



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development
Management Division

414 E 12th Street, 15th Floor
Kansas City, Missouri 64108
www.kcmo.org/planning

220747

Project

Historic Northeast Lofts PIEA

Hearing Date June 21, 2022

Item #	Case	Request
#4	CD-CPC-2022-00064	Tax Incentive Plan

Item #	Staff Recommendation(s)
#4	Approval without Conditions

Applicant/Agent

Pamela Grego/David Macoubrie
PIEA of KC

Location Three noncontiguous parcels at the southeast corner of Hardesty Ave and Independence Ave

Area about 22.05 acres

Zoning M1-5, UR, UR/ICO

Council District 3rd

County Jackson

School District Kansas City 110

Surrounding Land Uses

North: commercial, residential, zoned UR, B302, R-2.5

East: industrial, institutional, zoned M1-5

South: industrial, institutional, zoned M1-5

West: commercial, residential zoned B3-2, R-2.5

Land Use Plan

The Truman Plaza Area Plan recommends Industrial Density land uses. The proposed use does not conform to the Area Plan Recommendation and may require an area plan amendment at the time of rezoning to UR.

Major Street Plan

Independence Ave and Independence Ave are on the Major Street Plan.

APPROVAL PROCESS



PUBLIC HEARING REQUIRED

Yes

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

SUMMARY OF REQUEST

The Historic Northeast Lofts Urban Renewal Plan - A request to approve The Historic Northeast Lofts Urban Renewal Plan and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, on about 22 acres (3 parcels), generally located at the southeast corner of Independence Avenue and Hardesty Avenue.

HISTORY

A portion of the property was previously rezoned to UR in 2016. The proposed development in 2016 was primarily to rehabilitate the existing buildings.

PURPOSE

Applicant is seeking approval of the above-referenced request.

RELATED RELEVANT CASES

Case No. 14626-UR – Ordinance 160092 To consider rezoning from District M1-5 (Manufacturing 1) to District UR (Urban Redevelopment), and approval of a preliminary development plan for reuse and rehabilitation of existing buildings.

EXISTING CONDITIONS

The three parcels contain a total 22 acres of property, and contains approximately six existing industrial bulidings.

PLAN REVIEW

The proposed redevelopment area includes approximately 22 acres of land across three parcels. Existing zoning districts include UR and M1-5. The majority of the subject site is located within the Independence Corridor Overlay. More details of the site can be found in the blight study

AREA PLAN

This site is within the Heart of the Truman Plaza 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. The actual incentive granted will be determined by the PIEA 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.

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,



Olofu Agbaji

Lead Planner

General Development Plan:

Historic Northeast Lofts PIEA Planning Area
Kansas City, Missouri

PREPARED FOR:

PLANNED INDUSTRIAL EXPANSION AUTHORITY
300 WYANDOTTE, SUITE 400
KANSAS CITY, MISSOURI 64105

PREPARED BY:

DEVELOPMENT INITIATIVES
4501 FAIRMOUNT AVENUE
KANSAS CITY, MISSOURI 64111
PHONE 816-916-3664

PREPARED:

April 8, 2022

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INTRODUCTION

Pursuant to Section 100.400 (4), Revised Statutes of Missouri, as amended, the Planned Industrial Expansion Authority (PIEA) has prepared or caused to be prepared a plan for development of the Planning Area (the "Plan"). The Plan provides information to indicate its relationship to adopted City policies as to appropriate land uses, enhanced employment, multi-modal transportation environments, public utilities, recreational and community facilities and other public improvements and the proposed land uses and building requirements in the project area. The information set forth in this Plan includes the following specific information as well as other information concerning the redevelopment of the property described herein:

- (a) The boundaries of the project area, with a map showing the existing uses and condition of the real property therein;
- (b) A diagram showing the existing land use;
- (c) A future land use plan showing proposed uses of the Planning Area;
- (d) Information showing population densities, unemployment within area and adjacent areas, land coverage and building intensities in the area after completion of the Plan;
- (e) A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes and ordinances, and amendments to adopted land use plans;
- (f) A statement as to the kind and number of additional public facilities or utilities which will be required in the area after completion of the plan; and
- (g) A schedule indicating the estimated length of time needed for completion of each phase of the Plan.

Planning Area Boundaries

Street Boundaries

The proposed Historic Northeast Lofts PIEA Planning Area (the “Planning Area”) lies within the historic northeast portion of Kansas City, Missouri. The redevelopment area is generally located within an area that has historically been a mix of retail, industrial and residential property. The Planning Area is depicted in the following map images.

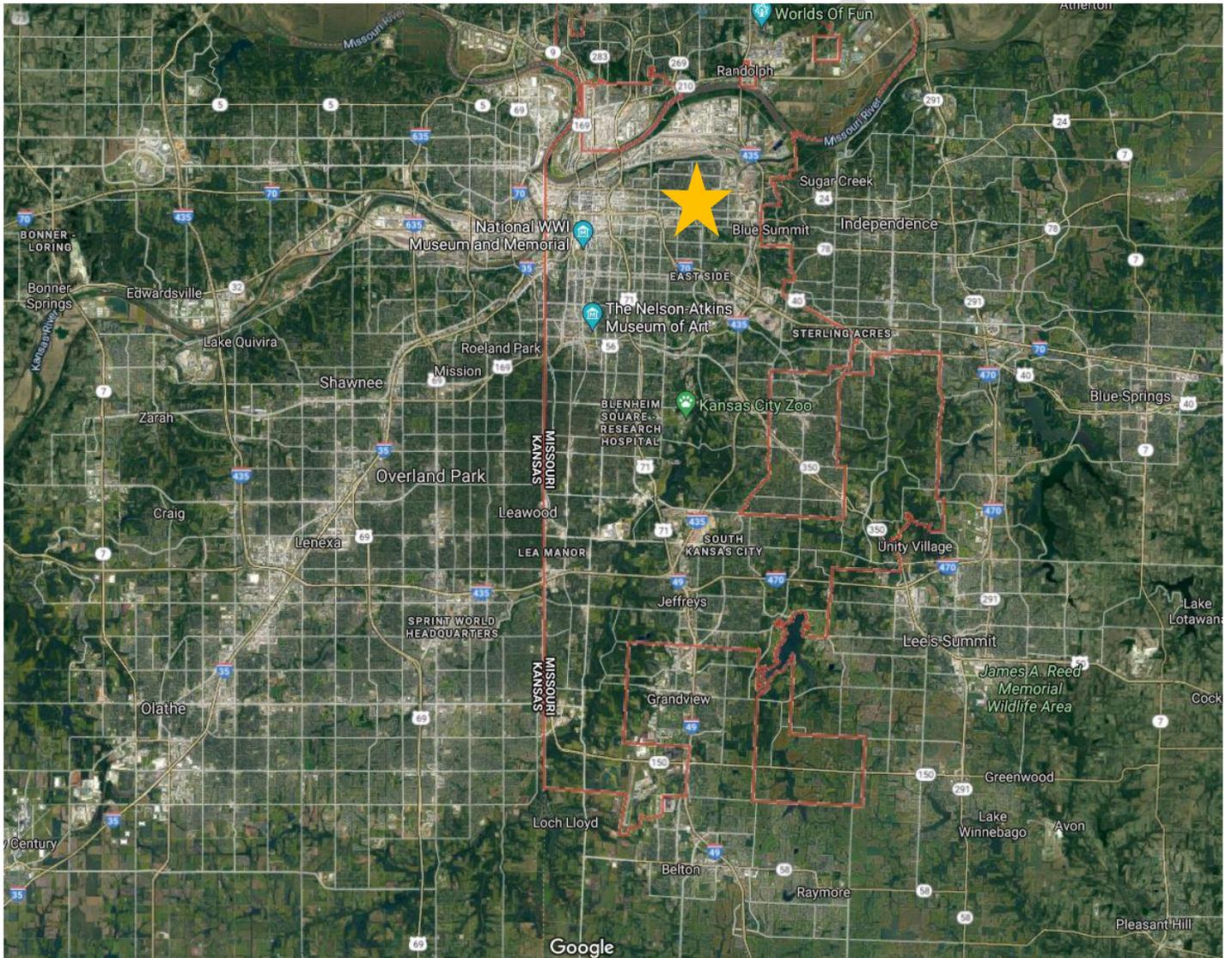


Figure 1 - Proposed Historic Northeast Lofts PIEA Planning Area.
Map courtesy Google Maps.

Property within the Planning Area is divided into three (3) property parcels. Ownership is vested in two (2) separate but related entities. Subject parcel is identified by the

Jackson County Assessor’s office. A complete listing of tax parcel, identification number, legal description, property address and owner is included in Appendix 1.

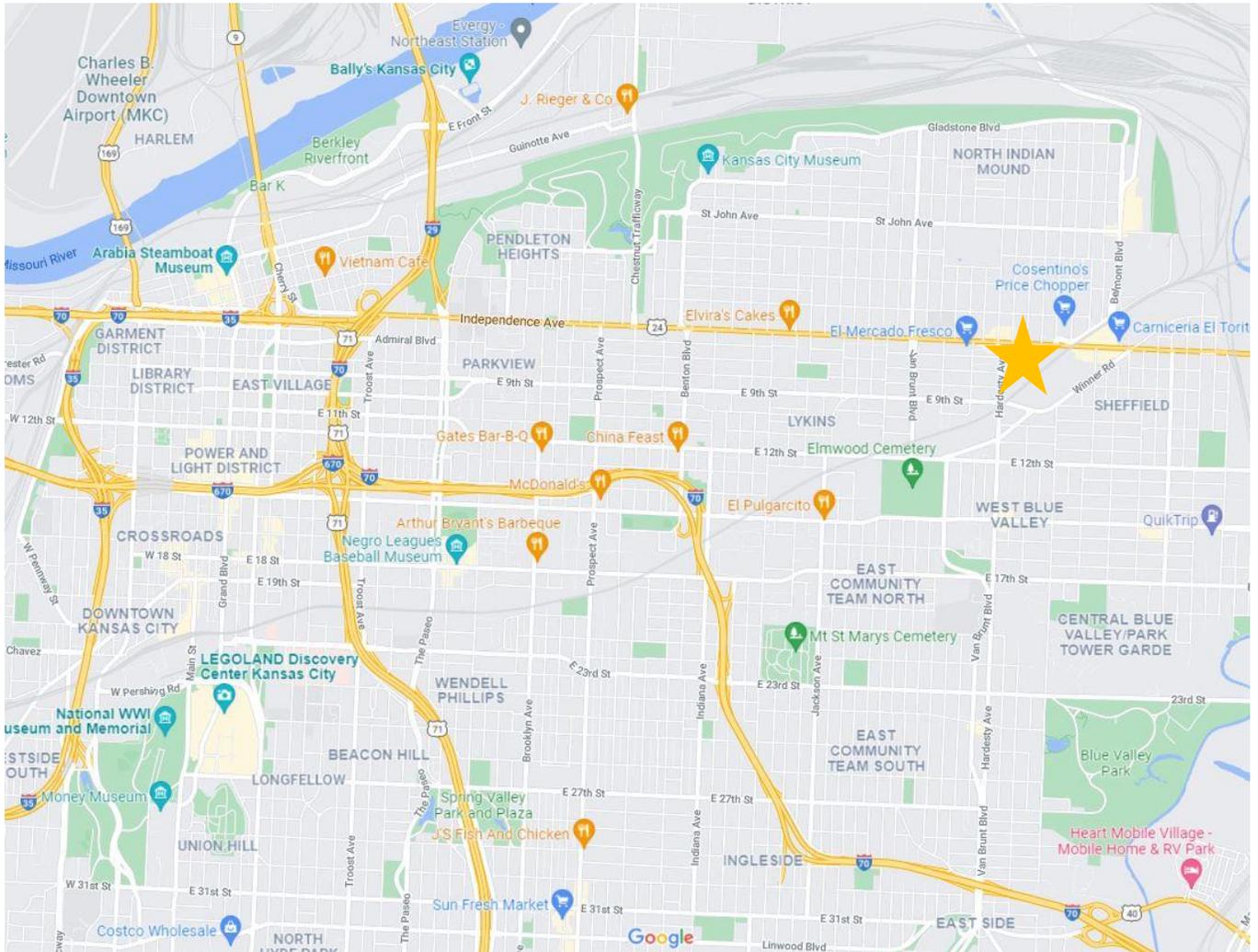


Figure 2 - Neighborhood Location Aerial Map. Map courtesy Google Maps.

Land Area

As mentioned, there are a total of three (3) parcels within the Planning Area. The Planning Area contains a total of 960,642 square feet, or 22.05 acres of property, not including public rights of way.

Jackson County Tax Parcels

The Planning Area contains three (3) tax parcels as identified by the Jackson County Assessor. A complete listing of tax parcel, identification number, legal description, property address and owner are included in Appendix 1 – Property Ownership.



Figure 3 – Historic Northeast Lofts PIEA Planning Area: Jackson County Parcel Map.

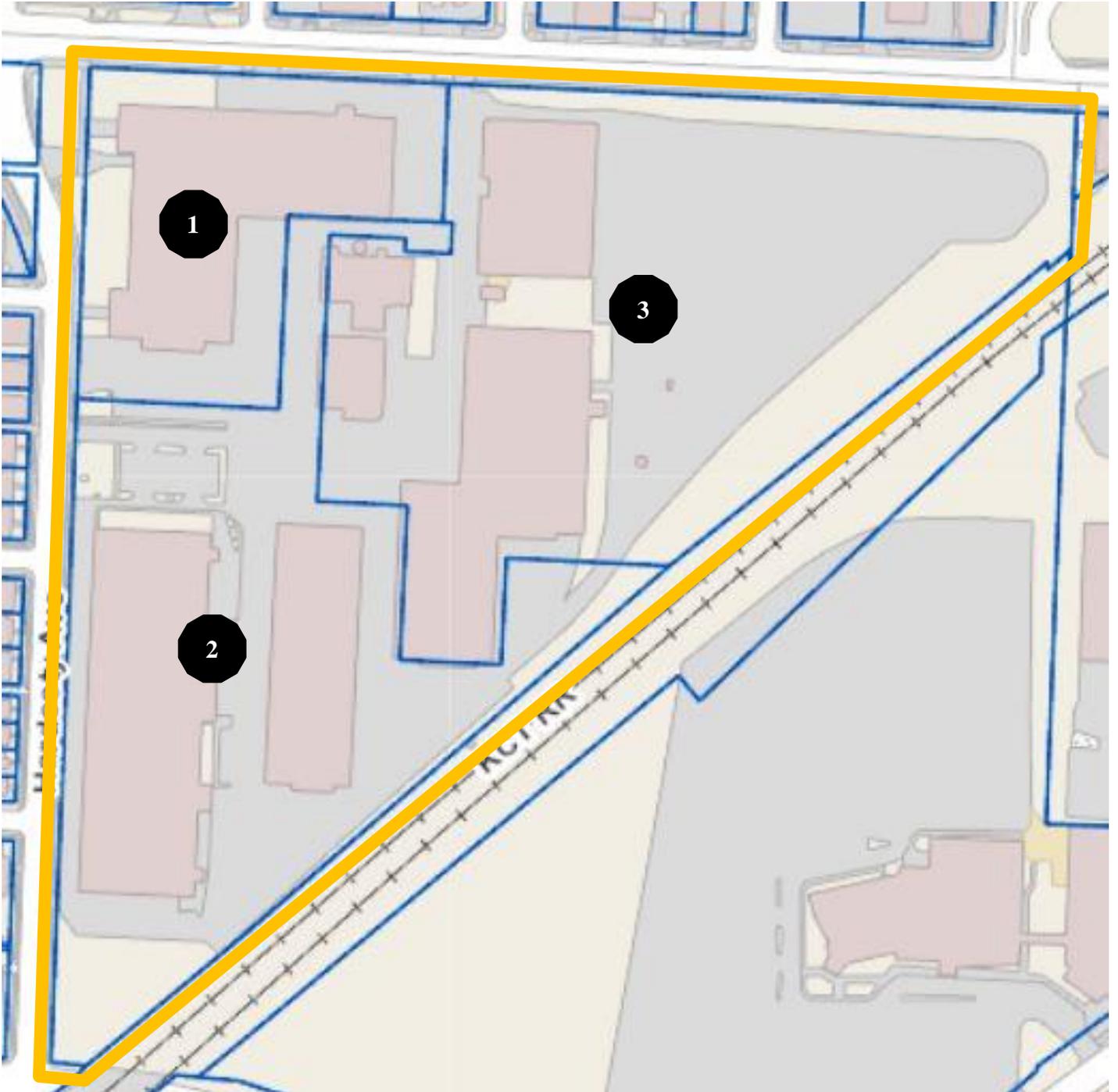


Figure 4 - Historic Northeast Lofts PIEA: Parcel ID Map.

Planning Area Description

As previously mentioned, the Planning Area encompasses an area approximately 22.05 acres and consists of three (3) tax parcels within Kansas City, Jackson County, Missouri.

Access

Overall access to the Planning Area is very good. Regional access to the Planning Area is via Interstate 435 (I-435) located 1.69 miles east of the subject area. Local access to the Planning Area is via numerous surface streets located throughout the area, including; Hardesty Avenue and Independence Avenue.

Topography

The topography of the Planning Area is generally flat with a maximum of 6' deviation east to west. It is our opinion that topographic issues do not negatively impact the redevelopment of the subject properties.

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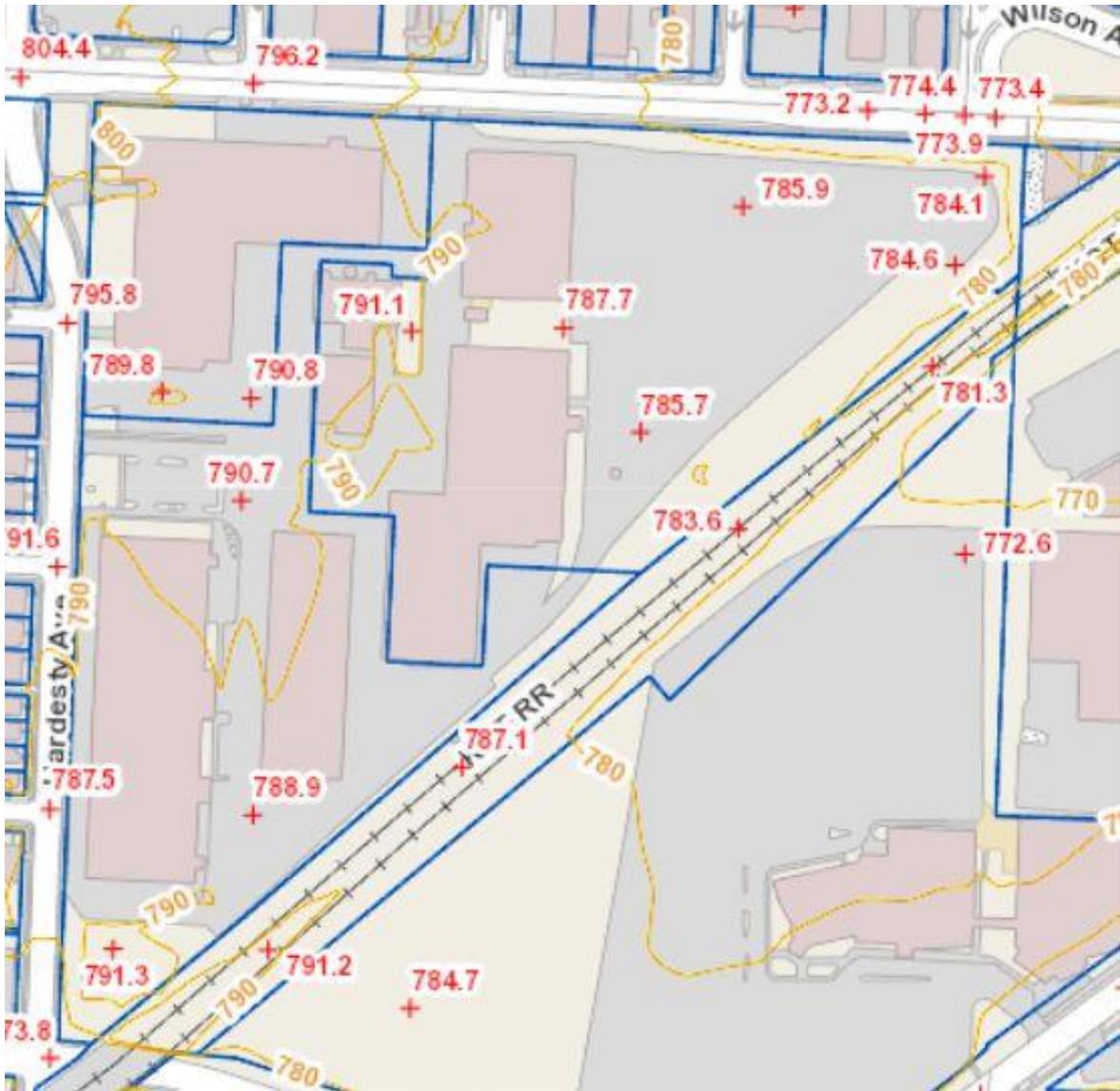


Figure 5 - Topographic Map.

Flood Zone Information

No portion of the Planning Area is currently located within a flood zone as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map identified on Map No.: 29095C0257G bearing on effective date of January 20, 2017.

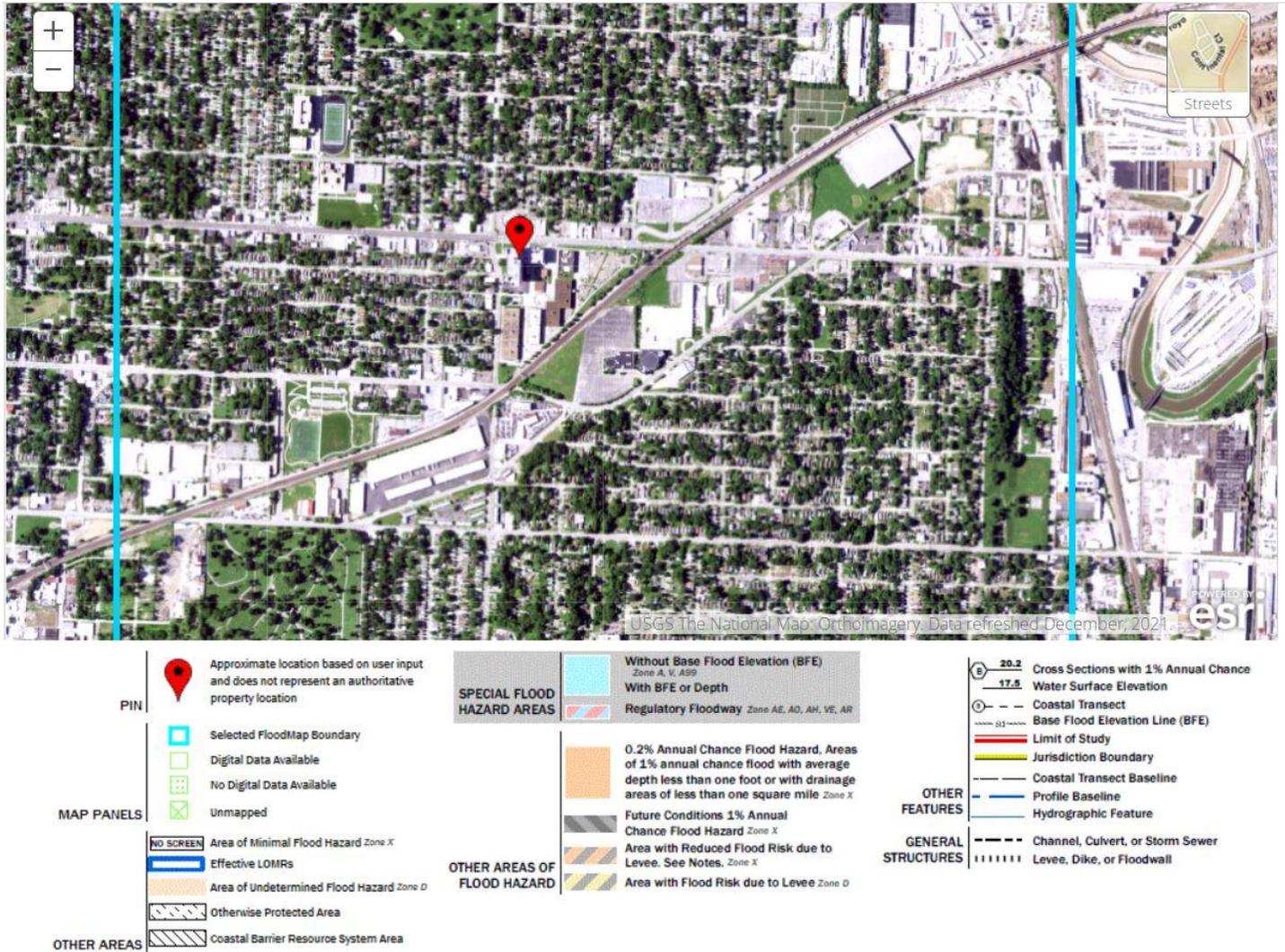


Figure 6 - FEMA Flood Insurance map.

Existing Development/Improvements

The Planning Area, as well as the immediate surrounding area, is dominated by residential, retail and industrial land uses. The Planning Area is located within the Indian Mound-Lykins Urban Renewal Area.



Figure 7 - Indian Mound-Lykins URA.

Approved Public Planning Guidelines

There are three primary documents which govern official City land uses and development within the Planning Area. These are the Truman Plaza Area Plan, the Independence Corridor Overlay District and the FOCUS Kansas City Plan. Both plans specifically address Planning Area.

Official land use planning guidelines and standards for the Planning Area are governed by the City of Kansas City, Missouri’s Truman Plaza Area Plan and the Independence Corridor Overlay District. Area Plan covers an area with the following boundaries:



Figure 8 – Truman Plaza Area Plan Boundaries. Courtesy City of Kansas City, Missouri.

The purpose of the plan is to:

- Promote safe and clean neighborhoods and decrease the crime rates.
- Promote Truman Plaza as the ethnic and cultural hub of Kansas City, Missouri.
- Attract business and organizations that increase employment for area residents.
- Capitalize on and encourage a walkable layout of the community and promote multi-modal transportation.
- Emphasize, promote, and protect the attractive and historic character of the area's neighborhoods and corridors.

FOCUS Kansas City Plan

The FOCUS Kansas City Plan was created over the course of several years with the input of many thousands of area residents. FOCUS was approved as a formal policy of the City by the City Council in 1997. The document has a number of specific recommendations which relate to the area, including;¹

- Encouraging community anchors to work with their surrounding neighborhood(s) on area improvements and activities.
- Designing development so that it fits with the existing character, scale and style of adjacent neighborhoods.
- Provide an opportunity for reinvestment in Kansas City. Basic infrastructure may already exist and the presence of vacant or declining properties/structures may accommodate redevelopment proposals that can have a significant positive influence on the area.
- Widely promote the existing availability of credits on local property taxes for small owners who invest in the rehabilitation of buildings.
- Encourage commercial rehabilitation.
- Create or strengthen programs to assist small developers and nonprofit corporations to redevelop small-scale commercial development.
- Integrate community anchors as part of overall neighborhood amenities.

Conformance with Other Planning Documents

Major Street Plan

This Plan conforms with the *Major Street Plan* as approved by the City Council of Kansas City, Missouri and amended in December 2016. There are no streets in or adjacent to the Planning Area that are included within the Major Street Plan. This Plan anticipates no changes to the *Major Street Plan*. If any activities within the

¹ FOCUS Neighborhood Plan

Planning Area affects the *Major Street Plan*, such impact will be reviewed and considered as part of the review process.

Additionally there no existing or planned bicycle routes through or adjacent to the Planning Area. If any proposed redevelopment within the Planning Area affects any existing or proposed bike route, then such impact will be reviewed and considered as part of the review process.

Zoning-Existing

The existing zoning in the Planning Area falls within two zoning classes. Definitions for the purpose of the classification is included in Table1 below. It should be noted that two parcels adjacent to Independence Avenue are classified with an ICO or Independence Avenue Corridor Overlay classification.

Table 1 - Planning Area Zoning Classifications.

Zoning Classification	Purpose
M1-5/ICO*	Kansas City’s manufacturing (M) zoning districts are primarily intended to accommodate manufacturing, warehousing, wholesale, and industrial uses. The regulations are intended to promote the economic viability of manufacturing and industrial uses; encourage employment growth; and limit the encroachment of unplanned residential and other non-industrial development into industrial areas.
UR/ICO	Urban Redevelopment District. The purpose of the UR district is to promote development and redevelopment or underdeveloped and blighted sections of the city and to accommodate flexibility in design to help ensure realization of the stated purposes of an approved plan for redevelopment.
UR**	Urban Redevelopment District. The purpose of the UR district is to promote development and redevelopment or underdeveloped and blighted sections of the city and to accommodate flexibility in design to help ensure realization of the stated purposes of an approved plan for redevelopment.

*City of Kansas City, Missouri Zoning and Development Code, 88-140.

** City of Kansas City, Missouri Zoning and Development Code, 88-260.

As part of the redevelopment of the Planning Area, rezoning to UR will be required for all redevelopment seeking PIEA abatement or other PIEA incentives, pursuant to this Plan, unless the developer follows the Department of the Interior Standards or rezoning is waived by the City Planning Director.

It is anticipated that redevelopment projects may be phased within the Planning Area as market conditions warrant. As these phases occur the UR will be presented to include the appropriate project information for that particular phase or project.

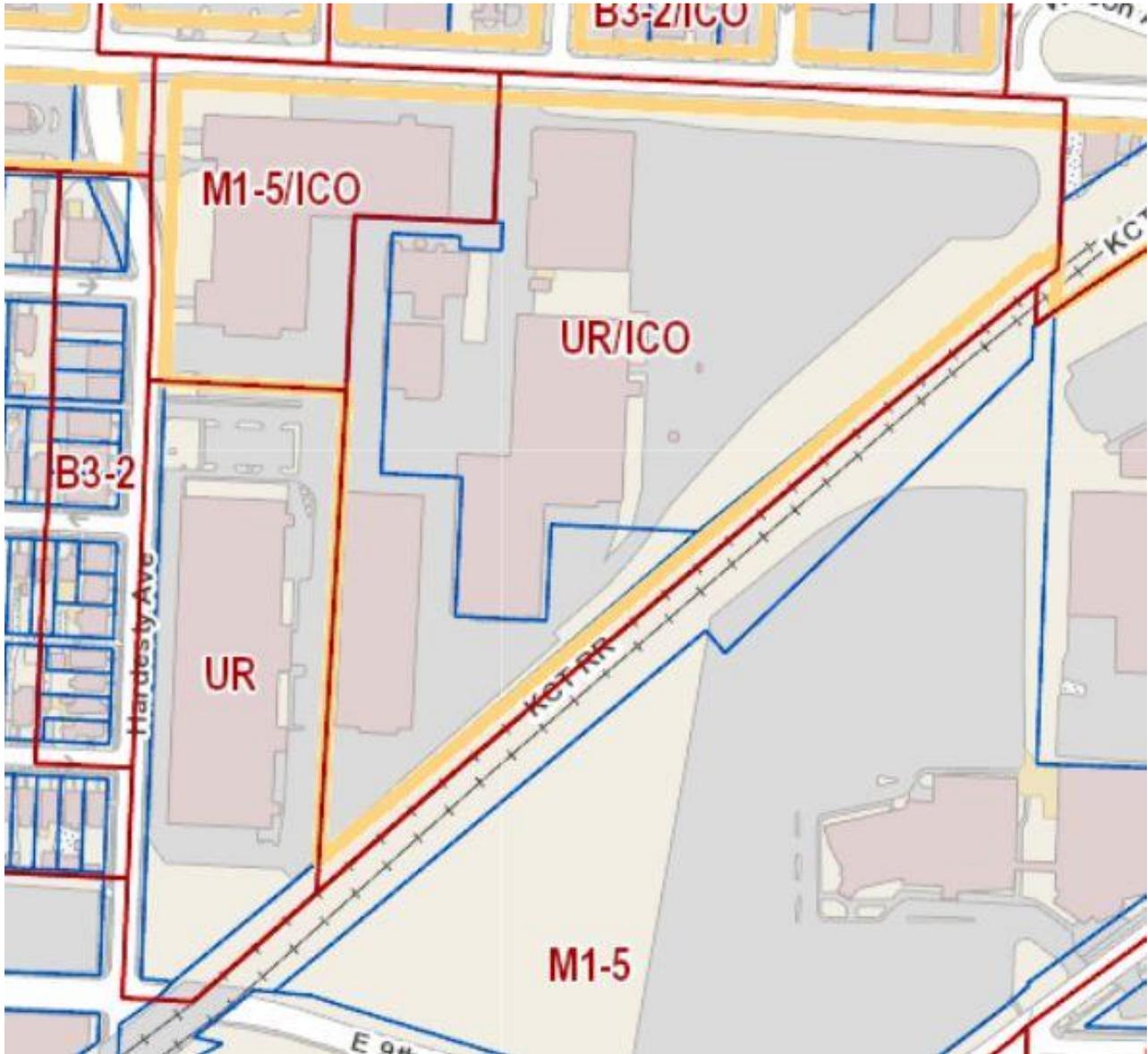


Figure 9 – Historic Northeast Lofts PIEA Planning Area - Existing Zoning.
Planning Area location identified.

Blight Finding

Upon inspection and analysis of the proposed Historic Northeast Lofts PIEA Planning Area, there are a number of existing conditions or factors in the area which comply and meet the statutory definitions of blight and therefore support a finding of Blight for the Planning Area. These conditions include:

- **Deteriorating Site Improvements:** Due to the age, deferred maintenance and neglect of improvements within the Planning Area, scattered structure and site improvement deterioration has occurred throughout the entire Planning Area.
- **Insanitary or Unsafe Conditions:** Due to the presence of vacated structures, environmental conditions and insanitary and unsafe conditions within the Planning Area currently exist.
- **Existence of Conditions which Endanger Life or Property:** Primarily due to the presence of a significant amount of vacated property within the Planning Area, conditions which endanger life or property is present.

Furthermore these blighting conditions have led to the following:

- **An Economic Liability.** Due to the underutilized nature of the Planning Area, if redevelopment would occur, significant increases in revenue to taxing jurisdictions would be anticipated.
- **A Social Liability.** Due to the varying age and deterioration of improvements within the Planning Area the presence of insanitary and unsafe conditions, the Planning Area represents a social liability to itself and the surrounding areas.

Statistical Profile of the Planning Area

Population

Population figures for the Planning Area are provided by the American Community Survey (ACS), US Census Bureau, and the Mid-America Regional Council (MARC). For ease of data acquisition we utilized ACS data for the ZIP Code 64124 which covers the entire Planning Area.

Table 2 - Planning Area Population by Zip Code.

Population by Zip Code	2010 Census	2018 Estimate	% Chg 10-20
64124	10,206	12,639	19.2%
Source: MARC, American Community Survey, 2020			

The data show population increases within the Planning Area through the most recent census and current estimate. Total anticipated population increase (2010-2018) for the Planning Area is estimated to be 2,433 or 19.2%.



Figure 10 – ZIP Code Map, 64123. Project Location Identified.

Population Densities

The population density (persons per square mile of the Planning Area (2020 Jackson County Census Data) is shown in Table 3.

Table 3 - Population Density (Persons per square mile).

Population	Square Miles	2010 Population	2010 Census Density	2018 Population Estimate	2018 Census Density	% Chg 2010-2018
Jackson County	1.7	10,206	6,003	12,639	7,423	19.12%
Source: MARC, 2020, ACS 2019 1-year.						

Population density corresponds with the growing historical population figures previously stated. According to Census records, total gain of population density between 2010 and 2018 was 1,420 persons per square mile or approximately 19.12%.

Unemployment

Unemployment data for the Planning Area is taken from Census Data and American Community Survey Data for Jackson County, MO. Unemployment rates by County are slightly below the Kansas City MSA unemployment rate of 2.7%. Jackson County, Missouri unemployment rate year ending 2021 was 3.1% projected.

Table 4 - Work Force Indicators.

Area	Labor Force (Nov-2021) Projected	Labor Force Unemployed	Unemployment Rate
KC MSA	1,196,000	52,500	2.7%
Jackson	364,231	11,247	3.1%
Source: FRED, St. Louis Federal Reserve, 2021.			

The Planning Area is currently located within a continually distressed census tract as defined by the City of Kansas City, Missouri and the Advance KC evaluation process, interim data suggests that the area has continued trends in economic decline and will very likely continue to have the continuously distress designation by the 2020 census.

Continuously Distressed Census Tract is defined as a Severely Distressed Census Tract for 10 consecutive years or more.

Severely Distressed Census Tract Definition : “household income <60% AMI or Poverty>30% or unemployment >1.5times U.S. rate.”



Figure 11 - Distressed Census Tract Map. Orange indicates Severely Distressed Census Tract.

Land Use Plan

Land Use – Existing and Future

As identified in the Truman Plaza Area Plan, the existing land use for the Planning Area is Light Industrial. The Area Plan also identified future land use within the Planning Area to be Light Industrial. If land uses differ from these classifications, appropriate modifications to the approved Area Plan will be required to occur.

Table 5 - Planning Area Land Use Distribution.

Land Use	Square Feet	Overall Area Percentage
Light Industrial	960,642	100%
Total	960,642	100%

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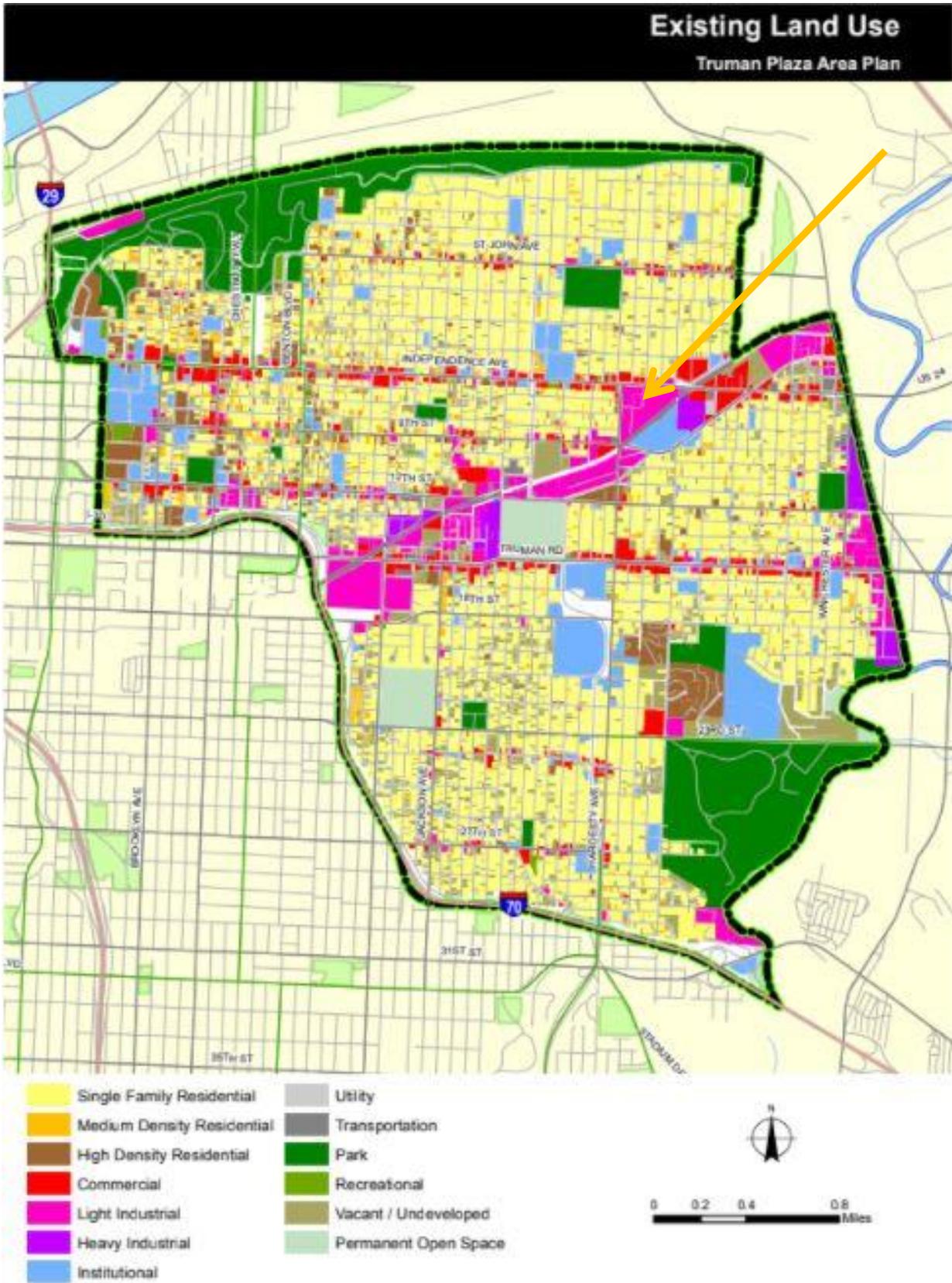


Figure 12 - Planning Area Existing Land Use.

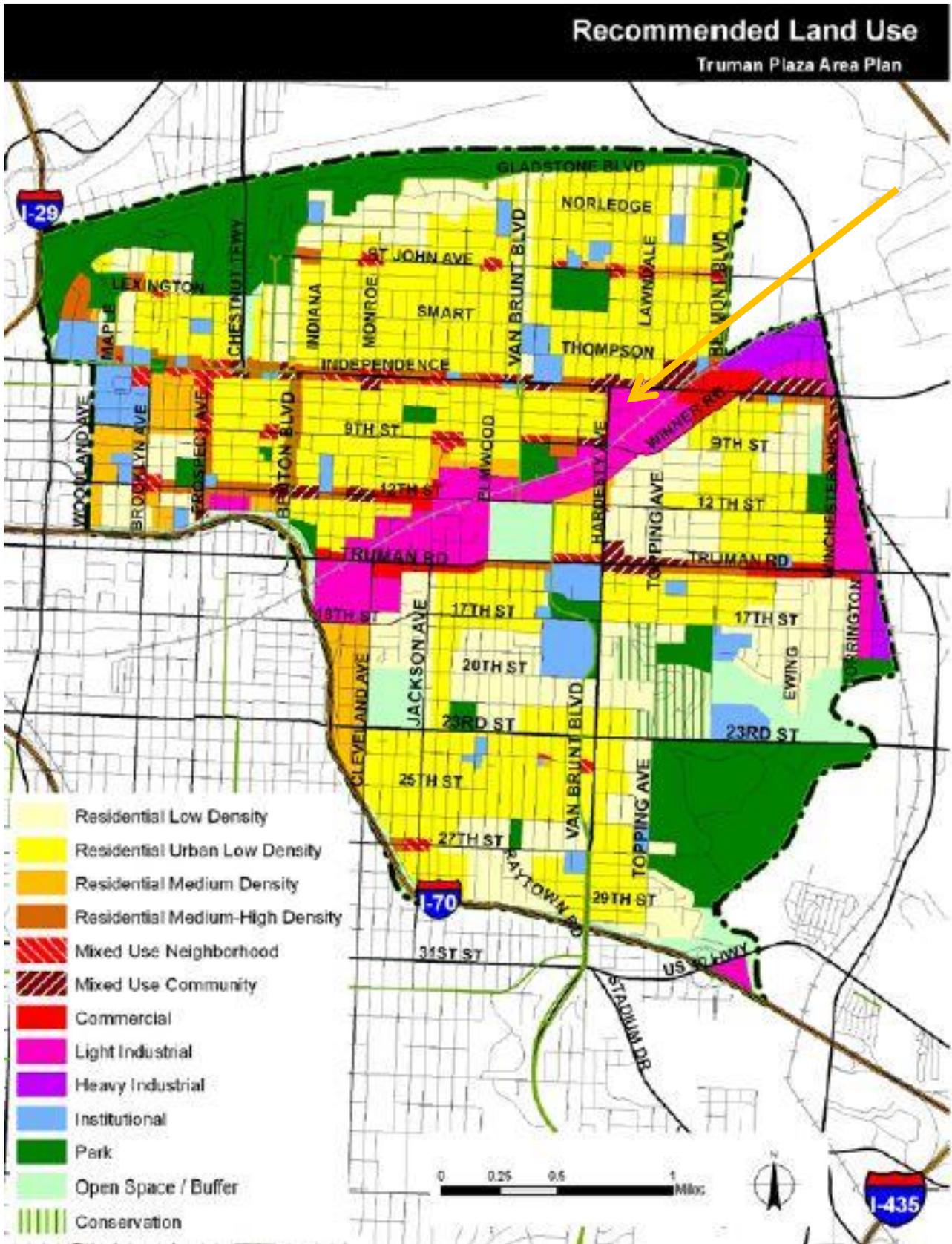


Figure 13 - Planning Area Future Land Use.

Land Use Provisions and Building Requirements

Statement of Uses to be Permitted

Proposed land uses within the Planning Area are authorized by RSMo. Section 100.310 (9), as amended, and shall further be in conformance with the uses designated on the Proposed Land Use section and map contained in this plan to be eligible for tax abatement.

Regulations and Controls

All municipal ordinances, codes and regulations related to the buildings, properties and development, as such may be amended by variance or otherwise, shall apply within the Planning Area.

Proposed Land Use

The proposed land uses and building requirements contained herein are designated with the general purpose of accomplishing, in conformance with this general development plan, a coordinated, adjusted and harmonious development of the city and its environs which, in accordance with the present and future needs, will promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provisions for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, employment opportunities, the provision of adequate transportation, water, sewage and other requirements, the promotion of sound design and arrangement, the prevention of the occurrence of insanitary areas, conditions of blight or deterioration of undeveloped industrial or commercial uses.

All uses within the Planning Area shall conform to City Code requirements. It is anticipated that proposed land uses within this Plan will conform to designated land uses as outlined by the City. If a project requires a different land use designation, the plan applicant will be required to change the City's official land use designation to conform to the proposed land use.

Land Coverage and Building Densities

The Planning Area encompasses a land area which is 100% developed. Anticipated land coverage and building densities of future uses within the Planning Area may vary from its current land coverage and density, since the development strategy for the

Planning Area anticipates the redevelopment of existing properties and new development. Any change in land coverage or building density that does occur will be in conformance with the provisions of the City's applicable development code, as such may be amended pursuant to variances or otherwise. All uses within the Planning Area shall not exceed the maximum floor area ratios as required within the development code of the City of Kansas City, Missouri Code of Ordinances.

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Project Proposals

Development Strategy

It is expected that assistance available under this Plan, alone or in conjunction with other public investment and/or assistance programs, will leverage private investment within the Planning Area. Development strategies include, but are not exclusive of, the redevelopment of existing facilities and infrastructure and new infill construction within the Planning Area, and leveraging other public assistance sources where applicable.

All development proposals submitted to the PIEA for consideration of assistance must satisfy the requirements of the Economic Development policy of the City of Kansas City currently in force at the time of application, and any other applicable program application and policy requirements. In addition, any development proposal must address remediation of the blighting conditions found in the separate Qualifications Analysis.

The overall redevelopment strategy for the Planning Area will emphasize the following:

- Sustainable development and redevelopment incorporating innovative green practices that will protect the environment, conserve natural resources, and promote public health, safety and welfare;
- Development proposals must be consistent with the policies established within the FOCUS Kansas City Plan;
- Integrate development to be consistent with the existing character of the surrounding natural environment and neighborhoods;
- Develop and revitalize vacant and underutilized property;
- Increase safety in the area through the use of improved lighting, fencing, and general maintenance;
- Provide safe, convenient surface and/or structured parking;
- Beautify the area by improving streetscapes, cleaning up the Planning Area, and generally removing the existing blighting elements;
- Improve basic infrastructure within the Planning Area; and
- Require development within the Planning Area to conform with the current updates of plans and planning guidelines, as such may be amended:
 - FOCUS, Kansas City,

- Major Street Plan,
- Parks, Recreation, Boulevards and Greenways Plan,
- Trails KC Plan, and
- All other adopted City Plans.

Additional Considerations

Within the Planning Area, in exchange for benefits through the PIEA Planning Area, the owner of a property, Developer or lessor of a billboard agrees to remove the billboard after the expiration of the existing lease agreement or within five (5) years of the approval of the General Development Plan, whichever occurs first.

Methods of Financing

It is anticipated that any land acquisition, demolition, relocation and redevelopment activities within the Planning Area will be financed privately through developer financing and/or conventional financing. Any financing terms and/or methods will be specified by the project developer to the PIEA.

Land Acquisition Costs

Land acquisition is not anticipated within the Planning Area, but any land acquired will be completed in compliance with the requirements of Chapter 523, RSMo.

Tax Abatement

In the event any redevelopment corporation as defined in Chapter 353, RSMo., shall, with the approval of the Authority, acquire in fee simple, any land for redevelopment and redevelop such land in accordance with the plan for redevelopment adopted by the PIEA, then such land shall be subject to the ad valorem tax abatement provisions contained in Section 353.110, RSMo., as amended, as authorized by Section 100.570, RSMo., provided that the PIEA will require said redevelopment corporation, its successors and assigns, to pay to the City and the County for the benefit of the taxing entities for which the County collects ad valorem taxes, with respect to each such tract of land, in addition to the ad valorem taxes computed under Section 353.110, RSMo., an amount annually equal to the amounts by which the actual tax on such land computed pursuant thereto is less than the tax which would have resulted in the calendar year in which the redevelopment corporation acquired title to the property. Abatement for projects within the redevelopment area will not exceed 10 years at 100% abatement and 15 years at 50% abatement unless otherwise merited by the nature of a particular project.

The provisions of Section 100.570 RSMo. concerning the ad valorem tax exemption benefits contained in Chapter 353, RSMo., and more specifically set forth in Sections 353.110 and 353.150(4) RSMo. shall be available to a redevelopment corporation designated by the PIEA if the designated redevelopment corporation acquires fee simple interest in any real estate for the redevelopment and redevelops and uses such real estate in accordance with this Plan and if the PIEA approves such acquisition. Such tax exemption benefits shall be available to any successor, assign, purchaser or transferee if the designated redevelopment corporation provided that such successor, assign, purchaser or transferee continues to use, operate and maintain such real estate in accordance with this Plan. The PIEA will require the designated redevelopment corporation, its successors, assigns, purchasers or transferees, to make payments in lieu of real property taxes to the PIEA for the appropriate political subdivisions in the amount set forth in the preceding paragraph. Distribution of such payments shall be pursuant to Section 353.110 (4), RSMo.

All applicants requesting tax abatement must submit to the PIEA for approval a redevelopment proposal which includes the justification for the requested tax abatement.

Staff shall make the recommendation to continue, terminate, extend or otherwise provide tax abatement for any parcel/parcels within the planned boundaries that has previously received tax abatement under a previously approved abatement tool, at the time of the Preliminary Project Proposal Review, under the requirement of the City of Kansas City's economic development policy. The recommendation shall be made on a case by case basis and shall depend on the individual circumstances of each case, including any compelling reasons to continue, terminate, extend or otherwise provide tax abatement, and shall be subject to legal review.

Any award of real property tax abatement shall be based on both the completion of the proposed development as well as the fulfillment of agreed upon performance measures to include, where and when appropriate, removal and prevention of blight, creation of jobs and maintenance of market value of the completed development or redevelopment property with specific terms and conditions to be established at the time of the development project consideration and made part of the Redevelopment Agreement.

Notwithstanding anything herein to the contrary, this General Development Plan shall be subject to the provisions of Second Committee Substitute for Ordinance No. 160383, As Amended, and as may be further amended from time to time, which was

adopted by the City Council on or about October 6, 2016. The real estate shall not receive greater than a seventy-five percent (75%) abatement of real property taxes for the first ten years and thirty-seven and one-half percent (37.5%) abatement for the following fifteen years, and the real property taxes shall, for the entire term, be measured by the assessed valuation, inclusive of any improvements, as assessed by the applicable county assessor. In the event this provision is deemed unenforceable by reason that it conflicts with a provision of state law providing for a differing level of abatement for all or any portion of the term of the public incentives, or providing that the assessed valuation be determined by some other measure than is set forth herein, then the PIEA and the developer shall, by contract or amendment to contract, require payments in lieu of taxes structured to achieve the objectives of this provision, such payments to be distributed pro rata to the affected taxing jurisdictions.

In the event that the developer believes it should be granted an abatement in excess of that provided for herein with respect to any project, the developer may require that the PIEA request the City Council waive the limitations of this provision if the City Council shall not have otherwise acted to do so. The City Council retains final discretion to authorize the abatement, in whole or in part, of ad valorem real property taxes to the full extent authorized by any provision of law. The City Council shall give particular consideration to the following exceptions in determining whether to authorize any abatement, or approve any development plan providing for incentives to be conveyed on a project-specific basis, at any level other than what has been provided for herein:

- A. Projects qualifying for Jobs-Based or Site-Based “High Impact” designation as determined by the AdvanceKC Scorecard, derived from the City Council’s Economic Development and Incentive Policy.
- B. Develops or involves the renovation or rehabilitation of housing projects which have been awarded federal or state Low Income Housing Tax Credits (LIHTCs) from the Missouri Housing Development Commission (MHDC) and/or participates in any Housing Voucher Program through the Department of Housing and Urban Development (HUD).
- C. Contributes to, develops, or renovates structures which provide housing options which exceed those standards stipulated in Ordinance 201038 as “affordable Housing”.

Ordinance 201038, Section 2 (a)

“affordable Housing shall be defined as housing that a household having income at or below seventy percent (70%) of the HUD MFI (“70% MFI”) for all households within the Kansas City metropolitan area would be able to afford if it were to expend not more than thirty percent (30%) of such income on mortgage or rent, including utilities.”

Provided the Developer renovates the improvements within the boundaries of the Planning Area and complies with HUD and MHDC requirements relating to Low Income Housing Tax Credits as illustrated in the above exceptions, the project will be eligible for incentives above the restrictions of the Second Committee Substitute for Ordinance No. 160383. Approval of this General Development Plan authorizes the PIEA to provide a higher level of incentive.

Developer’s Obligations

Any company or developer which proposes to construct, lease or sublease facilities, or to purchase land or redevelop within the area which is the subject of this Plan, if not the owner of the subject property or properties, shall mail a courtesy notice to said owner or owners, as determined by the ownership records of Jackson County at the time of mailing, concurrently with plan submittal and prior to starting a project; and no building permit shall be issued without the prior approval of all agencies. The developer will also be obligated to maintain adequate and direct access either through or around constructed areas.

In addition, any company or developer submitting a redevelopment project proposal to the PIEA for construction or redevelopment with the Planning Area shall send a courtesy notice to the owner or owners of property adjacent to the site of the proposed project and also to area neighborhood and/or community groups known and registered with the City. For guidance in obtaining the applicable neighborhood and/or civic organizations developers are encouraged to contact the City’s Neighborhood Services Division, and the identity of each neighborhood and/or civic organization identified by the City and provided to the developer shall be dispositive as to the parties to which or whom the developer must provide its notice. The notice shall contain a summary of the content of the proposal and provide the name, address, and phone number of a person or persons representing the company or developer that can be contacted for information regarding the proposed redevelopment project.

Design Guidelines

Projects seeking real property tax abatement from the PIEA shall meet design guidelines for redevelopment within the Planning Area and shall materially conform to the most updated version of the adopted design guidelines outlined within the Plan of Record, and if at any time design guidelines are absent from the Plan of Record, design guidelines for redevelopment shall follow the design guidelines as set forth in Appendix 2 of this Plan.

PIEA Rights of Review

Each individual development proposal seeking PIEA incentives will be submitted to the PIEA Board of Commissioners for determination that the specific requirements of the Plan have been satisfied, to determine the appropriate level and term of abatement, and if the developer's proposal is in keeping with the appropriate Design Guidelines set forth in Appendix 2 – Design Guidelines. As part of its review, the PIEA will require developers to submit, among other things, evidence in their proposals that their projects are in compliance with this Plan and that the developer has the legal and financial qualifications to undertake and complete the proposed development.

Relocation

Relocation is not anticipated as part of implementation of this Plan. If any relocation is required, all costs will be the responsibility of the developer. PIEA will cooperate, as much as possible, in assisting project developers and property owners in planning for necessary relocation. All relocation shall abide by the requirements of the Federal Uniform Land Acquisition and Relocation Policy, as amended.

Proposed Changes

Proposed Zoning Changes

Rezoning to District UR (Urban Redevelopment) will be required for all redevelopment seeking PIEA property tax abatement or other PIEA incentives, unless the developer follows the Department of the Interior Standards or rezoning is waived by the City Planning Department Director. Such rezoning may only be waived when the proposed redevelopment does not result in any of the following:

1. Increase of building coverage by more than 10%;
2. Increase of the total floor area by more than 10% or 5,000 square feet, whichever is less;
3. Increase of building height by more than 10% or 6 feet, whichever is less;
4. Increase of the total impervious surface coverage by more than 10% or 2,000 square feet, whichever is less;
5. Extensive site modifications involving location of buildings, razing, and reconstruction of approved uses;
6. Increase of the number of dwelling units by more than 10%; or
7. Any other change that the City Planning and Development Director determines will have impacts that warrant full review of the application in accordance with the development plan review procedures.

Rezoning to UR or granting of a waiver must be complete prior to the effective date of any PIEA incentives granted under this Plan.

Proposed Land Use Changes

No change in land use classification is anticipated within the Planning Area. However, all proposed land use classification needs to correspond to the land use specified and approved by the City of Kansas City, Missouri. Therefore, land use provisions within the Planning Area shall be updated to reflect the proposed land uses within this Plan.

Proposed Street Changes

It is not anticipated that any street or street grade changes will be required and submitted as part of the Plan. At the time a specific project plan is developed and a developer is selected, if any street or street grade changes are required, they will be coordinated with the City of Kansas City Public Works and City Planning Departments. Prior to the approval of any project plan, PIEA staff will consult with City Planning and Development staff for the inclusion of improvements of any alleyway, street-scaping, sidewalks and storm water intake improvements to the Plan. Such identified project

shall be subject to approval by the City of Kansas City, Missouri through its stated planning and permitting processes.

Construction and/or reconstruction of curb, gutter and sidewalks along all street frontages and streetscape landscaping will be made as required by the City as a condition of receiving PIEA abatement or other PIEA incentives.

If redevelopment within the Planning Area occurs and fall under the jurisdiction of the City's Parks and Recreation Department (i.e. Boulevard property), any such redevelopment shall be reviewed and approved by the Parks and Recreation Department.

Proposed Building Code or Ordinance Changes

There may be several variance or code modification requests which could be submitted as part of any redevelopment project within the Planning Area. Currently there are no proposed changes to the existing building codes or to city ordinances within the Planning Area. At the time a specific project plan is developed and a developer is selected, if any code or ordinance changes are required, they will be subject to approval by the City through the normal planning and permitting process.

Proposed Changes in Public Utilities

It may be required that as part of a specific project plan, and to remedy blighting conditions, certain utilities will be relocated, buried, installed, extended, or replaced. Any changes will be coordinated with the City of Kansas City, Missouri and expenses related to the same will be incurred and financed by the affected parties other than the City or the PIEA. Upon the request of the PIEA, the City's Director of Public Works shall send a notice to the affected utility of any required relocation and shall work with the utility and the developer to accomplish the relocation in a timely manner.

Proposed Changes in Public Facilities

At this time there are no changes planned to public facilities located within the Planning Area, however, public facilities may need to be updated as necessary to accommodate specific projects approved for redevelopment and to ensure blighting conditions are remedied. At the time a specific project plan is developed and a developer is selected, if any changes to public facilities are required, they will be subject to approval by the City through the normal planning and permitting process. The developer may seek public assistance for these improvements.

Relationship to Local Objectives

General

The proposed land use is consistent with local objectives to stabilize and redevelop the core areas of the center city. Local objectives pertinent to the Planning Area include those stated in the FOCUS Kansas City Plan:

- To enhance the city's quality of life;
- To serve as a source of community and neighborhood identity;
- To encourage more interconnected development patterns structured around existing development and investment areas;
- To create and expand the tax base and provide additional employment, and
- To encourage additional public and private sector investment.

In addition, the Zoning Ordinance of Kansas City, Missouri, lists the following objectives for Urban Redevelopment Districts (UR):

- Encouragement of a more efficient and effective relationship among land use activities.
- Preservation and enhancement of natural phenomena and or architecturally significant features.
- Enhancement of redevelopment areas to accommodate effective redevelopment, and
- Compatible integration of redevelopment projects into development patterns that exist or that may be planned to exist within the subject area.

Appropriate Land Use/Proposed Land Use

In keeping with the aspirations set forth in the FOCUS Kansas City Plan and the various Area Plans approved by the City that affect the Planning Area, land uses within the Planning Area will correspond to the land uses identified and recommended by the appropriate planning document.

Foster Employment

It is anticipated that the redevelopment of the Planning Area and the improved utilization of properties within the Planning Area will foster both temporary (construction and redevelopment) and permanent employment within the City.

Public Transportation

The Planning Area is presently served by public transportation under the Kansas City Area Transportation Authority (KCATA). At this time no anticipated changes to any type of public transportation in the Planning Area are proposed. At the time a specific project plan is developed, any changes will be subject to approval by the City and coordinated with the KCATA through the normal planning and permitting process.

Recreational and Community Facilities

Currently no changes to recreational and community facilities are anticipated. At the time a specific project plan is developed, any changes, modifications and/or improvements will be subject to approval by the City through the normal planning and permitting process.

Public Improvements

It is the objective of this Plan to require any developer or developers to make all necessary public improvements to streets, utilities, curbs, gutters and other infrastructure, and to the extent required by the City of Kansas City, Missouri, in as much as the redevelopment project creates a need for improved public facilities. All improvements will be coordinated with the City of Kansas City, Missouri.

Building Requirements in the Planning Area

The objective of this Plan is to have all current building requirements and codes presently in effect, as such may be amended by variance or otherwise, apply to any development within the Planning Area.

Any specific development proposal approved by the PIEA for the Planning Area will contain, among other things, adequate provision for traffic, vehicular parking, safety from fire, adequate provision for light and air, sound design and arrangement, and improved employment opportunities. The Plan may have an impact on adjacent traffic patterns and any necessary changes and/or improvements will be coordinated with the City of Kansas City, Missouri. The Kansas City Area Transportation Authority currently serves the area and no changes to that service will be attributable to this Project are anticipated.

Procedures for Changes in the Approved Plan

This Plan or the approved plans for any project within the Planning Area may be modified at any time by the PIEA, provided that, if modified after the long-term lease or sale of real estate in the Planning Area, the modification must be consented to by the purchaser (or long-term lessee) of the real property or the successor, or successors in interest, affected by the proposed modification. Where the proposed modification will substantially change the plan or plans as previously approved by the City Plan Commission and/or the City Council, the modification must similarly be approved by those same entities. Any amendment to the requirement for the completion of rezoning to UR or granting of a waiver prior to the commencement of any PIEA incentives under this Plan will be considered a major amendment requiring the approval of the City Plan Commission and City Council.

Eminent Domain

The PIEA has the statutory right to exercise the power of eminent domain to acquire any real property it deems necessary for a project or for its purposes under this law upon the adoption by the PIEA of a resolution declaring that the acquisition of the real property described therein is necessary for such purposes.

The PIEA does not anticipate exercising the power of eminent domain within the Planning Area, except possibly to clear title, and will limit the use of eminent domain. Should eminent domain be necessary to acquire real property in the future, the Plan shall be amended and such amendment shall be considered and approved by the PIEA and the City Council. The PIEA shall observe its approved standard procedures for consideration of such amendments, including notices to owners(s) and developer(s).

Any use of eminent domain shall satisfy the requirements of Chapter 523, RSMo.

Estimated Completion Time

It is anticipated that the Plan will be materially completed within ten (10) years from the passage of the ordinance approving the Plan by the City Council.

APPENDIX 1 – PROPERTY OWNERSHIP & LEGAL DESCRIPTION

Table 6 - Property Ownership.

#	County Parcel #	Address	Owner	SF
1	28-210-01-01-02-0-00-000	601 Hardesty Avenue	One Hardesty LLC % Asian Americans for Equality 2 Allen St., Fl 7 New York, NY 10002	150,778
2	29-210-01-03-00-0-00-000	607 Hardesty Avenue	Hardesty Renaissance Economic Dev Corp % Asian Americans for Equality 2 Allen St., Fl 7 New York, NY 10002	349,631
3	29-210-01-01-03-1-00-000	607 Hardesty Ave North Lot R1	Hardesty Renaissance Economic Dev Corp % Asian Americans for Equality 2 Allen St., Fl 7 New York, NY 10002	460,233

Total SF 960,642
 Total Acreage 22.05
 Total Parcels 3

DRAFT

Table 7 - Property Legal Descriptions.

#	County Parcel #	KCMO Pin	Address	Owner	Legal Description
1	28-210-01-01-02-0-00-000	7371	601 Hardesty Avenue	One Hardesty LLC % Asian Americans for Equality 2 Allen St., Fl 7 New York, NY 10002	601 HARDESTY PRT NE 1/4 NE 1/4 SEC 2 49 33 BEG E LI HARDESTY AVE & S LI INDEPENDENCE AVE TH E ALG SD S LI 455.05 FT TH DEFLECT RT 90 DEG 04 MIN 20 SEC 18 FT TH E 15 FT TH DEFLECT RT 90 DEG 04 MIN 20 SEC 165.77 FT TH W AT R/A 213.97 FT TH S AT R/A 266.43 FT TH W AT R/A 252.72 FT TO E LI HARDESTY AVE TH N ALG SD E LI 451.5 FT TO BEG
2	29-210-01-03-00-0-00-000	261236	607 Hardesty Avenue	Hardesty Renaissance Economic Dev Corp % Asian Americans for Equality 2 Allen St., Fl 7 New York, NY 10002	HARDESTY RENAISSANCE SECOND PLAT---LOT 1
3	29-210-01-01-03-1-00-000	261240	607 Hardesty Ave North Lot R1	Hardesty Renaissance Economic Dev Corp % Asian Americans for Equality 2 Allen St., Fl 7 New York, NY 10002	SEC-02 TWP-49 RNG-33---BEG AT NE COR SEC 2 TH N 87 DEG 22 MIN 01 SEC W 827.91' TH S 02 DEG 40 MIN 30 SEC W 40' TO POB; TH S 02 DEG 40 MIN 30 SEC W 18' TH S 87 DEG 22 MIN 01 SEC E 15' TH S 02 MIN 40, MIN 30 SEC W 165.77' TH S 02 MIN 40 MIN 30 SEC W 40' TH N 87 DEG 19 MIN 30 SEC W 60' TH N 02 DEG 40 MIN 30 SEC E 17' TH N 87 DEG 19 MIN 30 SEC W 98.47' TH S 02 DEG 40 MIN 30 SEC W 347.03' TH S 87 DEG, 12 MIN 33 SEC E 117.08' TH S 02 DEG 47 MIN 27 SEC W 201.03' TH S 87 DEG 12 MIN 33 SEC E 131.86' TH N 02 DEG 47 MIN 27 SEC E 139.21' TH S 87 DEG 12 MIN 33 SEC E 211.97' TH N 48 DEG 59 MIN 23 SEC E, 631.33' N 02 DEG 15 MIN 27 SEC E 171.15' TH N 87 DEG 22 MIN 01 SEC W 797.91' TO POB (T-161 PG-94)

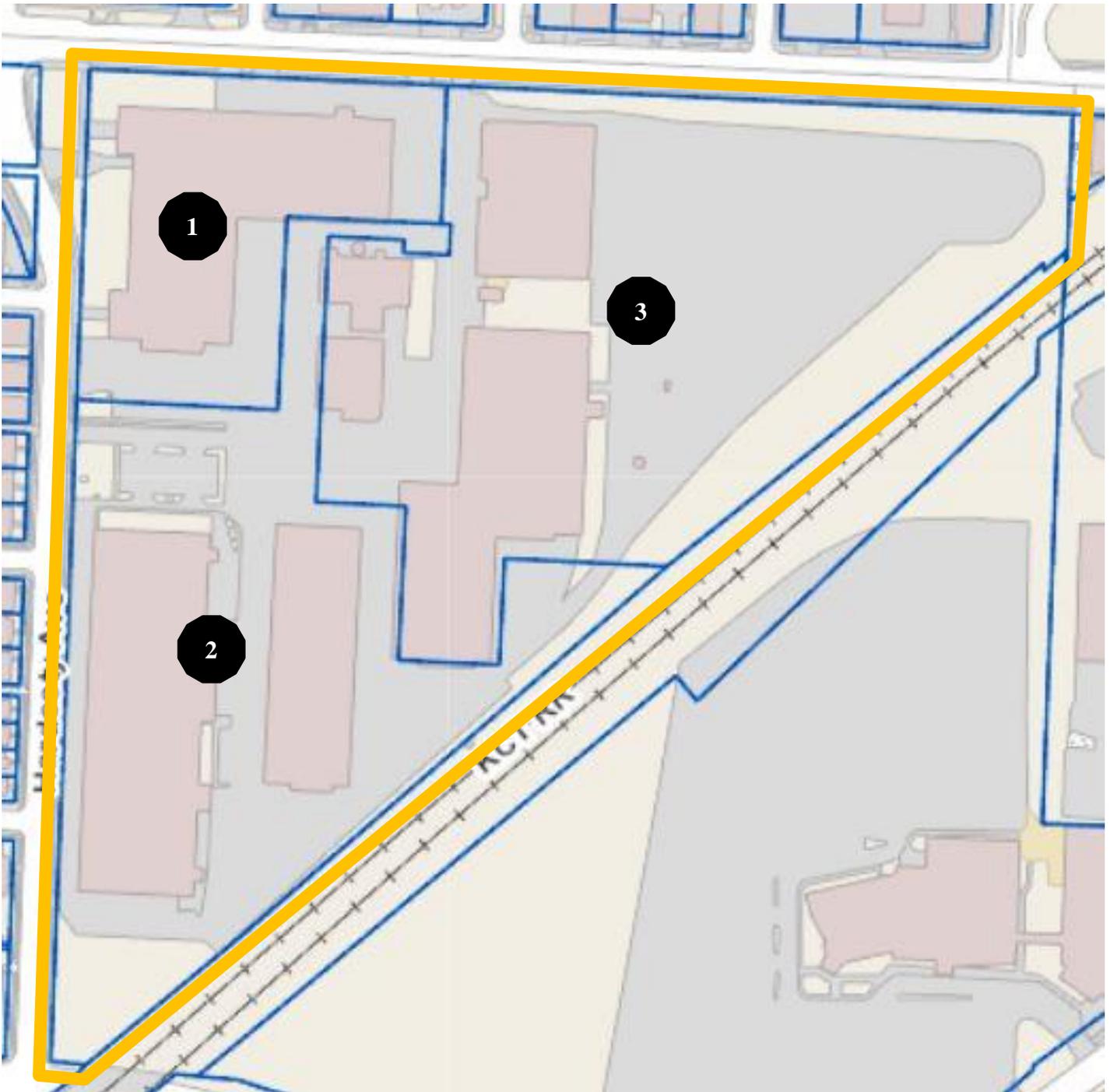
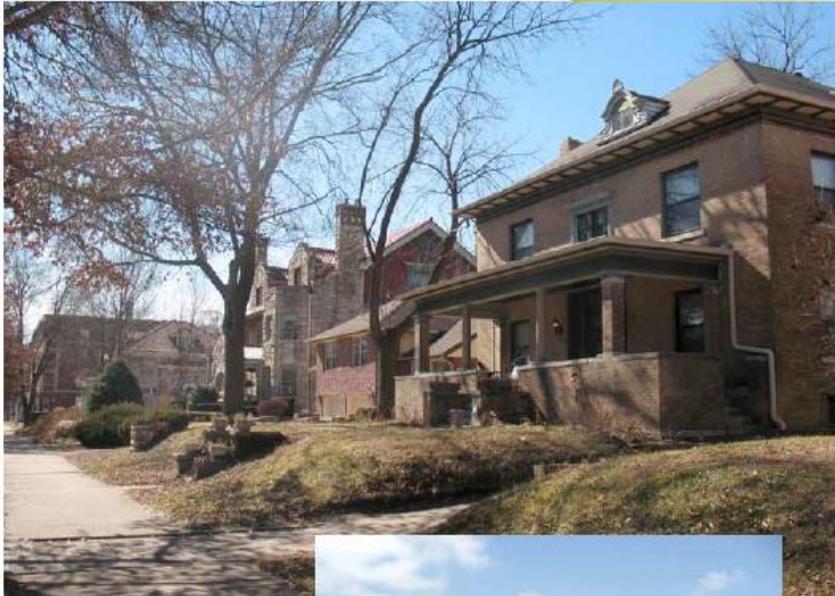


Figure 14 – Historic Northeast Lofts PIEA Planning Area: Ownership Parcel Map.

Planning Area boundaries depicted in orange.

APPENDIX 2 – RECOMMENDED URBAN DESIGN GUIDELINES

The following are the Development Guidelines for the Historic Northeast Lofts PIEA Planning Area. The guidelines are contained in Appendix A of the Truman Plaza Area Plan and the Independence Avenue Overlay District. These are incorporated here by reference.



City Planning and
Development Department
Citywide Planning Division
Adopted January 5, 2012



COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 160513

Creating a Special Character Overlay District to be called Independence Corridor Overlay (ICO) for the Independence Corridor in the area generally bounded by Independence Avenue from Forest to Ewing, Paseo from Independence to 8th Street and Prospect from Independence to 7th Street; and removing the Independence Avenue East and West Special Review Districts. (14678-P).

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A1057, rezoning by creating a Special Character Overlay District, to be called the Independence Corridor Overlay (ICO), an area of approximately 156 acres generally bounded by Independence Avenue from Forest to Ewing, Paseo from Independence to 8th Street and Prospect from Independence to 7th Street, said section to read as follows:

Section 88-20A1057. That an area legally described as:

Independence Boulevard/Avenue bounded by Forest on the west and Ewing to the east and one half block north and south of Independence including complete existing parcel depth; Paseo generally bounded by Independence Avenue on the north and E. 8th Street to the south and one half block east and west of Paseo including complete existing parcel depth; and Prospect generally bounded by Independence Avenue on the north and E. 8th Street to the south and one half block east and west of Prospect including complete existing parcel depth.

is hereby rezoned by creating a Special Character Overlay District to be called the Independence Corridor Overlay (ICO) (the underlying zoning on these properties will remain). This amendment will impose design guidelines applicable to all properties within this district, and is imposed through the rezoning process.

Section B. That the regulations applicable to property within the Independence Corridor Overlay District are as follows:

1. Informational.

a. **Purpose.** This overlay aims to promote design excellence and walkability for all parcels on the Independence Corridor from Forest Avenue on the west to Ewing Avenue on the east, and all parcels two blocks south of Independence Boulevard on Paseo Boulevard, and two blocks south of Independence Boulevard on Prospect Avenue (see Map).

b. **Applicability.**

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 160513

- i. The standards of this article apply to all development in the Independence Overlay District. This document establishes the development standards that vary from the underlying base zoning for the properties in the Independence Overlay District. All provisions described below as regulatory in nature have the same force and effect as, but are variations from, the standards set forth in Chapter 88 - Zoning and Development Code.
- ii. If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.
- iii. If provisions of this overlay district are inconsistent with a Historic Overlay District then the provisions of the Historic Overlay District shall apply.
- iv. MPD and UR districts are exempt from the standards of this ordinance; however, standards in this ordinance shall be used to guide the development of standards for MPD and UR districts.
- v. Other than as set forth below, the underlying zoning and the regulations and standards included in the Zoning and Development Code, Chapter 88, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.
 - 1. **New Development.** Full compliance with this article applies to all new buildings constructed within this district.
 - 2. **Enlargements and Expansions.** Full compliance with this article applies only to the enlargement or expansion area.
 - 3. **Façade Changes.** Compliance with this article applies to façade changes to existing buildings.
 - 4. **Change of Use or Occupancy.** Compliance with use standards apply whenever the use or occupancy of a property changes.
 - 5. **Signage.** Compliance with signage standards apply when a sign permit is required.
- vi. The standards of this article apply to Areas A, B, and C (see Attachment A) as noted in each standards heading.

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 160513

c. Definitions

- i. **Front.** The portion of the parcel that is adjacent to or abuts Independence, Paseo, Prospect Ave, and parkways and boulevards.
- ii. **Independence.** Independence refers to the street right-of-way regardless of its “avenue” or “boulevard” designation.
- iii. **Map –** See Attachment A.
- iv. **Parkway and/or boulevard.** Any street designated on the Major Street Plan as a parkway, established parkway, boulevard, or established boulevard.

2. Uses

Independence Use Table								
USE GROUP								
Use Category <i>specific use type</i>	R-2.5	R-1.5	B1	B2	B3	B4	M1	Use-Specific Standards
RESIDENTIAL								
Household Living (except as noted below)	P	P	P	P	P	P	P	88-110-06-C
<i>Single family home</i>	-	-	-	-	-	-	-	
<i>In single-purpose residential building</i>	P	P	P	P	P	P	P	88-350
<i>Above ground floor (in mixed-use building)</i>	S	S	P	P	P	P	P	88-350
Group Living (except as noted below)	-	-	-	-	-	-	-	88-350
<i>Group homes</i>	-	-	-	-	-	-	-	88-350
<i>Nursing home</i>	S	S	S	S	S	S	S	88-350
<i>Fraternity, sorority, dormitory</i>	S	S	S	S	S	S	S	
<i>Convent, Monastery</i>	S	S	S	S	S	S	S	
PUBLIC/CIVIC								
Bicycle-Sharing Facility	P	P	P	P	P	P	P	88-322
Club, Lodge, or Fraternal Organization	-	P	P	P	P	P	P	88-365
College/University	P/S	P/S	P	P	P	P	P	88-365
Day Care								
<i>Home-based (1-5)</i>	P	P	P	P	P	P	P	
<i>Family (up to 10)</i>	P	P	P	P	P	P	P	88-330-01
<i>Group (up to 20)</i>	S	P	P	P	P	P	P	88-330-02
<i>Center (21+)</i>	S	S	P	P	P	P	P	88-330-02

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 160513

Independence Use Table								
USE GROUP								
Use Category <i>specific use type</i>	R-2.5	R-1.5	B1	B2	B3	B4	M1	Use-Specific Standards
Detention and Correctional Facilities	-	-	-	-	-	-	-	88-335
Halfway House	-	-	-	-	-	-	-	88-352
Hospital	S	S	P	P	P	P	P	
Library/Museum/Cultural Exhibit	P/S	P/S	P	P	P	P	P	88-365
Park/Recreation (except as noted below)	P/S	P/S	P	P	P	P	P	88-365
<i>Community center</i>	P/S	P/S	P	P	P	P	P	88-365
<i>Homes Association Amenities</i>	S	S	S	S	S	S	S	88-805-03-H
Religious Assembly	P/S	P/S	P	P	P	P	P	88-365
Safety Service (except as noted below)								
<i>Fire station</i>	S	S	P	P	P	P	P	88-365
<i>Police station</i>	P	P	P	P	P	P	P	88-365
<i>Ambulance service</i>	S	S	S	S	P	P	P	88-365
School	P/S	P/S	P	P	P	P	P	88-365
Utilities and Services (except as noted below)	S	S	S[1]	S[1]	S[1]	S[1]	S[1]	88-425-08-B
<i>Basic, minor</i>	P	P	P	P	P	P	P	88-425-08-B
COMMERCIAL								
Adult Business								
<i>Adult media store</i>	-	-	-	-	-	-	-	88-310-03
<i>Adult motion picture theater</i>	-	-	-	-	-	-	-	88-310-02
<i>Sex shop</i>	-	-	-	-	-	-	-	88-310-02
Animal Service								
<i>Sales and grooming</i>	-	-	P	P	P	P	P	88-315
<i>Shelter or boarding</i>	-	-	-	P	P	P	P	88-315
<i>Stable</i>	-	-	-	-	-	-	-	88-315
<i>Veterinary Office</i>	-	-	-	P	P	P	P	88-315
Artist Work or Sales Space	-	-	P	P	P	P	P	
Building Maintenance Service	-	-	-	-	P	P	P	
Business Equipment Sales and Service	-	-	-	P	P	P	P	
Business Support Service (except as noted below)	-	-	-	P	P	P	P	
<i>Day labor employment agency</i>	-	-	-	-	-	-	-	
Communications Service	-	-	-	P	P	P	P	

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 160513

Independence Use Table								
USE GROUP								
Use Category <i>specific use type</i>	R-2.5	R-1.5	B1	B2	B3	B4	M1	Use-Specific Standards
Establishments								
Drive-Through Facility	-	-	-	S	S	S	S	88-340
Eating and Drinking Establishments (except as noted below)	-	-	P	P	P	P	P	
<i>Tavern or nightclub</i>	-	-	-	S	S	S	S	
<i>Smoking Lounge</i>	-	-	-	S	S	S	S	
Entertainment and Spectator Sports								
<i>Indoor small venue (1-149 capacity)</i>	-	-	S	P	P	P	P	
<i>Indoor medium venue (150-499 capacity)</i>	-	-	S	S	S	S	S	
<i>Indoor large venue (500+ capacity)</i>	-	-	-	S	S	S	S	
<i>Outdoor (all sizes)</i>	-	-	S	S	S	S	S	
Financial Services (except as noted below)	-	-	P	P	P	P	P	
<i>Short-term loan establishment</i>	-	-	-	-	-	-	-	
<i>Pawn shop</i>	-	-	-	-	-	-	-	
Food and Beverage Retail Sales	-	-	S	S	S	S	S	
Funeral and Interment Service								
<i>Cemetery/mausoleum</i>	-	-	-	-	-	-	-	88-345
<i>Columbarium</i>	S	S	S	S	S	S	S	
<i>Crematory</i>	-	-	S	P	P	P	P	88-345
<i>Undertaking</i>	-	-	S	P	P	P	P	
Gasoline and Fuel Sales	-	-	-	-	-	-	-	
Lodging								
<i>Bed and breakfast</i>	S	S	P	P	P	P	P	88-320
<i>Hotel/motel</i>	-	-	S	S	S	S	S	
<i>Recreational vehicle park</i>	-	-	-	-	-	-	-	
Neighborhood-serving retail	S	S	-	-	-	-	-	88-360
Office, Administrative, Professional or General	-	S	P	P	P	P	P	
Office, Medical (except as noted below)	-	-	P	P	P	P	P	
<i>Blood/plasma center</i>	-	-	-	-	-	-	-	
Parking, Accessory	P	P	P	P	P	P	P	
Parking, Non-accessory	S[1]	S[1]	S[1]	S[1]	S[1]	S[1]	S[1]	
Personal Improvement Service	-	-	P	P	P	P	P	

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 160513

Independence Use Table								
USE GROUP								
Use Category <i>specific use type</i>	R-2.5	R-1.5	B1	B2	B3	B4	M1	Use-Specific Standards
Repair or Laundry Service, Consumer	-	-	P	P	P	P	P	
Research Service	-	-	P	P	P	P	P	
Retail Sales	-	-	P	P	P	P	P	
Reuse of designated historic landmark (local or national) if use is not permitted	S	S	S	S	S	S	S	
Sports and Recreation, Participant								
<i>Indoor</i>	-	-	P	P	P	P	P	
<i>Outdoor</i>	-	-	S	S	S	S	S	
Vehicle Sales and Service								
<i>Car wash/cleaning service</i>	-	-	-	-	-	-	-	
<i>Heavy equipment sales/rental</i>	-	-	-	-	-	-	-	
<i>Light equipment sales/rental (indoor)</i>	-	-	-	-	S	S	P[2]	
<i>Light equipment sales/rental (outdoor)</i>	-	-	-	-	-	-	-	
<i>Motor vehicle repair, limited</i>	-	-	-	-	S	S	S	
<i>Motor vehicle repair, general</i>	-	-	-	-	S	S	S	
<i>Vehicle storage/towing</i>	-	-	-	-	-	-	-	
INDUSTRIAL								
Junk/Salvage Yard	-	-	-	-	-	-	-	88-425-09
Manufacturing, Production and Industrial Service								
<i>Artisan</i>	-	-	S	P	P	P	P	
>> <i>Artisanal food and beverage manufacturing</i>	-	-	S	P	P	P	P	
>> <i>Catering establishment</i>	-	-	S	P	P	P	P	
<i>Limited</i>	-	-	-	-	-	S	S	
<i>General</i>	-	-	-	-	-	-	-	
<i>Intensive</i>	-	-	-	-	-	-	-	
Mining and Quarrying	-	-	-	-	-	-	-	88-355
Outdoor Display								
<i>Class A</i>	-	-	P	P	P	P	P	88-435-02
<i>Class B</i>	-	-	-	-	-	-	-	88-435-02
Outdoor Storage								
<i>Principal</i>	-	-	-	-	-	-	-	88-435-03
<i>Accessory</i>	-	-	-	-	-	S[1]	S[1]	88-435-03

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 160513

Independence Use Table								
USE GROUP								
Use Category <i>specific use type</i>	R-2.5	R-1.5	B1	B2	B3	B4	MI	Use-Specific Standards
Recycling Service								
<i>Limited</i>	-	-	-	-	-	-	S[1]	
<i>General</i>	-	-	-	-	-	-	-	
Residential Storage Warehouse								
Warehousing, Wholesaling, Freight Movement								
<i>Indoor</i>	-	-	-	-	-	-	S	
<i>Outdoor</i>	-	-	-	-	-	-	-	
Waste-Related Use								
<i>Composting Facility</i>	-	-	-	-	-	-	-	88-328
<i>Demolition debris landfill</i>	-	-	-	-	-	-	-	88-380
<i>Solid waste separation facility</i>	-	-	-	-	-	-	-	88-380
<i>Transfer station</i>	-	-	-	-	-	-	-	88-380
AGRICULTURE								
Agriculture, Animal								
Agriculture, Crop								
Agriculture, Urban								
<i>Home garden</i>	P	P	P	P	P	P	P	88-312-02-A
<i>Community garden</i>	P	P	P	P	P	P	P	88-312-02-B
<i>Community-supported agriculture (CSA) farm</i>	P	P	P	P	P	P	P	88-312-02-C
ACCESSORY SERVICES								
Wireless Communication Facility								
<i>Freestanding</i>	-	-	-	-	-	-	-	88-385
<i>Co-located antenna</i>	P	P	P	P	P	P	P	88-385

3. Lot and Building Standards.

Applicable areas: Area A, Area B. Area C shall comply with the Lot and Building Standards of Chapter 88.

a. Non-Residential Lot and Building Standards.

Non-Residential Lot and Building Standards	
Lot Size	Refer to underlying zoning district

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Floor Area Ratio	Refer to underlying zoning district
Max. Front Yard Setback	0 ft.
Minimum Frontage	Area A: 80 percent of total lot frontage Area B: 60 percent of total lot frontage
Max. Street-side Setback	0 ft.
Abutting a Parkway	20 ft.
Min. Rear Yard Setback	0 ft.
Abutting residential district	Refer to underlying zoning district
Abutting an alley (any zoning district)	0 ft.
Maximum Height	45 ft.

b. Residential Lot and Building Standards.

- i. Attached Houses, Two-unit Houses, Multi-unit houses, and Multi-unit Buildings are allowed Residential Building Types. Detached Single Family Homes are not allowed.

Residential Buildings Lot and Building Standards	
Lot Size	Refer to underlying zoning district
Floor Area Ratio	Refer to underlying zoning district
Max. Front Yard Setback	15 ft.
Minimum Frontage	Area A: 80 percent of total lot frontage Area B: 60 percent of total lot frontage
Max. Street-side Setback	15 ft.
Min. Rear Yard Setback	0 ft.
Minimum Height	2 stories
Maximum Height	45 ft.

c. Exceptions to Lot & Building Standards.

- i. Buildings serving residential, public and civic, funeral and interment uses may choose to comply with Campus-Style and Courtyard Design Guidelines (see 2d).
- ii. Features allowed to be setback greater than the maximum allowed setback include:

Exceptions to the lot and building standards		
Feature	Maximum percent of façade	Maximum setback
Changes in façade setback from the maximum allowed setback	Fronting street: 50 percent Fronting street side	5 ft.

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	yard: 75 percent	
Recessed primary entrance	25 percent	5 ft.
Patio (see patio standards below)	60 percent	15 ft.

iii. No more than 75 percent of the front façade shall be set back more than the maximum allowed setback.

d. Campus-Style and Courtyard Design Guidelines.

Residential Uses, Public and Civic Uses, and Funeral and Interment Uses may use these guidelines to create campus-style or courtyard developments:

- i. Courtyards shall be visible from the Independence and/or Paseo Blvd right-of-way.
- ii. No more than 40 percent of the courtyard may be paved. Courtyard may not be used for parking facilities.
- iii. A minimum of 25 percent of the principal building(s) shall meet the maximum setback requirement.
- iv. Campus-style and courtyard developments shall be approved through a development plan.
- v. Flexibility to the Lot and Building Standards of the Overlay District may be granted by the City Council to accommodate this development type.

4. Architectural Materials.

Applicable areas: Area A, Area B, Area C.

- a. **Permitted Material.** Materials identified with a “PM” are Primary Materials and allowed on all stories of a structure.
- b. **Permitted Secondary Material.** Materials identified with a “SM” are Secondary Materials and allowed on the second story and above of a structure or for the required building elements. Permitted secondary materials may be used as an accent material on the first story and shall not encompass more than 20 percent of the first story façade.
- c. **Prohibited Materials.** Materials identified with an “-” are expressly prohibited.

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- d. **Material Transition.** Primary and secondary front façade materials shall wrap at the corners a minimum of 10 feet on the side facades.
- e. **Determination of Most Similar Material.** When a specific material cannot be readily classified, the city planning and development director is authorized to determine the most similar, thus most appropriate, material based on the following considerations:
 - i. the appearance of the material;
 - ii. the durability of the material;
 - iii. the method of installing the material;
 - iv. the location of the material; and
 - v. information provided by the International Building Code.

Allowed Architectural Materials		
Material	Façade Fronting:	
	Front and Street-side Yard	Side and Rear Yard
Brick	PM	PM
Stone	PM	PM
Cast stone	PM	PM
Glass	PM	PM
Terra cotta	PM	PM
Tile	SM	PM
Cast concrete	SM	PM
Pre-cast concrete	SM	PM
Stucco	SM	PM
Metal with hidden fasteners	SM	PM
Wood	SM	PM
Fiber cement siding	SM	PM
Fiberglass replication	SM	PM
Concrete masonry unit	-	PM
Split faced block	-	PM

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Glass block	-	SM
EIFS	-	-

5. Façade Articulation and Composition.

Applicable areas: Area A, Area B, Area C.

a. **Building Elements.** Building element standards apply to front and street-side façades.

i. All buildings shall include at least two of the following elements:

1. Two or more exterior finishes
2. Two or more changes in roof lines
3. Changes in façade setbacks no greater than 5 feet
4. Bay windows
5. Canopies and/or awnings
6. Balconies
7. Patio

ii. Residential buildings or residential portions of mixed-use buildings with three or more units shall provide outdoor spaces for residents. Residential buildings and uses shall include one or more of the following features on the front façade:

1. **Porches-** Porches are generally slightly above grade with an ornamental rail separating the porch from adjoining grade. Porches must have a minimum depth of 6 feet and shall span at least 50 percent of the front façade width.
2. **Balconies -** Balconies are outdoor spaces above the ground floor. Balconies must have a guard rail enclosing the usable area. Balconies must have a minimum depth of 4 feet and minimum length of 6 feet. A minimum of one balcony shall be provided per 20 feet of the front façade width per story.
3. **Stoops -** Stoops are unenclosed steps and landings providing access to a primary entrance. Stoops must have ornamental metal rails and cheek walls not exceeding 1

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foot in height above the corresponding step. One stoop is required per front façade ground level unit. A minimum of 3 stoops is required to meet this requirement.

b. Doors and Entrances

- i. Primary entrances shall provide public access to individual shops or businesses, lobby entrances, or to individual dwelling units from Independence, Paseo, and Prospect. On corner lots, entrances at building corners may be used to satisfy this requirement.
- ii. Primary entrances must be accentuated with two or more of the following architectural features:
 1. Change in building material
 2. Tile flooring
 3. Recessed entrance (setback no greater than 5 feet) with sidelight windows
 4. Transom windows and/or sidelight windows
 5. Porticos
 6. Canopies and/or awnings
 7. Projecting signage
 8. Decorative lighting
- iii. Residential primary entrances shall not exceed 36 inches above grade. Non-residential primary entrances shall not exceed 12 inches above grade.

c. Patios

- i. Up to 60 percent of a façade may be setback a maximum of 15 feet to allow for a patio.
- ii. Patios may be used for Class A Outdoor Display, dining or gathering space. Patios may not be used for outdoor storage.
- iii. Patios may be roofed with a permanent structure attached to the principal structure. No tents or other temporary structures shall be erected within the patio.

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- iv. Patios must be enclosed with a permanent rail or wall constructed of metal, masonry, or wood and shall be no taller than 3 feet in height.
- v. Patios are not permitted adjacent to intersections of streets identified by the Major Street Plan (includes all four corners).

6. Transparency.**Applicable areas:** Area A, Area B, Area C.

- a. At least 70 percent of the façade fronting Independence, Paseo, and Prospect between 2 feet and 10 feet above the sidewalk must be comprised of windows that allow clear views of indoor space or product display areas. On corner lots, this 70 percent transparency requirement applies only along Independence, Paseo and Prospect. The minimum transparency standard for facades fronting streets other than Independence, Paseo, Prospect, parkways and boulevards is 40 percent. Facades fronting parkways and boulevards other than Independence, Paseo and Prospect shall comply with the standards set forth in 88-323 “Boulevard and Parkway Standards.”
- b. Buildings used solely for residential purposes may reduce their transparency to 40 percent on the first story, measured between 3 ½ feet above the finished floor and the interior ceiling.
- c. The minimum transparency for the second story and above must be 40 percent on any façade fronting a street.
- d. Display windows that do not provide views into the interior of the building may be counted towards satisfying up to 50 percent of the minimum ground-level transparency requirements, provided that they are internally illuminated and are at least 3 feet in depth.
- e. For non-residential structures, the bottom of any window or product display window used to satisfy the ground-level transparency requirements shall not be more than 3.5 feet above the adjacent sidewalk.
- f. The bottom of any window used to satisfy transparency requirements for stories above the ground-level shall not be more than 3.5 feet above the interior floor.
- g. No existing building shall be altered in such a way that reduces transparency below the required or existing amount.

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- h. Internal illumination of windows, display windows and primary entrances shall not have any effects of movement, flashing, scintillation, rolling, dissolving, fading or similar effects.
- i. No obstructions shall be placed on the outside of the window or door, including but not limited to bars, solid screens, signage, and shutters. Boards may be utilized in compliance with Chapter 48 (Nuisances). Required transparency shall not be obstructed by interior signage.

7. Parking and Loading.

Applicable areas: Area A, Area B. Area C shall comply with the Parking and Loading Standards of Chapter 88.

In addition to the standards of 88-420 Parking and Loading, the following standards apply in the Independence Overlay District:

- a. Any off-street parking provided must be located behind the building, in the side yard, within or under the building. Parking is not allowed in the street-side yard or front yard. Off-street parking shall be located no closer to an adjacent street than the front building line nearest the parking. On a boulevard, parking located on the side of a building shall be set back a minimum of 10 feet behind the front building line or 30 feet from the right-of-way, whichever is greater.
- b. Tenant spaces for active uses, as permitted by the subject zoning district, shall be included on the ground level of parking garage facades fronting Independence. Spaces accommodating these uses shall have a minimum depth of 20 ft. and shall span the entire length of the parking garage, with the exception of drive aisles.
- c. Vehicular Access Points on the same property shall be spaced at least 100 feet apart. The number of allowed vehicular access points shall not exceed the following table:

Allowed Vehicular Access Points	
Frontage	Allowed Curb Cuts
<150 ft.	1
151-500 ft.	2
501 ft. – 1,000 ft.	3
1,001 ft. <	One additional curb cut per 500 feet of frontage

8. Screening, Fencing and Walls.

Applicable areas: Area A, Area B, Area C.

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- a. In addition to 88-425-08 Screening of Containers and Mechanical/Utility Equipment the following standards must be met:
 - i. Dumpsters and ground level mechanical/utility equipment must be located in the rear yard or can be located in the side yard if setback 20 feet from Independence, Paseo, and Prospect. Dumpsters and ground level mechanical/utility equipment shall not be located in the front or street-side setback.
 - ii. Dumpsters shall be no closer to the street than the front building line.
 - iii. Screening materials must be the same as the primary building materials.
 - iv. Access for dumpsters and mechanical/utility equipment must be shared with any access for required parking.
- b. Fencing and walls within the overlay district shall comply with the following standards:
 - i. No fence over 6 feet shall be erected on any lot.
 - ii. On a boulevard fencing must be of steel, iron, concrete, stone, or brick. Wood picket, stockade or chain link fencing is not permitted, per the Boulevard and Parkway Standards in Section 88-323.
 - iii. Within 20 feet of the Independence, Paseo, and Prospect right-of-way lines:
 1. Fencing must meet or exceed 80 percent transparency.
 2. Freestanding walls shall not exceed 24 inches in height. Fencing or a combination of fencing and a freestanding wall shall not exceed 48 inches in height.
 3. Retaining walls shall not be terraced.
 4. Retaining walls adjacent to Independence Avenue shall not exceed 48 inches in height.
 5. Walls shall be constructed of brick, pre-cast concrete, stone or cast stone.

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- 6. Chain link, vinyl, plastic, wood, and similar materials are prohibited.
- 7. Retaining walls shall be topped with a decorative element designed to discourage sitting. Decorative elements shall be included when measuring the height of the retaining wall.
- iv. Barbed-wire, razor wire, metal sheeting and similar materials are prohibited.
- v. The finished side of the fence or wall must face the adjacent property or the street.
- vi. Patios shall be enclosed by a fence or wall 36 inches in height.
- vii. At a minimum, the following shall be constructed to provide screening of vehicular use areas within 20 feet of Independence, Paseo and Prospect:
 - 1. A solid 12-24 inch tall masonry wall topped with a decorative metal fence with at least 80 percent transparency and a maximum height of 24-36 inch tall. The screening structure shall not exceed 48 inches.
 - 2. Posts constructed of the masonry base may extend between stretches of the decorative metal fence as long as an overall transparency of 80 percent is maintained.
- c. When a vehicular use area is adjacent to a public right-of-way or a residential district, perimeter landscaping in accordance with 88-425-05 must be provided to provide physical and visual separation. This requirement applies only when there are no intervening buildings between the right-of-way and the vehicular use area.

Table 6	
Minimum required landscape buffer strip	
Adjacent to an alley	No buffer required
Adjacent to public right-of-way	3 ft.
Adjacent to residential district	5 ft.

9. Signage.

Applicable areas: Area A, Area B. Area C shall comply with the Signage Standards of Chapter 88.

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- a. One wall sign; one awning, canopy or marquee sign; and one projecting sign per tenant with customer entrance are permitted, covering a maximum of 10 percent per tenant elevation.
- b. Monument signs are allowed on parcels serving residential, public/civic or funeral and interment uses. One monument sign is permitted per street frontage. Monument signs shall have a minimum setback of 10 feet from all property lines. Monument signs shall not exceed 20 square feet in area and 4 feet in height. Monument signs shall be constructed of primary materials matching the principal building. Text shall consist of pin-mounted channel letters or engraved text. The area surrounding the monument sign shall be landscaped.
- c. Any projecting sign mounted perpendicular to a building wall shall not exceed 12 square feet in area; if mounted radially on a building corner, it shall not exceed 24 square feet in area. The sign shall not exceed 50 percent of its projecting distance in thickness. Projecting signs shall not project more than 4 feet from the building face, with a minimum clearance of 8 feet. On building corners, the sign shall not project more than 5 feet. No more than 50 percent of a projecting sign shall project above the parapet of the building.
- d. Signs may be internally or externally illuminated.
- e. Wall signs shall be channel signs.
- f. Incidental signs are permitted in the district, according to the standards of 88-445-08-G.
- g. Hand-painted wall signs may be located on a side or street side façade, not fronting Independence. Hand-painted signage located on a non-street side façade shall not exceed 50 percent of the façade area and 20 percent on street side facades. Only one hand-painted sign is allowed per façade. Facades with hand-painted signs may not include any other signage. Hand-painted signs must receive approval by the director of city planning and development.
- h. Historical wall signs, hand-painted signs, neon signs, and projecting signs that advertise closed or off-site businesses may remain and shall not count toward any signage requirements if established more than 50 years from the date of application. Historical signs may be removed and reinstalled for restoration. Retention of historical signs must receive approval by the director of city planning and development.
- i. Roof signs are allowed and shall be channel signs. Supporting structures must consist of the fewest number of supporting members without

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embellishments. Roof signs are permitted on buildings if the top of the highest portion of the roof is at least 30 feet above grade. The maximum horizontal dimension of a roof sign may not exceed 50 percent of the width of the wall it most closely parallels or 20 feet, whichever is less. The maximum height of a roof sign and its supporting structure may not exceed 6 feet, measured from the elevation of top of the highest parapet to the top of the sign. Roof signs shall not be constructed of wood.

- j. Electronic, digital, and motorized signs, changeable copy panels, and outdoor advertising signs are prohibited within the district.

Section C. That the Independence Avenue West Special Review District that was imposed as Overlay District SR on the following described property through rezoning in Committee Substitute for Ordinance No. 981058 is hereby removed, and said property is hereby rezoned to no longer be subject to Overlay District SR:

Area 1 - (Lydia Avenue to Myrtle Avenue)

Beginning at the northeast corner, Lydia Avenue and Independence Boulevard, then north along east line of Lydia 151 feet, then east 118 feet, then south 150 feet to north line of Independence Boulevard, then west to the point of beginning, and all of Lots 3 and 4, Tracy's Subdivision, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 93 and 94, Hurck's Subdivision of Guinotte Bluff, a subdivision lying in Kansas City, Jackson County, Missouri.

The south 140 feet of a lot beginning at the intersection of the north line of Independence Boulevard, with the east line of Highland Avenue, then north along east line to south line of vacated Brownell Avenue, then east along south line to east line of vacated Dykington Avenue, then south along east line to north line of Independence Boulevard then west along north line to the point of beginning.

The southern 125 feet of Lot 20, Block 1, Dykington Place, a subdivision lying in Kansas City, Jackson County, Missouri.

The southern 40 feet of Lots 7 and 10, and all of Lots 8 and 9, of W. W. Kendalls 1st Addition, a subdivision lying in Kansas City, Jackson County, Missouri.

A portion of a lot beginning on the east line of Maple Boulevard, 631.75 feet south of the southwest corner Lot 8, Block 2, Phelps Place, then south 100 feet, then southeasterly along curve to left radius 35 to point 310 feet west of intersection west line Garfield Avenue with north line

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Independence Avenue, then east along said north line 125 feet, then north 135 feet, then west 160 feet to the point of beginning.

Beginning at the northwest corner of Independence Avenue and Prospect Avenue, then north along the west line of Prospect Avenue 167.5 feet, then west 162.5 feet, then south to the north line of Independence Avenue then east along the north line of Independence Avenue to the point of beginning.

Beginning northeast corner of Prospect and Independence Boulevards, thence east 183 feet, then north 145.5 feet, then west 184 feet, then south 145.5 feet to the point of beginning.

Lots 1-4, inclusive, Independence Avenue Addition, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-5, inclusive, Richmond Place, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 3-5, inclusive, Charles E. Phillips 3rd Addition, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-3, inclusive, and Lots 78-81, inclusive, D. O. Smarts Addition, a subdivision lying in Kansas City, Jackson County, Missouri.

The southern 131 feet of Lots 14 and 15, D. O. Smarts Subdivision, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-5, inclusive, Rickerts 1st Addition, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 3-5, inclusive, Franklin Place, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-4, inclusive, Waters Subdivision, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 28-36, inclusive, East Hampton, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-5, inclusive, Block 2, Setzlers Addition, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-12, inclusive, Block 1, Bethesda Place, and Lots 37-44, inclusive, Bethesda Place Annex, a subdivision lying in Kansas City, Jackson County, Missouri.

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Lots 1-5, inclusive, Montezuma Place, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-4, inclusive, Neds Place, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-15, inclusive, Bethsaida Springs, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-13, inclusive, Block 2, Gages Addition, a subdivision lying in Kansas City, Jackson County, Missouri.

Beginning at a point 320 feet west of the southwest corner of Monroe and Independence Avenue, then 234 feet west along south line of Independence Avenue, then south 132 feet, then east 232 feet, then north to the point of beginning.

The north 125 feet of Lot 1, and the north 130 feet of Lots 2-5, inclusive, Troosts 2nd Addition.

Beginning at the southeast corner of Benton Boulevard and Independence Avenue then south 130 feet, along the east line of Benton Boulevard, then east 398 feet, then north to south line of Independence Boulevard, then west along south line of Independence Boulevard to the point of beginning.

Lots 2-5, inclusive, Chick & Krulls Addition, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-3, inclusive, Amanda Place, a subdivision lying in Kansas City, Jackson County, Missouri.

The northern 140 feet of Lots 4-8, inclusive, and the northern 125 feet of Lots 2 and 3 of Long Croysdale and Vaughans Subdivision, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-9, inclusive, Block A, Lots 5-9, inclusive, Block B, and Lots 5-9, inclusive, Block C, and Lots 5-9, inclusive, Block D, Vaughn Place, a subdivision lying in Kansas City, Jackson County, Missouri.

Beginning at the southwest corner, Independence Boulevard and Prospect Avenue, west long the south line of Independence Avenue 470 feet, then north 12 feet, then west along south line of Independence Avenue 100 feet, then south 126 feet, then east 422 feet, then south 211 feet, then east 154 feet to northwest corner of Sixth Street and Prospect Avenue, then north along west line of Prospect Avenue to the point of beginning.

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Beginning at the southwest corner of Olive Street and Independence Boulevard, west along the south line of Independence Boulevard 169 feet, then north 11 feet, then west along south line of Independence Boulevard to the southeast corner of Park Street and Independence Boulevard, then south along the east line of Park Avenue 125 feet, then east to the west line of Olive Street, then north to the point of beginning.

Beginning at southwest corner of Independence Avenue and Park Avenue, then south 127.30 feet, then west to the east line of Brooklyn Avenue, then north to the south line of Independence Avenue, then east along south line of Independence Avenue to the point of beginning.

The northern 125 feet of Blocks 1 and 2, John Johnsons Subdivision, a subdivision lying in Kansas City, Jackson County, Missouri.

The northern 80 feet of Lots 1 and 2, Block 1, and all Lots 1 and 2, Block 2, Euclid Place, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-4, inclusive, Trosts 1st Addition, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 16-20, inclusive, Lot 22, Lots 24-28, inclusive, Lots 39-43, inclusive, Lot 31, Lot 36, Lots 56 and 57, the northern 120 feet of Lots 32 and 33, and the eastern 120 feet of Lots 50-54, inclusive, Ranson Place, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-4, inclusive, and the eastern 60 feet of Lots 5-7, Askew Partition of Part of Lots 44-45-46-47-57-58-59 and 60, Ranson Place, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-7, inclusive, Neiswanger Subdivision of Part of Lots 47-48-49-55-56-57, Ranson Place, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 47 and 48, inclusive, Part of Lots 47 and 48, Ranson Place, a subdivision lying in Kansas City, Jackson County, Missouri.

Area 2 - (Myrtle Avenue to Van Brunt Boulevard)

Lots 15-18, inclusive, Patts Fourth Addition, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-5, inclusive, Beth Esda Place No. 2, a subdivision lying in Kansas City, Jackson County, Missouri.

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Lots 1 and 2, Block 1, Gladstone Heights, a subdivision lying in Kansas City, Jackson County, Missouri.

Beginning at the northwest corner of Spruce Avenue and Independence Avenue, then north along the west line of Spruce Avenue 140 feet, then west 150 feet, then south to the north line of Independence Avenue, then east along the north line of Independence Avenue to the point of beginning.

Lots A-H, inclusive, and Lots J-P, inclusive, Gladstone Heights Resurvey, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 12-17, inclusive, and Lots 234 and 235, Block 2, Lots 12-21, inclusive, Block 3, South Abington, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-13, inclusive, Block A, Rosenthals Resurvey of Bloomfield Addition, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-6, inclusive, and Lots 61-66, inclusive, Greenview Addition, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-6, inclusive, Stevens Addition, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-8, inclusive, Buena Vista, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-7, inclusive, Detroit Place, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-3, inclusive, Monroe Place, a subdivision lying in Kansas City, Jackson County, Missouri.

Section D. That the Independence Avenue East Special Review District that was imposed as Overlay District SR on the following described property through rezoning in Committee Substitute for Ordinance No. 981059 is hereby removed, and said property is hereby rezoned to no longer be subject to Overlay District SR:

Area 1 - (Van Brunt Boulevard to Topping Avenue)

Lots 10-19, inclusive, Block 6, and Lots 12-19, Block 7, South Abington, a subdivision lying in Kansas City, Jackson County, Missouri.

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Beginning at a point on the north line of Independence Avenue 506 feet east from the northeast corner of Van Brunt Boulevard and Independence Avenue, then east 203 feet along the north line of Independence Boulevard, then north 150 feet, then west 105 feet, then north 31 feet, then west 99 feet, then south to the point of beginning.

Lots 10-13, inclusive, Block 3, Lots 10-14, inclusive, Block 4, Dundee Park, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 10-14, inclusive, Block 3, and Lots 10-14, inclusive, Block 4, Laveta Place, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 18-28, inclusive, Block 6, Lots 18-28, inclusive, Block 7, and Lots 18-28, inclusive, Block 8, Maplewood, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-17, inclusive, Commissioners Plat of Forest Park, a subdivision lying in Kansas City, Jackson County, Missouri.

Beginning at the southeast corner of Denver Avenue and Independence Avenue, then 135 feet south along the east line of Denver Avenue, then east 50 feet, then north to the south line of Independence Avenue, then west to the point of beginning.

Lots 1-11, inclusive, Old Orchard, a subdivision lying in Kansas City, Jackson County, Missouri.

The northern 135 feet of Lots 1, 5 and 6, Bloomfield Addition, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-7, inclusive, Block B, Rosenthals Resurvey of Bloomfield Addition, a subdivision lying in Kansas City, Jackson County, Missouri.

Area 2 - (Beacon Avenue to Winchester Avenue)

Lots 1-4, inclusive, Continuation of Ridgeview, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 11-35, inclusive, Ridgeview, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-12, inclusive, Sheffield Corrected Plat of South 300 feet, a subdivision lying in Kansas City, Jackson County, Missouri.

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Lots 1-12, inclusive, Sheffield Resurvey of Lots 13-22 of Corrected Plat, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 23-32, inclusive, Sheffield Corrected Plat of south 200 feet, a subdivision lying in Kansas City, Jackson County, Missouri

Lots 4 and 5, Block 1, Lots 1-5, inclusive, Block 2, Lots 1-5, inclusive, Block 3, Lots 1-5, inclusive, Block 4, East Ridgeway, a subdivision lying in Kansas City, Jackson County, Missouri.

Lots 1-5, inclusive, Block 1, Lots 1-5, inclusive, Block 2, Lots 1-5, inclusive, Block 3, West Ridgeway, a subdivision lying in Kansas City, Jackson County, Missouri.

Section E. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

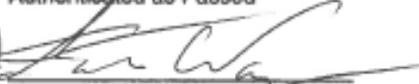

Secretary, City Plan Commission

Approved as to form and legality:


M. Margaret Sheahan Moran
Assistant City Attorney



Authenticated as Passed


Sly James, Mayor


Marilyn Sanders, City Clerk

JUL 21 2016

Date Passed

APPENDIX 3 – PIEA RESOLUTION

To be inserted upon PIEA Board approval of initial plan.

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