

Discussion**Policy / Program Impact**

<p>EXISTING CONDITIONS:</p> <p>The PIEA General Plan states the following existing conditions: The Planning Area encompasses approximately 69.87 acres and consists of two (2) tax parcels in Kansas City, Missouri in the Northeast Industrial Area, and the northeastern portion of an area referred to as the Industrial Crescent. The site is about 1.2 miles southeast of the intersection of Front Street and I-435. Local access to the Planning Area is by way of private streets whose access is tightly controlled by Bayer, the owner of the industrial park facility. The primary private access to the Planning Area is by Chemagro Road that runs east/west along the northern edge of the western property parcel and bisects 8400 Hawthorne Road. The entrance to the facility is accessed by way of a few local streets, including North Century Avenue (running north/south) that provides a connection to Front Street, and Hawthorne Road (running east/west) that provides a connection to the Hawthorne Power Plant to the east and several rail yards in the East Bottoms located to the west of Interstate 435. An active rail line is located just south of Hawthorne Road and trains do block the entrance to the Bayer CropScience facility. According to the Major Street Plan the future Lewis and Clark Road will come close to the subject site but will not impact the site.</p>	Policy or Program Change <input type="checkbox"/> No <input type="checkbox"/> Yes	
	Operational Impact Assessment	
	Finances	
	Cost & Revenue Projections – Including Indirect Costs	
	Financial Impact	
	Fund Source and Appropriation Account Costs	

Project Start Date

Plan filed: January 31, 2013
CPC date: March 19, 2013
Revisions resubmitted: March 20, 2013

Project Completion or Occupancy Date**Fact Sheet Prepared by:****Date:** May 15, 2013

John Eckardt
Planner

Reviewed by:**Date:** May 15, 2013

Diane Binckley, Manager
Development Management Division

Reference or Case Number: 701-S

The Planning Area consists of two irregularly-shaped property parcels consisting of 69.87 acres and is part of a larger industrial park of approximately 228 acres. The industrial park, located immediately south of Kansas City Power & Light's Hawthorne Power Plant and bordered by the Big Blue River on the east and south, is owned and operated by Bayer, one of the world's largest healthcare and chemical corporations. Bayer operates in three major segments – healthcare, crop science, and material science. Bayer's crop science segment is one of the world's leading crop-science players in the areas of crop protection, non-agricultural pest control, seeds, and plant biotechnology. At the time the Northeast Industrial District Area Plan was approved in 1983, the facility was owned by Mobay Chemical Corporation and had an estimated employment in excess of 1,300. Since that time Mobay and the facility have been acquired by Bayer. Estimated employment is now in excess of 600 and growing.

PLAN REVIEW:

The PIEA plan offers the standard "353" abatement of an initial period of 10 years in which 100% of property taxes are abated, followed by 15 years in which property taxes are levied on 50% of the assessed value of the property. The plan does not state that the applicant qualifies for 25 years of 100% abatement. The plan states that PILOTS (payments in lieu of taxes) are required to be paid by the developer in the first 10 years, so that the revenues to the various taxing jurisdiction are not reduced below the amount paid prior to the abatement period. Note that, at the time of individual project approval by the PIEA Board, a financial analysis is required that may find less than the standard 10/15 abatement is justified.

Although city staff does not comment on aspects of blight or insanitary conditions, the plan states that the most common insanitary area components observed in the Planning Area included the following:

- * Deterioration. The most common examples of site deterioration found in the Study Area include parking surface deterioration, deterioration of streets, deterioration of fences, and the lack of screening of mechanical and trash areas.

- * Obsolescence. Due to inefficient or ineffective physical plant site improvement (roadway) layout, redevelopment and economic value has been impaired.

The insanitary area components stated above have led to the following:

- * Economic Liability. Due to deterioration of site improvements and functional obsolescence over a predominance of the Planning Area, the Planning Area represents an economic liability or an economic underutilization to the City and other taxing jurisdictions, and limits the ability of the City to provide basic services and needs including that of fire, police, and health. As a result the Planning Area is detrimental to the public health, safety, and welfare of the city.

The plan also states that potential redevelopment projects include the following:

- The construction of a chemical manufacturing facility within the western portion of the Planning Area.
- The installation of new equipment and the consolidation of certain offices and production facilities on “Site 4” at 8400 Hawthorne Road within the Planning Area at an estimated investment of \$10 million - \$15 million.
- The construction of a new packaging and dock facility west of “Site 4” at 8400 Hawthorne Road within the Planning Area.

The plan states that rezoning to District UR will be a requirement unless waived by the Director of City Development.

ANALYSIS:

The proposed use (industrial) is in compliance with the area plan. The layout and design of the site was not submitted with the PIEA plan but will be required to be submitted with a future rezoning to District UR. The Major Street Plan shows the Lewis and Clark future alignment near the subject site. Staff from the Public Works Department state that the subject site will not be impacted by the future roadway. The plan should acknowledge the Major Street Plan road and state the relationship.

RECOMMENDATION:

The City Plan Commission meeting in regular session on May 19, 2013 recommended approval of the following motion:

Case No. 701-S:

A. That a finding of “Insanitary” conditions as described in the Plan be approved.

The Committee passed the following motion regarding the plan document:

B. That Case No. 701-S be approved subject to the following condition:

1. That seven copies of a revised plan document and a revised disc be submitted to Development Management staff prior to the preparation of an ordinance request, revised as follows:
 - a. Add information to the plan regarding the relationship of the Lewis and Clark thoroughfare to the subject site as required by Public Works Department staff.
 - b. Include the Resolution passed by the PIEA Board.