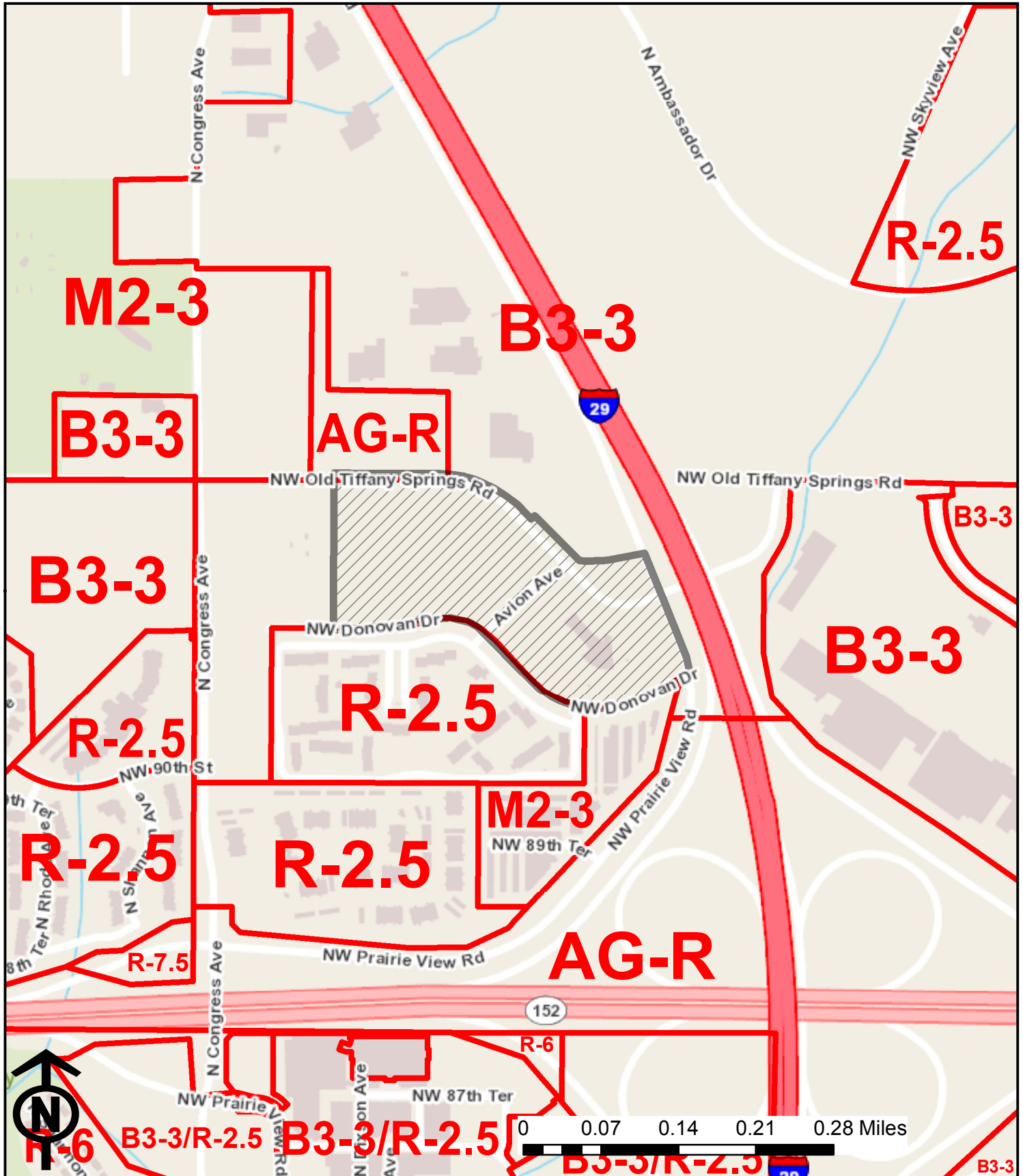


Case No. 704-S - About 20 acres on the west side of NW Prairie View Road (I-29), between NW Old Tiffany Springs Road and NW Donovan Drive, and approximately 600 feet east of N. Congress Avenue, to consider the approval of the Seven301 General Development Plan, and declare the area a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.





City Planning & Development Department

Development Management Division

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795

816 513-2846
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STAFF REPORT

January 7, 2014

(8)

RE: Case No. 704-S

APPLICANT: Al Figuly
Planned Industrial Expansion Authority
20 E 5th Street, Suite 200
Kansas City, Missouri 64106

AGENT: Same.

LOCATION: Generally located on the west side of NW Prairie View Road and I-29, between NW Old Tiffany Springs Road and NW Donovan Drive, and approximately 600 feet east of N. Congress Avenue.

AREA: Approximately 5 acres

REQUESTS: To consider approval of the Seven301 General Development Plan, and declare the area a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.

SURROUNDING LAND USE:

North:	zoned B3-3, vacant parcel & Tiffany Springs Honda.
South:	zoned R-2.5/ M2-3, The Lakes Apartment & Parkway Self Storage.
East:	zoned Northwest Prairie View Road & I-29.
West:	zoned B3-3, vacant undeveloped.

MAJOR STREET PLAN: NW Prairie View Road is a frontage road for Interstate 29, which is classified as a freeway/interstate by the City's Major Street Plan. North Congress is classified as a "4 Through Lane Street" with two through lanes in each direction and a "Thoroughfare" typology.

LAND USE PLAN: The Kansas City International Airport Area Plan recommends Commercial use for this site.

ARTERIAL STREET IMPACT FEE: This site is located within District A. Fees will be assessed by the Impact Fee Administrator.

RELATED CASES:

Case No. 5935-P-15 – On October 15, 2013, the City Plan Commission recommended approval of a request to amend a previously approved GP development plan in District B3-3 (Community Business 3-3), on about 32 acres, generally located at the southeast corner of N. Congress Avenue and NW Old Tiffany Springs Road, for the purpose of deleting an 8.22 acre tract of land from the plan. City Council action pending.

Case No. 5935-GP-12 - On April 5, 2005 the City Plan Commission approved a final plan in District GP-1 to allow for a 150,195 square feet of existing and proposed self-storage facilities.

Case No. 5935-GP-11 – Ordinance No. 050183, passed by City Council on March 10, 2005 amended a previously approved preliminary development plan in District GP-1 to allow for a 150,195 square feet of existing and proposed self-storage facilities. **Current approved plan.**

Case No. 5935-GP-9 - Approved a final plan on 4.08 acres to permit construction of four additional buildings, or 45,700 sq. ft. of additional space, within an existing self-storage development.

Case No. 5935-GP-8 – Ordinance No. 990549, passed on May 20, 1999 rezoned approximately 10.3 acres at the southwest corner of Donovan Drive and N.W. Prairie View Road from Districts GP-1 and GP-3 to District GP-1 and approved a development plan to permit expansion of a an existing self-storage facility and a warehouse/showroom.

Case No 5935-GP-7 – Ordinance No. 970243, passed by City Council on April 3, 1997, rezoned about 4.9 acres at the southwest corner of Donovan Drive and NW Prairie View Road from GP-3 and GP-7 to GP-1 and approved a development plan for self-storage units.

Case No 5935-GP-7-AA – Administrative approval of wall and monument signage for the self-storage units. (Approved by the Director of City Development, January 5, 1998)

SD 0799, Final Plat of Parkway Self Storage – Ordinance No. 981072, passed by City Council on September 10, 1998, approved a final plat in District GP-1 on 4.9 acres generally located at the southwest corner of Donovan Drive and NW Prairie View Road, creating one lot.

Case No. 247-S-65 – Resolution No. 990548, passed by City Council on May 20, 1999, amended the KCIA General Development and Land Use Plan, by changing the land use designation on about 5.4 acres at the southwest corner of Donovan Drive and NW Prairie View Road from GP-4 (high density residential) to GP-1 (general industrial).

SD 0799A – Final Plat, Parkway Self Storage Replat – A request to approve a final plat on about 7.5 acres generally located at the southwest corner of Donovan Drive and NW Prairie View Road in District GP-1 creating 1 lot for self-storage units. Approved by the City Plan Commission on November 16, 1999. No City Council action within two years, therefore the plat application expired.

SD 0799B – Final Plat, Parkway Self Storage Replat – A request to approve a final plat on about 7.5 acres generally located at the southwest corner of Donovan Drive and NW Prairie View Road in District GP-1 creating 1 lot for self-storage units. (Approved by the City Plan Commission, July 6, 2004. No City Council action to date.)

EXISTING CONDITIONS:

The approximately 20 acre site is located on the west side of NW Prairie View Road and I-29, between NW Old Tiffany Springs Road and NW Donovan Drive, and approximately 600 feet east of N. Congress Avenue. The parcel is within an existing GP development plan that has been partially implemented and have had three areas excepted (deleted) from the plan. The only existing developed site within this plan is the vacant Howard Johnson (Ramada) Hotel at the southeast corner of the site. The existing plan contains Areas 1, 3 and 4.

The current approved GP development plan covers areas 1, 3 and 4 within the approximately 24 acres. Area 1 is proposed to have 52,000 square foot of commercial/ retail development with 193 parking spaces on about 6.5 acres. Area 3 is proposed to have a 60,000 square foot, 2-story structure for automobile dealership sales and served with 580 parking spaces on about 9 acres. Area 4 covers the existing vacant Howard Johnson (Ramada) Hotel and consists of 7 acres.

North of NW Old Tiffany Springs Road is vacant and undeveloped parcels and Tiffany Spring Honda within M2-3 and AG-R zoning districts. South of the site is The Lakes apartments and Parkway Self Storage. East of the site is NW Prairie View Road and I-29 and west of the site is vacant and undeveloped.

PLAN REVIEW/ANALYSIS:

The proposed Seven301 PIEA Plan is located on the west side of NW Prairie View Road and I-29, between NW Old Tiffany Springs Road and NW Donovan Drive, and approximately 600 feet east of N. Congress Avenue. The plan is requesting that the area be declared as blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.

The existing 11-story building contains 249 rooms and 129,077 square feet and was built in 1973. The building structure is constructed of precast concrete and steel and is faced with brick, concrete, and washed aggregate. The hotel began operation under the Sheraton Inn flag and has also operated as a Howard Johnson and as a Ramada Inn. The property has more than 6,800 square feet of banquet space and ballrooms located on the top floor and in the basement. Surface parking surrounds the facility and contains 450 spaces.

The building suffers from extensive water damage as a result of a bad roof and openings throughout the building. As a result of the deterioration pigeons have begun roosting in the upper floors of the building and mold is present throughout. The parking surface is also in poor condition. The plan is to convert the existing building into luxury residential apartments and the future construction of new residential apartments.

The overall redevelopment strategy for the Seven 301 PIEA Planning Area will emphasize the following:

- Sustainable development and redevelopment incorporating innovative green practices that will protect the environment, conserve natural resources, and promote public health, safety and welfare;
- Development proposals must be consistent with the policies established within the FOCUS Kansas City Plan;
- Integrate development to be consistent with the existing character of the surrounding neighborhood;
- Revitalize vacant and underutilized property;
- Bring all structures up to building code;
- Increase safety in the area through the use of improved lighting, fencing, and general maintenance;
- Increase business opportunities within the area;
- Beautify the area by improving streetscapes, cleaning up the Planning Area, and generally removing the existing blighting elements;
- Encourage development to take place in a natural, park-like setting;
- Improve basic infrastructure within the Planning Area;
- Beautify the area by improving the physical appearance of the structures and eliminating blight conditions; and
- Require development within the Planning Area to conform with the current updates of plans and planning guidelines, as such may be amended:
 - FOCUS, Kansas City,
 - KCI Area Plan,
 - Major Street Plan,
 - Parks, Recreation, Boulevards and Greenways Plan,
 - Trails KC Plan, and
 - All other adopted City Plans.

Although staff does not comment on blight, the plan cites excessive trash and debris, inhabitable building (vacant), deteriorating building exteriors and interior systems, potential environmental hazards, and deteriorated parking surfaces as evidence of blight.

The plan offers the standard tax abatement per Chapter 100, in which 100% abatement is granted for 10 years subject to PIEA approval of individual projects. The plan states that PIEA may require the payment of money in lieu of taxes (PILOTS) such that revenues to the taxing jurisdictions do not decrease from current levels at the time of project approval.

The PIEA has the authority to exercise eminent domain, however this plan does not anticipate its use within the Planning Area, except possibly to clear title, and

will limit the use of eminent domain to five (5) years from the approval of the Plan. Should eminent domain be necessary to acquire real property in the future, the Plan shall be amended and such amendment shall be considered and approved by the PIEA and the City Council. The PIEA shall observe its approved standard procedures for consideration of such amendments, including notices to owner(s) and developer(s).

The requested life of the plan is 10 years from the passage of the ordinance approving the Plan by the City Council and will require the amendment of the Plan and approval by the PIEA and the City Council if the Plan is not materially completed at such time that the ten-year time limit has expired. Abatements granted prior to the end of the plan would continue for their full approved terms.

City and PIEA staff met prior to the submittal of the plan to discuss its goals and the particular properties to be included and excluded. Staff recommends that the plan area be limited to the 7 acre hotel building site only. This will require the revision of the project land area, scope and map. At the Redevelopment Coordinating Committee meeting, the plan proponent stated that they are in agreement.

The proposed future realignment of NW Old Tiffany Springs Road was extensively discussed as it affects the addressing, frontage and access to the site. The plan proponent was advised to contact the Public Works Department to be involved in the design and access of the new alignment. Staff also recommends that plan be updated to include this information.

The plan generally requires rezoning to UR (Urban Redevelopment) as a condition of receiving incentives. The plan incorporates design guidelines from the KCI Area Plan, which would be used in the review of rezoning requests.

Conditions of approval include text changes to the plan document. A suggested motion finding blight is also offered for the Commission's consideration.

RECOMMENDATIONS:

This plan was reviewed by the Redevelopment Coordinating Committee and the Redevelopment Coordinating Committee recommended approval at the December 19, 2013 meeting.

Regarding **Case No. 704-S**, should the City Plan Commission wish to approve a finding of blight within the plan area, staff offers the following motion:

A. That a finding of "Blight" and "Insanitary" conditions as described in the Plan be approved.

B. That **Case No. 704-S** be approved subject to the following condition:

1. That seven copies of a revised plan document be submitted to Development Management staff prior to the preparation of an ordinance request, revised as follows:
 - a. Correction to Planning Area Boundary to reflect the number of parcels, land area and size of project scope.
 - b. Correction to Planning Area Boundary Map to reflect the same.
 - c. Proposed Street Changes (Pg. 26) to address the proposed realignment of NW Old Tiffany Springs Road.

Respectfully submitted,



Olofu O. Agbaji
Planner