

COMMUNITY PROJECT/REZONING

150632

Ordinance Fact Sheet

Ordinance Number

Case No. 725-S

Brief Title Approval of the Red Bridge Shopping Center PIEA General Development plan and a declaration that said property is blighted, insanitary and in need of redevelopment.

Details

Location: Generally located at the southwest corner of E Red Bridge Rd and S Holmes Rd.

Reason for Legislation: The City Council has final authority in making a finding of blight and approving corresponding plan.

EXISTING CONDITIONS:
The plan area consists of three parcels comprising 17 acres and is developed as Red Bridge Shopping Center. The plan area consists of the three main shopping center buildings in the center of the site facing Holmes Rd, extending westward along Red Bridge Rd to Oak St including a building housing a day care at this location. Four other buildings commonly associated with the center are under separate ownership and excluded from the plan. These buildings include the Red Bridge branch of the Mid-Continent Public Library, located immediately to the west of the shopping center, and three out parcels along Holmes consisting of a gas station, CVS and bank.

PLAN REVIEW:
The owner is seeking a finding of blight and approval of the Red Bridge Shopping Center PIEA General Development Plan for the plan area.

City Staff does not comment on whether the site is blighted or not, however a blight analysis has been prepared by Belke Appraisal & Consulting Services and the plan provides the following as blighting aspects:

- 1) Deterioration of site improvements,
- 2) Insanitary and unsafe conditions which are also exacerbated by defective and inadequate street layout and improper subdivision or obsolete platting, and by conditions which endanger life and property by fire and other causes.

Specific blighting conditions include:

- 1) Economic liability (underutilization, extensive vacancy (58.1% in a submarket operating at 11.4%), and
- 2) Improper and unrealized assessment and taxation, and
- 3) Social liabilities (vandalism, graffiti, vagrancy, trash, illegal dumping, standing water, deteriorating drives and parking lots, deteriorating curbs and sidewalks, deteriorating exterior walls, deteriorating roofs and ceiling collapses, deteriorating docks, lack of comprehensive fire sprinklers, environmental issues (ACM's, LBP, mold, potential PCB's), exposed electrical wiring and obsolete wiring, and dysfunctional building level transitions (lack of ADA compliance).

The goal of the General Development Plan is to facilitate "Rehabilitation of the existing Red Bridge Shopping Center that consists of approximately 145,000 square feet of retail space and is nearly 50% vacant. Total project cost is estimated at \$10.7 million" and identifies the following specific redevelopment strategies:

- 1) Sustainable development and redevelopment incorporating innovative, green practices that will protect the environment, conserve natural resources, and promote public health, safety

Positions/Recommendations

Sponsors	Councilmembers Taylor and Sharp
Programs, Departments or Groups Affected	6 th District (Taylor, McManus)
Applicants / Proponents	<p>Applicant David Macoubrie Planned Industrial Expansion Authority 20 E 5th St, Suite 200 Kansas City, MO 64106</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>Basis of Opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission (8-0) 08-04-2015 By Archie, Baker-Hughes, Burnette, Crowl, Gutierrez, Martin, May and Macy</p> <p><input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken</p> <p><input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p> <p><input type="checkbox"/> Hold</p> <p><input type="checkbox"/> Do not pass</p>

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and welfare;

- 2) Development proposals must be consistent with the policies established within the FOCUS Kansas City Plan;
- 3) Integrate development to be consistent with the existing character of the surrounding natural environment and neighborhoods;
- 4) Develop and revitalize vacant and underutilized property;
- 5) Increase safety in the area through the use of improved lighting, fencing, and general maintenance;
- 6) Provide safe, convenient surface and/or structured parking;
- 7) Beautify the area by improving streetscapes, cleaning up the Planning Area, and generally removing the existing blighting, insanitary, or undeveloped industrial area elements;
- 8) Improve basic infrastructure within the Planning Area; and
- 9) Require development within the Planning Area to conform with the current updates of plans and planning guidelines, as such may be amended:
 - a. FOCUS, Kansas City
 - b. Red Bridge Area Plan (future)
 - c. South Development Area Plan
 - d. Major Street Plan
 - e. Parks, Recreation, Boulevards and Greenways Plan
 - f. Trails KC Plan, and
 - g. All other adopted City Plans

The plan states that the plan area will become eligible for tax abatement as per state law, which means that property within the plan area is eligible for up to 100% property tax abatement for a period of up to 25 years and that during the first 10 years of said 25-year period, the property is subject to real property taxes assessed on the land exclusive of improvements during the calendar year preceding the calendar year during which the urban redevelopment corporation acquired title to the property. The plan requires payment of PILOTS during the first 10 years of the 25 year period in the amount necessary to equal the total real property taxes on the land and improvements during the tax year immediately preceding purchase of the property by the corporation.

While the PIEA has statutory right to exercise eminent domain, the plan notes that the PIEA does not anticipate using it except possibly to clear title and will limit its use to five years from approval of the plan.

Allowed uses within the plan area shall be consistent with those allowed by city zoning. The plan also requires rezoning to District UR (Urban Redevelopment) for all redevelopment seeking abatement or other incentives unless such development follows Department of Interior Standards or rezoning is waived by the Director of City Planning and Development, but provides no criteria as to when a project should be waived. Staff suggests that rezoning to District UR may be waived if the proposed redevelopment meets the criteria of a minor amendment, as specified by 88-570-02-H of the zoning and development code and outlined below:

1. The proposed redevelopment does not increase building coverage by more than 10%, cumulative;
2. The proposed redevelopment does not increase the cumulative floor area by more than 10% or 1,500 square feet, whichever is less;
3. The proposed redevelopment does not increase building height by more than 10% or 6 feet, whichever is less;
4. The proposed redevelopment does not increase the total cumulative impervious surface coverage by more than 10% or 2,000 square feet, whichever is less;

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and Appropriation Account Codes	

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5. The proposed redevelopment does not involve extensive site modifications;
6. The proposed redevelopment does not increase the number of dwelling units or residential occupancy by more than 10%; or
7. The proposed redevelopment does not, in the determination of the city planning and development director, have impacts that warrant city plan commission, city council or board of zoning adjustment review of the application.

The plan area falls within the South Development Area Plan, adopted in December 1970, which recommends commercial retail uses for the subject property. This area plan does not provide specific design guidelines; therefore the applicant has included the design guidelines of the Hickman Mills Area Plan within the PIEA plan which will apply to redevelopment within the plan area. Staff from the Long Range Planning Division has suggested that the existing area plan will be replaced within the next few years with a plan that would include design guidelines and does not necessarily support the inclusion of the guidelines from the Hickman Mills Area Plan at this location. Long Range staff would like to work with the applicant to identify different design guidelines to include in the plan for use during the period prior to adoption of the new area plan.

RECOMMENDATION:

At its August 4 meeting, the City Plan Commission voted in favor of a finding of blight and RECOMMENDED APPROVAL of Case No. 725-S, Red Bridge Shopping Center PIEA General Development Plan, subject to the following conditions:

1. That prior to issuance of a building permit, the applicant work with staff to identify design guidelines to include within the PIEA plan which would apply to redevelopment and rehabilitation of the property until such time a new area plan containing design guidelines is adopted and that the PIEA plan is revised accordingly.
2. That prior to issuance of a building permit, the applicant revise the plan to provide criteria establishing when rezoning to UR may be waived by the director consistent with the criteria in 88-570-02-H of the zoning and development code.

Fact Sheet Prepared By: **Date:** August 10, 2015
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Reviewed By:
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Development Management

Initial Application Filed: June 29, 2015
City Plan Commission: August 4, 2015
Revised Plans Filed: n/a

Reference Numbers:
Case No. 725-S