

ORDINANCE NO. 071104

Declaring the area generally bounded by 80th Street on the north, Troost Avenue on the east, Campbell Street on the west and extending approximately 140 feet south of 81st Terrace, as a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Land Clearance for Redevelopment Authority Law and approving the Brittany Pointe Apartments Urban Renewal Plan. (662-S)

WHEREAS, the area bounded by 80th Street on the north, Troost Avenue on the east, Campbell Street on the west and extending approximately 140 feet south of 81st Terrace, is (1) blighted by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition or (2) insanitary by reason of a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare; and

WHEREAS, on June 22, 2007, the Land Clearance for Redevelopment Authority of Kansas City, Missouri, adopted a resolution recommending that the area be declared blighted or insanitary and recommending approval of an Urban Renewal Plan for the area; and

WHEREAS, on August 7, 2007, the City Plan Commission reviewed this matter and recommended (1) approval of the designation of the area as blighted or insanitary area and (2) approval of the Urban Renewal Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council finds that the proposed urban renewal area identified as the Brittany Pointe Apartments Urban Renewal Area generally bounded by 80th Street on the north, Troost Avenue on the East, Campbell Street on the west and extending approximately 140 feet south of 81st Terrace, legally described as:

TRACT 1: Lot 1, except that part in Campbell Street, and except the east 130 feet thereof, Dudley Acres, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TRACT 2: The east 130 feet of Lot 1, Dudley Acres, a subdivision in Kansas City, Jackson County, Missouri, except that part in the street.

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TRACT 3: All of Lot 2, and the north one-half of Lot 3, Dudley Acres, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, except that part lying in the street right of way for Troost Avenue and Campbell Street.

Said Tracts 1, 2, and 3 more particularly described as follows: All that part of Lots 1 and 2 together with the north one-half of Lot 3, a subdivision in Kansas City, Jackson County, Missouri, being more particularly described as follows: Commencing at the northwest corner of Lot 1; thence South 89°20'19" East, 25.00 feet along the north line of Lot 1 to the east right-of-way line of Campbell Street to the point of beginning of the tract hereinafter described; thence continuing South 89°20'19" East, 594.50 feet (593.89 feet by plat) to the northeastern corner of lot, said point being on the west right-of-way line of Troost Avenue as now established; thence South 0°00'45" East, 822.06 feet along the east line of Lots 1,2,and 3, also being the west right-of-way line of Troost Avenue, to the southeast corner of the north one-half of Lot 3; thence North 89°22'46" West, 594.67 feet (589.83 feet by plat) along the south line of the north one-half of Lot 3 to a point 25.0 feet east of the west line of Lot 3, said point being on the east right-of-way line of Campbell Street; thence North 0°00'00" East, 822.48 feet to the point of being.

is a blighted or insanitary area in need of redevelopment or in need of rehabilitation and is appropriate for an urban renewal project by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, pursuant to Chapter 99, RSMo.

Section 2. That the Council finds that the Urban Renewal Plan is feasible and in conformity with the general plan for the development of the community as a whole.

Section 3. That the Brittany Pointe Apartments Urban Renewal Plan, a copy of which is on file in the office of the City Clerk with this ordinance and is hereby approved.

I hereby certify that as is required by Chapter 99, Revised Statutes of Missouri, all public notices have been given and hearings have been held.

Secretary, City Plan Commission

Approved as to form and legality:

Heather A. Brown
Assistant City Attorney