



City Planning & Development Department

Development Management Division

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STAFF REPORT

August 4, 2015

(18)

RE: Case No. 725-S, Red Bridge Shopping Center PIEA Plan

APPLICANT/AGENT: David Macoubrie
Planned Industrial Expansion Authority
20 E 5th St, Suite 200
Kansas City, MO 64106

LOCATION: Generally located at the southwest corner of E Red Bridge Rd and S Holmes Rd.

REQUESTS: To consider approval of the Red Bridge Shopping Center PIEA General Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.

AREA: About 17 acres.

SURROUNDING LAND USE:

North	Red Bridge Rd, beyond which are commercial uses zoned B4-5 (Heavy Business/Commercial).
South	DeVry University, zoned B4-5.
East	Holmes Rd, beyond which is Minor Park zoned R-80 (Residential 80).
West	Red Bridge Library and residential uses, zoned B4-5.

MAJOR STREET PLAN: Holmes Rd is classified as a four-lane local link with 100 ft of right-of-way. Red Bridge Rd is classified as a two-lane boulevard with 100 ft of right-of-way.

LAND USE PLAN: The South Development Area Plan, adopted by Committee Substitute for Ordinance 38861 recommends commercial retail uses.

ARTERIAL STREET IMPACT FEE: The property is located within Benefit District G and is subject to impact fees as required by Chapter 39.
(Informational only)

PREVIOUS CASES: None.

EXISTING CONDITIONS:

The plan area consists of three parcels comprising 17 acres and is developed as Red Bridge Shopping Center. The plan area consists of the three main shopping center buildings in the center of the site facing Holmes Rd, extending westward along Red Bridge Rd to Oak St including a building housing a day care at this location. Four other buildings commonly associated with the center are under separate ownership and excluded from the plan. These buildings include the Red Bridge branch of the Mid-Continent Public Library, located

immediately to the west of the shopping center, and three out parcels along Holmes consisting of a gas station, CVS and bank.

PLAN REVIEW:

The owner is seeking a finding of blight and approval of the Red Bridge Shopping Center PIEA General Development Plan for the plan area.

City Staff does not comment on whether the site is blighted or not, however a blight analysis has been prepared by Belke Appraisal & Consulting Services and the plan provides the following as blighting aspects:

- 1) Deterioration of site improvements,
- 2) Insanitary and unsafe conditions which are also exacerbated by defective and inadequate street layout and improper subdivision or obsolete platting, and by conditions which endanger life and property by fire and other causes.

Specific blighting conditions include:

- 1) Economic liability (underutilization, extensive vacancy (58.1% in a submarket operating at 11.4%), and
- 2) Improper and unrealized assessment and taxation, and
- 3) Social liabilities (vandalism, graffiti, vagrancy, trash, illegal dumping, standing water, deteriorating drives and parking lots, deteriorating curbs and sidewalks, deteriorating exterior walls, deteriorating roofs and ceiling collapses, deteriorating docks, lack of comprehensive fire sprinklers, environmental issues (ACM's, LBP, mold, potential PCB's), exposed electrical wiring and obsolete wiring, and dysfunctional building level transitions (lack of ADA compliance).

The goal of the General Development Plan is to facilitate "*Rehabilitation of the existing Red Bridge Shopping Center that consists of approximately 145,000 square feet of retail space and is nearly 50% vacant. Total project cost is estimated at \$10.7 million*" and identifies the following specific redevelopment strategies:

- 1) Sustainable development and redevelopment incorporating innovative, green practices that will protect the environment, conserve natural resources, and promote public health, safety and welfare;
- 2) Development proposals must be consistent with the policies established within the FOCUS Kansas City Plan;
- 3) Integrate development to be consistent with the existing character of the surrounding natural environment and neighborhoods;
- 4) Develop and revitalize vacant and underutilized property;
- 5) Increase safety in the area through the use of improved lighting, fencing, and general maintenance;
- 6) Provide safe, convenient surface and/or structured parking;
- 7) Beautify the area by improving streetscapes, cleaning up the Planning Area, and generally removing the existing blighting, insanitary, or undeveloped industrial area elements;
- 8) Improve basic infrastructure within the Planning Area; and
- 9) Require development within the Planning Area to conform with the current updates of plans and planning guidelines, as such may be amended:
 - a. FOCUS, Kansas City
 - b. Red Bridge Area Plan (future)
 - c. South Development Area Plan

- d. Major Street Plan
- e. Parks, Recreation, Boulevards and Greenways Plan
- f. Trails KC Plan, and
- g. All other adopted City Plans.

The plan states that the plan area will become eligible for tax abatement as per state law, which means that property within the plan area is eligible for up to 100% property tax abatement for a period of up to 25 years and that during the first 10 years of said 25-year period, the property is subject to real property taxes assessed on the land exclusive of improvements during the calendar year preceding the calendar year during which the urban redevelopment corporation acquired title to the property. The plan requires payment of PILOTS during the first 10 years of the 25 year period in the amount necessary to equal the total real property taxes on the land and improvements during the tax year immediately preceding purchase of the property by the corporation.

While the PIEA has statutory right to exercise eminent domain, the plan notes that the PIEA does not anticipate using it except possibly to clear title and will limit its use to five years from approval of the plan.

Allowed uses within the plan area shall be consistent with those allowed by city zoning. The plan also requires rezoning to District UR (Urban Redevelopment) for all redevelopment seeking abatement or other incentives unless such development follows Department of Interior Standards or rezoning is waived by the Director of City Planning and Development, but provides no criteria as to when a project should be waived. Staff suggests that rezoning to District UR may be waived if the proposed redevelopment meets the criteria of a minor amendment, as specified by 88-570-02-H of the zoning and development code and outlined below:

1. The proposed redevelopment does not increase building coverage by more than 10%, cumulative;
2. The proposed redevelopment does not increase the cumulative floor area by more than 10% or 1,500 square feet, whichever is less;
3. The proposed redevelopment does not increase building height by more than 10% or 6 feet, whichever is less;
4. The proposed redevelopment does not increase the total cumulative impervious surface coverage by more than 10% or 2,000 square feet, whichever is less;
5. The proposed redevelopment does not involve extensive site modifications;
6. The proposed redevelopment does not increase the number of dwelling units or residential occupancy by more than 10%; or
7. The proposed redevelopment does not, in the determination of the city planning and development director, have impacts that warrant city plan commission, city council or board of zoning adjustment review of the application.

The plan area falls within the South Development Area Plan, adopted in December 1970, which recommends commercial retail uses for the subject property. This area plan does not provide specific design guidelines; therefore the applicant has included the design guidelines of the Hickman Mills Area Plan within the PIEA plan which will apply to redevelopment within the plan area. Staff from the Long Range Planning Division has suggested that the existing area plan will be replaced within the next few years with a plan that would include design guidelines and does not necessarily support the inclusion of the guidelines from the Hickman Mills Area Plan at

this location. Long Range staff would like to work with the applicant to identify different design guidelines to include in the plan for use during the period prior to adoption of the new area plan.

RECOMMENDATION:

City Planning and Development Staff RECOMMENDS APPROVAL of Case No. 725-S, Red Bridge Shopping Center PIEA General Development Plan, based on the application, plans, and documents provided for review prior to the hearing, subject to the following conditions:

1. That prior to City Council consideration, the applicant work with staff to identify design guidelines to include within the PIEA plan which would apply to redevelopment and rehabilitation of the property until such time a new area plan containing design guidelines is adopted and that the PIEA plan is revised accordingly.
2. That prior to City Council consideration, the applicant revise the plan to provide criteria establishing when rezoning to UR may be waived by the director consistent with the criteria in 88-570-02-H of the zoning and development code.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joe Rexwinkle". The signature is fluid and cursive, with the first name "Joe" being particularly prominent.

Joseph C. Rexwinkle, AICP
Planner