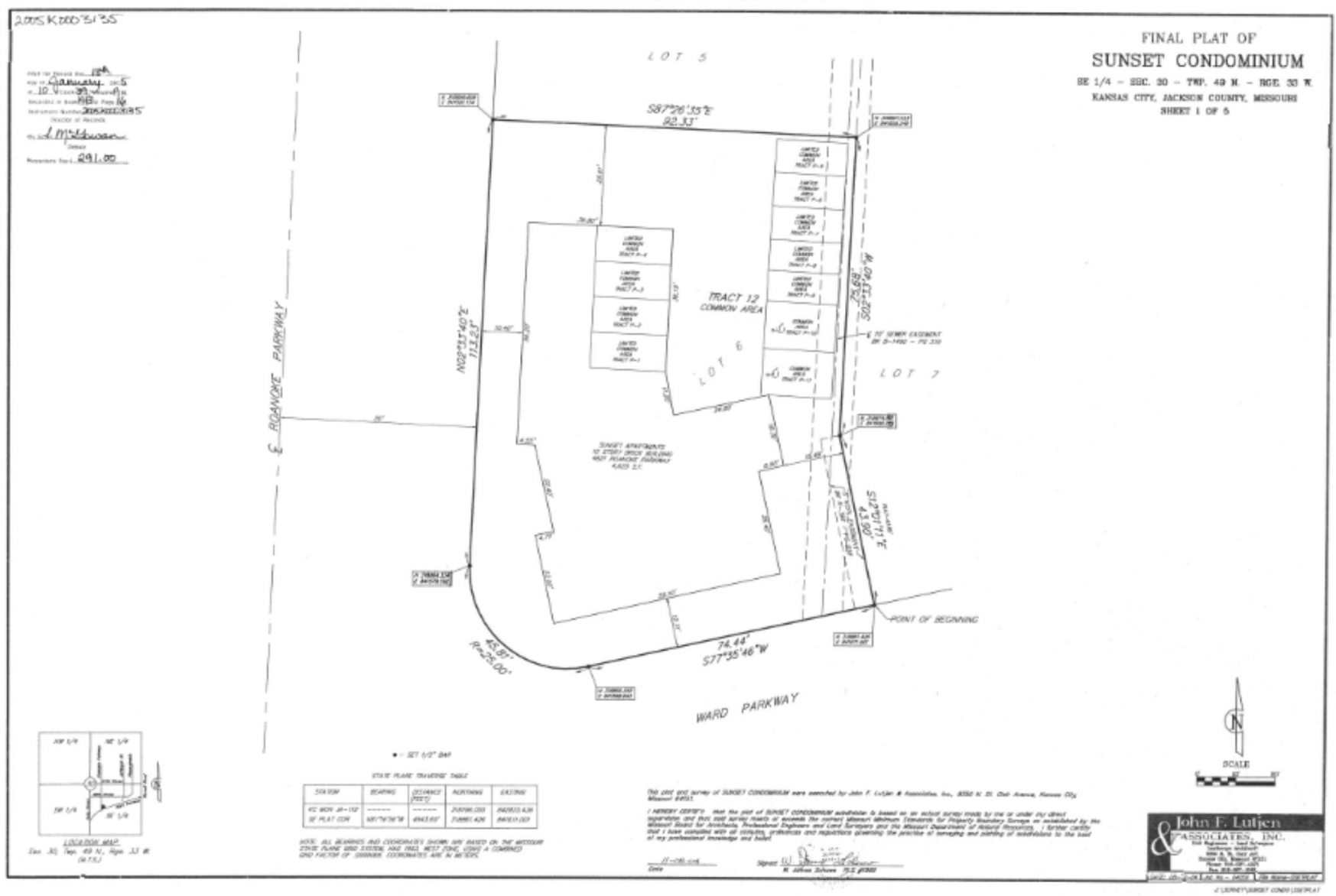


# Ordinance No. 231004

## Sunset Condominium (CD-ROW-2023-00033)

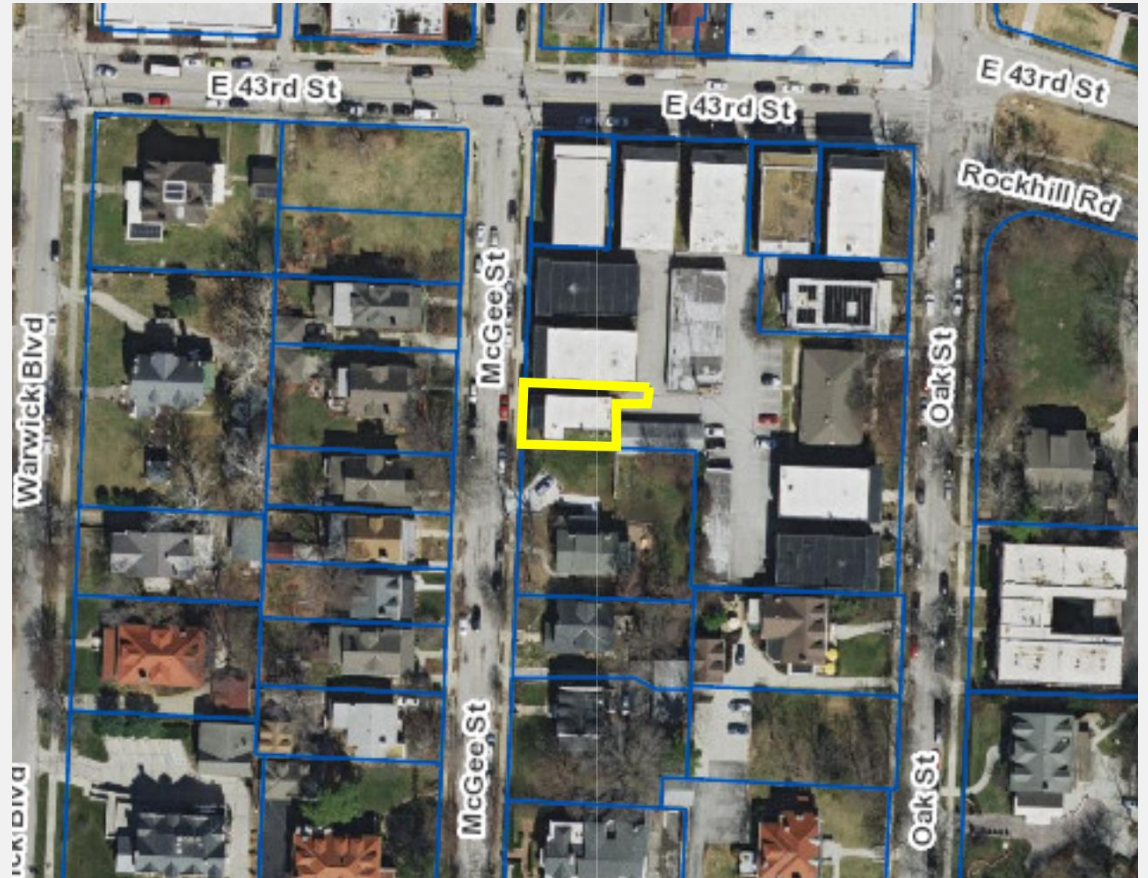
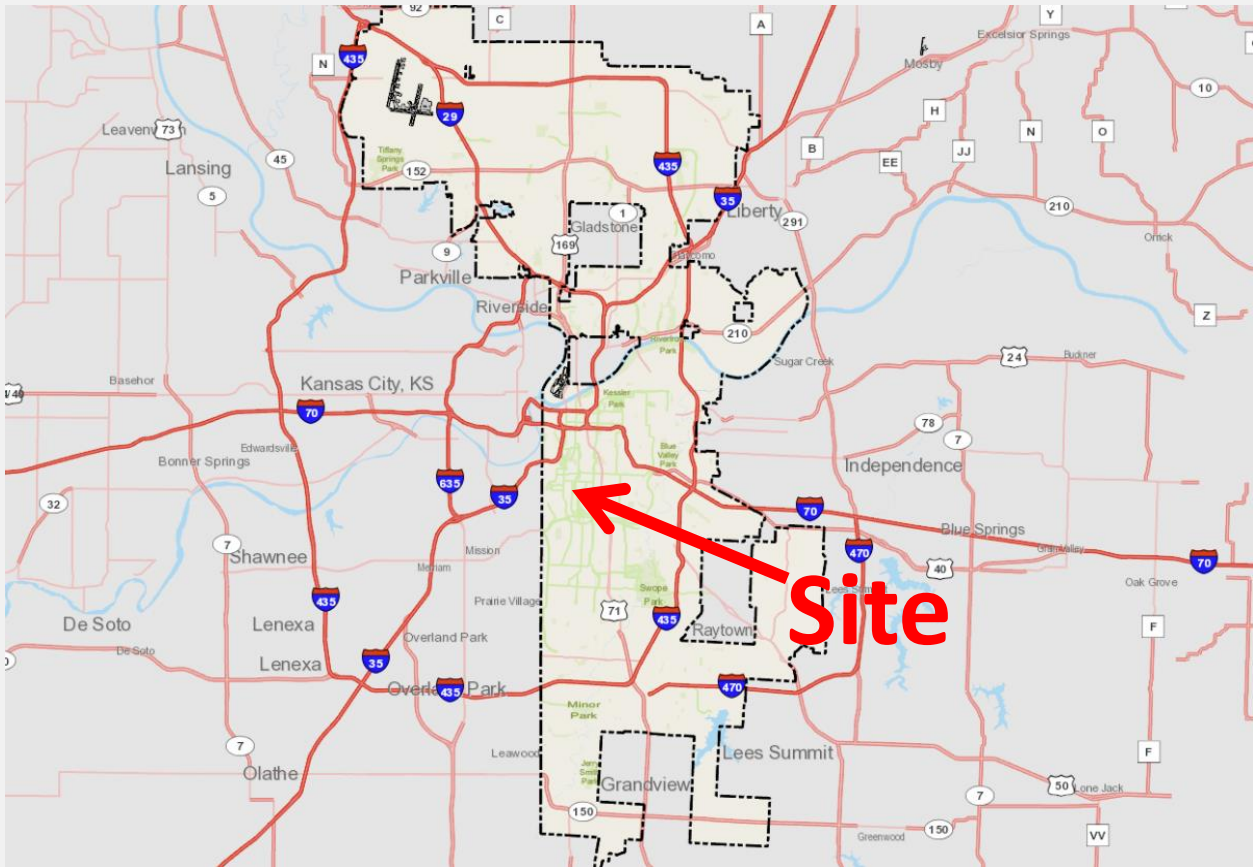






# Ordinance No. 231005

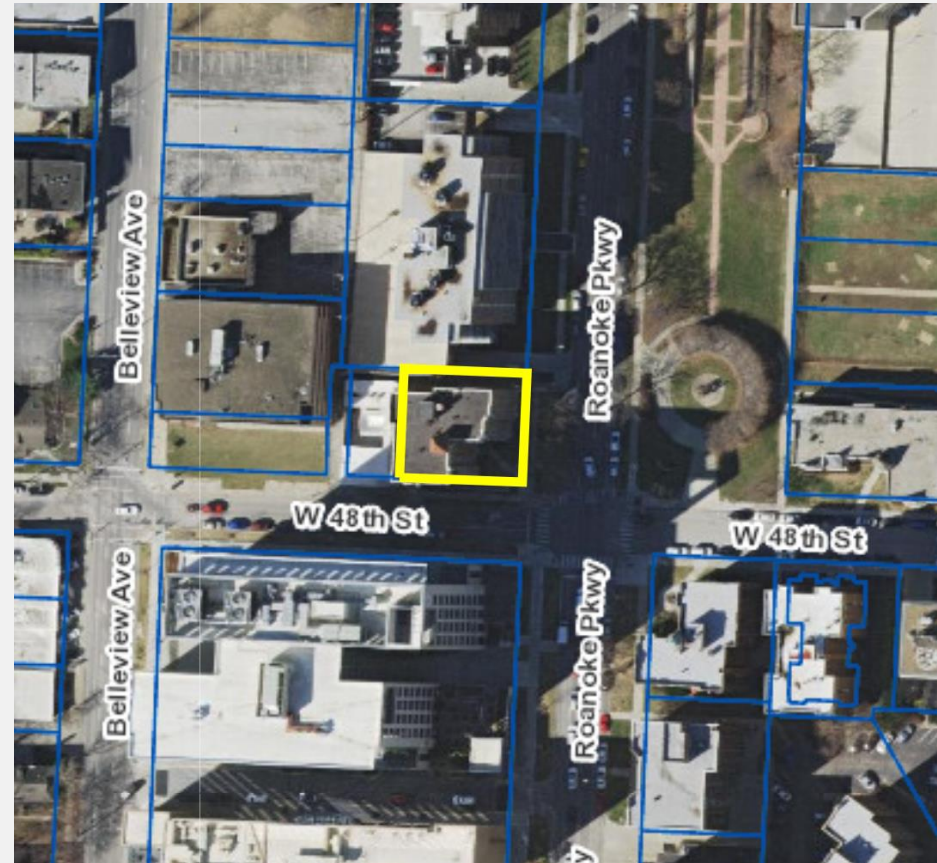
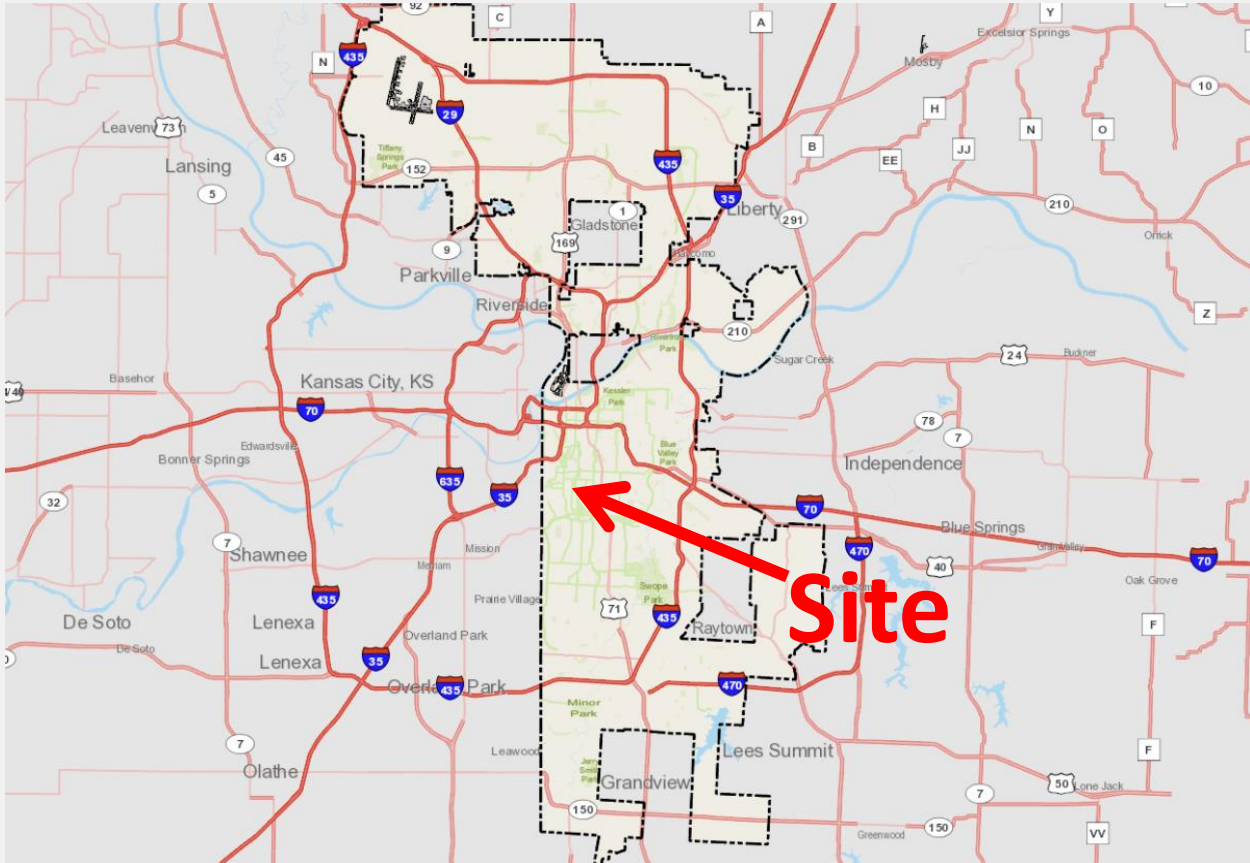
## Gallery II Condominium (CD-ROW-2023-00035)

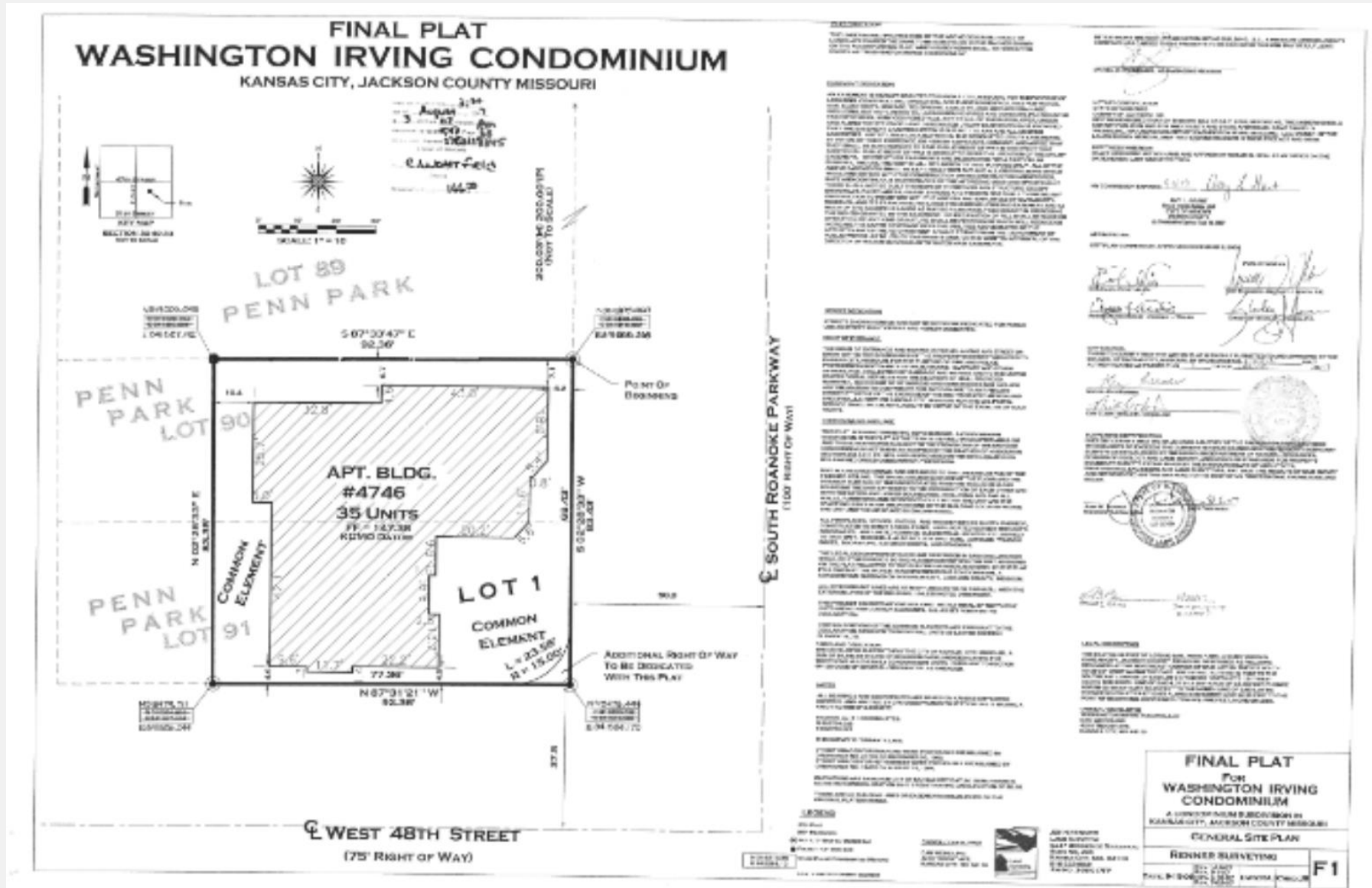




# Ordinance No. 231006

## Washington Irving Condominium (CD-ROW-2023-00034)





# Vacation Intent

- The Council may approve a vacation of all or a portion of any right-of-way or **plat** only when it determines that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience thereby. (Section 88-560-01)

# Vacation Application Process

Applicant has a pre-application meeting with Staff and Applies

Applicant obtains written consent from utility companies and adjacent property owners (75% adjacent consent)

Application goes before the City Plan Commission for recommendation

Application is heard by the City Council for Final Approval

# City Plan Commission Recommendation

## Ordinance #

## City Plan Commission Recommendation

230995

Approval without Conditions

231000

Approval without Conditions

231001

Approval without Conditions

231002

Approval without Conditions

231003

Approval without Conditions

231004

Approval without Conditions

231005

Approval without Conditions

231006

Approval without Conditions