

ORDINANCE NO. 150465

Approving the Second Amended and Restated Ellison/Knickerbocker PIEA General Development Plan on about 12 acres generally bounded by W. 34th Street on the north, W. 36th Street on the south, Wyandotte Street on the east and Pennsylvania Avenue on the west, and declaring 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. (594-S-2)

WHEREAS, the City Council by Ordinance No. 030568 passed on May 29, 2003 approved the Ellison-Knickerbocker PIEA General Development Plan for an area of approximately 5.6 acres generally bounded by Knickerbocker Place between Pennsylvania Avenue and Broadway at the southeast corner of Broadway and Armour Boulevard on the south, Armour Boulevard between Central Street and Broadway on the north, Central Street on the east and Wyandotte Street 150 feet north of Armour Boulevard on the west; and

WHEREAS, the City Council by Ordinance No. 140119 passed on February 27, 2014, approved the First Amendment to the Ellison-Knickerbocker PIEA General Development Plan for an area of approximately 5.86 acres.

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri did prepare or cause to be prepared the Second Amended and Restated Ellison-Knickerbocker PIEA General Development Plan and recommended that the Council approve the finding of blight and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of blight of the Second Amended and Restated Ellison-Knickerbocker PIEA General Development Plan on May 19, 2015, as evidenced by its disposition of the case and its written recommendations submitted to the City on May 19, 2015; and

WHEREAS, the Planned Industrial Expansion Authority Board of Commissioners approved the Second Amended and Restated Ellison-Knickerbocker PIEA General Development Plan via Resolution No. 1705, adopted March 19, 2015.

WHEREAS, public notice of a hearing before the City Plan Commission was published on April 20, 2015 and May 4, 2015 as required by law; and

WHEREAS, the Council has reviewed the blight study and the Second Amended and Restated Ellison-Knickerbocker PIEA Planning Area prepared by Sterrett Urban, LLC on June 5, 2015; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is a blighted area and approve a general development plan for such 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; NOW, THEREFORE,

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BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council finds the Second Amended and Restated Ellison-Knickerbocker PIEA Planning Area, which area contains approximately 12 acres generally bounded by W. 34th Street on the north, W. 36th Street on the south, Wyandotte Street on the east and Pennsylvania Avenue on the west, and more specifically described as follows:

Beginning at the intersection of the east right-of-way line of Pennsylvania Avenue, as now established, and the north right-of-way line of Knickerbocker Place, as now established; thence east along said north right-of-way line of Knickerbocker Place to its intersection with the west right-of-way line of Broadway Boulevard, as now established; thence north along said west right-of-way line to its intersection with the south boundary line of Lot PE-2, KC Life Addition, a subdivision in Kansas City, Jackson County, Missouri; thence west along said south line to its intersection with the east right-of-way line of Washington Street, as now established; thence north along said line to its intersection with the easterly prolongation of the north right-of-way line of West 34th Terrace, as now established; thence west along said north right-of-way line to its intersection with the east right-of-way line of Pennsylvania Avenue, as now established; thence north along said east right-of-way line to its intersection with the south right-of-way line of 34th Street, as now established; thence east along said south right-of-way line to its intersection with the east right-of-way line of Broadway Boulevard, as now established; thence south along said east right-of-way line to its intersection with the north boundary line of Lot 17, Block 6, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri; thence east along said north line to its intersection with the northwest corner of Lot 6, Block 6, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri; thence north along the west boundary of Lot 5, Block 6, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri to a point 16 2/3 feet north of the southwest corner of Lot 5, Block 6, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri; thence east along a line parallel to the south boundary line of Lot 5, Block 6, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri, to its intersection with the west right-of-way line of Central Street, as now established; thence south along said west right-of-way line to its intersection with the westerly prolongation of a line 20 feet north and parallel of the south boundary line of Lot 17, Block 5, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri; thence east along said line to the northeast corner of said Lot 17; thence south along the eastern boundary line of said Lots 17 and 16, Block 5, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri to its intersection with a line 40 feet north and parallel of the southern boundary line of Lot 7, Block 5, Hyde Park, a

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subdivision in Kansas City, Jackson County, Missouri; thence east along said line to its intersection with the west right-of-way line of Wyandotte Street, as now established; thence south along said west right-of-way to its intersection with the south boundary line of Lot 8, Block 5, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri; thence west along said south line and the south line of Lot 15, Block 5, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri, to its intersection with the east right-of-way line of Central Street, as now established; thence south along said east right-of-way line and its southerly prolongation to the north right-of-way line of Armour Boulevard, as now established; thence west along said north right-of-way line to its intersection with a line 20 feet west of the eastern boundary line of Lot 22, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri; thence south along said line to its intersection with the northern boundary line of Lot 19, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri; thence east along said north boundary line of Lots 19 and 4, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri to its intersection with the west right-of-way line of Central Street, as now established; thence south along said west right-of-way line to its intersection with the south boundary of Lot 4, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri; thence west along said south line to the northeast corner of Lot 18, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri; thence south along the eastern boundary line of Lots 18, 17, 16, 15, and 14, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri, to the southeast corner of Lot 14, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri; thence west along the south boundary line of said Lot 14 to the east right-of-way line of Broadway Boulevard, as now established; thence south along said east right-of-way line to its intersection with the easterly prolongation of the south boundary line of Lot 18, Vinewood, a subdivision in Kansas City, Jackson County, Missouri; thence west along said south line to its intersection with the east right-of-way line of Pennsylvania Avenue, as now established; thence north along said east right-of-way line to the point of beginning.

to be a blighted area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of defective and inadequate street layout, insanitary and unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, and the existence of conditions which endanger life and property by fire and other causes in such planning area and as a result of the predominance of those conditions the planning area in its present condition and use constitutes an economic and social liability and a serious menace to the public health, safety, morals, and welfare.

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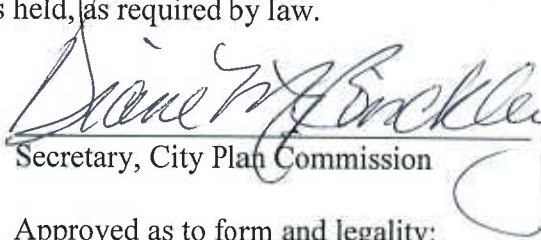
Section 2. That the Second Amended and Restated Ellison-Knickerbocker PIEA General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 3. That the Council has duly made the findings necessary for compliance with Section 100.300-100.620, RSMo.

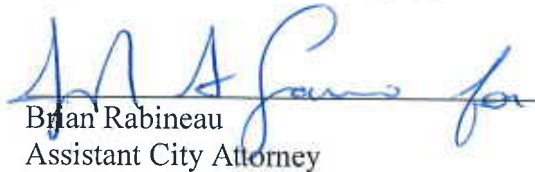
Section 4. That a copy of the Second Amended and Restated Ellison-Knickerbocker PIEA General Development Plan is attached to this ordinance and is made a part hereof and is hereby approved.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, may be extended to the plan area to the extent and in the manner as provided for in the General Development Plan, subject to the execution of a development agreement between the Planned Industrial Expansion Authority and the developer.

I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held, as required by law.

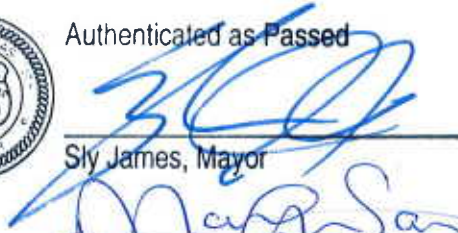

Secretary, City Plan Commission

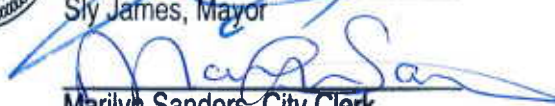
Approved as to form and legality:


Brian Rabineau
Assistant City Attorney



Authenticated as Passed


Sly James, Mayor


Marilyn Sanders, City Clerk
JUL 9 2015

Date Passed