

CITY PLAN COMMISSION STAFF REPORT

CD-ROW-2025-00035



KANSAS CITY
Planning & Dev

Knightsbridge Business Center Condo Plat Vacation

December 3, 2025

Docket #9

Request

Vacation of a Condominium Plat

Applicant

Bob Howard
Attorney

Owner

Urban Studios 2025, LLC

Site Information

Location	5300 Longview Rd
Area	2.5 Acres
Zoning	B1-1
Council District	5 th
County	Jackson
School District	Hickman Mills

Surrounding Land Uses

North: Residential, R-1.5
South: Residential, R-7.5
East: 71 Highway, R-7.5
West: Residential, R-1.5

Land Use Plan

The Red Bridge Area Plan recommends Mixed Use Community for this location.

Major Street Plan

Longview Road is identified as a Local Link in this location.

Approval Process



Overview

The applicant is seeking approval of a vacation of a condominium plat in District B1-1 (commercial) on about 2.5 acres generally located at 5300 Longview Road.

Existing Conditions

The subject site is developed with an apartment building which was previously subdivided through a condominium plat. All units are under one ownership.

Neighborhoods

This site is located within the Southern Communities Coalition and the South Kansas City Alliance.

Required Public Engagement

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

Project Timeline

The application was filed on October 27, 2025. No scheduling deviations have occurred.

Professional Staff Recommendation

Docket #9 **Approval**

VICINITY MAP



VACATION REVIEW

The plat proposed for vacation currently contains a multi-unit residential building under single, common ownership. Although the building was originally platted as a condominium pursuant to RSMo Chapter 448, all units are owned by one entity and are operated as a multi-unit rental building.

The vacation of the condominium plat will eliminate the condominium form of ownership and return the structure to a single-ownership multi-unit building. No physical changes to the building are proposed. The action will dissolve the condominium association and its bylaws, and consolidate ownership from multiple condominium units to one owner.

The requested vacation is limited to this change in ownership structure and does not include any modifications to the building or property.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-110)	Yes	There are no proposed changes to the building.

SPECIFIC REVIEW CRITERIA

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

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:

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.

Vacation of the plat will result in a consolidation of the parcels. This parcel will have direct access to public right-of-way. No right-of-way is proposed to be vacated.

B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.

No right-of-way is proposed to be vacated.

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

The vacation will not be in violation of 88-405.

D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

The vacation of the condominium plat will not disrupt any street network as no right-of-way is proposed to be vacated.

E. 88-560-10-E. The vacation shall not result in a dead-end street or alley.

No right-of-way is proposed to be vacated.

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 of the plat as no right-of-way is proposed to be vacated.

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

No right-of-way is proposed to be vacated.

H. The right-of-way to be vacated is not on the Major Street Plan.

No right-of-way is proposed to be vacated.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
 - a. Exhibit
 - b. Legal Description
 - c. Petition to Vacate
 - d. Consent to Vacate

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL.

Respectfully Submitted,



Matthew Barnes, AICP

Lead Planner

STATE OF MISSOURI
COUNTY OF JACKSON SS
I CERTIFY INSTRUMENT RECEIVED
1988 DEC -7 P 1:38.0
RECORDED BOOK 37 PAGE 17
DIRECTOR OF RECORDS

PLAT OF KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM

63329

REPLAT OF LOT 2, KNIGHTSBRIDGE CENTER

300
15000
15300
pmo

05-2670

1. This plat of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM is the Plat as the term is defined in Chapter 448, I.E. Section 448.1-103 et seq., of the revised Statutes of Missouri (1986), as amended, and said subdivision is subject to the provisions of the Condominium Property Act as contained in said Chapter 448, and as provided in the Declaration and By-Laws recorded concurrently herewith.
2. In satisfaction of the requirements of Chapter 448, et seq., RSMo. (1986), as amended, the Declaration and By-Laws are recorded with this plat. Said Declaration and By-Laws govern the management and use of this property.
3. The legal description of each unit described in said Declaration shall be by reference to the letter identifying the unit as shown on the plat followed by the words "KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM", as recorded in Volume K858026, Pages 1 under the date of DECEMBER 7, 1988, in the Condominium Plat Book in the Office of the Recorder of Deeds of Jackson County, Missouri, and that shall be deemed to be a good and sufficient description for all purposes.
4. The exterior dimensions and the vertical dimensions of each respective unit are shown on this plat on the pages depicting said units and describing the elevations for their floors and ceilings. Each unit includes all parts of the Unit within the exterior dimensions, and includes the plaster, fresco and dry wall parts of the exterior walls of the Units, the wall, floors and ceilings separating the Units from piping and wiring shafts, and other Units, down to, but not including, the studs and joists on the building. The remaining portions of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM not located within any Units, comprise the common elements, including, but not by way of limitation, the roofs, foundations, pipes, ducts, flues, conduits, wires, all utility connection outlets, and all bearing walls, studs and joists of the building to the unfinished walls thereof.
5. Sewer, water and gas pipes, electrical, telephone and television wires or cables, fresh air and exhaust air ducts are generally all in common areas. Where the above pipes, wires, cables and ducts may exist outside common areas, the present location and use constitutes an easement for such use. Access, control and use of these areas and facilities are governed by the provisions of the Declarations and By-Laws recorded concurrently herewith.
6. Interior room walls, doors and other interior improvements, equipment or facilities are not shown on this plat.
7. All interior unit lines are at right angles to or parallel with the exterior lines of the building unless shown by bearings to be otherwise.
8. This subdivision consists of two (2) wood frame 1-story buildings facing alternately East and West, with ten (10) units in each building for a total of twenty (20) units.
9. Unit windows, and their framing, Unit entrance doors, and their framing, are located in common elements, except for interior trim, and their use for all or any purpose constitutes an easement for such use in accordance with the provisions of the Declaration and By-Laws recorded concurrently herewith.

This is a survey and resubdivision of Lot 2, KNIGHTSBRIDGE CENTER, a subdivision of land in Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning at the Southwest corner of said Lot 2; thence N 3° 03' 57" E, along the West line of said Lot 2, a distance of 290.02 feet, to the Northwest corner thereof; thence S 86° 56' 05" E, along the North line of said Lot 2, a distance of 391.50 feet, to the Northeast corner thereof; S 3° 19' 35" W, along the East line of said Lot 2, a distance of 290.02 feet, to the Southeast corner thereof; thence N 86° 56' 05" W, along the South line of said Lot 2, a distance of 390.18 feet, to the point of beginning, containing 2.602 Acres, more or less, of replatted land.

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat and the subdivision shall hereafter be known as "KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM".

EASEMENTS. An easement is hereby granted to Kansas City, Missouri, and to the utility companies franchised to operate in Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easements (U/E). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, as to utility easements and/or the Director of Water and Pollution Control as to water main easements.

RIGHT OF ENTRANCE. The right of entrance and egress in travel along any street or drive within the boundaries of the property is hereby granted to Kansas City, Missouri, for the purpose of fire and police protection, maintenance of water mains, sanitary and storm sewer lines, collection of garbage and refuse and to the United States Postal Services for the delivery of mail; provided, however, such right of ingress and egress does not include any obligation to contribute for any damage to any private street or drive by virtue of the exercise of rights stated herein and specifically, neither Kansas City, Missouri nor the U.S. Postal Service shall incur any liability by virtue of the exercise of such rights.

RIGHT OF ACCESS: Access is hereby granted through the common elements, the units, and all other property within the boundaries of the property, to the Fire and Police Departments for the purpose of fire and police protection.

IN TESTIMONY WHEREOF, the undersigned proprietor has hereunto subscribed its name.

WHITE KNIGHT PARTNERS, A Missouri Partnership

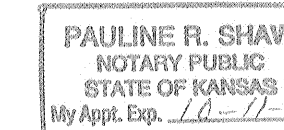
C. J. Hoffman
C. J. Hoffman, Managing Partner

STATE OF Kansas }
COUNTY OF Johnson } SS:

On this 6th day of September, 1988, before me, the undersigned, a Notary Public in and for said County and State, appeared C. J. Hoffman, to me personally known, who, being duly sworn before me, did say that he is Managing Partner of White Knight Partners, a Missouri Partnership, and that he executed the same on behalf of said partnership and that he acknowledges the execution of the same to be the act and deed of said partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Appointment Expires: oct. 11, 1990



Pauline R. Shaw
Notary Public
Print Name: Pauline R. Shaw

PUBLIC WORKS

CITY PLAN COMMISSION

Approved [Signature]
Chairman

City Clerk 12-6-88 (1000) (4500)
Director of Property

Approved 11-8-88
G. C. C.
City Engineer, Gurnie C. Gunter

Richard E. Duncan
Secretary, Richard E. Duncan

Approved November 9, 1988
George L. Satterlee
Director, George L. Satterlee

Entry No. 880885

CITY COUNCIL

THIS IS TO CERTIFY that the within plat was submitted to and approved by the City Council of Kansas City, Missouri, by Ordinance No. 63329 duly authenticated as passed this 23 day of November, 1988.

Richard L. Berkley
Mayor, Richard L. Berkley

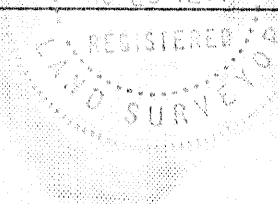
MAYOR PRO-TEM

Catherine R. Rocha
City Clerk, Catherine R. Rocha

I HEREBY CERTIFY: that the plat of KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, a subdivision, is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey, of the State of Missouri. I further certify that I have complied with all known statutes, ordinances and regulations of the State of Missouri and the City of Kansas City, Missouri, that govern the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief, and that this plat contains all information required by RSMo. Section 448.2-109 (1986).

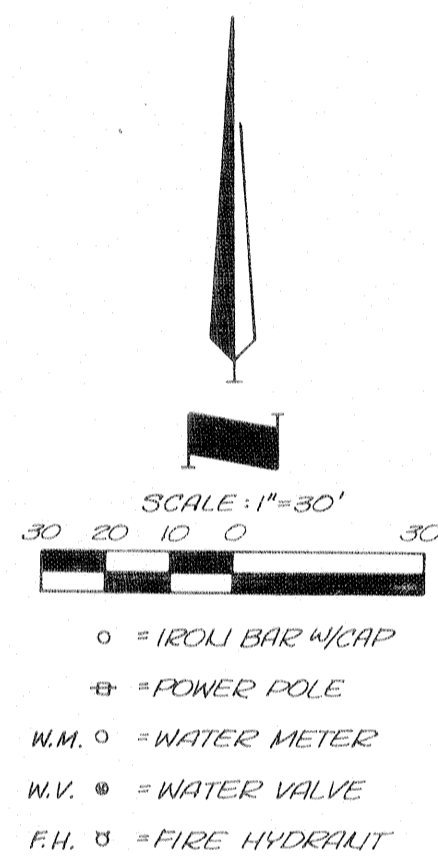
By: [Signature]
Tex L. New, Mo. LS-1277

Date: 8-31-88



SHAFFER, KLINE & WARREN, P.A.

ENGINEERS & SURVEYORS
OVERLAND PARK, KANSAS



NOTE: ALL BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE KANSAS CITY GRID SYSTEM USING A COMBINED GRID FACTOR OF 0.0000006131.

BENCHMARK: ELEV. = 292.19

"4" CUT IN LIE COR. OF 2"x2" METAL DRAIN INLET LOCATED APPROX. 55' NORTH OF AND 12' EAST OF THE SE COR. OF THE WEST BLDG.

NOTE: PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS OF ESMIT. TO K.C.P. & L. CO. IN BK. 8-2437, PG. 202.

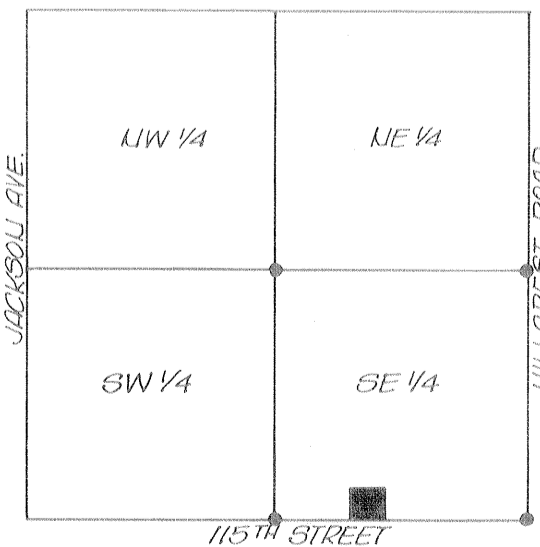
Street Grades:

Street Grades for Colorado Avenue Were Previously Established by Ordinance No. 41222, Passed May 19, 1972.

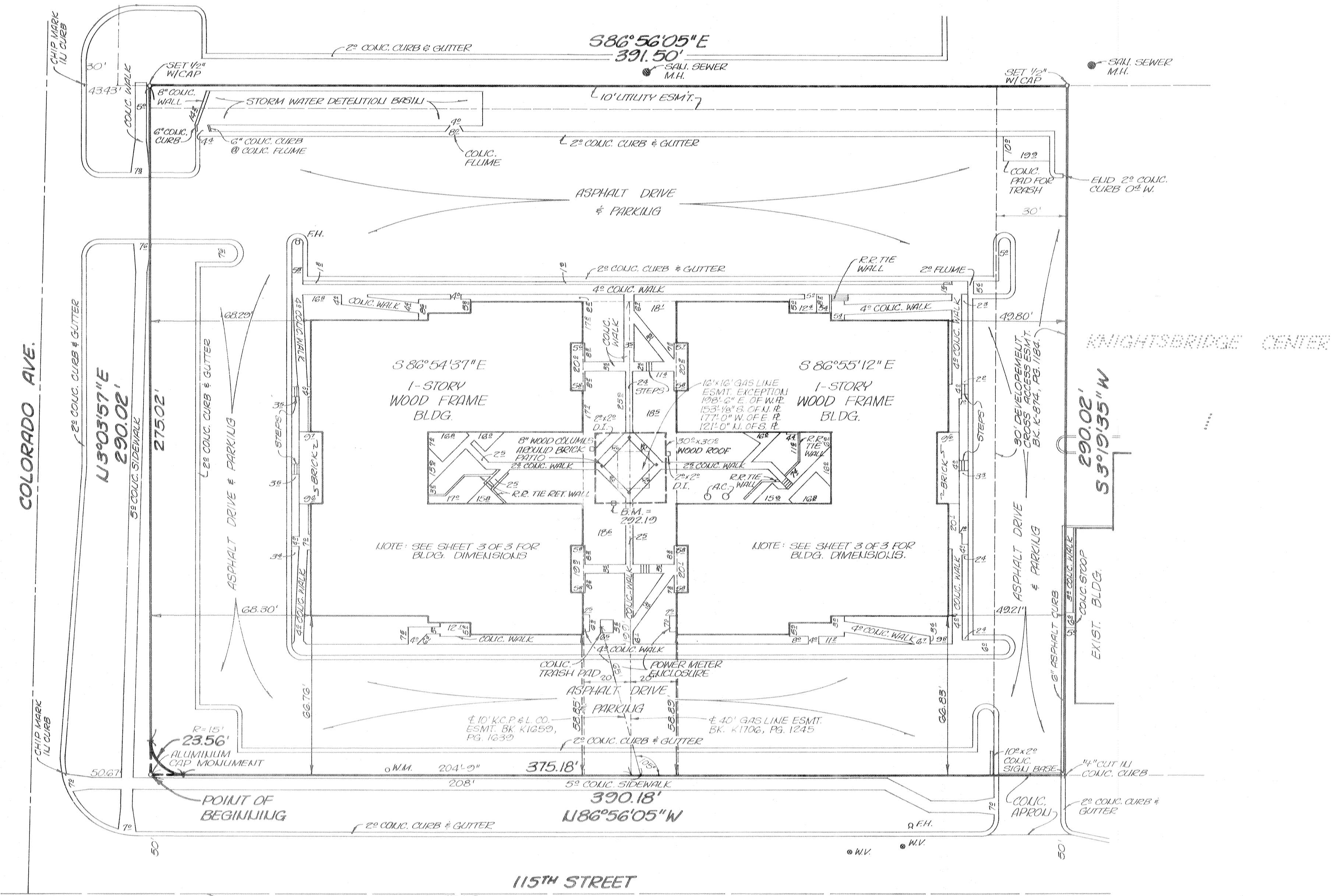
Street Grades for 115th Street Were Previously Established by Ordinance No. 49781, Passed November 9, 1978.

TRAVERSE TABLE

Course	Bearing	Distance	Point
KC #181 (Brass Cap)	S 87° 06' 11" E		KC #181-A (Sighting Sta.)
KC #181-A	S 2° 49' 50" W	2,719.68	"TA"
"TA"	N 86° 27' 00" E	808.91	"Ex 1/2" I.B.
(Exist. 1/2" I.B. with Cap SW Cor. Knightsbridge Office Condominium)			
"TA" = Traverse Point A, etc.			



VICINITY MAP
SEC. 2-47-33



SHAFER, KLIJE & WARREN, P.A.
ENGINEERS & SURVEYORS
OVERLAUD PARK, KANSAS

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By:
Tex. L. No. 1277
Date: 8-31-80



SCALE: 1"=10'
10 5 0 10

— = WALL (COMMON AREA)
— = WINDOW
— = STANDARD DOOR
— = SLIDING GLASS DOOR
R = UNIT DESIGNATION

NOTE: UNIT DIMENSIONS SHOWN HEREON WERE MEASURED TO UNFINISHED SURFACE. UNIT LINES SHOWN HEREON ARE EITHER PARALLEL OR PERPENDICULAR TO THE BEARINGS SHOWN, UNLESS OTHERWISE INDICATED.

BEUCHMARK: ELEV.= 202.10
1/4" CUT IN LIE COR. OF 2"x2" METAL DRAIN INLET LOCATED APPROX. 55' NORTH OF AND 12' EAST OF THE SE COR. OF THE WEST BLDG.



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By: Tex L. New, Mo. LS-1207
Date: 8-31-88

SHAFER, KLINE & WARREN, P.A.
ENGINEERS & SURVEYORS
OVERLAND PARK, KANSAS

Legal Description:

Units A through T, inclusive, KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, as recorded in Document No. 1988K0858026 in Book 17 at Page 71, under the date of December 7, 1988, in Condominium Plat Book in the Office of the Recorder of Deeds of Jackson County, Missouri, a subdivision in Kansas City, Jackson County, Missouri, together with the common area and facilities as set forth in the Declaration filed December 7, 1988 as Document No. 1988K0858025 in Book K1870 at Page 273, as amended by the instrument filed December 15, 1988 as Document No. 1988K0859173 in Book K1872 at Page 1727



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) 513-8801 | www.kcmo.gov/planning

CASE NO.CD-ROW-2025-00035

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:

PLAT OF KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM which is attached hereto as Exhibit B.

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

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CASE NO. CD-ROW-2025-00035

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
Urban Studios 2025, LLC By: Ascent Real Estate Investments, LLC, Manager By: Rudolph Munzel, Manager By: Alexander Munzel, Manager	See EXHIBIT A	3320 SE 2nd Ave Camas WA, 98607

(attach additional sheets if required)


Petitioner

STATE OF Washington)
COUNTY OF CLARK) ss.

On this 31st day of October, 2025, before me, a Notary Public in and for said state, personally appeared Rudolph Munze and Alexander Munzel, who being by me duly sworn did say that they are the Managers of Ascent Real Estate Investments, LLC, a Washington limited liability company, that is the Manger of Urban Studios 2025, LLC, a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 31st day of October, 2025.

Notary Public in and for Said County and State


Notary Public

My Commission Expires: 3/17/27

My Commission Expires:





PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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EXHIBIT A

Units A through T, inclusive, KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM, as recorded in Document No. 1988K0858026 in Book 17 at Page 71, under the date of December 7, 1988, in Condominium Plat Book in the Office of the Recorder of Deeds of Jackson County, Missouri, a subdivision in Kansas City, Jackson County, Missouri, together with the common area and facilities as set forth in the Declaration filed December 7, 1988 as Document No. 1988K0858025 in Book K1870 at Page 273, as amended by the instrument filed December 15, 1988 as Document No. 1988K0859173 in Book K1872 at Page 1727



CONSENT 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) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2025-00035

In the matter of the vacation of: **PLAT OF KNIGHTSBRIDGE BUSINESS CENTER, A CONDOMINIUM**

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 FOR VACATION OF STREETS, ALLEYS AND PLATS

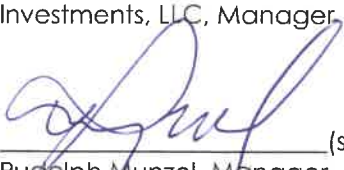

City Planning & Development Department

City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795

Phone (816) 513-8801 | www.kcmo.gov/planning

CONSENT OF Limited Liability Companies

CASE NO. CD-ROW-2025-00035

Owner's name	Legal description of property
Urban Studios 2025, LLC By: Ascent Real Estate Investments, LLC, Manager  (sign) Rudolph Munzel, Manager  (sign) Alexander Munzel, Manager	SEE EXHIBIT A

(additional sheets attached as required)

STATE OF Washington)
COUNTY OF CLATSOP) ss.

On this 31st day of October, 2025, before me, a Notary Public in and for said state, personally appeared Rudolph Munze and Alexander Munzel, who being by me duly sworn did say that they are the Managers of Ascent Real Estate Investments, LLC, a Washington limited liability company, that is the Manger of Urban Studios 2025, LLC, a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

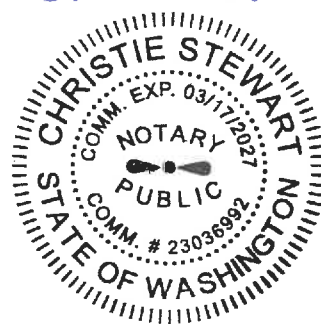
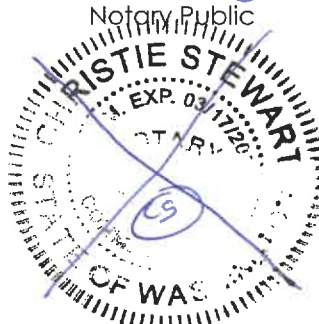
Subscribed and sworn to before me on this 31st day of October, 2025.

Notary Public in and for Said County and State



Notary Public

My Commission Expires: 3-17-27





CONSENT FOR VACATION OF STREETS, ALLEYS AND PLATS

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