

ORDINANCE NO. 140649

Approving the Oxford on the Blue General Development Plan for an area of approximately 344 acres generally bounded by the Blue River Glade on the north, Hillcrest Road on the east, Hickman Mills Drive and Blue River Road on the west, and on the north and south sides of E. 87th Street, and declaring the area blighted and insanitary in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority Law (Case No. 707-S)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri did prepare or cause to be prepared the Oxford on the Blue General Development Plan and 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 of the Oxford on the Blue General Development Plan on June 3, 2014, as evidenced by its disposition of the case and its written recommendations submitted to the City on June 3, 2014; and

WHEREAS, the Council has reviewed the blight study for the Oxford on the Blue General Development Plan PIEA Planning Area prepared by Sterrett Urban, LLC on December 19, 2013; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to make a finding that an area is a blighted area and approve a general development plan for such area 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; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council finds the Oxford on the Blue General Development Plan PIEA Planning Area, which area contains approximately 344 acres generally bounded by the Blue River Glade on the north, Hillcrest Road on the east, Hickman Mills Drive and Blue River Road on the west, and on the north and south sides of E. 87th Street, and is more specifically described by metes and bounds as follows:

SITE A: All of Lots 1, 2, 3 and Tract "A" of Consolidated Service Center; part of Lots 8 and 9, Hoelzels Blue River Heights; all of Lot 1, 2, 6 and part of Lot 3, Green Valley Acres; all of Jackson Hills; all of Lots 1 through 4, both inclusive, Lugeanbeal's Addition; all of Lots 5 and 6, Corrected Plat of Lugeanbeal's Addition, Lots 5 and 6, all subdivisions in Kansas City, Jackson County, Missouri; and all that part of Sections 14, 22 and 23, all in Township 48 North, Range 33 West of the Fifth Principal Meridian, and part of 87th Street as established by Document No. A-427838, in Book 2940, at page 410, in Kansas City, Jackson County, Missouri, more particularly described as follows: Commencing at the

ORDINANCE NO. 140649

southwest corner of the Northwest 1/4 of said Section 23, thence North 2 degrees 20 minutes 09 seconds East, along the west line of the Northwest 1/4 of said Section 23, a distance of 1315.47 feet to the northeast corner of the south half of the Northeast 1/4 of said section 22; thence North 86 degrees 40 minutes 19 seconds West, a distance of 940.00 feet to the most easterly corner of the tract of land described in Tract 3 in Document No. K-89537, in Book 198 at page 156, said point being the point of beginning of the tract to be herein described: thence North 25 degrees 52 minutes 00 seconds West along the easterly line of said tract, a distance of 129.26 feet, to the most northerly corner thereof, said point being on the southeasterly right-of-way line of Blue River Road, as now established; thence this and the following courses along said southeasterly right-of-way line, along a curve to the left having an initial tangent bearing of North 64 degrees 08 minutes 00 seconds East, a radius of 11510.49 feet, a central angle of 0 degrees 08 minutes 07 seconds and an arc length of 27.18 feet; thence North 63 degrees 59 minutes 53 seconds East, a distance of 40.90 feet; thence along a curve to the left, tangent to the last described course, with a radius of 2914.79 feet, a central angle of 4 degrees 57 minutes 00 seconds and an arc length of 251.82 feet; thence North 59 degrees 02 minutes 53 seconds East, a distance of 241.80 feet; thence along a curve to the left, tangent to the last described course, with a radius of 1196.04 feet, a central angle of 15 degrees 05 minutes 00 seconds and an arc length of 314.86 feet; thence North 43 degrees 57 minutes 53 seconds East, a distance of 10.30 feet; thence along a curve to the left, tangent to the last described course, with a radius of 1482.45 feet, a central angle of 16 degrees 47 minutes 01 seconds and an arc length of 434.25 feet; thence North 27 degrees 10 minutes 53 seconds East, a distance of 100.90 feet; thence along a curve to the left, tangent to the last described course, with a radius of 766.24 feet, a central angle of 17 degrees 31 minutes 54 seconds and an arc length of 234.46 feet to a point on the north line of the Northwest 1/4 of said Section 23; thence departing said southeasterly right-of-way line, South 87 degrees 14 minutes 23 seconds East, along said north line, a distance of 49.38 feet to the southwest corner of a tract of land described in Document No. 2002K71929; thence this and the following courses along the west, north and east lines of said tract, North 6 degrees 36 minutes 10 seconds East, a distance of 200.29 feet; thence North 17 degrees 25 minutes 13 seconds East, a distance of 230.37 feet; thence North 50 degrees 39 minutes 39 seconds East, a distance of 59.44 feet; thence South 83 degrees 38 minutes 00 seconds East, a distance of 41.97 feet; thence South 62 degrees 14 minutes 57 seconds East, a distance of 58.30 feet; thence North 45 degrees 58 minutes 46 seconds East, a distance of 32.20 feet; thence North 52 degrees 23 minutes 06 seconds West, a distance of 39.57 feet; thence North 9 degrees 26 minutes 57 seconds West, a distance of 99.23 feet; thence North 14 degrees 32 minutes 12 seconds East, a distance of 48.43 feet; thence North 10 degrees 48 minutes 18 seconds West, a distance of

ORDINANCE NO. 140649

62.86 feet; thence North 13 degrees 47 minutes 12 seconds East, a distance of 58.17 feet; thence South 89 degrees 56 minutes 27 seconds East, a distance of 719.66 feet; thence South 1 degree 37 minutes 49 seconds East, a distance of 270.15 feet; thence South 11 degrees 57 minutes 46 seconds East, a distance of 66.53 feet; thence South 0 degrees 42 minutes 04 seconds East, a distance of 118.37 feet; thence South 11 degrees 32 minutes 00 seconds West, a distance of 66.14 feet; thence South 7 degrees 49 minutes 16 seconds East, a distance of 79.81 feet; thence South 45 degrees 04 minutes 59 seconds East a distance of 63.78 feet; thence North 25 degrees 33 minutes 43 seconds East, a distance of 88.59 feet; thence North 53 degrees 32 minutes 37 seconds East, a distance of 87.78 feet; thence North 0 degrees 29 minutes 18 seconds East, a distance of 71.55 feet; thence North 22 degrees 41 minutes 10 seconds East, a distance of 136.96 feet; thence South 80 degrees 53 minutes 37 seconds East, a distance of 52.50 feet, to a point on the east line of the Southwest 1/4 of the Southwest 1/4 of Section 14; thence departing the east line of said tract, North 1 degree 55 minutes 40 seconds East, along the east line of said 1/4 1/4 Section, a distance of 38.09 feet to a point on the south line of a tract of land described in Document No. 2002K0071926; thence along said south line along a curve to the left, having an initial tangent bearing of South 45 degrees 17 minutes 25 seconds East, a radius of 570.00 feet, a central angle of 122 degrees 10 minutes 33 seconds, and an arc length of 1215.45 feet, to a point on the south line of a tract of land described in Document No. 2002K0071930; thence this and the following courses along said south line, South 89 degrees 56 minutes 27 seconds East, a distance of 266.16 feet; thence South 22 degrees 11 minutes 52 seconds West, a distance of 149.72 feet; thence South 10 degrees 10 minutes 55 seconds East, a distance of 106.54 feet; thence North 54 degrees 57 minutes 04 seconds East, a distance of 84.02 feet; thence North 89 degrees 20 minutes 57 seconds East, a distance of 58.89 feet; thence South 19 degrees 08 minutes 35 seconds East, a distance of 90.34 feet; thence South 3 degrees 19 minutes 13 seconds West, a distance of 206.45 feet; thence South 11 degrees 16 minutes 05 seconds East, a distance of 55.58 feet; thence South 62 degrees 23 minutes 54 seconds East, a distance of 20.76 feet; thence North 29 degrees 17 minutes 21 seconds East, a distance of 317.43 feet; thence North 10 degrees 47 minutes 49 seconds East, a distance of 181.96 feet; thence North 36 degrees 20 minutes 49 seconds East, a distance of 61.51 feet; thence South 72 degrees 45 minutes 32 seconds East, a distance of 146.21 feet; thence South 38 degrees 38 minutes 58 seconds East, a distance of 577.27 feet; thence along a curve to the right having an initial tangent bearing of North 43 degrees 47 minutes 22 seconds East, a radius of 230.00 feet, a central angle of 81 degrees 55 minutes 59 seconds, and an arc length of 328.90 feet; thence South 54 degrees 16 minutes 38 seconds East, a distance of 59.73 feet; thence along a curve to the right, tangent to the last described course, with a radius of 1030.00 feet, a central

ORDINANCE NO. 140649

angle of 11 degrees 02 minutes 23 seconds, and an arc length of 198.46 feet; thence South 43 degrees 14 minutes 16 seconds East, a distance of 11.91 feet; thence departing said south line South 6 degrees 14 minutes 50 seconds East, a distance of 239.00 feet to the northeast corner of the West 1/2 of the Northeast 1/4 of said Section 23, said point also being the northeast corner of a tract of land described in Document No. 2001K41699; thence South 2 degrees 14 minutes 18 seconds West, along the east line of the West 1/2 of the Northeast 1/4 of said Section 23, a distance of 1,317.91 feet to the northwest corner of Jackson Hills, a subdivision in Kansas City, Jackson County, Missouri ; thence South 87 degrees 45 minutes 42 seconds East, along the north line of said Jackson Hills, 660.15 feet to the northeast corner of said Jackson Hills, said corner also being the northwest corner of Machinist Place, a subdivision in Kansas City, Jackson County, Missouri; thence South 02 degrees 14 minutes 18 seconds West, along the west line of said Machinist Place, 330.27 feet to the southwest corner of said Machinist Place; thence South 87 degrees 44 minutes 30 seconds East, along the south line of said Machinist Place, 630.15 feet to a point on the west right-of-way line of Hillcrest Road, as now established; thence South 02 degrees 14 minutes 18 seconds West, along said west right-of-way line, 351.01 feet; thence North 86 degrees 55 minutes 08 seconds West, 468.00 feet; thence South 02 degrees 14 minutes 18 seconds West, 620.00 feet; to the north right-of-way line of East 87th Street, as now established; thence this and the following courses along said north right-of-way, thence North 86 degrees 55 minutes 08 seconds West, a distance of 1315.83 feet to a point on the east line of Lot 1, said Lugeanbeal's Addition; thence South 2 degrees 16 minutes 28 seconds West along the east line of said Lot 1, a distance of 10.00 feet to the southeast corner of said Lot 1; thence North 86 degrees 55 minutes 08 seconds West along the south line of said Lot 1, a distance of 90.00 feet to the southwest corner of said Lot 1; thence North 2 degrees 16 minutes 28 seconds East, along the west line of said Lot 1, a distance of 10.00 feet; thence North 86 degrees 09 minutes 54 seconds West, a distance of 50.02 feet; thence along a curve to the right, having an initial tangent bearing of North 84 degrees 35 minutes 33 seconds West, a radius of 2235.00 feet, a central angle of 12 degrees 07 minutes 53 seconds, and an arc length of 473.22 feet; thence North 72 degrees 27 minutes 40 seconds West, a distance of 256.00 feet; thence along a curve to the left, tangent to the last described course, with a radius of 2365.00 feet, a central angle of 20 degrees 19 minutes 13 seconds, and an arc length of 838.76 feet; thence South 87 degrees 13 minutes 07 seconds West, a distance of 256.00 feet, thence along a curve to the right, tangent to the last described course, with a radius of 2235.00 feet, a central angle of 35 degrees 22 minutes 04 seconds, and an arc length of 1379.63 feet; thence North 57 degrees 24 minutes 48 seconds West, a distance of 238.99 feet to a point on the west line of the Northwest 1/4 of said Section 23; thence North 2 degrees 20 minutes 09 seconds East along the said west line, a distance of

ORDINANCE NO. 140649

11.58 feet; thence North 57 degrees 24 minutes 48 seconds West, a distance of 1005.29 feet; thence along a curve to the left, having an initial tangent bearing of North 7 degrees 38 minutes 10 seconds West, a radius of 56.98 feet, a central angle of 51 degrees 06 minutes 42 seconds, and an arc length of 50.83 feet; thence North 58 degrees 44 minutes 19 seconds West, a distance of 43.67 feet; thence along a curve to the right, having an initial tangent bearing of North 58 degrees 46 minutes 59 seconds West, a radius of 616.54 feet, a central angle of 10 degrees 52 minutes 59 seconds, and an arc length of 117.11 feet to a point on the southeasterly right-of-way line of a tract described as Tract No. 3 in Document No. K-89537, in Book 198, at page 156; thence departing said north right-of-way line, North 53 degrees 20 minutes 07 seconds East along said southeasterly line, a distance of 118.25 feet, to a point on the south line of the North 1/2 of the Northeast 1/4 of said Section 22, said point also being the point of beginning, containing 13,753,144 square feet or 315.73 acres, more or less.

All that part of Section 23, Township 48 North, Range 33 West of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, more particularly described as follows: Beginning at the intersection of the north right-of-way line of E. 87th Street, as now established and the west right-of-way line of Hillcrest Road, as now established; thence north along said west right-of-way line, 200 feet; thence west 200 feet; thence south 200 feet to a point on said north right-of-way line; thence east, along said north right-of-way line, 200 feet to the point of beginning. Containing 40,000 square feet or 0.91 acres more or less.

SITE B: A tract of land in the Northeast Quarter of Section 22, Township 48 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri being bound and described as follows:

Beginning at the Southeast corner of said Northeast Quarter; thence North 86 degrees 48 minutes 00 seconds West along the South line of said Northeast Quarter, a distance of 1157.93 feet to a point on the West line of the abandoned Burlington Northern Railroad right of way, said line also being the East right of way line of U.S. 71 Highway, as now established; thence North 19 degrees 11 minutes 47 seconds West, along said right of way lines, a distance of 728.89 feet; thence Northwesterly, continuing along said right of way lines, along a curve to the left, being tangent to the last described course, having a radius of 1382.69 feet and a central angle of 15 degrees 22 minutes 42 seconds, an arc distance of 371.12 feet to point on the Easterly right of way line of Blue River Road, as now established; thence North 39 degrees 40 minutes 53 seconds East, along said right of way line, 64.47 feet; thence Northeasterly, along a curve to the right, having an initial tangent bearing of North 39 degrees 43 minutes 04 seconds East with a radius of 778.65 feet, a central angle of 25 degrees

ORDINANCE NO. 140649

25 minutes 10 seconds and an arc distance of 345.45 feet; thence North 65 degrees 25 minutes 52 seconds East, 13.89 feet to a point on the Southwesterly right of way line of relocated 87th Street, as established in a deed filed for record as Document No. K838048 in Book K1824 at page 2321; thence Southeasterly, along said Southwesterly right of way line on a curve to the left, having an initial tangent bearing of South 57 degrees 24 minutes 48 seconds East, a radius of 791.20 feet and a central angle of 25 degrees 56 minutes 36 seconds, an arc distance of 358.25 feet; thence South 57 degrees 24 minutes 48 seconds East, continuing along said Southwesterly right of way line, along the Southeasterly prolongation, a distance of 1001.56 feet to a point on the Southerly line of 87th Street, as established by conveyance of right of way recorded as Document No. A427864 in Book B2944 at page 190; thence Easterly, along said Southerly right of way line, on a curve to the right, having an initial tangent bearing of South 81 degrees 08 minutes 11 seconds East, a radius of 438.34 feet and a central angle of 23 degrees 12 minutes 59 seconds, an arc length of 177.62 feet to a point on the East line of said Northeast Quarter; thence South 2 degrees 20 minutes 12 seconds West, along said East line a distance of 493.02 feet to the point of beginning. Containing 1,187,627 square feet or 27.26 acres, more or less.

to be a blighted area as defined in Section 100.310, RSMo, and more specifically finds that there is a predominance of defective and inadequate street layout, insanitary and unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, and the existence of conditions which endanger life and property by fire and other causes in such planning area and as a result of the predominance of those conditions the planning area in its present condition and use constitutes an economic and social liability and a serious menace to the public health, safety, morals, and welfare.

Section 2. That the First Amendment to the Oxford on the Blue 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 3. That the Council has duly made the findings necessary for compliance with Section 100.300-100.620, RSMo.

Section 4. That a copy of the Oxford on the Blue General Development Plan is attached to this ordinance and is made a part hereof and is hereby approved.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, may be extended to the plan area to the extent and in the manner as provided for in the General Development Plan, subject to the execution of a development agreement between the Planned Industrial Expansion Authority and the developer.

ORDINANCE NO. 140649

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.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney