

west of Blue Ridge Blvd/Old Santa Fe Rd and E 91st St.

Area 3: Consists of a shopping center generally located east of Old Santa Fe Rd, south of E 87th St, and west of Blue Ridge Blvd .

Area 4: Consists of a shopping center generally located at the northeast corner of James A Reed Rd and E Bannister Rd.

Area 5: Consists of the shopping center on the south side of E. Bannister Rd, between Hillcrest Rd on the east and I-435 on the west.

LAND USE PLAN:

The Hickman Mills Area Plan recommends the following for each plan area:

Area 1: Residential low-density except for the western one-fourth of the area which is recommended for commercial and mixed use community.

Area 2: Mixed use neighborhood in the southeast corner, conservation district for the northern half, and residential medium-density and residential low-density for the remainder.

Area 3: Mixed use neighborhood.

Area 4: Mixed use neighborhood.

MAJOR STREET PLAN:

Bannister Rd and Blue Ridge are classified as four-lane established thoroughfares. In the vicinity of Area 4, Bannister is classified as a four-lane local link requiring 100 feet of right-of-way and James A Reed is classified as a two-lane local link requiring 80 feet of right-of-way.

ARTERIAL STREET

IMPACT FEE:

(Informational only)

Benefit District - G.

Existing business – Impact fee will be calculated by the impact fee administrator at the time of Building Permit.

RELATED PRIOR CASES:

657-S-4 - Ordinance No. 170891 passed by City Council on November 9, 2017, approved the East Bannister PIEA General Development Plan, to add five (5) areas and declared four non-contiguous areas consisting of 59 parcels and totaling 163 acres to be blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, and approving a PIEA general development plan for the same, said plan to be known as the East Bannister PIEA General Development Plan.

EXISTING CONDITIONS:

The site is comprised of five areas within the Hickman Mills Area. Area 1 is generally located north of E Bannister Rd, east of Hillcrest Rd, south of E 93rd St, and west of the Kansas City Southern Railroad right-of-way. Area 2 is generally located north of E Bannister Rd, east of the Kansas City Southern Railroad right-of-way, west of Blue Ridge Blvd/Old Santa Fe Rd and E 91st St. Area 3 consists of a shopping center generally located east of Old Santa Fe Rd, south of E 87th St, and west of Blue Ridge Blvd. Area 4 consists of a shopping center generally located at the northeast corner of James A Reed Rd and E Bannister Rd. Area 5 consist of the shopping center on the south side of E. Bannister Rd, between Hillcrest Rd on the east and I-435 on the west.

PROPOSED REDEVELOPMENT:

No specific development proposals are included with the PIEA General Redevelopment Plan proposal. The proposal states that expected assistance available from this plan will leverage private investment within the Planning Area. Development strategies include redevelopment of existing facilities and infrastructure and infill. The General Development Plan lists overall areas of emphasis which new proposals will be reviewed against. These include sustainable development, compliance with area plans, fit with surrounding character, development of vacant and underutilized properties, increase in safety, safe parking, beautification by removal of blight, and improvement of existing infrastructure. **This Amended and Restated East Bannister PIEA Plan seeks to leverage that investment to spur investment in a larger area.**

City staff believes all redevelopment within this area should require rezoning to UR. The plan indicates potential waivers for rezoning. Staff recommends these waivers be removed and that all development and redevelopment be subject to UR rezoning.

AREA PLAN:

These sites are within the Hickman Mills Area Plan. As no specific redevelopment plans are included in this General Development Plan staff cannot review the plan against the area plan. As projects are proposed, staff will have the opportunity to review compliance with the area plan land use recommendations. Staff recommends that a statement be added that an area plan amendment will be required for all proposed uses that do not comply with the Hickman Mills Area Plan Future Land Use as part of a UR final plan approval or rezoning to UR.

INCENTIVE REQUEST:

The property owners may seek a tax abatement which provides for abatement for a period of up to 25 years. During the first 10 years of this 25 year period such properties are only subject to property tax on the land, exclusive of improvements, during the calendar year preceding the calendar year during which the title is acquired. During the next 15 years, such properties may be assessed up to 50% of their true value. The City may impose Payments in lieu of taxes, or "PILOTS" to be paid on an annual basis to replace all or part of the taxes abated. The applicant is not proposing any PILOTS at this time. Redevelopment projects must conform to the corresponding general development plan approved by the City.

The actual incentive granted will be determined by the PIEA following conclusion of financial analysis and negotiation with taxing jurisdictions, both of which typically occur after City Council approval of these requests. Per the Blight Study, the area is not within a continuously distressed census tract.

The PIEA has statutory right to exercise the power of eminent domain and the plan notes this may be necessary to assemble property.

BLIGHT ANALYSIS:

City Staff does not comment on whether the site is blighted or not, however a blight analysis prepared by Development Initiatives determines that the plan area is blighted, citing the following factors, observed in the plan area:

- 1) Eminent Domain (Page 6)
- 2) Insanitary or Unsafe Conditions (Blight Analysis, Page 25)
- 3) Deterioration of Site Improvements (Blight Analysis, Page 39)
- 4) Endangerment By Fire or Other Causes (Blight Analysis, Page 50)

The analysis states that these factors have led to the following within the plan area:

- 1) Economic or Social Liability (Blight Analysis, Page 56)
- 2) Menace to Public Health, Safety, Morals, or Welfare (Blight Analysis, Page 59)

RECOMMENDATION:

Should the City Plan Commission make a finding of blight, City Planning and Development staff **RECOMMENDS APPROVAL** of **Case No. 657-S-5, First Amended and Restated East Bannister PIEA General Development Plan**, based on the application, plans, and documents provided for review prior to the hearing and subject to the following condition:

1. That one copy and a pdf of a revised plan document be submitted to Development Management staff prior to the preparation of an ordinance

request, revised as follows:

- a. Correction all references to the Country Club Area plan to reflect the proposed accompanying Land Use Plan amendment.
 - b. That the waivers to UR rezoning listed on page 17 & 36 be removed.
 - c. An area plan amendment will be required for all proposed uses that do not comply with the Hickman Mills Area Plan Future Land Use as part of a UR final plan approval or rezoning to UR.
2. That the developer/ applicant file application for and cause rezoning to District UR, if determined necessary by the Director of City Planning and Development prior to receipt of tax abatement.
 3. That the developer/ applicant file application for and cause an area plan amendment for all proposed uses that do not comply with the Hickman Mills Area Plan Future Land Use Map as part of a UR final plan approval or rezoning to UR prior to issuance of building permit.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Olofu O. Agbaji". The signature is fluid and cursive, with the first name being the most prominent.

Olofu O. Agbaji
Planner