



CITY PLAN COMMISSION STAFF REPORT

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

June 6, 2023

Project Name
1319 Wyandotte Vacation

Docket #1

Request
CD-ROW-2023-00008
Vacation of Right of Way

Applicant
Liam Dai
LuxLiving

Location 1319 Wyandotte St.
Area About 1700 SF
Zoning DC-15
Council District 4th
County Jackson County
School District KCMO 110

Surrounding Land Uses

North: Hotel, zoned DC-15
South: Office, zoned DC-15
East: Residential Use, zoned UR
West: Institutional, zoned UR

Major Street Plan

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

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Core for this location

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on February 25, 2023. Scheduling deviations from the original project cycle have occurred due to the length of time it takes to obtain signatures from utility companies.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Vacations 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 site is the proposed site of the 27-story mixed use building which will host a hotel, residential and ground floor retail. Currently neither side of the alley to be vacated is developed. The alley is a "T" shape.

SUMMARY OF REQUEST + KEY POINTS

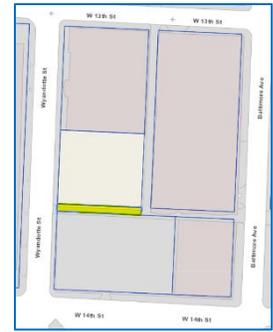
The applicant is seeking approval of a vacation of public right of way in District DC-15 (Downtown Core) on about 1700 Square Feet generally located on the east side of Wyandotte between 13th and 14th street to vacate the east-west alley.

PROFESSIONAL STAFF RECOMMENDATION

Docket #1 Recommendation: **Approval Without Conditions**

VACATION REVIEW

The alley to be vacated is the western portion of a "T" shaped alley as seen highlighted in the figure to the right. This vacation will still allow for vehicular circulation to the east and will not result in a dead end. The proposed accompanying development plan proposes a pedestrian connection where the current alley is located. There are no utilities within the alley so no conditions are proposed.



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.

This right of way vacation is for the western alley on the block bounded by Wyandotte Street, 13th Street, Baltimore Avenue, and 14th Street. All adjacent property owners will retain legal access to public right-of-way.

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.

While many of the blocks in the area have the "T" alley, it is not uncommon for one of the alleys to be vacated. The alley in question does not serve any current or future public purpose other than general alley-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. The applicant is proposing an pedestrian connection with their accompanying development plan through the alley to be vacated.

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 alley 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 area being vacated is not on the Major Street Plan.

ATTACHMENTS

1. Applicants Submittal

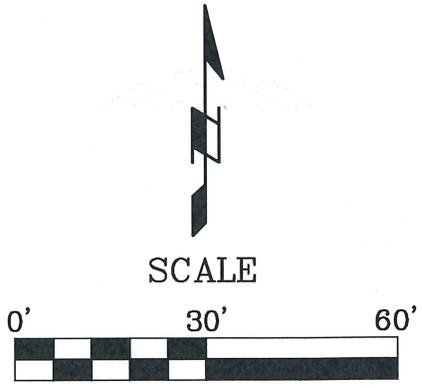
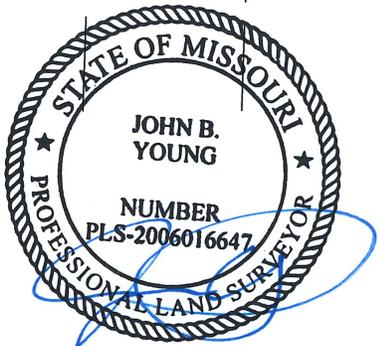
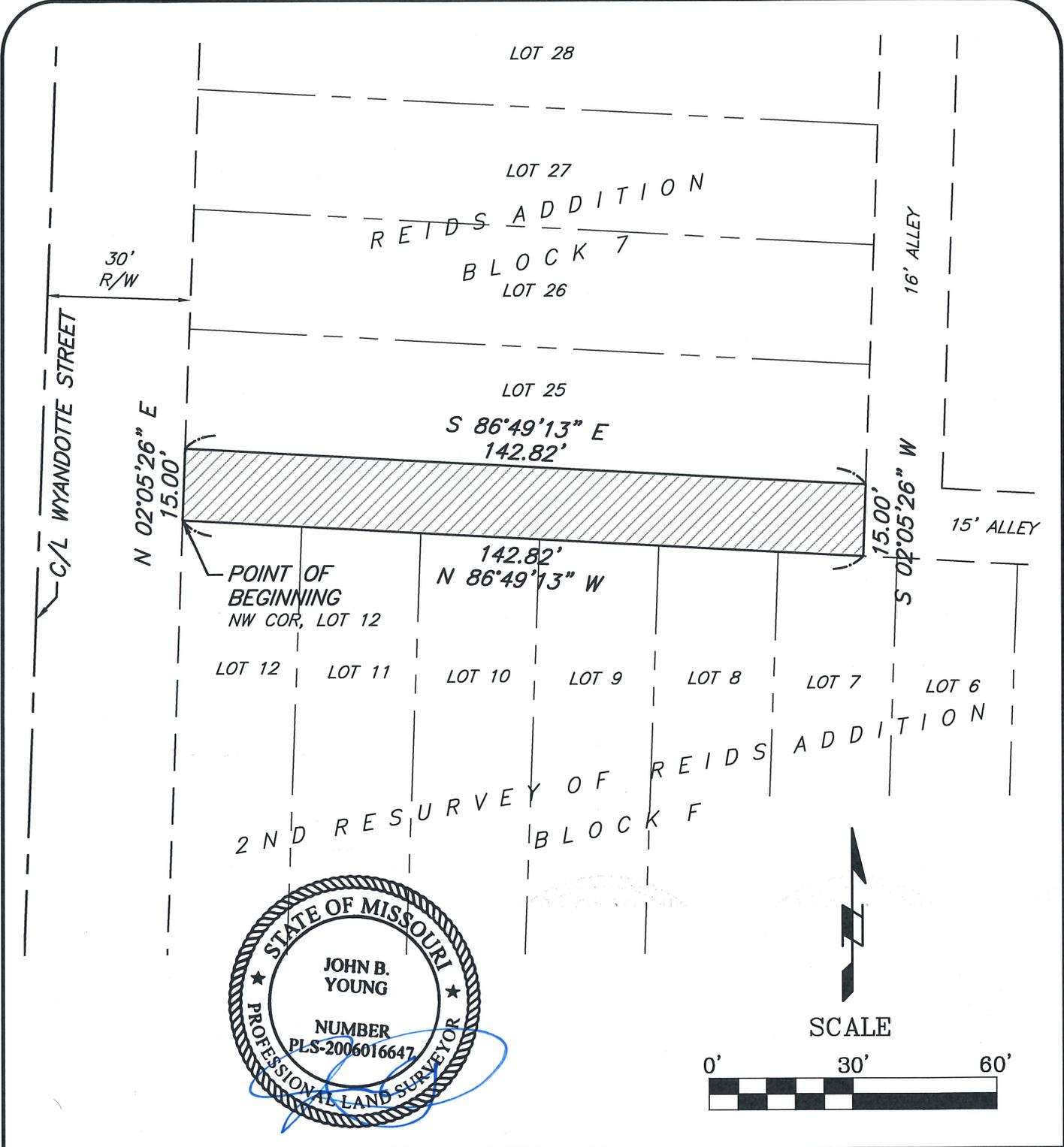
PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Without Conditions.**

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Matthew Barnes". The signature is stylized and cursive, with a large loop at the end.

Matthew Barnes
Planner



Location: S:\23.001 - 14 Wyandotte\DRAWINGS\2023.02.24-ALLEY VAC\23.001-EXH.dwg-Feb 24, 2023-11:43am



J & J
SURVEY
LLC

8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1018

ALLEY VACATION EXHIBIT

15' ALLEY
2ND RESURVEY OF REIDS ADDITION
KANSAS CITY, JACKSON COUNTY,
MISSOURI

ALLEY VACATION DESCRIPTION:

A tract of land being part of, 2ND RESURVEY OF REIDS ADDITION, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows:

Beginning at the Northwest corner of Lot 12, Block F, said 2ND RESURVEY OF REIDS ADDITION, said point also being on the East Right-of-Way line of Wyandotte Street, as now established;

Thence North 02°05'26" East, along said East Right-of-Way line, 15.00 feet to the Southwest corner of Lot 25, Block 7, REIDS ADDITION, a subdivision in said Kansas City, Jackson County, Missouri;

Thence South 86°49'13" East, along the South line of said Lot 25, 142.82 feet to the Southeast corner of said Lot 25;

Thence South 02°05'26" West, 15.00 feet to the North line of said Block F, 2ND RESURVEY OF REIDS ADDITION;

Thence North 86°49'13" West, along said North line, 142.82 feet to the Point of Beginning.

Contains 2,142 square feet more or less.



Prepared By: John B. Young, PLS-2006016647



Property Ownership Consent and Affidavit Form

State of MICHIGAN)
County of KENT) ss

I, RYAN ANDERSON (printed name) who being duly sworn upon his/her oath, does state that he/she is the owner of the property described as 106 W14th E, 1319 WYANDOTTE KANSAS CITY, MO 64105 (address or legal description) in the application for VACATION OF ALLEYWAY (application type) and application/case number _____, and acknowledges the submission of said application on behalf of said owner and agree to bind the subject property on behalf of said owner in accordance with the submitted plan and with any representation made by LUX LIVING (representative or agent). Further acknowledges that upon approval of the application the proposed use specified within the application will be a permitted use upon the subject property.

Business Entity Type:

- Individual / Private Citizen
 - Missouri Corporation
 - Foreign Corporation
 - Fictitious Name Registration
 - Sole Proprietor
 - Limited Liability Company
 - Partnership
 - Joint Venture
 - Other (Specify): _____
- (Affix Corporate Seal)

Ownership Entity:

I hereby certify that I have authority to execute this document on behalf of the business entity or individual as owner.

Business Entity / Individual Ownership: RED OAK CAPITAL FUND II, LLC

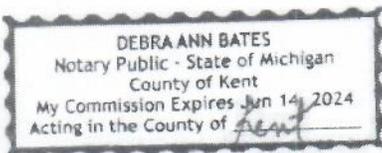
By (signature): [Signature]

Title: VP OF ASSET MANAGEMENT Date: 4-17-23

Subscribed and sworn to before me a notary public this 17 day of April, 2023.

[Signature]
Notary Public

My commission expires: 6/14/24



Notary Seal

