

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 150637

Approving the Green Village General Development Plan on approximately 30.43 acres generally located at the southwest corner of 17th and Topping Avenue and on the east side of Topping from approximately 18th Terrace to 23rd Street 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 Green Village 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 30.43 acres generally located at the southwest corner of 17th and Topping Avenue and on the east side of Topping from approximately 18th Terrace to 23rd Street in Kansas City, Missouri, and more specifically described as follows:

A part of the Northeast Quarter of Section 11, Township 49, Range 33, and a part of the Northwest Quarter of Section 12, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows:

Commencing at the Northeast corner of Section 11; thence South 00 degrees 30 minutes 47 seconds West along the East line of the Northeast Quarter of said Section, 32.44 feet; thence North 89 degrees 29 minutes 13 seconds West, 30.00 feet to a point on the West right of way of Topping Avenue also being the Point of Beginning; thence South 00 degrees 30 minutes 47 seconds West along said right of way, 925.13 feet; thence continue North 90 degrees 00 minutes 00 seconds East, 730.46 feet; thence South 20 degrees 58 minutes 09 seconds West, 237.41 feet; thence South 05 degrees 30 minutes 00 seconds East, 150.00 feet; thence South 89 degrees 18 minutes 20 seconds East, 88.29 feet; thence South 07 degrees 08 minutes 21 seconds West, 500 feet; thence South 33 degrees 04

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minutes 15 seconds West, 451.94 feet; thence South 89 degrees 53 minutes 40 seconds West, 390.57 feet to a point on the east right of way of Topping Avenue; thence North 00 degrees 30 minutes 47 seconds East along said right of way, 1216.66 feet, except that part in 21st Street; thence North 89 degrees 24 minutes 52 seconds West, 685.53 feet; thence North 00 degrees 30 minutes 03 seconds East, 330.00 feet to the centerline of Oakley Avenue as now established; thence South 89 degrees 29 minutes 57 seconds East, 25.00 feet to a point on the East right of way of Oakley Avenue; thence North 00 degrees 30 minutes 03 seconds East along said right of way, 626.56 feet to the South right of way of 17th Street (32.50 feet from the centerline thereof); thence South 89 degrees 22 minutes 18 seconds East along said right of way, 600.74 feet to the Point of Beginning

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 Green Village General Development Plan is hereby approved with respect to the real property described in Section 1, subject to the following condition:

That the PIEA consider whether the developer's financial plan provides sufficient maintenance reserve funds to assure that once the blight has been removed the property will be adequately maintained to prevent the return of blight.

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.

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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.



Secretary, City Plan Commission

Approved as to form and legality:



Brian T. Rabineau
Assistant City Attorney



Authenticated as Passed




Sly James, Mayor

Marilyn Sanders, City Clerk

SEP 03 2015

Date Passed