

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 150632

Approving the Red Bridge Shopping Center General Development Plan on approximately 16.66 acres generally located at the southwest corner of Holmes Road and Red Bridge Road in Kansas City, Missouri, and declaring the area a blighted area in need of redevelopment and rehabilitation pursuant to The Planned Industrial Expansion Law.

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri did prepare or cause to be prepared the Red Bridge Shopping Center PIEA General Development Plan (the "General Development Plan") and recommended that the Council approve the finding of blight and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission reviewed the General Development Plan and recommended approval of the finding of blight and that the General Development Plan be found to be in conformance with the general plan for the development of the community as a whole; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to approve the General Development Plan and make a finding of blight if the City Council finds that the General Development Plan is feasible and in conformity with the general plan for the development of the community as a whole; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the area of approximately 16.66 acres generally located at the southwest corner of Holmes Road and Red Bridge Road in Kansas City, Missouri, and more specifically described as follows:

Replat of part of Tract 1, Replat of Part of Lot 1, Blk 1 Red Bridge Business Center beg se cor Lot 1, Blk 1; th w 410.35'; th n 62.67'; th w 345.80'; th n 236'; th w 9.29'; th n 285.66'; th w 192.12'; th n 404.24'; th e 783.20'; th s 200'; th e 175.25'; th s 20.30'; th w 83.96'; th s 39.48'; th w 219.75'; th s 198.38'; th e 303.67'; th s 33.22'; th w 189.50'; th s 290'; th e 189.50'; th s 184' to pob;

and

Red Bridge Business Center---Pt Lot 1, Blk 1 daf: beg 50' mol s of nw cor SE 1/4 Sec 5-47-33 to s row li of Red Bridge Rd to tru pob; th e alg s row li 297' mol; th s 03 deg 20 min 40 sec w 300.91'; th n 85 deg 50 min 20 sec w 18.38'; th n 03 deg 47 min 07 sec e 96.97'; th n 86 deg 37 min 55 sec w 122.36'; th s 03 deg 20 min 40 sec w 86.04'; th n 86 deg 39 min 20 sec w 180' to e row li Oak St; th n alg sd row li 276' mol to curv to rt wi 20' rad 32' dist to tru pob (ex pt daf: beg at a pt of w li of sd SE 1/4 Sec; th s 01 deg 17 min 30 sec e 177' th n 88 deg 42 min 30 sec e 16' to tru pob of ex; th n 88 deg 42 min 30 sec e 150' th s 01 deg 17 min 30 sec e 160'; th n 88 deg; th s 88 deg 42 min 30 sec w 150'; th n 01 deg 17 min 30 sec w 160' to pob);

and

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 150632

Red Bridge Business Center---Pt Lot 1 daf: beg at a pt on w li of SE 1/4 Sec-5 Twp-47 Rng-33 s 01 deg 17 min 30 sec e 177'; th n 88 deg 42 min 30 sec e 16' to tru pob; th n 88 deg 42 min 30 sec e 150'; th s 01 deg 17 min 30 sec e 160'; th n 88 deg 42 min 30 sec w 150'; th n 01 deg 17 min 30 sec w 160' to tru pob

to be a blighted area in need of industrial development as defined in Section 100.310, RSMo, which constitutes an economic or social liability or a serious and growing menace, which is injurious to the public health, safety, morals, economy and welfare of the residents of Kansas City, and finds that the elimination or prevention of the detrimental conditions in such area by the commercial development of such area is necessary and in the interest of the public health, safety, morals, economy and welfare of such residents.

Section 2. That the Red Bridge Shopping Center General Development Plan is hereby approved with respect to the real property described in Section 1 with the following condition:

That prior to issuance of a building permit, the applicant revise the plan to provide criteria establishing when rezoning to UR may be waived by the director consistent with the criteria in 88-570-02-H of the Zoning and Development Code.

Section 3. That the Council has duly made the findings necessary for compliance with Sections 100.300-100.620, RSMo.

Section 4. That the General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the plan area to the extent and in the manner as provided for in said General Development Plan, and subject to the execution of a development agreement with the Planned Industrial Expansion Authority of Kansas City, Missouri, and the developer.

I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held as required by law.



Authenticated as Passed

[Handwritten signature]
Sly James, Mayor

Marilyn Sanders, City Clerk

AUG 13 2015

Date Passed

[Handwritten signature]
Secretary, City Plan Commission

Approved as to form and legality:

[Handwritten signature]
Brian T. Rabineau
Assistant City Attorney