



Legislation Details (With Text)

**File #:** 231052      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 12/14/2023      **In control:** Council  
**On agenda:** 2/1/2024      **Final action:** 2/1/2024  
**Title:** Sponsors: Councilmembers Eric Bunch and Crispin Rea

Approving the 100 E. 20th Street PIEA General Development Plan on approximately 1.04 acres which Planning Area consists of the western half of that block bound by East 19th Street on the north, Grand Boulevard on the east, East 20th Street on the south and Walnut Street on the west located in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation.

**Sponsors:** Eric Bunch, Crispin Rea

**Indexes:**

**Code sections:**

**Attachments:** 1. Docket Memo 231052, 2. 02\_CD-CPC-2023-00171\_100E20th\_PIEA\_1\_2\_2024, 3. CPC Disposition Letter (01-02-2024), 4. PPT NPD 231052 PIEA, 5. Ord 231052 120 East 20th Development Plan, 6. 100 E 20th PIEA 012424v1 NPD 231052, 7. 231052

Date	Ver.	Action By	Action	Result
2/1/2024	1	Council	Passed	Pass
1/25/2024	1	Council	Assigned to Third Read Calendar	
1/24/2024	1	Neighborhood Planning and Development Committee	Do Pass	Pass
1/10/2024	1	Neighborhood Planning and Development Committee	Hold on Agenda	
12/14/2023	1	Council	referred	

ORDINANCE NO. 231052

Sponsors: Councilmembers Eric Bunch and Crispin Rea

Approving the 100 E. 20th Street PIEA General Development Plan on approximately 1.04 acres which Planning Area consists of the western half of that block bound by East 19th Street on the north, Grand Boulevard on the east, East 20th Street on the south and Walnut Street on the west located in Kansas City, Missouri, and declaring said area to be blighted and in need of redevelopment and rehabilitation.

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (the “Authority”) did prepare or cause to be prepared the 100 E. 20th Street General Development Plan and recommended that the Council approve the finding of blight and approve the General Development Plan for the area; and

WHEREAS, the City Plan Commission has reviewed and recommended approval of the finding of blight of the 100 E. 20th Street General Development Plan, as evidenced by its disposition of the case and its written recommendations submitted to the City; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is a blighted

area and approve a general development plan for such area if the Council finds that the plan is feasible and in conformity with the general plan for the development of the community as a whole; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the 100 E. 20th Street PIEA Planning Area (the “Planning Area”) of approximately 1.04 acres which Planning Area consists of the western half of that block bound by East 19th Street on the north, Grand Boulevard on the east, East 20th Street on the south and Walnut Street on the west in Kansas City, Missouri, and more specifically described on Exhibit A attached hereto and incorporated herein by reference, to be a blighted area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of insanitary and unsafe conditions, deterioration of site improvements, and/or the existence of conditions which endanger life and property by fire and other causes in such planning area and, as a result of the predominance of those conditions the planning area in its present condition and use, constitutes an economic and social liability and a serious menace to the public health, safety, morals, and welfare.

Section 2. That the 100 E. 20th Street PIEA General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and is hereby approved. A copy of said General Development Plan is attached to this ordinance and is made a part hereof.

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

Section 4. That the General Development Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the General Development Plan area to the extent and in the manner as provided for in said General Development Plan and subject to the execution of a development agreement with the Authority and the developer.

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

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Secretary, City Plan Commission

Approved as to form:

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Emalea Black  
Associate City Attorney