



Legislation Text

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File #: 221085, Version: 2

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[COMMITTEE SUBSTITUTE FOR] RESOLUTION NO. 221085

Sponsors: Councilmembers Katheryn Shields and Eric Bunch

RESOLUTION - Determining the compliance of the Union Hill “353” Redevelopment Project located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east, and authorizing issuance of a Certificate of Full Compliance to the Phoenix Redevelopment Corporation for the Union Hill Redevelopment Project.

WHEREAS, the City Council passed Ordinance No. 52129 on November 20, 1980, which approved the development plan submitted by Union Hill Redevelopment Corporation (“UHRC”) for the redevelopment of that area generally located south of Union Cemetery, and north of E. 31st Street, between Main Street on the west and Gillham Road on the east; and

WHEREAS, on December 16, 1980 the UHRC was designated as the Developer of the Union Hill Redevelopment Plan (the “Plan”); and

WHEREAS, UHRC amended the Plan three times, October 20, 1983 by Ordinance No. 55680, November 21, 1985 by Ordinance No. 58712, and May 1, 1987 by Ordinance No. 60879; and

WHEREAS, UHRC assigned that portion of the Plan known as “The Residence Inn Tract,” which was approved by Ordinance No. 61307, passed August 6, 1987; and

WHEREAS, UHRC assigned the remaining interest in rights under the Plan to the Phoenix Redevelopment Corporation (“Phoenix”), which was approved by Ordinance No. 61877, as amended, passed December 17, 1987; and

WHEREAS, Phoenix’s Amended and Restated Plan was approved by Ordinance No. 63243, passed November 3, 1988; and

WHEREAS, on January 6, 1989 Phoenix and the City entered into the Fourth Supplemental Contract designating Phoenix as the manager of the Amended and Restated Plan; and

WHEREAS, Phoenix submitted its First Amendment to the Amended and Restated Plan September 27, 1999, which was approved March 27, 2003 by Ordinance No. 030254; and

WHEREAS, on March 27, 2003 the City also approved a District URD Plan for approximately 52 acres that included the Union Hill Redevelopment Plan area; and

WHEREAS, on April 24, 2013 the City Planning and Development Department administratively approved an amendment to the URD Plan and the Amended 353 Plan for “The Founders Phase II” including

2980 Gillham (McGee Bldg.), 3000 Gillham (Campbell Bldg.), 3020 Gillham (McCoy Bldg.), 230 E. 30th Street (Taylor Bldg.), 300 E. 30th Street (Ragan Bldg.), 109 E. 30th Street, 111 E. 30th Street, 114 E. 30th Street., 3010 McGee Street, 3012 McGee Street, 3014 McGee Street, 3005 McGee Street, 3015 McGee Street, 3017 McGee Street, 3019 McGee Street, 3021 McGee Street, 3008 DeGroff Way, 3012 DeGroff Way; and

WHEREAS, Phoenix has requested a Certificate of Compliance for Phoenix's Amended and Restated Plan for the project area, pursuant to Section 36.11(d) of the Code of Ordinances in effect at all times the Plan was adopted and amended; and

WHEREAS, the project proposed the redevelopment of real property within the Union Hill Amended and Restated Redevelopment Plan ("Amended Plan") in three phases, each with a separate time for completion of construction, as set forth in the Amended Plan; and

WHEREAS, Phoenix's Robert Frye, who has planned, designed and managed Phoenix's project since 1988, has certified that the improvements have been completed in compliance with the approved Amended Plan; and

WHEREAS, on June 20, 2023, the City Plan Commission reviewed the Amended Plan and determined that the construction proposed by the Amended Plan for the Union Hill Redevelopment Project has been substantially accomplished and has recommended the City Council authorize the issuance of a Certificate of Full Compliance to Phoenix Redevelopment Corporation for the project; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section A. That the Council finds and determines that the projects proposed by the Amended Union Hill Redevelopment Plan have been completed and that the construction follows the Amended Plan.

Section B. That the Council hereby authorizes the Director of the Department of City Development to issue a Certificate of Full Compliance to Phoenix Redevelopment Corporation pursuant to the terms and conditions of the development plan and redevelopment contract and pursuant to Section 36.11(d), Code of Ordinances of the City of Kansas City, Missouri, for the project known as the Union Hill Redevelopment Project.