



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 4, 2020

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

Item Staff Recommendation(s)
Approval without Conditions

Applicant/Agent
David Macoubrie
PIEA of KC
1100 Walnut St. , Suite 1700
Kansas City, MO 64106

Location	Northwest corner of E. 9 th 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, 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

No

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 a PIEA plan with a finding of blight to establish the 9th & Grand (Scarritt) PIEA Plan.

PURPOSE

Applicant is proposing the approval of the 9th & Grand PIEA Plan Area which requires approval of the above-referenced requests.

RELATED RELEVANT CASES

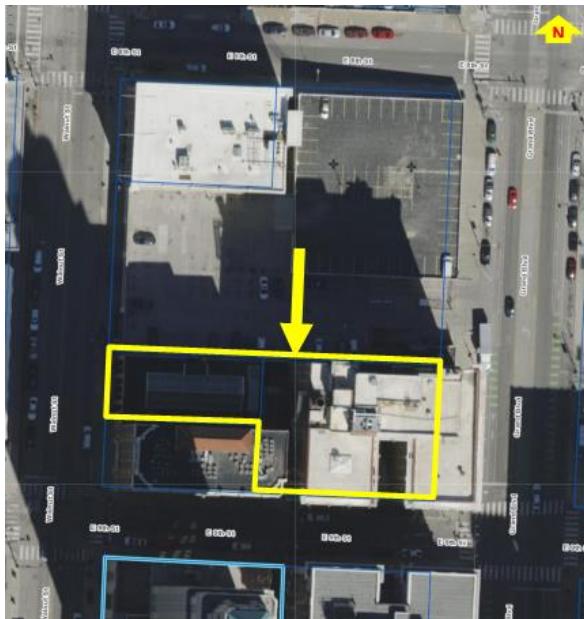
There is no relevant prior case history.

EXISTING CONDITIONS

The historic Scarritt Building currently exists on the site. The building is 12 stories tall and was built in 1906.

SUMMARY OF REQUEST:

This is a request for approval of the 9th & Grand PIEA Plan on about 0.41 acres generally located at the northwest corner of E. 9th Street and Grand Blvd and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to Section 100.570 R.S.Mo concerning the ad valorem tax exemption benefits contained in Chapter 353 (R.S.Mo.) and more specifically set forth in Section 353.110 and 353.150(4) R.S.Mo. This is a proactive request.



PLAN REVIEW

The proposed redevelopment area includes approximately one-half acre of land zoned DC-15 (Downtown Core dash 15). The historic Scarritt Building currently exists on the site. The building was constructed in 1906 and is 12 stories tall. The building was listed on the National Register of Historic Places in March 1971. The westerly adjoining Scarritt Arcade is a 4-story office building, also built in 1906 and also listed on the National Register in March 1971. Projects that are listed on the National Register of Historic Places seeking historic tax credits and developed to the standards of the Secretary of the Interior do not have to rezone to UR. The applicant intends to obtain historic tax credits and will not expand the footprint of the existing building. Therefore, rezoning to UR is not required.

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. That said, the document does reference compliance with the Greater Downtown Area Plan. The actual incentive granted will be determined by the PLEA 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 a blight analysis prepared by Belke Appraisal & Consulting Services determines 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,

Zach Nelson
Planner