

CITY OF FOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

Office of the City Clerk

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Kansas City, Missouri 64106

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CERTIFICATE OF THE CITY CLERK

I, Millie M. Crossland, City Clerk of Kansas City, Missouri, certify the attached is a true and correct copy of:

Chapter(s): 80-Zoning, 80-172- Application for establishment of URD district

Charter Section(s):

Ordinance(s):

Resolution(s):

Other(s):

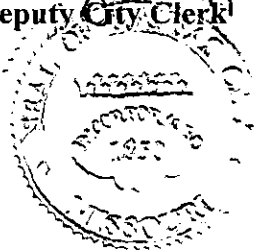
The above appears in records and is on file in the Office of the City Clerk, 25th Floor, City Hall, Kansas City, Missouri.

IN TESTAMONY WHEREOF, I have set my hand and affixed the seal of the City on this 3rd day of March, 2006.

Millie M. Crossland
City Clerk

By

Misty Phipps
Deputy City Clerk



FILED²

MAR 14 2006

Missouri Public
Service Commission

Exhibit No. 11
Case No(s) EC-2006-0332
Date 3-06-06 Rptr KF

(b) Planned districts are intended to facilitate the following development objectives:

- (1) Encouragement of a more efficient and effective relationship among land use activities.
- (2) Preservation and enhancement of natural phenomena and or architecturally significant features.
- (3) Enhancement of redevelopment areas to accommodate effective redevelopment.
- (4) Assurance of a redevelopment project that will integrate full development of the property and maintain harmonious uses within and without the district.

(Code of Gen. Ords. 1967, § 39.170; Ord. No. 56959, 10-11-84; Ord. No. 961596, § A, 6-26-97)

Cross reference—Urban redevelopment, ch. 74.

Sec. 80-171. Conditions for establishment of URD district.

a. No urban redevelopment district shall be established unless and until a property has been designated as a blighted area, a conservation area, or an economic development area and a redevelopment plan has been approved by the city council which includes the property subject to the rezoning as a part thereof. However, designation of a blighted area, a conservation area, or an economic development area and approval of a redevelopment plan may occur simultaneously with the rezoning to district URD which is in conformance with a redevelopment plan approved pursuant to a declaration of a blighted area, or an economic development area. For purposes of this district, the declaration of blighted area, conservation area, or an economic development area shall be pursuant to the provisions of the Land Clearance for Redevelopment Law (RSMo 99.300), Real Property Tax Increment Allocation Redevelopment (RSMo 99.800), Urban Redevelopment Corporations Law (RSMo ch. 353) or Planned Industrial Expansion Authority (RSMo 100.300). Further, the redevelopment plan as referenced in this section shall be that plan required by such statutory sections.

b. An application for an urban redevelopment district under the declaration as a blighted area, a conservation area or an economic development

area under the Real Property Tax Increment Allocation Redevelopment Act may only be filed with the city after the Tax Increment Financing Commission has provided the 45-day notice of public hearing provided for under RSMo 99.830.3. the city plan commission shall conduct a public hearing on the application for an urban redevelopment district but shall not vote on said application until a recommendation has been made to the city council from the Tax Increment Financing Commission regarding approval of the Tax Increment Financing Plan or the designation of a developer to implement a redevelopment plan affecting the property.

(Code of Gen. Ords. 1967, § 39.171; Ord. No. 56959, 10-11-84; Ord. No. 65482, 5-24-90; Ord. No. 931085, 10-14-93; Ord. No. 961596, § A, 6-26-97)

Sec. 80-172. Application for establishment of URD district.

(a) Any governmental agency or corporation having the power of eminent domain or an owner or owners of assembled properties or successors in interest or designated developers or an applicant for designation as a developer under RSMo 99.800, may submit an application for an urban redevelopment district subject to the procedure set forth in sections 80-350 and 80-360.

(b) An application for an urban redevelopment district shall be accompanied by a development plan. The plan shall include the following information:

- (1) Name of development.
- (2) Name, address and phone number of person or firm that prepared the plan.
- (3) Date plan prepared and any revision dates.
- (4) Graphic and written scale of one inch equals 10, 20, 30, 40, 50, 60 or 100 feet. A scale of one inch equals 200 feet may be used for applications consisting of over 200 acres.
- (5) A legal description of the property.
- (6) A general plan for landscaping, signage, lighting and architectural features, if such architectural features are critical to the development of the project site.

- (7) North arrow.
- (8) Location map identifying boundaries of property in relation to major streets.
- (9) Existing property lines identifying point of beginning and distances and bearings of property lines, consistent with the submitted legal description of the application.
- (10) Identification and written dimensions of the width from centerline and total width of existing perimeter and interior streets, other rights-of-way, and existing easements.
- (11) Identification and written dimensions of the total width of pavement of existing streets.
- (12) Identification and written dimensions of additional street right-of-way to be dedicated and width of any proposed interior streets and easements.
- (13) Location and written dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property, with off-set dimension from the centerlines of such streets and private access.
- (14) Name of adjacent platted subdivision and identification of lot number and tracts.
- (15) Location, identification and dimension of proposed lots and tracts.
- (16) Location of proposed buildings and structures and existing buildings and structures to remain, with written dimensions of setback from proposed street right-of-way and adjacent property lines, dimensions of building width and length, number of floors, gross floor area per floor, and total building area. Residential buildings shall identify, in addition, the number of dwelling units per floor and the total number of dwelling units.
- (17) Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, outdoor storage and sales areas, and other paved areas.
- (18) Location of proposed or existing parking spaces, aisles, and drives with written setback dimensions from proposed street rights-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking aisles.
- (19) Location and identification of proposed and existing signs to be retained, with written setback from proposed street right-of-way, and type, height and area of sign. Elevations of freestanding signage to portray this information may be provided on the site plan.
- (20) Location and identification of boundaries and phase numbers of the development if proposed to be platted or developed in phases, including the buildings, structures, access and parking areas in each phase.
- (21) Existing and proposed topography with contours at an interval of not less than five feet and with approximate first floor elevations of buildings.
- (22) Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, and other pertinent site features.
- (23) A written legend which utilizes numbers or letters to allow cross reference and includes the following information in the following order:
 - a. Existing zoning of property and proposed zoning, including types of planned district requested.
 - b. Total land area in square feet or acre.
 - c. Land area or acres for existing and proposed street right-of-way.
 - d. Net land area or acres.
 - e. Proposed use or uses of each building and structure.

- (7) North arrow.
- (8) Location map identifying boundaries of property in relation to major streets.
- (9) Existing property lines identifying point of beginning and distances and bearings of property lines, consistent with the submitted legal description of the application.
- (10) Identification and written dimensions of the width from centerline and total width of existing perimeter and interior streets, other rights-of-way, and existing easements.
- (11) Identification and written dimensions of the total width of pavement of existing streets.
- (12) Identification and written dimensions of additional street right-of-way to be dedicated and width of any proposed interior streets and easements.
- (13) Location and written dimensions of the widths of existing or proposed private vehicular access into the property from perimeter streets and location of existing or approved accesses on properties adjacent or opposite the property, with off-set dimension from the centerlines of such streets and private access.
- (14) Name of adjacent platted subdivision and identification of lot number and tracts.
- (15) Location, identification and dimension of proposed lots and tracts.
- (16) Location of proposed buildings and structures and existing buildings and structures to remain, with written dimensions of setback from proposed street right-of-way and adjacent property lines, dimensions of building width and length, number of floors, gross floor area per floor, and total building area. Residential buildings shall identify, in addition, the number of dwelling units per floor and the total number of dwelling units.
- (17) Identification of proposed or existing use or uses within each building, building entrances and exits, docks or other service entrances, outdoor storage and sales areas, and other paved areas.
- (18) Location of proposed or existing parking spaces, aisles, and drives with written setback dimensions from proposed street rights-of-way and adjacent property lines; typical width and length of parking spaces; number of parking spaces per row; and width of parking aisles.
- (19) Location and identification of proposed and existing signs to be retained, with written setback from proposed street right-of-way, and type, height and area of sign. Elevations of freestanding signage to portray this information may be provided on the site plan.
- (20) Location and identification of boundaries and phase numbers of the development if proposed to be platted or developed in phases, including the buildings, structures, access and parking areas in each phase.
- (21) Existing and proposed topography with contours at an interval of not less than five feet and with approximate first floor elevations of buildings.
- (22) Location and identification of any proposed and any existing site features to be retained, including detention areas, retaining walls, and other pertinent site features.
- (23) A written legend which utilizes numbers or letters to allow cross reference and includes the following information in the following order:
 - a. Existing zoning of property and proposed zoning, including types of planned district requested.
 - b. Total land area in square feet or acre.
 - c. Land area or acres for existing and proposed street right-of-way.
 - d. Net land area or acres.
 - e. Proposed use or uses of each building and structure.

- f. Height above grade of buildings and structures and number of floors of each building.
- g. Gross floor area per floor and total of each building. Residential buildings shall also include type of dwelling units, number of dwelling units per floor, and total number of dwelling units.
- h. Building coverage and floor area ratio.
- i. Residential development shall, in addition, identify gross and net density.
- j. Ratio of required number of parking spaces for each use and amount of required proposed parking spaces.
- k. Commencement and completion dates for each phase.
- l. Applications for amendments to development plans shall include a written description of the changes to the approved development plan, including any changes in use, phases, parking, signage or site arrangement.

(24) Any other information necessary for a determination as to the suitability of the plan for the site.

(Code of Gen. Ords. 1967, § 39.172; Ord. No. 56959, 10-11-84; Ord. No. 961596, § A, 6-26-97)

Sec. 80-173. Specific requirements for URD district.

(a) *Use, height, floor area ratio, density, bulk and setback requirements.* The use, height, floor area ratio, number of dwelling units, bulk and setbacks in the URD district shall be those as established on the development plan as approved by the city council, with the following exceptions:

- (1) The uses in a URD district shall include residential, commercial or light indus-