

Attachment 2:

Committee Substitute for Ordinance No. 041081

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 041081

Approving the 25th and Southwest Boulevard (PIEA) General Development Plan for an area of approximately 3.1 acres generally bounded by Southwest Boulevard and 25th Street on the north, Belleview Avenue on the east, 26th Street on the south and a City alleyway just east of Southwest Boulevard and Southwest Boulevard on the west; declaring the area included in such plan to be a blighted, unsanitary or undeveloped industrial area and its redevelopment necessary.

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri did prepare or cause to be prepared the 25th and Southwest Boulevard (PIEA) 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 of the 25th and Southwest Boulevard (PIEA) General Development Plan on September 7, 2004, as evidenced by its resolution and has found said plan to be conformance with the general plan for the development of the community as a whole, a copy of which resolution is attached hereto and incorporated herein by reference as Exhibit "A"; 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 the area of approximately 3.1 acres generally bounded by Southwest Boulevard and 25th Street on the north, Belleview Avenue on the east, 26th Street on the south and a City alleyway just east of Southwest Boulevard and Southwest Boulevard on the west, and more specifically described by tax parcel as follows:

All of Lots 1 through 47 inclusive, together with the alleys and part of vacated Southwest Boulevard adjacent thereto, and also including part of Belleview Avenue adjacent thereto, all lying in Block 4, Gates Addition, a subdivision in the Southeast Quarter of Section 7, Township 49 North, Range 33 West, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the Northwest corner of Lot 33, Block 4, Gates Addition; thence South 54 degrees 09 minutes 17 seconds East along the North line of said Lot 33 a distance of 53.89 feet to the Northeast corner of said Lot 33; thence South 87 degrees 46 minutes 51 seconds East a distance of 27.50 feet to a point on the centerline of Belleview Avenue; thence South 2 degrees 13 minutes 09 seconds West along the centerline of Belleview Avenue a distance of 258.51 feet to a point on the

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Westerly prolongation of a line that lies 8.50 feet South of and parallel with the South line of Block 5 of said Gates Addition; thence South 87 degrees 46 minutes 51 seconds East along said prolongation a distance of 27.50 feet to a point on the East right of way line of Belleview Avenue; thence South 2 degrees 13 minutes 09 seconds West along the East right of way line of Belleview Avenue a distance of 374.29 feet to a point on the North right of way line of 26th Street; thence North 87 degrees 20 minutes 34 seconds West along the North right of way line of 26th Street and the South line of Lots 20 through 26 of said Block 4 a distance of 346.79 feet to a point; thence North 55 degrees 06 minutes 39 seconds West along the North right of way line of 26th Street and the South line of said Lot 26 a distance of 45.30 feet to a point on the East line of an existing alley; thence North 34 degrees 57 minutes 43 seconds East along the East line of said alley a distance of 299.99 feet to a point on the Easterly prolongation on the South line of Lot 47 of said Block 4; thence North 55 degrees 06 minutes 25 seconds West along the South line of said Lot 47 and its prolongation a distance of 136.49 feet to a point on the East right of way of Southwest Boulevard as established by the partial vacation as filed in Book 175 at Page 627; thence North 34 degrees 44 minutes 36 seconds East along the East right of way of said Southwest Boulevard a distance of 389.43 feet to a point on the Westerly prolongation of the North line of said Lot 33; thence South 54 degrees 09 minutes 17 seconds East along said prolongation a distance of 33.98 feet to the POINT OF BEGINNING and containing 171,588 Square Feet or 3.939 Acres, more or less.

to be a blighted, unsanitary 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 25th and Southwest Boulevard (PIEA) General Development Plan being that area of approximately 3.1 acres generally bounded by Southwest Boulevard and 25th Street on the north, Belleview Avenue on the east, 26th Street on the south and a City alleyway just east of Southwest Boulevard and Southwest Boulevard on the west, is hereby approved. A copy of said plan is attached hereto and incorporated herein by reference as Document No. 041081.

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.

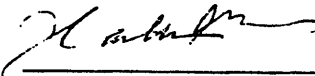
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Section 5. That the ad valorem tax exemption benefits as authorized in Section 100.570, RSMo, or, in the alternative, through the ownership of the property by the Planned Industrial Expansion Authority, are hereby extended to the plan area to the extent and in the manner as provided for in said General Development Plan, and subject to the execution of a development agreement between the Planned Industrial Expansion Authority and the developer.

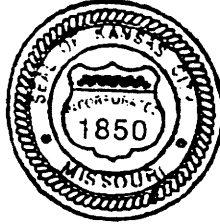
I hereby certify that as required by Chapter 100, RSMo, as amended, all public notices have been given and public hearings held, as required by law.

Secretary, City Plan Commission

Approved as to form and legality:



Heather A. Brown
Assistant City Attorney



Authenticated as Passed

Kay Barnes
KAY BARNES, Mayor

[Signature]
City Clerk

DATE PASSED OCT 28 2004