



Legislation Text

File #: 210489, Version: 1

ORDINANCE NO. 210489

Declaring the area of land of about 10.98 acres generally bounded by East 51st Street to the north, East 53rd Street to the south, Cleveland Avenue to the west, and Mersington Avenue and the East Property Lines of Parcels on the east side of Mersington Avenue between East 52nd Street and East 53rd Street to be a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Land Clearance for Redevelopment Authority Law; and approving the Urban Renewal Plan for the same, said plan to be known as the Cleveland Duplexes Urban Renewal Plan. (CD-CPC-2021-00084)

WHEREAS, Section 99.430, RSMo, provides that a legislative body may approve a declaration of blight and approve an urban renewal plan for the same area simultaneously; and

WHEREAS, it is desirable and in the public interest that the Land Clearance for Redevelopment Authority of Kansas City, Missouri submit an Urban Renewal Plan for the area generally bounded by E. 51st Street to the north, E. 53rd Street to the south, Cleveland Avenue to the west, and Mersington Avenue and the East property lines of parcels on the east side of Mersington Avenue between E. 52nd Street and E. 53rd Street; and

WHEREAS, the Land Clearance for Redevelopment Authority has found said area to be blighted due to the insanitary or unsafe conditions, deterioration of site improvements, and a combination of such factors so as to constitute an economic or social liability to the public health, safety, morals or welfare; and

WHEREAS, the Land Clearance for Redevelopment Authority has recommended and determined that the Cleveland Duplexes Urban Renewal Plan area be eligible for tax abatement and, if necessary, the exercise of eminent domain by the Land Clearance for Redevelopment Authority; and

WHEREAS, the City Plan Commission reviewed and recommended approval of the Cleveland Duplexes Urban Renewal Plan on June 1, 2021; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the proposed Urban Renewal area of about 10.98 acres generally bounded by East 51st Street to the north, East 53rd Street to the south, Cleveland Avenue to the west, and Mersington Avenue and the East property lines of parcels on the east side of Mersington Avenue between East 52nd Street and East 53rd Street as shown on Exhibit A attached hereto, and more specifically described as:

Blocks 1, 2, 3 and 4 and Tract A, Mount Cleveland Homes, A Subdivision in Kansas City, Jackson County, Missouri SEC 34-49-33 NE ¼ NE 1/4 Mountain View, Lots 68-73, Kansas City, Jackson County, Missouri. is a blighted area and in need of redevelopment and rehabilitation and is appropriate for an Urban Renewal Project, and that the undertaking by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, of surveys and plans for an urban renewal project of a character contemplated by Section 99.430, Revised Statutes of Missouri, as amended, and the proposed urban renewal area is hereby approved.

Section 2. That the Council has duly made the findings necessary for compliance with Sections 99.320 and 99.430, Revised Statutes of Missouri, as amended.

Section 3. That the Urban Renewal Plan which is known as the Cleveland Duplexes Urban Renewal Plan, a copy of which is on file in the office of the City Clerk with this ordinance and is incorporated herein by reference, is hereby approved including, if necessary, the power of eminent domain.

Section 4. That pursuant to Section 9 of Second Committee Substitute for Ordinance No. 160383, as amended, the City Council hereby authorizes the abatement of ad valorem real property taxes to the full extent authorized by the Land Clearance for Redevelopment Authority Law with respect to any project 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, or located in a severely distressed census tract that has continuously maintained such status for not less than ten (10) years immediately prior to the effective date of the request.

Section 5. That said Urban Renewal Plan is hereby found to be feasible and in conformance with the Master Plan for the development of the community as a whole.

Approved as to form and legality:

Katherine Chandler
Assistant City Attorney