

ORDINANCE NO. 200087

Declaring the area of approximately 0.3 acres generally located at the southwest corner of 27th and Troost Avenue to be a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Land Clearance for Redevelopment Authority Law and approving the Urban Renewal Plan for the same, said plan to be known as the Hospital Hill Urban Renewal Plan. (CD-CPC-2019-00215)

WHEREAS, Section 99.430, RSMo, provides that a legislative body may approve a declaration of blight and approve an urban renewal plan for the same area simultaneously; and

WHEREAS, it is desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri, submit an Urban Renewal Plan for the area of approximately 0.3 acres generally located at the southwest corner of 27th and Troost Avenue; and

WHEREAS, the Land Clearance for Redevelopment Authority has found said area to be blighted due to the insanitary or unsafe conditions, deterioration of site improvements, and a combination of such factors so as to constitute an economic or social liability to the public health, safety, morals or welfare; and

WHEREAS, the Land Clearance for Redevelopment Authority has recommended and determined that the Paseo Urban Renewal Area be eligible for tax abatement and if necessary, the exercise of eminent domain by the Land Clearance for Redevelopment Authority; and

WHEREAS, the City Plan Commission reviewed and recommended approval of the Hospital Hill Urban Renewal Plan on January 7, 2020; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the proposed Urban Renewal area of approximately 0.3 acres identified as the Hospital Hill Urban Renewal Plan generally located at the southwest corner of 27th and Troost Avenue, and more specifically described as:

Beginning at a point on E. 22nd Street, lying between Charlotte Street and Campbell Street, and which is the point of intersection of the northward projected line 7.5-feet east of and parallel to the east line of Lot 8, Block 11, Grand View Subdivision, and the north right-of-way line of E. 22nd Street; thence east along the north right-of-way line of E. 22nd Street to its point of intersection with the west right-of-way line of Tracy Avenue; thence north along the west right-of-way line of Tracy Avenue to its point of intersection with the south right-of-way line of E. 21st Street; thence east along the extended south right-of-way line of vacated E. 21st Street to its point of intersection with the west right-of-way line of Paseo

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Boulevard; thence south-southwesterly along the west right-of-way line of Paseo Boulevard to its point of intersection with the west right-of-way line of Highway 71/Bruce R. Watkins Drive; thence southeast along the west right-of-way line of Highway 71/Bruce R. Watkins Drive to its point of intersection with the north right-of-way line of E. 27th Street; thence west along the north right-of-way line of E. 27th Street to its point of intersection with the extended centerline of the north-south alley lying between Troost Avenue and Forest Avenue; thence south along said centerline to its point of intersection with the extended south property line of Lot 1 (also known as 2701 Troost Avenue), Block 9 of the continuation of the Beacon Hill subdivision; thence west along said south lot line extended west across Troost Avenue and approximately 150 - feet along the south lot line of the parcel also known as 1015 E 27th Street & 2702 Troost on the southwest corner of E. 27th Street and Troost Avenue to its point of intersection with the west lot line of said property; thence north along said lot line extended to its point of intersection with the north right-of-way line of E. 27th Street, thence west along said north right-of-way line of E. 27th Street to its point of intersection with the west right-of-way line of Cherry Street; thence north along the west right-of-way line of Cherry Street to its point of intersection with the south right-of-way line of E. 25th Street; thence east along the south right-of-way line of E. 25th Street to its point of intersection with the east right-of-way line of Charlotte Street; thence north along the east right-of-way line of Charlotte Street to a point 125-feet north of the north right-of-way line of E. 23rd Street; thence east along a line 125-feet north of and parallel to the north right-of-way line of E. 23rd Street to its point of intersection with the east right-of-way line of the north-south alley east of Charlotte Street; thence north along said east alley line to its point of intersection with the south right-of-way line of the east-west alley south of E. 22nd Street; thence east along said south alley line to its point of intersection with the southward projection of a line 7.5-feet east of and parallel to the east line of Lot 8, Block 11, Grand View Subdivision; thence north along said line 7.5-feet east of and parallel to the east line of Lot 8, Block 11, Grand View Subdivision, projected northward to its point of intersection with the north right-of-way line of E. 22nd Street, said point being the point of beginning, all lying situate in the City of Kansas City, Jackson County, Missouri.

is a blighted area and in need of redevelopment and rehabilitation and is appropriate for an Urban Renewal Project, and that the undertaking by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, of surveys and plans for an urban renewal project of a character contemplated by Section 99.430, Revised Statutes of Missouri, as amended, and the proposed urban renewal area is hereby approved.

Section 2. That the Council has duly made the findings necessary for compliance with Sections 99.320 and 99.430, Revised Statutes of Missouri, as amended.

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Section 3. That the Urban Renewal Plan which is known as the Hospital Hill Urban Renewal Plan, a copy of which is on file in the office of the City Clerk, is hereby approved including the Authority's use of property tax abatement and, if necessary, the power of eminent domain.

Section 4. That said Urban Renewal Plan is hereby found to be feasible and in conformance with the Master Plan for the development of the community as a whole.

I hereby certify that as is required by Chapter 99, Revised Statutes of Missouri, as amended, all public notices and hearings required by law have been given and had.


Secretary, City Plan Commission

Approved as to form and legality:


Katherine Chandler
Assistant City Attorney



Authenticated as Passed


Quinton Lucas, Mayor


Marilyn Sanders, City Clerk

FEB 27 2020

Date Passed