

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 130412

Approving the Hawthorne Road PIEA General Development Plan consisting of two property parcels on approximately 69.87 acres located within the Northeast Industrial Area, generally bounded by the southern-most part of the Kansas City Power & Light Company Hawthorne Plant Site on the north, the eastern property boundary of 8400 Hawthorne Road on the east, East levee Road on the south, and the Kansas City Southern Railway tracks on the west and declaring that area an insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620. (601-S-1)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri did prepare or cause to be prepared the Hawthorne Road PIEA General Development Plan (“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 and the Plan for the Hawthorne Road Planning Area (“Planning Area”) on March 19, 2013, and recommended approval of the finding of blight for the Planning Area and found the Plan to be in conformance with the general plan for the development of the community as a whole; and

WHEREAS, Bayer CropScience and affiliates (“Bayer”) are owners of a substantial portion of the Planning Area; and

WHEREAS, Bayer has requested some changes to the General Development Plan which are included in the document attached hereto as Exhibit A; and

WHEREAS, the changes requested have been reviewed with City staff, representatives of the City Council, and the PIEA; and

WHEREAS, the Council desires to approve the amendments to the General Development Plan; and

WHEREAS, Section 100.400, RSMo, authorizes the Council to approve the 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.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares the area of approximately 69.87 acres generally bounded by the southern-most part of the Kansas City Power & Light Company Hawthorne Plant Site on the north, the eastern property boundary of 8400 Hawthorne Road on the east, East levee Road on the south, and the Kansas City Southern Railway tracks on the west and more specifically described by metes and bounds as follows:

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 130412

Section 30, Township 50, Range 32 – beginning 965 feet north of the southwest corner of the SE ¼, thence northeast 511.77 feet, thence east 1282.43 feet, thence northeast 88 feet, thence west 1277.57 feet to the easterly right of way line of Kansas City Southern Railway track; thence north 46 degrees east along said right of way 1149.99 feet, thence south 43 degrees east 165 feet, thence south 72 degrees east 41.18 feet, thence south 43 degrees east 589.66 feet, thence north 46 degrees east 650 feet, thence north 70 degrees east 237 feet, thence northeasterly 20 feet to the southerly most corner of Block 14, Hawthorne Plant Site, thence southeast 1335 feet, more or less, thence southwest 25 feet, more or less, thence southeast 60 feet, thence northeast 20 feet, more or less, thence southeast 95 feet to the northerly line of Levee; thence southwest 70 feet, thence southeast 16 feet, thence southwest 160 feet, thence southeast 40 feet, thence southwesterly & westerly along curve to the right & along northerly line of Levee 705.12 feet, more or less; thence northwesterly along said northerly line 630 feet, more or less, thence westerly & southwesterly along Levee 1550 feet, more or less, thence northwest 37 feet, thence southwest 107.66 feet thence north to point of beginning DAF: Thence north 80 degrees west 213.25 feet, thence along curve to the left (radius of 1562 feet) 423.77 feet, thence south 83 degrees west 209.2 feet, thence south 81 degrees west 150.08 feet, thence south 83 degrees west 500 feet, thence north 6 degrees west 37 feet, thence south 83 degrees west 107.66 feet, thence north along west line 301.25 feet to point of beginning.

to be an 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 Hawthorne Road PIEA General Development Plan, as amended, being that area of approximately 69.87 acres generally bounded by the southern-most part of the Kansas City Power & Light Company Hawthorne Plant Site on the north, the eastern property boundary of 8400 Hawthorne Road on the east, East levee Road on the south, and the Kansas City Southern Railway tracks on the west, is hereby approved as amended in Exhibit A.

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.

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 130412

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.

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