

City Planning and Development 1



**KANSAS CITY  
MISSOURI**

KANSAS CITY MISSOURI City Planning and Development 2

**Ordinance # 240089**  
**CD-ROW-2023-00047**  
**Vacation of a Condominium Plat**  
625 E Armour Blvd.  
Gabriel Condominiums  
January 30<sup>th</sup>, 2024

Neighborhood Planning and Development Committee



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### 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

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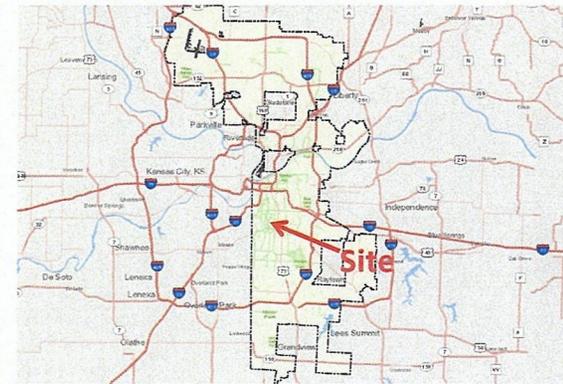
### Vacation Intent

- 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)

### 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

### Location



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**GABRIEL CONDOMINIUM**

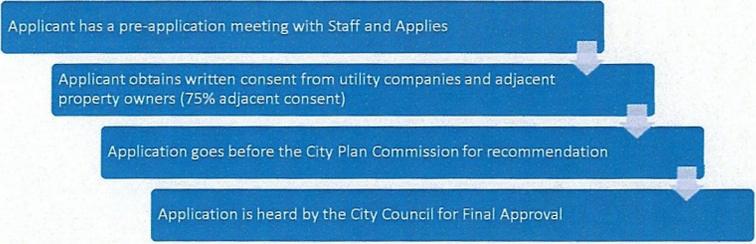
Architectural site plan for the Gabriel Condominium project. The plan shows a rectangular building footprint with internal room divisions, parking spaces, and surrounding streets. A north arrow and a scale bar are included. The drawing is densely packed with technical annotations, dimensions, and legal descriptions. The title 'GABRIEL CONDOMINIUM' is prominently displayed at the top center of the plan area.

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A Google Street View photograph of a multi-story brick building, likely the Gabriel Condominium. The building has several windows and a blue door. A black car is parked in the foreground on a paved area. A white circular icon with a location pin is overlaid on the image, indicating the current view location. The 'Google' logo is visible at the bottom center of the image.

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## Vacation Application Process



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graph TD; A[Applicant has a pre-application meeting with Staff and Applies] --> B[Applicant obtains written consent from utility companies and adjacent property owners (75% adjacent consent)]; B --> C[Application goes before the City Plan Commission for recommendation]; C --> D[Application is heard by the City Council for Final Approval];
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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

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## City Plan Commission Recommendation Ordinance # 240089

### Approval without Conditions

Case No. CD-ROW-2023-00047

Gabriel Condominium Vacation