

ORDINANCE NO. [R-2020-01092] 200990

Approving the Offices at Overlook PIEA General Development Plan on seven adjoining Jackson County tax parcels, an approximately a 10.95 acre area generally north of 49th Street, south of Swope Parkway, east of College Avenue and west of Chestnut Avenue; declaring such area to be blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Law, Sections 100.300-100.620, RSMo; and authorizing tax abatement.

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (the "Authority") did prepare or cause to be prepared the Offices at Overlook PIEA General Development Plan ("General Development Plan") for the Offices at Overlook PIEA Planning Area (the "Area"); and

WHEREAS, the Area is approximately 10.95 acres generally north of 49th Street, south of Swope Parkway, east of College Avenue and west of Chestnut Avenue located in the southeast of the CBD within the boundaries of the Swope Area Plan in Kansas City, Missouri, all of which is more specifically described by legal description attached as Exhibit A; and

WHEREAS, on August 20, 2020, the Authority adopted Resolution No. 2123 approving the General Development Plan subject to recommendations of the City Plan Commission, finding the Area obsolete, decadent, blighted, substandard, and insanitary pursuant to Article VI, Section 21 and Article X, Section 7 of the Missouri Constitution, finding the Area blighted, insanitary and an undeveloped industrial area pursuant to Section 100.310, RSMo, and approving and recommending to the City Council that the Area be so designated; and

WHEREAS, on October 20, 2020, the City Plan Commission reviewed the General Development Plan and the Qualification Analysis that was prepared for the Area and recommended approval of the General Development Plan and a finding of the Area as a Blighted Area and found the General Development Plan 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 a designation of a blighted area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; and

WHEREAS, on October 6, 2016, the City did pass Second Committee Substitute for Ordinance No. 160383, as amended, which enacted guidelines on the City's use of abated and exempted real property taxes in funding economic development projects; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the Area as described on Exhibit A attached hereto and incorporated by reference 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 General Development Plan for the Area prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in the attached Exhibit A and is hereby approved. A copy of the General Development Plan is attached to this ordinance as Exhibit B and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Section 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, and as supplemented in Second Committee Substitute for Ordinance No. 160383, as amended, are hereby extended to the 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 Authority and the developer.

I hereby certify that as required by Chapter 100, RSMo, as amended, the foregoing ordinance was duly advertised and all public notices have been given and public hearings held, as required by law.



Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

DEC 03 2020

Date Passed

Diane Brickley
Secretary, City Plan Commission

Approved as to form and legality:

Katherine Chandler
Katherine Chandler
Assistant City Attorney

EXHIBIT A

The following legal descriptions for the seven county tax parcels comprising the study area were taken from the last deeds recorded at the Register of Deeds in the Jackson County Courthouse. In some cases multiple legal descriptions were listed on one deed record and have been divided out.

2801 Swope Parkway:

Lots 4 through 21, inclusive, Block 7, and the West ½ of vacated South Benton adjoining Lots 4 through 12, inclusive, WARDER PARK, a subdivision in Kansas City, Jackson County, Missouri.

(Warranty Deed 2019E0072059 dated September 10, 2019)

2901 Swope Parkway:

All of Lots 15 through 21, inclusive, except the East 12 feet of Lots 19, 20, and 21, Block 8, and the East ½ of vacated South Benton adjoining Lots 15 through 21, inclusive, Warder Park, a subdivision in Kansas City, Jackson County, Missouri.

(Warranty Deed 2019E0072059 dated September 10, 2019)

2915 Swope Parkway:

Lots 4, 5 and 6, and the East 12 feet of lots 19, 20, and 21, Block 8, Warder Park, a subdivision in Kansas City, Jackson County, Missouri.

(Warranty Deed K1071030 dated September 21, 1992)

4818 Agnes Avenue:

Lots 7, 8 and the North 46 feet of Lot 9, Block 8, Warder Park, a subdivision in Kansas City, Jackson County, Missouri.

(Warranty Deed 2019E0072059 dated September 10, 2019)

3011 Swope Parkway:

All that part of the Northeast ¼ of the Southwest ¼ of Section 27, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Commencing at the point in the North Right-of-Way line of 49th Street that is 671.16 feet East of the East Right-of-Way line of Agnes Avenue as both street and avenue are now established said point being Southeasterly corner of a tract of land conveyed by Warranty Deed recorded under Document No. K-351440, in Book K-811, at Page 1341; thence North 0 degrees 14 minutes West along the Easterly line of said tract of land 122.58 feet to the Northeasterly corner thereof; thence North 68 degrees 24 minutes 16 seconds West (North 70 degrees 06 minutes West-Deed) along the Northerly line of said tract of land 74.5 feet; thence West along the Northerly line of said tract of land 53 feet to the true point of beginning of the tract of land herein described: thence North 0 degrees 14 minutes West parallel with the East Right-of-Way line of said Agnes Avenue 131 feet; thence North 11 degrees 30 minutes West 56.67 feet; thence North 19 degrees 54 minutes East 23 feet to the Southwesterly Right-of-Way line of Swope Parkway as now established; thence Northwesterly and Westerly along said Southwesterly Right-of-Way line 553.1 feet more or less to the East Right-of-Way line of said Agnes Avenue; thence South 0 degrees 14

minutes East along said East Right-of-Way line 283.9 feet, more or less, to the Northwesterly corner of the aforementioned tract of land; thence East along the Northerly line of said tract of land 252 feet to a jog therein; thence South 0 degrees 14 minutes East along said jog 37 feet; thence East along said Northerly line 213 feet to a jog therein; thence North 0 degrees 14 minutes West along said jog 18 feet; thence East along said Northerly line 84 feet to the point of beginning, except that part in streets and roads.
(Warranty Deed 2020E0002836 dated January 7, 2020)

3123 Swope Parkway:

All that part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the point of intersection of the West Right-of-Way line of College Avenue with the North Right-of-Way line of 49th Street, as both are now established; thence West along said North Right-of-Way line to a point that is 671.16 feet East of the East Right-of-Way line of Agnes Avenue, as said avenue is now established, being the Southeasterly corner of a tract of land conveyed by Warranty Deed recorded under Document No. K-351440, in Book K-811, at Page 1341; thence North 0 degrees 14 minutes West along the Easterly line of said tract of land 122.58 feet to the Northeasterly corner thereof; thence North 68 degrees 24 minutes 16 seconds West (North 70 degrees 06 minutes West-Deed) along the Northerly line of said tract of land 74.5 feet; thence West along the Northerly line of said tract of land 53 feet; thence North 0 degrees 14 minutes West parallel with the East Right-of-Way line of said Agnes Avenue 131 feet; thence North 11 degrees 30 minutes West 56.67 feet; thence North 19 degrees 54 minutes East 23 feet to the Southwesterly Right-of-Way line of Swope Parkway as now established; thence Southeasterly along said Southwesterly Right-of-Way line to the West Right-of-Way line of said College Avenue; thence Southerly along said West Right-of-Way line 212.45 feet to the point of beginning, except that part in streets and roads; AND Except the following described tract:

All that part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the point of intersection of the West Right-of-Way line of College Avenue with the North Right-of-Way line of 49th Street, as both are now established; thence West along said North Right-of-Way line (30.00 feet from centerline thereof), 175.00 feet; thence North 0 degrees 14 minutes 00 seconds West, 170.35 feet; thence North 20 degrees 27 minutes 56 seconds East, 100.36 feet to a point on the Southwesterly Right-of-Way line of Swope Parkway, as now established; thence South 69 degrees 32 minutes 04 seconds East along said Southwesterly Right-of-Way line, 148.50 feet to a point of intersection with the West Right-of-Way line of College Avenue (25.00 feet from centerline thereof); thence South 0 degrees 23 minutes 54 seconds East along said West Right-of-Way line, 212.45 feet to the point of beginning.
(Warranty Deed 2020E0002836 dated January 7, 2020)

3137 Swope Parkway:

All that part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 49, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the

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point of intersection of the West Right-of-Way line of College Avenue with the North Right-of-Way line of 49th Street, as both are now established; thence West along said North Right-of-Way line (30.00 feet from centerline thereof), 175.00 feet; thence North 0 degrees 14 minutes 00 seconds West, 170.35 feet; thence North 20 degrees 27 minutes 56 seconds East, 100.36 feet to a point on the Southwesterly Right-of-Way line of Swope Parkway, as now established; thence South 69 degrees 32 minutes 04 seconds East along said Southwesterly Right-of-Way line, 148.50 feet to a point of intersection with the West Right-of-Way line of College Avenue (25.00 feet from centerline thereof); thence South 0 degrees 23 minutes 54 seconds East along said West Right-of-Way line, 212.45 feet to the point of beginning.

(Warranty Deed K936212 dated August 8, 1990)

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EXHIBIT B

General Development Plan