

ORDINANCE NO. 100581

Approving the Amended and Restated Valentine-Broadway PIEA General Development Plan on about 6 acres generally located between Broadway Boulevard on the west, Central Street on the east, a line about 150 feet north of W. 36th Street on the north and a line about 100 feet south of W. 37th Street on the south and declaring that area a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620. (624-S-1)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri did prepare or cause to be prepared the Amended and Restated Valentine-Broadway PIEA General Development Plan and on January 15, 2010, 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 and of the Amended and Restated Valentine-Broadway PIEA General Development Plan on March 2, 2010, subject to text revisions to the plan; and

WHEREAS, the City Plan Commission has found said plan to be in conformance with the general plan for the development of the community as a whole;

WHEREAS, Section 100.400, RSMo, authorizes the Council to approve a general development plan and a designation of blight 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; and

WHEREAS, the Council has approved the general development plan, as amended; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the area of approximately 6 acres generally located between Broadway Boulevard on the west, Central Street on the east, a line about 150 feet north of W. 36th Street on the north and a line about 100 feet south of W. 37th Street on the south, and more specifically described by metes and bounds as follows:

Beginning at the intersection of the east right-of-way line of Broadway Boulevard, as now established, and the westerly prolongation of a line located sixty (60) feet north of the south line of Lot 12, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri; thence east along said line to its intersection with the west line of Lot 11, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri; thence north along said west line and its northerly projection to the northwest corner of Lot 10, Block 7, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri; thence east along the north line of said Lot 10 to the west right-of-way line of Central Street, as now established; thence south along the west right-of-way line of Central Street, as now established, to the southeast corner of Lot 2, Block 24, Hyde Park, a

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subdivision in Kansas City, Jackson County, Missouri; thence west along the south line of said Lot 2 and the south line of Lot 23, Block 24, Hyde Park, a subdivision in Kansas City, Jackson County, Missouri, to its intersection with the east right-of-way line of Broadway Boulevard, as now established; thence north along said east line to the point of beginning

to be a blighted, insanitary or undeveloped industrial area in need of industrial development as defined in Section 100.310, RSMo, which constitutes an economic or social liability or a serious and growing menace, which is injurious to the public health, safety, morals, economy and welfare of the residents of Kansas City, and finds that the elimination or prevention of the detrimental conditions in such area by the commercial development of such area is necessary and in the interest of the public health, safety, morals, economy and welfare of such residents.

Section 2. That the Amended and Restated Valentine-Broadway PIEA General Development Plan being that area of approximately 6 acres generally located between Broadway Boulevard on the west, Central Street on the east, a line about 150 feet north of W. 36th Street on the north and a line about 100 feet south of W. 37th Street on the south, is hereby approved. A copy of said 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 Section 100.300-100.620, RSMo.

Section 4. That said 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 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 Planned Industrial Expansion Authority of Kansas City, Missouri, 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 and legality:

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Heather A. Brown  
Senior Associate City Attorney