



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development
Development Management Division

414 E 12th Street, 15th Floor
Kansas City, Missouri 64108
www.kcmo.org/planning

Project

9th & Grand PIEA Plan

Hearing Date February 17, 2021

Item #	Case	Request
#10	CD-CPC-2019-00211	Tax Incentive Plan

Item #	Staff Recommendation(s)
#10	Approval without Conditions

Applicant/Agent

David Macoubrie
PIEA of KC

Location Northwest corner of E 9th St
and Grand Blvd

Area On about 0.41 acres

Zoning DC-15

Council District 4th

County Jackson

School District KCMO

Surrounding Land Uses

North: Surface parking lot and parking garage, zoned DC-15

East: Court House Lofts, zoned DC-15

South: Res./commercial uses, zoned DC-15

West: Waltower Lofts, zoned DC-15

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Core land uses.

Major Street Plan

Grand Boulevard is identified as a Boulevard and E. 9th Street is identified as Commerce/Mixed Use at this location.

APPROVAL PROCESS



PUBLIC HEARING REQUIRED

Yes

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing is not required for tax incentive plans until City Council therefore notice was not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

SUMMARY OF REQUEST

Applicant is seeking approval of an amendment to the previously approved PIEA plan with a finding of blight to the 9th & Grand (Scarritt) PIEA Plan.

PURPOSE

Applicant is proposing an amendment to the previously approved to the 9th & Grand PIEA Plan Area (Ordinance No. 200122 and Case No. CD-CPC-2019-00211), which requires approval of the above-referenced requests.

RELATED RELEVANT CASES

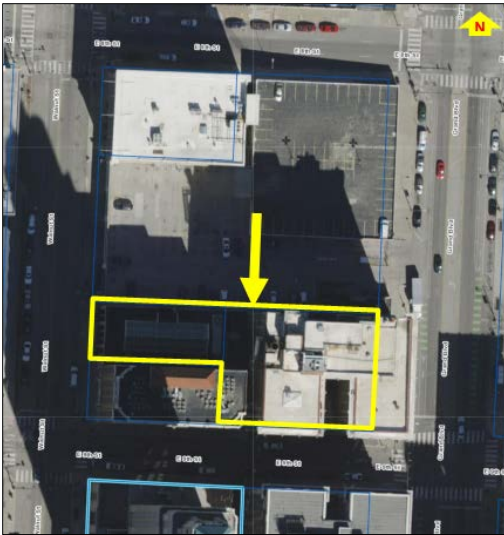
Case No. CD-CPC-2019-00211 – The City Council on March 5, 2020 approved Ordinance No. 200122, approving the 9th and Grand PIEA General Development Plan and declaring said areas as to be blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Law, and authorizing tax abatement.

EXISTING CONDITIONS

The two parcels are home to the 12-story Scarritt Building and 4-story Scarritt Arcade; both were built in 1906.

SUMMARY OF REQUEST:

This is a request for approval of an amendment proposed land uses of the previously approved 9th & Grand PIEA Plan on about 0.41 acres generally located at the northwest corner of E. 9th Street and Grand Blvd.



PLAN REVIEW

The proposed redevelopment area includes approximately one-half acre of land zoned DC-15 (Downtown Core - 15). The site is comprised of two parcels and with two buildings. The eastern site is home to the historic 12-story Scarritt Building; constructed in 1906. The building was listed on the National Register of Historic Places in March 1971. The western adjoining Scarritt Arcade is a 4-story office building, also built in 1906 and also listed on the National Register in March 1971.

The amendment in question is to amend the previous proposed land uses of the approved General Development Plan (Ordinance No. 200122). At that time, page 28 of the General Development Plan proposed "lodging and collaborative office use". However, the applicant is amending this section to "residential or commercial use, or mixed usage of residential and commercial". These broader land use categories are still generally supported by the adopted DC-15 zoning district and Greater Downtown Area Plan. Specific tenants/uses will be further evaluated by the city at the time of permitting or other entitlements (i.e. rezoning to UR (Urban Redevelopment) "if" necessary).

Lastly, it should be noted that new residential units will be expected to comply with the adopted Parkland Dedication requirements or in-lieu of fee per Section 88-408 of the City's Zoning and Development Code.

AREA PLAN

This site is within the Greater Downtown Area Plan. As no specific redevelopment plans are included in this General Development Plan staff cannot review the plan against the area plan. As plans are forthcoming, staff will have the opportunity to review compliance with the area plan land use recommendations. The General Development Plan does reference compliance with the Greater Downtown Area Plan. The actual incentive granted will be determined by the PIEA following conclusion of financial analysis and negotiation with taxing jurisdictions, both of which typically occur after City Council approval of these requests.

BLIGHT ANALYSIS

City Staff does not comment on whether the site is blighted or not, however the previously approved ordinance supported a finding that the area is blighted.

PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff **recommends approval without conditions** based on the application, plans, and documents provided for review prior to the hearing.

Respectfully submitted,

Christopher Hughey, AICP
Lead Planner