

Zoning-Existing

The existing zoning in the Planning Area falls within two zoning classes.

Zoning Classification	Purpose
M2A	The M2 zoning classification is primarily designed for certain permitted heavy industrial uses. Identified uses are outlined in Sec. 80-190 of the Kansas City Zoning Ordinance.
R4	The intent of the R4 classification is to preserve and promote more dense residential usage. This section applies to apartment houses, row houses and converted dwellings.

\*City of Kansas City, Missouri Zoning Ordinance.

Blight Analysis Findings

Blight analysis indicates that the redevelopment area suffers from numerous unfavorable blighting factors, as delineated in 100-310 RSMo, all described in detail in the Blight Analysis for the Planning Area. These factors include:

- **Insanitary or Unsafe Conditions.** The Planning Area exhibits insanitary and unsafe conditions, as well as potential environmental liabilities.
- **Deteriorating Site Improvements.** Due to the age and vacancy of improvements within the Planning Area, significant site improvement deterioration has occurred.
- **Economic Liability/Economic Underutilization.** Due to the age and physical layout of the facilities, vacancy of improvements, and potential environmental liabilities, the Planning Area represents an economic liability or an economic underutilization to itself and the surrounding areas.

The intent of this Plan is to remediate various blighting factors within the Planning Area, including, but may not be limited to: the remediation of certain environmental liabilities, the modernization and/or construction of new facilities and the replacement of curbs, gutters, and sidewalks, as well as the removal of overhead utility lines.

**FILED<sup>2</sup>**

MAR 14 2006

Missouri Public  
Service Commission

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