

ORDINANCE NO. 140141

Approving the Seven301 PIEA General Development Plan on approximately 10 acres generally located on the west side of N.W. Prairie View Road and I-29, between N.W. Old Tiffany Springs Road and N.W. Donovan Drive, and declaring the area a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620. (704-S)

WHEREAS, the Planned Industrial Expansion Authority of Kansas City, Missouri did prepare or cause to be prepared the Seven301 PIEA General Development Plan ("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 the Plan for the Seven301 Planning Area ("Planning Area") on January 7, 2014, 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 the 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 10 acres generally located on the west side of N.W. Prairie View Road and I-29, between N.W. Old Tiffany Springs Road and N.W. Donovan Drive, and more specifically described by metes and bounds as follows:

Beginning at the intersection of the northerly prolongation of the center line of vacated Avion Avenue, as now established, with the north right-of-way line of NW Old Tiffany Springs Road, as now established; thence east, southeast, and east along said north right-of-way line to its intersection with the west right-of-way line of NW Prairie View Road, as now established; thence south along said west right-of-way line to its intersection with the centerline of NW Donovan Drive, as now established; thence west along said centerline to its intersection with the center line of vacated Avion Avenue, as now established; thence north along said center line to the point of beginning (approximately 10 acres).

to be an 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

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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.

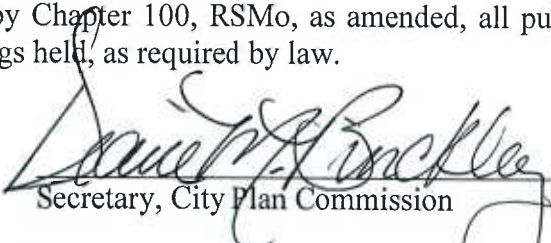
Section 2. That the Seven301 PIEA Planning Area General Development Plan prepared by the Authority and recommended to the Council is intended to and shall affect and be applicable to only the real property specifically described in Section 1 above and is hereby approved. A copy of said Plan is attached to this ordinance and is made a part hereof.

Section 3. That the Council has duly made the findings necessary for compliance with Section 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 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 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:


Sarah Baxter
Assistant City Attorney



Authenticated as Passed


Sly James, Mayor


Marilyn Sanders, City Clerk
MAR 06 2014

Date Passed