

ORDINANCE NO. 120223

Approving the 39th Terrace PIEA General Development Plan on about 3.5 acres generally located on the block bounded by W. 39th Terrace on the north, W. 40th Street on the south, Broadway on the west and Central Street on the east; declaring that area a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law, Sections 100.300-100.620, RSMo.; and authorizing ad valorem tax exemption benefits as set out in the Plan. (694-S)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri (the "Authority") did prepare or cause to be prepared a General Development Plan for the 39th Terrace PIEA Planning Area ("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 reviewed the finding of blight and the Plan for the 39th Terrace PIEA Planning Area ("Planning Area") on February 7, 2011, 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, Section 100.400, RSMo, authorizes the Council to approve a 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; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council declares that portion of the following described area of approximately 3.5 acres generally located on the block bounded by W. 39th Terrace on the north, W. 40th Street on the south, Broadway on the west and Central Street on the east, more specifically described by metes and bounds as follows:

Lots 1 through 12, John Harris Addition to Westport, a subdivision in Kansas City, Jackson County, Missouri, and the vacated alley adjacent said lots as now established.

to be a blighted, 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.

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Section 2. That the 39th Terrace PIEA Planning Area General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and is hereby approved. A copy of said Plan is attached to this ordinance and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Sections 100.300-100.620, RSMo.

Section 4. That the Plan is hereby found to be feasible and in conformance with the general plan for the development of the community as a whole.

Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, are hereby extended to the Planning Area to the extent and in the manner as provided for in said Plan, and subject to the execution of a development agreement with the 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:

Cecilia Abbott
Senior Associate City Attorney