



**City Planning & Development Department**

Development Management Division

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**STAFF REPORT**

**February 3, 2015**

**(16)**

**RE:** **Case No. 715-S**, Arterra 21/2100 Wyandotte Urban Renewal Plan

**APPLICANT/AGENT:** Robert D. Long  
Land Clearance for Redevelopment Authority  
1100 Walnut St, Suite 1700  
Kansas City, MO 64106

**LOCATION:** Generally located at 2100 Wyandotte St.

**REQUESTS:** To declare land located at 2100 Wyandotte St to be blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Land Clearance for Redevelopment Authority law and approving an Urban Renewal Plan for the same, said plan to be known as the Arterra 21/2100 Wyandotte Urban Renewal Plan.

**AREA:** About 0.52 acres.

<b>SURROUNDING LAND USE:</b>	<b>North</b>	21 <sup>st</sup> St, beyond which is an office use, zoned M1-5 (Manufacturing 1 (dash 5)).
	<b>South</b>	Surface parking lot, zoned M1-5.
	<b>East</b>	Wyandotte St, beyond which are residential uses and surface parking lots, zoned DX-15 (Downtown Mixed Use (dash 15)).
	<b>West</b>	Fort Scott St, beyond which are mixed uses, zoned M1-5.

**MAJOR STREET PLAN:** Neither 21<sup>st</sup>, Wyandotte, or Fort Scott Streets are classified by the Major Street Plan.

**LAND USE PLAN:** The Greater Downtown Area Plan identifies the plan area for downtown mixed use.

**ARTERIAL STREET IMPACT FEE:** The property is exempted from impact fees.  
*(Informational only)*

**PREVIOUS CASES:** None.

**PLAN REVIEW:**  
The plan area consists of one 0.52-acre parcel, currently zoned M1-5, and located south of 21<sup>st</sup> St between Wyandotte St on the east and Fort Scott St on the west. The plan area is undeveloped and consists of a flat, gravel surface. Development surrounds the site on all sides and consists of a mixture of residential and commercial uses. According to the plan, the site has been undeveloped for about 10 years but had previously been the site of a contaminated multi-story industrial building.

The owner will propose construction of a 12 story mixed use structure with ground-level retail uses, residential uses and structured parking. The purpose of the request is to declare the plan

area blighted and approve an urban renewal plan which would allow the LCRA to provide real property tax abatement to the owner in order to "stimulate private reinvestment in market-rate multi-family housing..".

The benefits of developing within an urban renewal plan area are: 1) pursuant to Section 99.420(4) RSMo, the LCRA receives the power of eminent domain from the City Council and may exercise this power for the purpose of assisting redevelopment projects and/or eradication of blight or insanitary conditions, and 2) the LCRA may grant tax abatement to the developer as allowed for in Chapter 99 RSMo (assessed valuation of property is "frozen" for 10 years of abatement on the increased valuation of the property).

The Greater Downtown Area Plan identifies the entire plan area for *downtown mixed use* which is intended "to accommodate office, commercial, custom manufacturing, some light industrial, public, institutional, and residential development at generally lower intensities than the downtown core, promoting a mix of land uses both horizontally and vertically within the same building". (Page 12, Greater Downtown Area Plan).

The proposed plan identifies the following development objectives for the proposed plan area:

1. To eliminate the adverse conditions which qualify the redevelopment project area as a blighted area and an insanitary area, within the meaning of the Land Clearance for Redevelopment Authority Law, and to prevent the recurrence of these conditions which constitute an economic and social liability, have impaired the provision of orderly residential development, and which impair the tax base and general welfare of the community.
2. To enhance the tax base of the municipality and the other public taxing districts by developing the area to its highest and best use and encouraging private investment in the surrounding areas, thereby increasing tax revenues and corresponding public service to the community.
3. To provide, in harmony with the general plan for the community, a coordinated, adjusted and harmonious development of the community and its environs.
4. To promote the health, safety, order, convenience, prosperity and the general welfare of the community, as well as efficiency and economy in the process of development and the use of standards and controls which will ensure the sound development of the area.

And more specifically:

1. To redevelop a vacant parcel within the Freighthouse District of the Crossroads neighborhood of the Greater Downtown area.
2. To develop a mixed-use infill mid-rise building within the Freighthouse District.
3. To develop market-rate multifamily housing, thus increasing density within the Downtown Streetcar District.

In order to be eligible for the tax abatement, the plan requires the developer to apply for and obtain rezoning to District UR (Urban Redevelopment) the proposed development.

While the LCRA would have statutory right to exercise eminent domain if this request is approved, the plan states that the LCRA does not believe it will be necessary to do so and that if the LCRA determines it to be necessary at some point in the future, such a determination will constitute a major amendment to the plan which must first receive approval of the City Council prior to exercising such authority.

According to the Blight Study, the LCRA has determined the plan area to be a blighted area

and insanitary area based upon the following:

1. The underlying platted lots being "substandard according to current subdivision/platting standards".
2. The presence of an existing gravel surface across the plan area which serves as an informal parking lot, but which features no landscaping or screening, lighting, curb/gutter, or stormwater drainage, and, consequently does not comply with Chapter 52 of the City Code.
3. Lack of fencing around perimeter of property to restrict access which has resulted in the property being used as a place to walk dogs, resulting in a "dog waste problem".
4. The presence of several large cable spools in the center of the property.
5. The presence of weeds growing through the gravel surface in the plan area.
6. The lack of curb/gutter along the property's Fort Scott St frontage which allows stormwater runoff and vehicles onto the property.
7. A stigma which exists regarding the property (plan states it is often referred to as the "PCB building" despite the fact that the previously-contaminated building was removed 10 years ago and a "no further action" letter has been issued.

**RECOMMENDATION:**

City Planning and Development Staff RECOMMENDS APPROVAL of Case No. 715-S, Arterra 21/2100 Wyandotte Urban Renewal Plan, based on the application, plans, and documents provided for review prior to the hearing and subject to the following conditions:

1. That the plan be revised as follows:
  - a. That all references to the six original platted lots underlying the plan area being "substandard according to current subdivision/platting standards" be restated to make clear that the standards by which said lots are considered substandard are not those of the City's Zoning and Development Code.
  - b. Reference the landscaping requirements of Section 88-425 of the City's Zoning and Development Code in lieu of Chapter 52 as it relates to screening of parking areas on Page 10, Section C-2.
  - c. On Page 11, Section C-3, add a statement that all proposed signs shall comply with Section 88-445 of the City's Zoning and Development Code and the UR Plan.
  - d. On Page 12, Section C-4, replace "Authority Approved Streetscape Improvements" with "Approved streetscape improvements".
  - e. On Page 4, Number 4, remove the "n" at the end of "ratio".

Respectfully submitted,



Joseph C. Rexwinkle, AICP  
Planner