

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2019-00146

PIEA General Development Plan and Blight Study

- a) **CD-CPC-2019-00146** A request to approve the East Village Planned Industrial Expansion Area (PIEA) general development plan and blight study.

Details

Location: located on about 24 acres generally bounded by East 8th Street on the north, East 12th Street on the south, Cherry Street on the west, and Interstate-70 on the east.

Reason for Legislation: PIEA Tax Incentive requests require City Plan Commission and City Council approval.

The applicant is requesting Council make a finding of blight and approve a proactive Planned Industrial Expansion Area general development plan on about 24 acres on the east side of downtown.

EXISTING CONDITIONS:

The proposed East Village PIEA Planning Area is comprised of 38 tax parcels on about 24 acres, not including public rights of way. The subject area, generally bounded by East 8th Street on the north, East 12th Street on the south, Cherry Street on the west, and Interstate-70 on the east. Within the Planning Area, 4.89 acres are unimproved land, 10.33 acres are used as surface parking lots, and there are two properties listed on the National Register of Historic Places. The entire Plan area lies within the Paseo Gateway/Northeast Opportunity Zone and the majority of the Planning Area has been included in previous redevelopment plans since 1956, including:

- South Humboldt Urban Renewal Area
- Eastside Urban Renewal Area
- Central Business District Urban Renewal Area
- Civic Mall TIF Plan
- East Downtown PIEA Plan Area
- East Village TIF Plan Area

INCENTIVE REQUEST:

Abatement for projects within the redevelopment area is proposed to utilize

Section 88-20A-1220

Ordinance Number

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Bunch, Shields)
Applicants / Proponents	Applicant Pamela Grego Planned Industrial Expansion Authority 1100 Walnut Street Kansas City, Mo 64106 City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission (5-0) 10-1-2019 By Archie, Baker-Hughes, Crowl, Henderson, Macy, <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub.

Chapter 100 and Chapter 353. Specific projects will trigger specific incentive terms to be finalized at a later date.

BLIGHT ANALYSIS:
 City Staff does not comment on whether the site is blighted or not, however the entirety of the Planning Area is located within a Continuously Distressed Census Tract, as defined by the City of Kansas City, Missouri and the Advance KC evaluation process.

City Planning and Development staff RECOMMENDS APPROVAL of **Case No. CD-CPC-2019-00146 East Village PIEA Blight Study and General Development Plan** with no conditions, based on the application, plans, and documents provided for review prior to the hearing.

Respectfully submitted,



Jamie Hickey
 Lead Planner

	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass
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	
--	--	--

Continued from Page 2

Fact Sheet Prepared

Date: 11/12/2019

By:
Jamie Hickey
Lead Planner

Reviewed By:

Date: 11/12/2019

Joe Rexwinkle, AICP
Division Manager
Development
Management

Initial Application

Filed: 8/16/2019

City Plan 10/1/2019

Commission:

Revised Plans Filed: N/A

Reference Numbers:

Case Nos. CD-CPC-2019-00146