CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

July 18, 2023

Project Name
Martini Flats UR Plan

Docket #10

Request
10.1 CD-CPC-2023-00060
Tax Incentive Plan

10.2 CD-CPC-2023-00083
UR Plan

Applicant
Rob Young
RL Buford

Owner
Kevin Green

Location	3116 Oak St
Area	About 1 acre
Zoning	R-1.5
Council District	4th
County	Jackson
School District	KCMO 110

Surrounding Land Uses
North: Commercial Uses, Zoned B4-5
South: Residential Uses, Zoned M1-5
East: Industrial Uses, Zoned M1-5
West: Residential Uses, Zoned M1-5

Major Street Plan
The City's Major Street Plan does not identify any streets at this location.

Land Use Plan
The Midtown/Plaza Area Plan recommends Residential High Density uses for the subject property.

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

PROJECT TIMELINE
The application for the subject request was filed on April 20, 2023. Scheduling deviations from 2023 Cycle L have occurred.

- Companion UR Plan needed- applied for on 5-11-23

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED
There are no registered neighborhood associations tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT
Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on June 14, 2023. A summary of which is attached to the staff report, see attachment #2.

EXISTING CONDITIONS
The subject site is currently undeveloped. It is located in the Martini Corner area. To the west and south are residential uses. To the north and east are commercial and industrial uses. There is no associated regulated stream with the subject site.

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of an Urban Redevelopment Plan in District R-1.5 and accompanying Tax Incentive Plan on about 1 acres generally located on the west side of Oak Street between Linwood Boulevard and 31st Street allowing for the creation of 12 lots.

CONTROLLING CASE
There is no controlling case for this application.

PROFESSIONAL STAFF RECOMMENDATION
Docket #10.1 Recommendation: **Approval**
Docket #10.2 Recommendation: **Approval with Conditions**

RELEVANT CASES

Case No. CD-CPC-2022-00163 – Ordinance 221088 approved by City Council on January 5, 2023, City Council approved a rezoning from District M1-5 (Manufacturing) to District R-1.5 (Residential) on about 1.3 acres generally located on the west side of Oak Street between E. 31st Street on the north and E. Linwood Boulevard on the south.

Case No. CD-CPC-2022-00167 – Resolution 221084 approved by City Council on January 5, 2023 City Council amended the Midtown/ Plaza Area Plan by changing the recommended land use from Residential Medium-High Density land use to Residential High Density land use designation on about 1.3 acres generally located on the west side of Oak Street between E. 31st Street on the north and E. Linwood Boulevard on the south.

Case No. CD-CPC-2022-00214 – On April 13, 2023, the Development Review Committee approved a Preliminary Plat in District R-1.5 on about 1 acre generally located on the west side of Oak Street between Linwood Boulevard and 31st Street creating 12 lots.

PLAN REVIEW

The proposed Urban Redevelopment Plan shows 12 single family lots. Each lot will only have vehicular entrance from the rear alley. No curb cuts will be allowed on Oak Street to allow for more on-street parking as Martini Corner grows and accumulates more businesses and patrons. Per the Infill Ordinance which went into effect earlier this year- when an improved alley is present it must be used for vehicular ingress/egress.

The plan shows 12 lots which are 35 -40 feet wide. With 10 of them being 35 foot wide. The front setback from the public right of way will be 15 foot for all homes built. This is contextual with the two single family homes to the south and will create a uniform block face on Oak Street. Additionally, this reduced front setback will allow for vehicular entrance for homeowners in the rear alley. The applicant has worked with staff to provide a 10-foot cross access easement adjacent to the alley to allow for ease of vehicular circulation and turning radius. This no-build easement will essentially be an extension of the alley.

The applicant has approval of a preliminary plat which shows the same layout as the preliminary plat sheet located in this UR Plan. However, they must rezone to UR to receive tax incentives through the accompanying Tax Incentive Plan.

UR Final Plans are not being requested for this UR Plan as the 12 single family homes will not have any architectural requirements. A condition waiving this requirement has been added.

PLAN ANALYSIS

***indicates adjustment/deviation requested**

Standards	Applies	Meets	More Information
Lot and Building Standards (88-280)	Yes	No	
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes	Applicant has elected to pay in lieu of dedication
Parking and Loading Standards (88-420)	Yes	Yes	Applicant is providing rear access only as would be required under Infill Standards.
Landscape and Screening Standards (88-425)	No		
Outdoor Lighting Standards (88-430)	No		
Sign Standards (88-445)	No		
Pedestrian Standards (88-450)	Yes	Yes	Applicant is proposing a sidewalk along Oak Street with no proposed curb cuts for vehicular conflicts.

SPECIFIC REVIEW CRITERIA

Development Plans, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. **The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;**
Proposed UR Plan complies with all standards of the Zoning and Development Code.

B. **The proposed use must be allowed in the district in which it is located;**
The proposed use of Single Family Residential proposed in the UR Plan is allowed by the existing zoning and the Midtown/Plaza Area Plan.

C. **Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;**
Vehicular ingress and egress to and from the site is not inhibited by this UR Plan and is proposed to only be from the alley. This reduces possible pedestrian conflicts.

D. **The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;**
The proposed UR Plan does not inhibit pedestrian circulation and safety.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.
Adequate utilities are existing on site or proposed for the UR Plan.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.
Proposed structures are compatible with the adjacent properties located along Oak Street.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.
The proposed UR Plan does not provide a landscape plan other than the required Street Tree Planting Plan. Each single family home will have their own landscaping.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.
Excess impervious area is not proposed with this UR Plan.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.
There are no existing trees on this site and a street tree planting plan has been provided.

ATTACHMENTS

1. Conditions Report
2. Public Engagement Summary
3. Applicants Submittal
4. Tax Incentive Documents from EDC

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends following as stated in the attached conditions report.

Docket #10.1 Recommendation: **Approval**
Docket #10.2 Recommendation: **Approval with Conditions**

Respectfully Submitted,

Matthew Barnes
Planner

Plan Conditions

Report Date: July 07, 2023

Case Number: CD-CPC-2023-00083

Project: Martini Flats

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. The City Council grants a waiver of the requirement for a UR Final Plan to be submitted on each lot.
2. As indicated on the plat, the developer shall pay money in lieu of parkland for the 12 proposed single family lots. The developer shall pay fee prior to recording of Final Plat.
3. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
4. The developer must submit covenants, conditions and restrictions to the Land Development Division for review by the Law Department for approval for the maintenance of private open space and enter into a covenant agreement for the maintenance of any stormwater detention area tracts, prior to recording the plat.
5. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the entire site to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system and manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.
6. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri.
7. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
8. That the west half of Oak Street shall be improved to Residential local standards as required by Chapter 88, to current standards, including curbs and gutters, sidewalks, street lights, relocating any utilities as may be necessary and adjusting vertical grades for the road, etc., and obtaining required permit from Land Development Division for said improvement prior to recording the plat or prior to issuance of a Building Permit, whichever occurs first.
9. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)
10. That no driveway access shall come from Oak Street and must utilize the alley to the west as required by the Infill Residential Development Ordinance which prohibits vehicular access when an improved alley is present.
11. The developer shall secure approval of a street tree planting plan from the City Forester and plant according to said plan prior to recording the final plat.

Martini Flats - 3116 Oak Street, Kansas City, MO

Re: Rezoning from R 1.5 to UR and related Development Plan

12 single family homes

June 14, 2023 · 4:00 – 5:00pm

Google Meet joining info

Video call link: https://meet.google.com/ftz-mxyw-wwk

Or dial: (US)+1 574-337-3587 PIN: 363 985 760#

No neighboring property owners attended the meeting or responded to the letter. The meeting was moderated by Rob Young, who remained online from 4:00 – 5:00. The only other attendee was the agent for the Owner, Sam Lewis.

MARTINI FLATS

URBAN REDEVELOPMENT PLAN

JACKSON COUNTY

KANSAS CITY, MISSOURI

SEC. 17-49N-33W

APN NO.(S): JA29840091500000000
JA29840091100000000
JA29840090600000000
JA29840090500000000
JA29840090400000000
PLAN NO. CD-CPC-2023-00083

SECOND CREEK IS THE WATERSHED FOR THE PROJECT
DISTURBED AREA = 0.51 ACRES
TOTAL SITE AREA = 1.28 ACRES

ENGINEER _____

6-29-23
DATE

DEVELOPER:
SKYLINE HOMES KC, LLC
6610 ROYAL STREET
PLEASANT VALLEY, MO 64068
(816) 407-7500
KEVIN GREEN

ACCEPTED BY:

_____

6-29-23
DATE

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	PRELIMINARY PLAT
4	UTILITY PLAN
5	CONCEPT STREETSCAPE PLAN
6	CONCEPT BUILDING ELEVATIONS

UTILITIES INVOLVED

EVERGY	1-888-471-5275
AT&T	1-800-464-7928
SPIRE GAS	1-800-756-5252
KANSAS CITY, MO. WATER DEPT.	816-513-2332
KANSAS CITY, MO. TRANSPORTATION DEPT.	816-513-2682
KANSAS CITY, MO. POLLUTION CONTROL DEPT.	816-513-2174
SPECTRUM	816-358-8833
MISSOURI ONE CALL SYSTEM	1-800-DIG-RITE

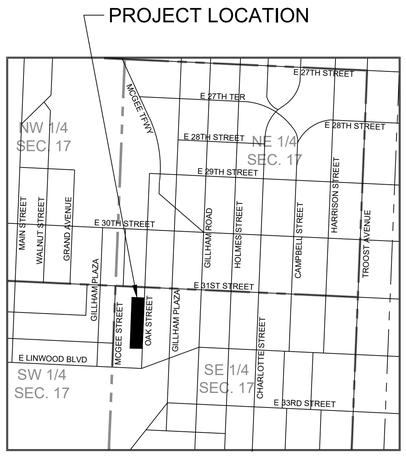
UTILITIES NOTE:

THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

PROPERTY DESCRIPTION:

THE SOUTH 32 FEET OF LOT 10, AND ALL OF LOTS 11 THROUGH 20 INCLUSIVE, SPRINGFIELD PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 20; THENCE N02°27'24"E, ALONG THE WESTERLY LINES OF SAID LOTS 10 THROUGH 20, A DISTANCE OF 431.07 FEET; THENCE S87°26'18"E, A DISTANCE OF 129.17 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 10; THENCE S02°22'35"W, ALONG THE EASTERLY LINES OF SAID LOTS 10 THROUGH 20, A DISTANCE OF 431.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE N87°24'54"W, ALONG THE SOUTHERLY LINE OF SAID LOT 20, A DISTANCE OF 129.77 FEET TO THE POINT OF BEGINNING.

PROJECT LOCATION



LOCATION MAP
NOT TO SCALE

PROPERTY OWNER:
SKYLINE HOMES KC, LLC
6610 ROYAL STREET
PLEASANT VALLEY, MO 64068
(816) 407-7500
kevin@kevingreenhomes.com

SURVEYOR:
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14069
PARKVILLE, MO 64152
(816) 741-6152
ROBERT YOUNG
rob@rlbuford.com

PROJECT CONTROL BENCHMARK ELEV.=995.40 (PENN)

THE STATION IS LOCATED IN KANSAS CITY ON THE EAST SIDE OF PENN VALLEY PARK, NEAR THE INTERSECTION OF 31ST STREET AND WYANDOTTE STREET. IT IS ABOUT 0.2 MILES NORTH OF THE INTERSECTION OF WYANDOTTE STREET AND 31ST STREET; 45 FT. WEST OF THE CENTER OF WYANDOTTE STREET; ABOUT 50 FT. SOUTH OF THE HIGH POINT OF THE HILL; 69.5 FT. SOUTHWEST OF RM #5; 20.2 FT. WEST OF RM #6; 25 FT. SOUTH OF THE PROJECTED CORNER OF THE TRINITY LUTHERAN HOSPITAL; 41.2 FT. NORTHWEST OF A LIGHT POLE.

BEFORE YOU
DIG - DRILL - BLAST
Call
1-800-344-7483 (MISSOURI)

NOT FOR CONSTRUCTION ☐
FOR CONSTRUCTION ☒

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1	6/29/23	REVIEW COMMENTS	JKR	SMW
2				
3				
4				
5				
6				
7				

MARTINI FLATS
KANSAS CITY, JACKSON COUNTY, MISSOURI
URBAN REDEVELOPMENT PLAN
COVER SHEET

ENGINEER'S SEAL

STATE OF MISSOURI
S.M. WYANDOTTE NUMBER E-20997
6-29-23

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

SEC.-TWP.-RGE.	17-49N-33W
PLAN AREA	1.28 ACRES
COUNTY	JACKSON
CHECKED BY	SMW
JOB NO.	J-22192
DRAWN BY	JKR
DATE	MAY 2023

FOR SKYLINE HOMES KC, LLC

SHEET NO.
1 OF 6

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TYPICAL HOUSE DETAIL
SCALE: 1" = 20'

GRAPHIC SCALE
30 0 15 30 60 90
(IN FEET)
1 inch = 30 ft.

REVISIONS

NO.	DATE:	DESCRIPTION:	REVISED BY:	CHECKED BY:
1				
2				
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4				
5				
6				
7				

MARTINI FLATS

KANSAS CITY, JACKSON COUNTY, MISSOURI

URBAN REDEVELOPMENT PLAN

SITE PLAN

ENGINEER'S SEAL

STATE OF MISSOURI
S.M. WALKER
NUMBER E-20997
PROFESSIONAL ENGINEER

6-29-23

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

JOB NO.	J-22192
COUNTY	JACKSON
CHECKED BY	SMW
DRAWN BY	JDR
SEC.-TWP.-RGE.	17-49N-33W
PLAT DATE	MAY 2023

FOR SKYLINE HOMES KC, LLC

SHEET NO.
2 OF 6

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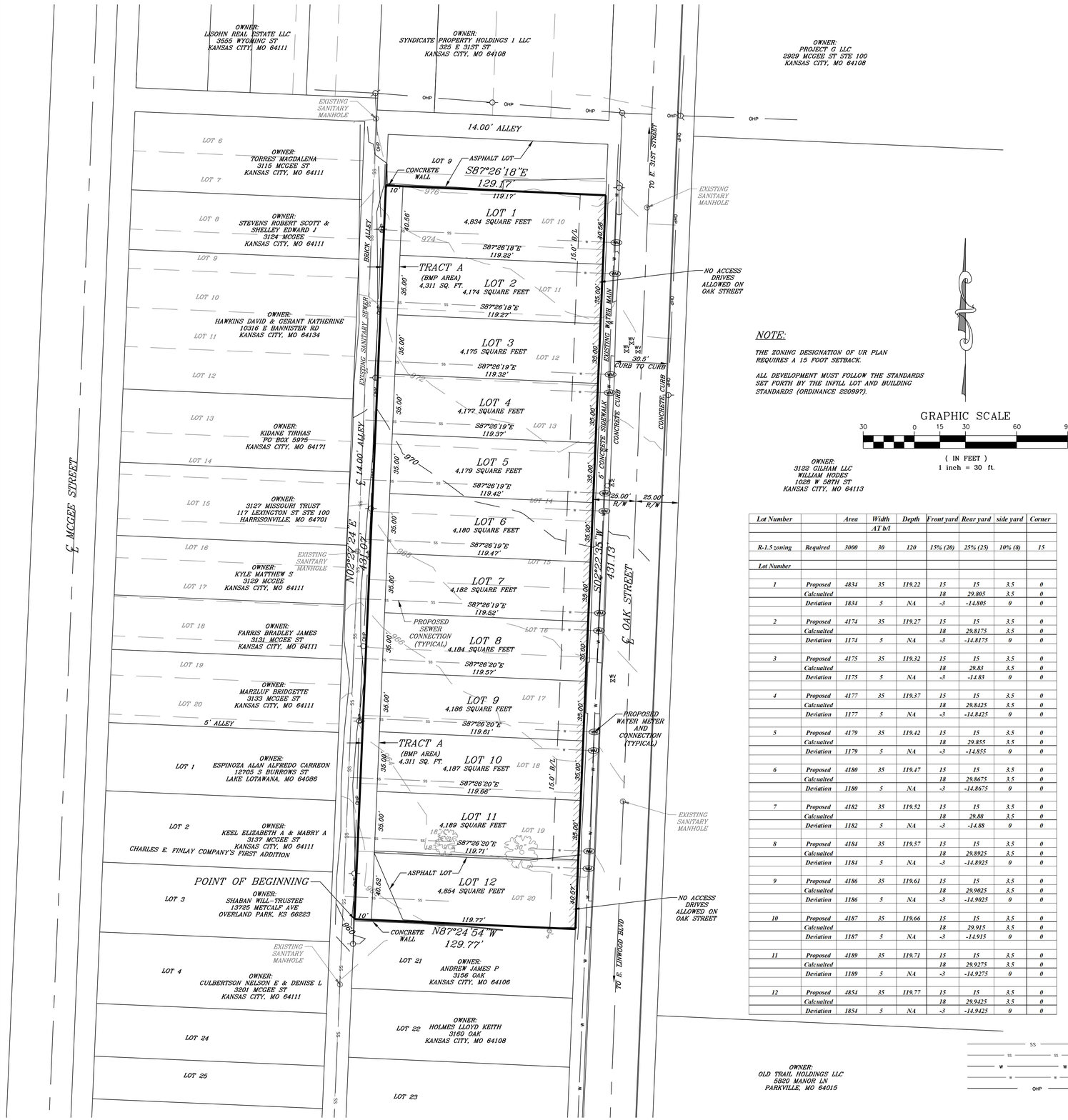


PRELIMINARY PLAT

MARTINI FLATS

A REPLAT OF THE SOUTH 32 FEET OF LOT 10,
AND ALL OF LOTS 11 THROUGH 20 INCLUSIVE,
SPRINGFIELD PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

CONTAINING 55,813 SQUARE FEET OR 1.28 ACRES

THE SOUTH 32 FEET OF LOT 10, AND ALL OF LOTS 11 THROUGH 20 INCLUSIVE, SPRINGFIELD PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 20; THENCE N02°27'24"E, ALONG THE WESTERLY LINES OF SAID LOTS 10 THROUGH 20, A DISTANCE OF 431.07 FEET; THENCE S87°26'18"E, A DISTANCE OF 129.17 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 10; THENCE S02°22'35"W, ALONG THE EASTERLY LINES OF SAID LOTS 10 THROUGH 20, A DISTANCE OF 431.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE N87°24'54"W, ALONG THE SOUTHERLY LINE OF SAID LOT 20, A DISTANCE OF 129.77 FEET TO THE POINT OF BEGINNING.

BOUNDARY SURVEY NOTES:

1. THE FOLLOWING STANDARD MONUMENTATION HAS BEEN SET AT THE NOTED LOCATION UNLESS INDICATED OTHERWISE ON THIS DRAWING:
SEMI-PERMANENT MONUMENTATION:
CHISELED CROSS AT ALL CORNERS MARKED " ✠ "
1/2" IRON BAR WITH PLASTIC CAP STAMPED "LS-2007000089" SET AT ALL CORNERS MARKED " ● ".
PERMANENT MONUMENTATION:
5/8" IRON BAR WITH ALUMINUM CAP STAMPED "LS-2007000089" SET AT ALL CORNERS MARKED " ▲ ".

2. THE POSITION OF EXISTING MONUMENTATION AS INDICATED BY AN " ✠ ", " ○ " OR " △ ", IF NOT THE TRUE CORNER, IS BY DIFFERENCES IN COORDINATES OR AT RIGHT ANGLES TO THE PROPERTY LINE AT THE NOTED DISTANCE FROM THE NEAREST BOUNDARY CORNER.

3. THE DESCRIPTION USED FOR THIS SURVEY WAS DERIVED FROM A DEED RECORDED AS DOCUMENT NO. 2017E0040199 AND A DEED RECORDED AS DOCUMENT NO. 2017E0040200.

4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE MISSOURI COORDINATE SYSTEM 1983, WESTERN ZONE UTILIZING THE MODOT VIRTUAL NETWORK.

5. THIS SURVEY DOES NOT REFLECT ANY OF THE FOLLOWING WHICH WERE EITHER NOT REQUESTED OR FURNISHED BY THE CLIENT OR ARE NOT WITHIN THE SCOPE OF THE SERVICES PROVIDED BY A PROFESSIONAL SURVEYOR; THEREFORE, THIS SURVEYOR DOES NOT ACCEPT ANY LIABILITY SHOULD ANY OF THEM BE APPLICABLE TO THE SUBJECT REAL ESTATE: SUBSURFACE CONDITIONS; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; AND ZONING OR OTHER LAND USE REGULATIONS.

6. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 254 OF 625, MAP NUMBER 29095C0254G, EFFECTIVE DATE: JANUARY 20, 2017, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TOPOGRAPHIC SURVEY NOTES

1. CONTOUR INTERVAL IS 1.0 FEET.

2. ELEVATIONS ARE BASED UPON NAVD 83 AT METRO CONTROL MONUMENT PENN/KE1461.

3. UTILITIES SHOWN HEREON ARE FROM VISIBLE EVIDENCE ON THE GROUND OR FROM THE RESPECTIVE UTILITY COMPANY. WE DO NOT GUARANTEE THE EXACT LOCATION OF THE UNDERGROUND UTILITIES SHOWN NOR THE POSSIBLE EXISTENCE OF OTHER UNDERGROUND UTILITIES NOT SHOWN. ANYONE WHO USES THE INFORMATION SHOWN HEREON SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO COMMENCING ANY DESIGN OR CONSTRUCTION ACTIVITY.

BUILDING & SITE INFORMATION:

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 29095C0253G, EFFECTIVE DATE: JANUARY 20, 2017, THE SUBJECT PROPERTY IS IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.

2. ALL PROPOSED LOTS ARE TO BE ON SEPARATE SANITARY AND WATER SERVICES.

3. PLAT AREA 1.28 ACRES

4. EXISTING ZONING R-1.5

5. NO CHANGES IN STREET GRADES

6. NO CHANGES IN LOT GRADES

7. NO ADDITIONAL RIGHT-OF-WAY PROPOSED

PHASING PLAN:

DEVELOPMENT WILL BE DONE IN ONE PHASE

DEVELOPMENT START DATE: MARCH 1, 2023

DEVELOPMENT END DATE: 2 YEARS

PAYMENT IN LIEU OF PARKLAND:

THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF $17,108.26 IN LIEU OF REQUIRED PARKLAND DEDICATING FOR (12 LOTS) PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.

APPLICANT:

KEVIN GREEN HOMES
6810 ROYAL STREET
PLEASANT VALLEY, MO 64068
EMAIL: KEVIN@KEVINGREENHOMES.COM
PHONE: (816) 407-7500

LOT DESIGNATION:

SINGLE FAMILY LOTS: 12

NUMBER OF UNITS: 12

GROSS AREA: 55,813 SQUARE FEET/1.28 ACRES

AVERAGE LOT SIZE: 4,531 SQUARE FEET

NOTE:

THE ZONING DESIGNATION OF UR PLAN REQUIRES A 15 FOOT SETBACK.

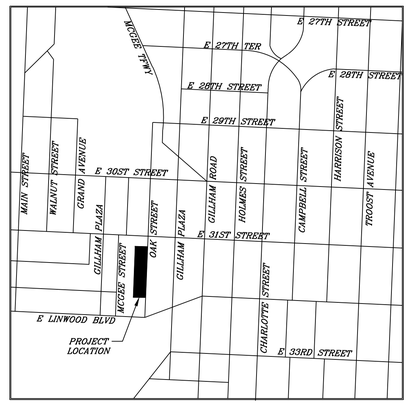
ALL DEVELOPMENT MUST FOLLOW THE STANDARDS SET FORTH BY THE INFILL LOT AND BUILDING STANDARDS (ORDINANCE 220997).

GRAPHIC SCALE
30 0 15 30 60 90
(IN FEET)
1 inch = 30 ft.

Lot Number		Area	Width AT b/l	Depth	Front yard	Rear yard	side yard	Corner
R-1.5 zoning	Required	3000	30	120	15% (20)	25% (25)	10% (8)	15
Lot Number								
1	Proposed	4834	35	119.22	15	15	3.5	0
	Calculated				18	29.805	3.5	0
	Deviation	1834	5	NA	-3	-14.805	0	0
2	Proposed	4174	35	119.27	15	15	3.5	0
	Calculated				18	29.8175	3.5	0
	Deviation	1174	5	NA	-3	-14.8175	0	0
3	Proposed	4175	35	119.32	15	15	3.5	0
	Calculated				18	29.83	3.5	0
	Deviation	1175	5	NA	-3	-14.83	0	0
4	Proposed	4177	35	119.37	15	15	3.5	0
	Calculated				18	29.8425	3.5	0
	Deviation	1177	5	NA	-3	-14.8425	0	0
5	Proposed	4179	35	119.42	15	15	3.5	0
	Calculated				18	29.855	3.5	0
	Deviation	1179	5	NA	-3	-14.855	0	0
6	Proposed	4180	35	119.47	15	15	3.5	0
	Calculated				18	29.8675	3.5	0
	Deviation	1180	5	NA	-3	-14.8675	0	0
7	Proposed	4182	35	119.52	15	15	3.5	0
	Calculated				18	29.88	3.5	0
	Deviation	1182	5	NA	-3	-14.88	0	0
8	Proposed	4184	35	119.57	15	15	3.5	0
	Calculated				18	29.8925	3.5	0
	Deviation	1184	5	NA	-3	-14.8925	0	0
9	Proposed	4186	35	119.61	15	15	3.5	0
	Calculated				18	29.9025	3.5	0
	Deviation	1186	5	NA	-3	-14.9025	0	0
10	Proposed	4187	35	119.66	15	15	3.5	0
	Calculated				18	29.915	3.5	0
	Deviation	1187	5	NA	-3	-14.915	0	0
11	Proposed	4189	35	119.71	15	15	3.5	0
	Calculated				18	29.9275	3.5	0
	Deviation	1189	5	NA	-3	-14.9275	0	0
12	Proposed	4854	35	119.77	15	15	3.5	0
	Calculated				18	29.9425	3.5	0
	Deviation	1854	5	NA	-3	-14.9425	0	0

LEGEND:

- *POWER POLE*
- *GUY WIRE*
- *WATER VALVE*
- *PROPOSED WATER METER*
- *FIRE HYDRANT*
- *SANITARY MANHOLE*
- *DECIDUOUS TREE*
- *EXISTING SANITARY SEWER*
- *PROPOSED SANITARY SERVICE*
- *EXISTING WATER MAIN*
- *PROPOSED WATER SERVICE*
- *OVERHEAD POWERLINE*



VICINITY MAP
NOT TO SCALE

REVISIONS

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1	6/29/23	REVIEW COMMENTS	JMR	SMW
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MARTINI FLATS

KANSAS CITY, JACKSON COUNTY, MISSOURI

URBAN REDEVELOPMENT PLAN

PRELIMINARY PLAT

ENGINEER'S SEAL

STATE OF MISSOURI
S.M. WARDEHGHAR
NUMBER E-20997
PROFESSIONAL ENGINEER
6-29-23

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
rob@rlbuford.com
P.O. BOX 14085, PARKVILLE, MO. 64152 (816) 741-6152

JOB NO.	DRAWN BY
J-22192	JMR
COUNTY	CHECKED BY
JACKSON	SMW
SEC.-TWP.-RGE.	
21-49N-33W	
PLAT DATE	
MAY 2023	

FOR SKYLINE HOMES KC, LLC

SHEET NO.
3 OF 6

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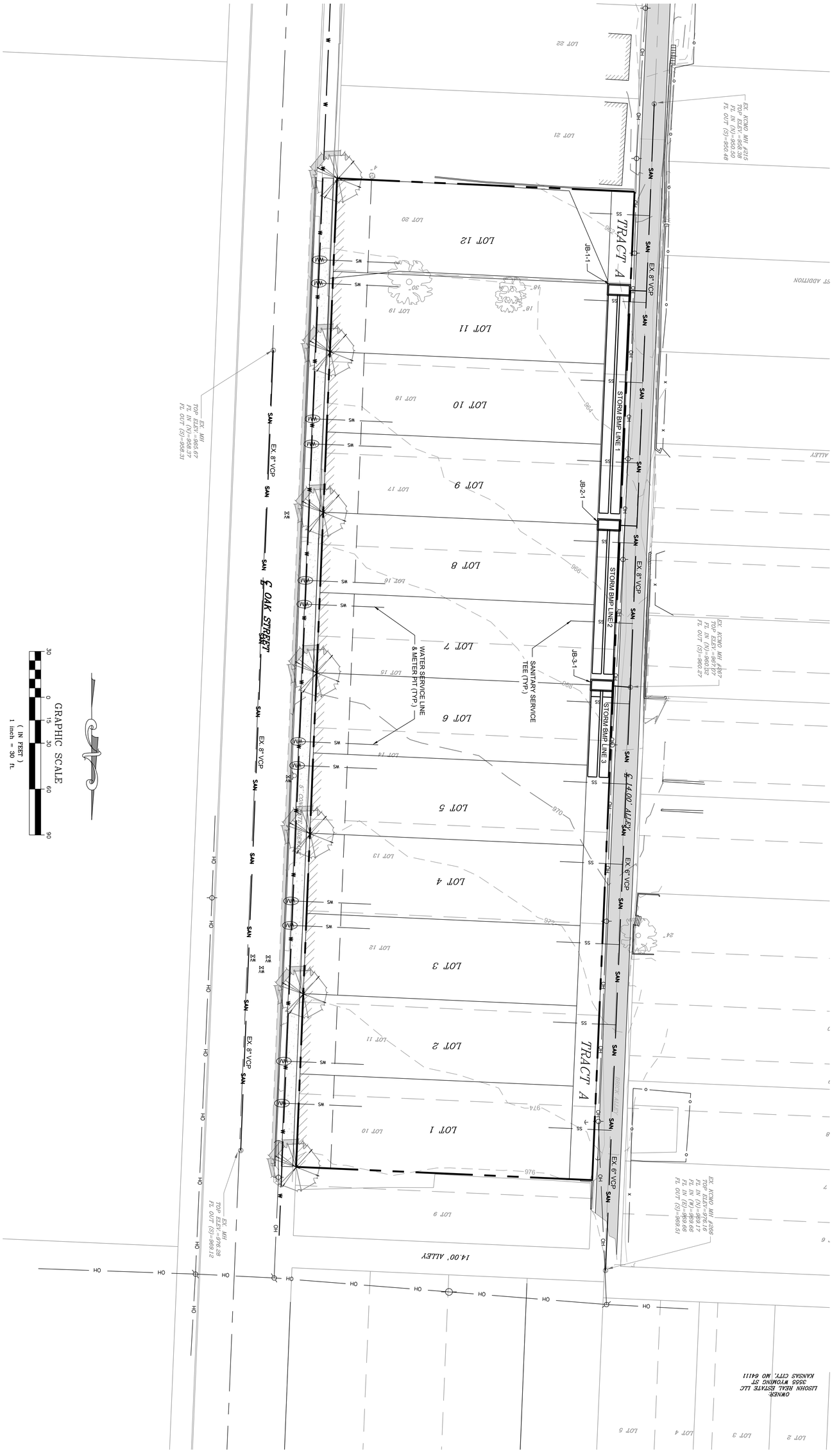

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FOR	SEC.-TWP.-RGE.	COUNTY	JOB NO.
SKYLINE HOMES KC, LLC	17-49N-33W	JACKSON	J-22192
	PLAN DATE	CHECKED BY	DRAWN BY
	MAY 2023	SMW	JKR

6-29-23

ENGINEER'S SEAL

MARTINI FLATS

KANSAS CITY, JACKSON COUNTY, MISSOURI

URBAN REDEVELOPMENT PLAN

UTILITY PLAN

REVISIONS

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SHEET NO. 4 OF 6

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QUANTITIES

QUAN.	BOTANICAL / COMMON NAME	ABBREV.
4	CERCES CANADENSIS / REDBUD	RB
3	CORNUS FLORIDA / WHITE FLOWERING DOGWOOD	WD

LEGEND

= PROPOSED OVERSTORY

NOTE:
TREES WILL BE PLANTED WHEN THE SOD IS PLACED AND PRIOR TO BUILDING OCCUPANCY PERMIT.

KCMO Parks and Recreation Department --Forestry Operations
Street Tree Planting Requirements

A. PERMISSION TO PLANT: No tree may be planted on City right-of-way or City owned property without written permission from the City Forester's office.

1. Developers are required to submit TWO copies of a street tree planting design that includes the following information.
   a. Tree species and size identified.
   b. Location/placement of trees on map of proposed plat.
   c. Location of proposed or existing utilities, including streetlights.
   d. Easement width between sidewalk and curb. In the case of no sidewalks, then include the width of the easement outside of the curb or road.
   e. Width of tree planting area. Generally, this is the space between the curb and sidewalk, or the curb and back of City right-of-way. Actual width must be specified on plat.
   f. Approximate date when street trees will be planted (if known).
   g. This document is required to be on the planting plan.

   ALL PLANS SUBMITTED WITHOUT THE ABOVE COMPONENTS WILL BE REJECTED.
2. Tree planting permits are available upon inspection by the City Forester's office.
3. A plat approved by the City Forester's office serves as a permit for developers.

B. TREE LOCATIONS: Determine planting locations using the following guidelines:
1. Space 30 – 60 feet apart. Within this range, space narrow canopied trees closer together and wider canopied trees farther apart. Closer spacing is allowed in some landscaping situations, such as office or business planting with certain tree species.
2. Place trees not closer than 50 feet from an approach corner with a traffic signal or sign.
3. Place trees not closer than 40 feet from an approach corner without a traffic signal or sign.
4. Place trees not closer than 30 feet from a non-approach corner.
5. Place trees not closer than 15 feet from a street light.
6. Place trees not closer than 8 feet from a driveway.
7. Place trees not closer than 5 feet from a fire hydrant.
8. Place trees not closer than 5 feet from a storm box, gas valve, water valve, cable box, or any other above ground utility.
9. Do not place trees with an average height of more than 40 feet under overhead wires.
10. Do not place trees in a bus stop zone where passengers enter and exit bus.

C. TREE SIZE: Plant only trees with a caliper size of at least 2 inches.

D. APPROVED TREES: Plant preferred trees from the current planting list (FIGURE 1: attached) provided by the City Forester's office. Alternatives are acceptable, but must be approved by the City Forester's office.

E. SPECIES DIVERSITY: Species diversity is an important component of a sustainable urban forest. We require developers to plant a diverse range of trees in accordance with the following:
1. If less than 50 trees, then not more than 50% may be of a single genus.
2. If 50-100 trees, then not more than 50% of a single genus, and not more than 30% of a single species.
3. If over 100 trees, then not more than 30% of a single genus, and not more than 20% of a single species.

F. SIZE OF TREE & WIDTH OF RIGHT-OF-WAY: Trees planted in public right-of-way must have adequate clearance from the curb and sidewalk within that R.O.W. This ensures the healthy growth of the tree, as well as preserving the integrity of the surrounding infrastructure. When choosing a tree species, reference its maximum dbh. As a general rule, use the following five size classifications. For more specific planting widths regarding specific tree species, reference FIGURE 1.
1. If R.O.W. is less than 5' in width DO NOT plant.
2. If R.O.W. is between 5' and 6' in width, plant tree species with a maximum dbh of 24".
3. If R.O.W. is between 6' and 8' in width, plant tree species with a maximum dbh of 42".
4. If R.O.W. is between 8' and 9' in width, plant tree species with a maximum dbh of 50".
5. If R.O.W. is greater than 9' in width, plant any tree species on the recommended tree list.

G. TREE PLANTING SPECIFICATIONS (FIGURES 1– 4)
1. The representative from the City Forester's office may inspect any phase of this operation and may reject any plant material improperly handled during any phase of this operation. Nothing in this Section shall be interpreted as relieving the developer of the responsibility of providing healthy, viable plants, nor shall it have any effect upon the terms of the warranty specified.
2. Protection of Existing Plants: Do not store materials or equipment, or operate equipment under branches of any existing trees, except as actually required for planting in those areas. If existing plants are damaged during planting, Developer shall replace such plants with the same species and size as those damaged at no cost to Parks and Recreation. Determination of the extent of damage and value of damaged plant shall rest solely with the representative of the City Forester. (See FIGURE 5 for tree protection guidelines).
3. All trees shall be 2" minimum caliper, smaller calipers require prior approval from the City Forester.
4. All plants shall be symmetrical in growth with balanced root and top growth and shall be No. 1 in grade or type, conforming to the latest edition of "American Standard of Nursery Stock", ANSI Z60.1 (2004) referenced herein. Trees shall have a single straight trunk, single dominant central leader (when characteristic of the species), and a well-balanced branch structure.
5. During transportation of plant material, care will be taken to prevent injury or drying out of the trees. Trees will be rejected if the roots are dried out or if the tree has been damaged during transit. Plants must be protected at all times from sun or drying winds. Plants shall be lifted and handled with suitable support of the soil ball to avoid damage to the trunk of the tree.
6. Plant material specified as Balled and Burlapped (B&B) must have a ball of firm earth from the original soil in which the plant grew. The ball shall be wrapped with nonsynthetic, rottable burlap and tightly tied with nonsynthetic, rottable twine to hold it firm and intact. Any plants with loose or broken balls or manufactured balls will be rejected. Wire baskets shall be used where necessary to protect the balls.
7. Plants shall be nursery grown and shall have received the proper fertilizing, watering, root pruning, and other care as is normally used in nursery practice. Collected stock will be accepted. Trees larger than 1/2" caliper shall have been transplanted or root pruned at least once in the past 3 years. Stock shall consist of plants grown under natural conditions in soils and climate compatible with the city of Kansas City. Plants shall have been grown at a latitude not more than 200 miles north or south of the planting location unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location.
8. Plants shall be free from defects, disease, insects, eggs or larvae and injuries or other conditions that would prevent vigorous growth. The City reserves the right to reject any and all plants that in its opinion are poor in quality, health, and/or form. All field grown trees shall be marked to indicate the tree's north orientation in the nursery. All shipments of plant stock shall comply with existing State and Federal laws and regulations governing plant disease and infection, and interstate movement of nursery stock.
9. Fertilizer: Fertilize trees after planting with a "Plant Starter/Root Stimulator" liquid solution applied according to the manufacturer's instructions.
10. Mulch: Wood mulch shall consist of bagged or bulk aged wood chips, or shredded hardwood bark. Walnut bark or chips are not acceptable.
11. Tree Guards: Each tree shall be protected after planting with a plastic protector, 9" nominal height, 4" minimum diameter. Material shall be vented polyethyene or equivalent light in color not black.
12. Excavation for Planting: Planting holes shall be a minimum of 10" larger in diameter than the spread of roots or size of root ball. The bottom of the hole shall be no deeper than the height of the root ball so that the tree ball is placed on solid earth. Planting holes shall have approximately 45 degree vertical sides and flat bottoms. All underground utility locations are to be located in the planting areas. Missouri law requires that a locate request be placed before beginning any excavation.
13. Where turfed areas are damaged by planting operations, they shall be restored and replaced with equal quality turf.
14. Setting and Backfilling: Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the City Forester or his designee. Set all trees plumb and straight. Set at such a level that the top of the root flare, the first major root, is at or slightly above ground level. If the grower has placed excess soil on the top of the root ball covering the root flare then the excess soil shall be removed.
15. Cut and remove all ties from the ball. Remove the wire basket or cut and remove the top 2/3 of the basket. Cut and remove the top 2/3 of the burlap. Do not turn under and bury portions of burlap at top of ball. In no case should the burlap be pulled out from under the balls. Do not plant trees whose balls have been broken during the planting process.
16. Plants grown in containers shall be of appropriate size for the container as specified in the latest edition of "American Standard of Nursery Stock", ANSI Z60.1 (2004) referenced herein and shall be free of circling roots on the exterior and interior of the root ball.
17. Soil used for backfilling all plants shall consist of the soil excavated at the time of planting. Backfill each hole about 2/3. Flood the plant with water and allow soil to settle. Root stimulator shall be applied at the time of watering. Backfill the remaining 1/3 of the hole not exceeding the root collar or the top of the root ball. All excess excavated soil shall be removed from the planting site.
18. In areas where compacted soil exists loosen soil beyond the planting hole approximately 3 feet in diameter from the base of the tree.
19. Application of Mulch: Place 2 to 4 inches of mulch around all trees to cover an area approximately 3 feet in diameter. Do not mound mulch around tree trunk.
20. Final Operations: Remove all remaining tags, ties, tree wrap and transit protectors from trees. Install tree guard as specified. Stakes and guys are not required but may be needed where trees are located in extremely windy conditions or required by the City Forester or his designee In no case shall trees that have settled out of plumb be pulled upright using guy wires. Staking and guying method should be approved by the City Forester before installing.
21. Remove all excess and waste materials from the site promptly. Existing turf or any other conditions damaged during planting shall be repaired. When completed, the area shall be neat and clean.

H. PLANT GUARANTEE AND MAINTENANCE REQUIREMENTS
1. The City Forester or his designee shall have the right to inspect all trees planted in the City right-of-way prior to planting.
2. Rejected trees shall be promptly removed and replaced.
3. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the City Forester or his designee.
4. All trees shall be guaranteed by the Developer to be in vigorous growing condition at the time of planting. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relive the contractor of responsibility for full conformance to the contract documents, including correct species and/or cultivar.
5. Developer shall promptly raise and straighten trees that settle or lean, for a period of 18 months.
6. Developer will treat for any disease, or insect problem that could cause significant harm to the tree.
7. Developer will guarantee and replace any tree that dies for a period of 18 months. The City Forester or his designee shall have the right to inspect trees for growing condition, and require replacement if necessary. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall be subject to all requirements stated in this specification. Replacement trees will also be guaranteed for a period of one year from the date that they were planted

   Developer will not be held responsible for trees that are vandalized, or otherwise damaged due to circumstances beyond the contractor's control. Any trees identified as dying due to circumstances beyond the control of the developer, must be inspected and verified by a representative from the City Forester's office.

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MARTINI FLATS

KANSAS CITY, JACKSON COUNTY, MISSOURI

URBAN REDEVELOPMENT PLAN

CONCEPT STREETSCAPE PLAN

ENGINEER'S SEAL

STATE OF MISSOURI
S.M. WIMMER
NUMBER E-20997
PROFESSIONAL ENGINEER
6-29-23

R.L. Buford & Associates Engineering, LLC
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SEC.-TWP.-RGE.	JOB NO.
PLAT 1 SEC 33-51N-33W	J-22192
COUNTY	DRAWN BY
JACKSON	JGK
CHECKED BY	
SMW	
MAY 2023	

FOR SKYLINE HOMES KC, LLC

SHEET NO.
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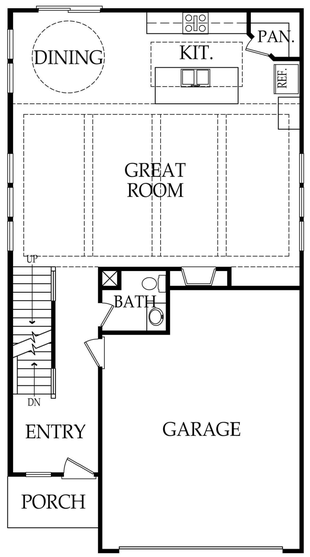
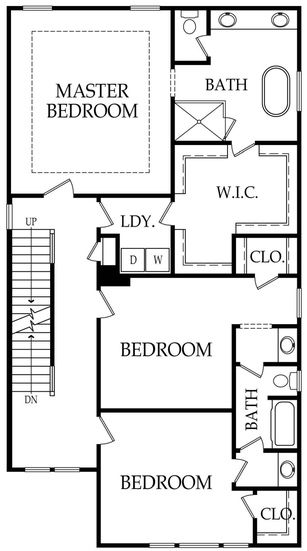
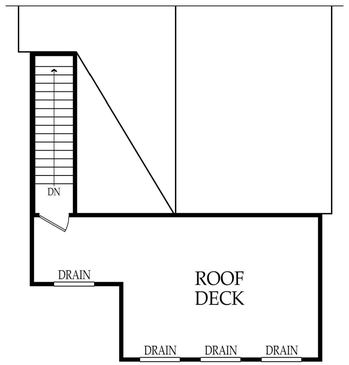


MAIN LEVEL



UPPER LEVEL



ROOF PLAN/TOP DECK

NOTE:
THIS DRAWING IS CONCEPT ONLY. ALL VEHICULAR ACCESS MUST COME FROM THE ALLEY

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MARTINI FLATS

KANSAS CITY, JACKSON COUNTY, MISSOURI

URBAN REDEVELOPMENT PLAN

CONCEPT BUILDING ELEVATIONS

ENGINEER'S SEAL

STATE OF MISSOURI
S.M. WARREN
ENGINEER
E-20997
PROFESSIONAL ENGINEER

6-29-23

R.L. Buford & Associates Engineering, LLC
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P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

FOR SKYLINE HOMES KC, LLC

SEC.-TWP.-RGE.	COUNTY	JOB NO.
21-50N-33W	JACKSON	J-22192
PLAN DATE	CHECKED BY	DRAWN BY
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Oak Street URA –*Proposed Urban Renewal Plan* (Bob Long) (**Ex.**)

Area Description: The proposed Oak Street Urban Renewal Area consists of five (5) parcels located on the west side of Oak Street, between E. 31st Street and Linwood Boulevard.

Plan Description: Skyline Homes KC, LLC, a local homebuilder is the proponent of this proposed Urban Renewal Plan.

The Oak Street Urban Renewal Area is located just south of Martini Corner, a collection of locally-owned restaurants and bars, and just north of the Midtown Shopping Center located on the south side of E. Linwood Boulevard between Main Street and Gillham Plaza. The Union Hill neighborhood is to the north of E. 31st Street and Hyde Park, which lies to the south of E. Linwood Boulevard. The Union Hill neighborhood has seen considerable residential development within the past thirty years. The Martini Corner area along E. 31st Street has seen considerable turnover amongst the bars and restaurants over the years, but continues to be a popular destination. The Plan Area was once home to a variety of single-family homes, but those homes were demolished long ago and the parcels remained vacant or has been used as informal off-street parking for many years. The highly-successful Midtown commercial development, featuring Home Depot and Costco, is on the south side of E. Linwood Boulevard, with the historic Hyde Park neighborhood located further to its south.

The area lying between E. 31st Street and E. Linwood Boulevard has, however, not enjoyed either the residential growth of Union Hill to the north, nor the commercial redevelopment and the residential revitalization of the Hyde Park neighborhood to the south.

The Plan's proponents have proposed the redevelopment of these vacant parcels into approximately twelve (12) market-rate for-sale single-family. The Plan's proponents believe that this proposed project is well-positioned to meet some of the housing needs of professionals working in Crown Center, Hospital Hill, Midtown, and Plaza neighborhoods.

Blight Study: The Authority has previously approved a Finding of Blight for the proposed Oak Street Townhomes Urban Renewal Plan on August 25, 2021; however, the initial proponent of that Plan decided not to proceed and to sell the property. Since no blight remediation or development has occurred, staff believes the Authority's previous Finding of Blight is still valid.

Staff believes that, as of August 2021, the proposed Oak Street Townhomes Urban Renewal Area of Kansas City, Missouri, is a "blighted area" according to the definition provided in Missouri's Land Clearance for Redevelopment Law in the Missouri Revised Statutes (RSMo. Ch. 99) and is a menace to the health, safety, morals, and welfare of the city. An excerpt from the blight study:

The LCRA staff conducted a site inspection of the Plan Area on August 16, 2021. Insanitary or unsafe conditions included garbage, overgrown trees and shrubs, weeds, erosion, illegal dumping, and building debris from previously – existing buildings or structures. Evidence of Deterioration of site improvements included, surface cracking of pavement, crumbling or deteriorating pavement, pavement with damaged sections and/or missing pieces, depressions/uneven settling, lose gravel paving materials, weeds protruding through paved surfaces, and broken or incomplete curb-and-gutter along the entire street frontage (much of the curb is crumbling or damaged

limestone, rather than concrete, thus indicating its' age). The existence of conditions (or any combination of such factors) which Endanger life or property by fire and other causes included evidence of storm runoff flooding, as well as trash scatter throughout and along the southern and western property lines Factors posing a Menace to public health and safety included illegal use of the property (the off-street parking does not conform to the City's off-street parking lot requirements, as well as the presence of a deteriorating shipping container). The City's 311 records indicate a number of violations, ranging from having too many containers on-site, illegal use of a container as a shop, a homeless encampment, abandoned vehicles, and weeds, within the past several years. These physical and economic conditions are examples of insanitary or unsafe conditions, deterioration of site improvements, existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, and which retards the provision of housing accommodations or which constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

Because most of the components of the Chapter 99 criteria are present in the proposed Oak Street Townhomes Urban Renewal Area of Kansas City, Missouri, in August 2021, staff concluded that the Study Area is a "blighted area" consistent with the definition provided by Missouri's Land Clearance for Redevelopment Law in the Missouri Revised Statutes (RSMo. Ch. 99), and is a menace to the health, safety and welfare of the city. The blight study can be found in Exhibit F of the draft Plan. Staff believes that blighting conditions exist.

To redevelop the Oak Street Urban Renewal Plan Area as approximately twelve (12) market-rate for-sale single-family homes, MarCor Holdings, LLC believes that assistance from the Land Clearance for Redevelopment Authority (the "Authority"), consisting of real property tax abatement and, possibly, sales tax exemption on construction materials, will present opportunities to redevelop these vacant, blighted parcels and return them to productive residential use and restore a former residential neighborhood.

Affirmative Action Policy and MBE/WBE Participation: Project proponents will be required to comply with LCRA's MBE/WBE requirements.

Taxing Jurisdictions: The proposed Oak Street Urban Renewal Plan was presented at the August 20, 2021 Agency Directors meeting as an informational item.

Other government/statutory agency action: The City Planning Commission will need to consider the proposed Urban Renewal Plan at an upcoming meeting. City Council will need to approve the Finding of Blight and the proposed Oak Street Urban Renewal Plan.

Action recommended: AFFIRM THE AUTHORITY'S PREVIOUS FINDING OF BLIGHT IN THE PROPOSED OAK STREET URBAN RENEWAL PLAN.

APPROVAL OF THE OAK STREET URBAN RENEWAL PLAN AND FORWARDING IT TO CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL.

EXHIBIT 3B
LCRA 8/25/21

Weeds, brush along west property line; dirt graded from lot to allow gravel parking surface

Gravel parking area does not conform to City standards for off-street parking; lack of stormwater control

Overgrown weeds and scatered pavement debris

Note stormwater flow pattern in dirt; brush and debris

Ruts from vehicles in unpaved surface

Note stormwater flow pattern, scattered trash

Weeds and scattered trash/garbage

Weeds and scattered pavement debris

Weeds and trash along west property line

Note stormwater flow pattern, weeds

Overgrown brush, weeds along west property line

Dirt and trees scraped from site to form embankment along south property line; weeds and brush

Pavement debris and weeds

Pavement debris, weeds, uneven settling, note stormwater flow pattern

Dirt and brush scraped from site to form south embankment; weeds and brush

Rebar (fairly common throughout site)

Weeds and brush in terrace, broken or missing curb

Trash, weeds, broken sidewalk, missing curb

Weeds; note poor visibility of fire hydrant

Weeds, trash, broken sidewalk, container on-site

Broken/missing sidewalk and curb-and-gutter, weeds, trash

Container and trailer on-site; note gravel parking surface

Broken sidewalk

Note historic but incomplete and deteriorating limestone curb; broken sidewalk, weeds

Weeds and brush

Gravel parking surface is not in conformance with City off-street parking standards; lock of driveway apron, weeds.

Oak Street
URBAN RENEWAL PLAN

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF KANSAS CITY, MISSOURI

PLAN APPROVALS:

__ - __ - 2023 CITY PLAN COMMISSION

__ - __ - 2023 LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

__ - __ - 2023 NEIGHBORHOODS, PLANNING, AND DEVELOPMENT COMMITTEE

__ - __ - 2023 CITY COUNCIL

Land Clearance for Redevelopment Authority of Kansas City, Missouri

Rob Gardner, Chairman
Melissa Hazley, Vice-Chair
Andrea Bough
Tammy Henderson
David Kemper

Daniel Moye, Executive Director

Robert D. Long, Senior Development Services Specialist

CITY PLAN COMMISSION

Coby Crowl
Cokethea Hill
Bruce Allender
James Baker
Forestine Beasley
Tyler Enders
Paul Rojas
Ashley Sadowski

CITY COUNCIL

Quinton Lucas, Mayor

Kevin O'Neill
Heather Hall
Teresa Loar
Dan Fowler
Brandon Ellington
Melissa Robinson
Katheryn Shields
Eric Bunch
Lee Barnes, Jr.
Ryana Parks-Shaw
Andrea Bough
Kevin McManus

Brian Platt, City Manager

By Ordinance 16120 of November 21, 1952, the City Council of the City of Kansas City authorized and created the Land Clearance for Redevelopment Authority of Kansas City, Missouri under the Land Clearance for Redevelopment Authority Law, Section 99.300 et. seq. R.S. Mo. Section 99.310 of such Law, the Declaration of Policy, states:

"It is hereby found and declared that there exists in municipalities of the state insanitary, blighted, deteriorated and deteriorating areas which constitute a serious and growing menace injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of these areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection and other public services and facilities, constitutes an economic and social liability, substantially impairs or arrests the sound growth of communities and retards the provisions of housing accommodations; that this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operation of private enterprise without the aids herein provided; that the elimination or prevention of the detrimental conditions in such areas, the acquisition and preparation of land in or necessary to the development, renewal or rehabilitation of such areas and its sale of lease for development, renewal or rehabilitation in accordance with general plans and redevelopment or urban renewal plans of communities and any assistance which may be given by any public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired; and that the necessity in the public interest for the legislative determination; and that certain insanitary, blighted, deteriorated or deteriorating areas, or portions thereof, since the prevailing condition of or decay may make impractical the reclamation of the area by conservation or rehabilitation, but other areas or portions thereof, through the means provided in this law may be susceptible to conservation or rehabilitation in such manner that the conditions and evils herein before enumerated may be eliminated, remedied or prevented, and to the extent feasible, conserved and rehabilitated by the voluntary action and the regulatory process. A municipality, to the greatest extent that it determines to be feasible in carrying out the provisions of this law, shall afford maximum opportunity, consistent with the sound needs of the municipality as a whole, to the redevelopment or rehabilitation or renewal of areas by private enterprise."

DRAFT

Oak Street
Urban Renewal Plan
of
Kansas City, Jackson County, Missouri

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B. Existing Land Use
C. .Proposed Land Use
D. Existing Zoning
E. Proposed Zoning
F. Finding of Blight

APPENDICES

1. Design Review Process
2. Standardized Relocation Policy
3. Affirmative Action Process
4. Workable Program

DRAFT

Oak Street
Urban Renewal Plan

Executive Summary

FUNDER(S)	**Skyline Homes KC, LLC**
LOCATION	**3100 – block of Oak Street (between E. 31st & Linwood)**
AREA PLAN	**Midtown – Plaza Area PLAN**
COUNCIL DISTRICT	**4th District – Kathryn Shields & Eric Bunch**
PROJECT	**Remediation of Blight via Construction of twelve (12) single-family homes**
OBJECTIVES	Adoption of the Oak Street Urban Renewal Area Plan will: • Remediate blight within the Plan Area; • Stimulate private investment in the construction of new single-family homes; • Increase the supply of housing; and • Create more housing options for residents and potential residents.
LCRA ASSISTANCE	Assistance anticipated by the Developer includes: • Tax Abatement; and/or • Sales Tax Exemption on Construction Materials.
BLIGHT STUDY	LCRA staff conducted a site inspection in August 2021 and documented conditions on the property that constitute blighted or insanitary conditions.

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I. DESCRIPTION OF THE PROJECT

This Plan Summary, statement of State, City and Agency Policy implemented by this Plan, and all exhibits hereto, taken together, shall constitute the Urban Renewal Plan for the Oak Street Urban Renewal Area.

The Oak Street Urban Renewal Area is located in the block generally bound by E. 31st Street on the north, Oak Street on the east, E. Linwood Boulevard on the south, and McGee Street on the west. The Oak Street Urban Renewal Area consists of approximately five (5) parcels, located on the west side of Oak Street.

The Oak Street Urban Renewal Area is located just south of Martini Corner, a collection of locally-owned restaurants and bars, and just north of the Midtown Shopping Center located on the south side of E. Linwood Boulevard between Main Street and Gillham Plaza. The Oak Street Urban Renewal Area is also uniquely located adjacent to the Union Hill neighborhood to the north of E. 31st Street and in the Hyde Park neighborhood, which lies to the south of E. 31st Street. The Union Hill neighborhood has seen considerable residential development within the past thirty years, including the rehabilitation of historic single-family homes and the construction of large multifamily projects. The Martini Corner area along E. 31st Street has seen considerable turnover amongst the bars and restaurants over the years, but continues to be a popular destination. KCPT and its broadcasting tower are located a block to the west. The Plan Area was once home to a variety of single-family homes, but those homes were demolished long ago and the parcels remained vacant or has been used as informal off-street parking for many years. The highly-successful Midtown commercial development, featuring Home Depot and Costco, is on the south side of E. Linwood Boulevard, with the historic Hyde Park neighborhood located further to its south.

The area lying between E. 31st Street and E. Linwood Boulevard has, however, not enjoyed either the residential growth of Union Hill to the north, nor the commercial redevelopment and the residential revitalization of the Hyde Park neighborhood to the south. Many of the historic single-family homes in this area between E. 31st Street and E. Linwood Boulevard have been converted to rental apartments, while others have deteriorated and been demolished. Commercial and light industrial uses have also claimed the edges of the neighborhood.

The proponent of the Oak Street Urban Renewal Plan is Skyline Homes KC, LLC, a real estate entity that has built a number of new homes in the Longfellow – Dutch Hill Neighborhoods Urban Renewal Area to the northeast of this site. The proponent's plan is to redevelop the vacant and blighted parcels into approximately twelve (12) market-rate for-sale single-family homes. The two-story single-family homes will have three bedrooms, 2.5 bathrooms, in 1,500 – 2,000 square feet of living space, as well as an attached two-car garage. This will strengthen the residential nature of this neighborhood by increasing the number of homeowners and diversifying the housing stock available.

The LCRA has considered and determined that the development, land use and building requirement proposed by the Urban Renewal Plan for the Oak Street Urban Renewal Area is designed with the general public purpose, to accomplish, in harmony or conformance with both the Midtown/Plaza Area Plan, as amended, and the FOCUS Kansas City Plan, the City's adopted comprehensive master plan, a coordinated, adjusted and harmonious development of the community and of its environs.

The LCRA has further considered and determined that such development will promote the health, safety, morals, order, convenience, prosperity and the general welfare of the community, in addition to efficiency and economy in the development process. The LCRA has further considered and determined that the planned redevelopment, which will be in conformance with all existing zoning and building codes, will make adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of healthful and convenient population distribution, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities and other requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, the prevention of the recurrence of insanitary and unsafe dwelling accommodations or insanitary areas or conditions of blight or deterioration, and the provision of adequate, safe and sanitary dwelling accommodations.

Location

The Oak Street Urban Renewal Area is located near the center of the 4th Council District of the City of Kansas City, Missouri. The Oak Street Urban Renewal Area is located east of Main

Street, south of the Union Hill neighborhood to the north and in the Hyde Park neighborhood south of E. 31st Street. Refer to Exhibit A for a map of Project Location and Exhibit A-1 for the legal description of the properties included in the Project Area.

Conformance to the Comprehensive Plan

The Project Area is located within the Midtown/Plaza Area Plan, which was approved by the City Council of Kansas City, Missouri by Committee Substitute for Resolution No. 150899 on January 7, 2016, as subsequently amended. The Oak Street Urban Renewal Area Plan does not require an amendment of the Midtown/Plaza Area Plan since the current designated land use is Medium Density Residential.

The Oak Street Urban Renewal Plan does conform to the FOCUS Kansas City Plan, the City's adopted comprehensive master plan, in that it will specifically promote the following objectives:

Reaffirm and Revitalize the Urban Core

The Urban Renewal Area is located within the East-Central Core Urbanized Zone, a Development Priority Zone identified in FOCUS.

Encourage the development of a variety of housing options for residents.

Utilities and Infrastructure

Encourage development where public facilities (water, sewer, streets) already exist.

II. FINDINGS

According to section 99.320(3) R.S.MO of Missouri's Land Clearance for Redevelopment Statute, a "blighted area" and "insanitary area" are defined as follows:

> ***Blighted Area:*** *An area which by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of*

conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use; and,

Insanitary: *An area in which there is a predominance of buildings and improvements which by reason of dilapidation, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, welfare.*

The LCRA staff conducted a site inspection of the project area on August 16, 2021. A general survey of the site revealed the overgrown, trash-strewn nature of the Plan Area. Insanitary or unsafe conditions included garbage, overgrown trees and shrubs, weeds, erosion, illegal dumping, and building debris from previously – existing buildings or structures. Evidence of Deterioration of site improvements included, surface cracking of pavement, crumbling or deteriorating pavement, pavement with damaged sections and/or missing pieces, depressions/uneven settling, lose gravel paving materials, weeds protruding through paved surfaces, and broken or incomplete curb-and-gutter along the entire street frontage (much of the curb is crumbling or damaged limestone, rather than concrete, thus indicating its' age). The existence of conditions (or any combination of such factors) which Endanger life or property by fire and other causes included evidence of storm runoff flooding, as well as trash scatter throughout and along the southern and western property lines Factors posing a Menace to public health and safety included illegal use of the property (the off-street parking does not conform to the City's off-street parking lot requirements, as well as the presence of a deteriorating shipping container). The City's 311 records indicate a number of violations, ranging from having too many containers on-site, illegal use of a container as a shop, a homeless encampment, abandoned vehicles, and weeds, within the past several years. See Exhibit H for blight documentation. These physical and economic conditions are examples of insanitary or unsafe conditions, deterioration of site improvements, existence of conditions which endanger life or property by fire and other causes,

or any combination of such factors, and which retards the provision of housing accommodations or which constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.

The LCRA staff believes the project area to be blighted and in need of redevelopment in accordance with the section 99.320(3) R.S.MO of Missouri's Land Clearance for Redevelopment Statute.

III. STATEMENT OF DEVELOPMENT OBJECTIVES

Local objectives to be achieved through the implementation of this Urban Renewal Plan include the creation of a physical character and environment meeting desirable planning standards and the provision of controlled and orderly mixed-use development in conformance with the building and zoning codes of Kansas City, Missouri.

General development objectives to be met through the adoption of the Oak Street Urban Renewal Plan include the following items:

To eliminate the adverse conditions which qualify the redevelopment project area as a blighted area and an insanitary area, within the meaning of the Land Clearance for Redevelopment Authority Law, and to prevent the recurrence of these conditions which constitute an economic and social liability, have impaired the provision of orderly residential development, and which impair the tax base and general welfare of the community.

To enhance the tax base of the municipality and the other public taxing districts by developing the area to its highest and best use and encouraging private investment in the surrounding areas, thereby increasing tax revenues and corresponding public service to the community.

To provide, in harmony with the general plan for the community, a coordinated, adjusted and harmonious development of the community and its environs as reviewed/approved by the City Plan Commission.

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To promote the health, safety, order, convenience, prosperity and the general welfare of the community, as well as efficiency and economy in the process of development and the use of standards and controls which will ensure the sound development of the area.

The specific development objectives to be achieved through the implementation of the Oak Street Urban Renewal Plan include the following major items:

To stimulate private investment in the redevelopment of the existing vacant parcels;

To stimulate private investment in the construction of twelve (12) market-rate detached single-family homes; and

To stabilize the residential nature of the neighborhood through the sale of detached single-family homes.

IV. LAND USE PLAN

A. Existing Land Use Plan

The Oak Street Urban Renewal Area lies completely within the Midtown/Plaza Area Plan area. The Midtown/Plaza Area Plan currently calls for these specific properties to be Medium High Density Residential. For a depiction of these existing land uses, see Exhibit C - Existing Land Use.

B. Proposed Land Use Plan

The Midtown/Plaza Area Plan currently depicts the designated proposed land use for the properties within the Oak Street Urban Renewal Area as Light Industrial. The proposed land use for the Oak Street Urban Renewal Area is Medium High Density Residential. It will not be necessary to amend the Midtown/Plaza Area Plan to make it consistent for the adoption and implementation of this Plan. Only those land uses in conformance with the proposed land use, as depicted on Exhibit D - Proposed Land Use, will be eligible for tax abatement.

C. Design Objectives and Controls

Certain planning objectives have been established by the City of Kansas City in order to achieve sound and attractive development within the Oak Street Urban Renewal Area. In cases where the Authority's disposition parcels are involved, all site and building

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designs for redevelopment parcels to be assisted by the Authority will be subject to the LCRA's "Design Review Process", described in Appendix 1. The LCRA Board of Commissioners reserves the right to establish additional design criteria.

i. Building Design Objectives

In accordance with review and approval by the City Plan Commission and the LCRA Board of Commissioners, building materials and color schemes shall be complementary to (as much as possible) those used on adjacent buildings within adjacent block(s). Buildings shall be designed to avoid creation of unarticulated, blank facades and to create architectural style and proportion sympathetic or complementary to existing structures so that new construction is an integral element of overall site design. While major changes in building scale shall be avoided whenever possible, some diversity of building scales should also be encouraged. See Exhibit G for the applicable Design Guidelines.

ii. Parking Design and Fencing Objectives

Off-street parking areas to be improved as part of a redevelopment project assisted by the Authority shall conform to Article IV – Licensing of Surface Parking Lots within the Central Business District. Redevelopers shall maintain their parking facilities in an acceptable manner (weed- and litter-free, planting trimmed and maintained, all required lighting is operable, pavement cracks and defects are sealed or corrected, etc.) in conformance with the Plan and their approved Redevelopment Project.

No chain link fencing will be permitted on any redevelopment parcels assisted by the Authority. All fencing shall be maintained in good condition.

iii. Signage

Within the Oak Street Urban Renewal Area, in exchange for tax abatement on any tracts owned by the owner or leaseholder of a freestanding outdoor advertising sign, the developer agrees to remove the freestanding outdoor

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advertising sign after the expiration of any lease which existed on August 1, 2021 or within two (2) years of the approval of tax abatement, whichever occurs later.

iv. Street, pedestrian walkways and open space objectives

Each redevelopment proposal shall, if required by the Public Works Dept. or the Dept. of Parks and Recreation, include provision of Authority-approved streetscape improvements. Such improvements may include sidewalks, street trees with adequate drainage and grates (or other approved plantings), and well-maintained curbs.

v. General maintenance:

General maintenance shall be required of all redevelopment parcels assisted by the Authority and shall include consistent upkeep and repair, removal of debris and litter, trimming of landscape materials, and weed removal. Structures damaged by fire or other calamity shall be repaired, or if repair is deemed infeasible, such structure shall be removed within 60 days of such calamity.

D. Zoning

The Oak Street Urban Renewal Area currently features M1-5 industrial zoning (See Exhibit E- Existing Zoning). The Oak Street Urban Renewal Area will require rezoning the entire Plan Area to Urban Redevelopment (UR). Adoption of this Plan will require immediate changes in the zoning of the area, for implementation purposes and in order to reinforce its objectives, developers will have to apply to the City for and obtain a UR zoning designation in order to be eligible for the tax abatement or any other benefits of this Plan, only if the project meets either one of the criteria listed below:

Any new residential project of five (5) or more units, but excluding any new residential units that are to be constructed within an existing building; or

Any project that involves construction of new buildings or an expansion greater than 10% or 1,000 square feet (whichever is less).

The requirements to obtain UR zoning for projects which are smaller than projects described in Nos. 1 and 2 above may only be waived by the Director of City Development

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upon the recommendation of the Executive Director of the LCRA. Prior to granting a waiver, the Director of City Development must consult with the Planning, Zoning & Economic Development Committee. (See Exhibit F- Proposed Zoning.)

V. Urban Renewal Techniques to Be Used to Achieve Plan Objectives

With respect to the particular urban renewal techniques to be used in the Urban Renewal Plan:

The LCRA may provide tax abatement, sales tax exemption on construction materials or other forms of development assistance within the Area to projects in conformance with this Plan.

The Land Clearance for Redevelopment Authority (LCRA) has the right to acquire property by the exercise of the power of eminent domain for the implementation of approved redevelopment projects and/or the removal of blight and insanitary conditions within the Oak Street Urban Renewal Area. The LCRA does not anticipate the need to utilize its power of eminent domain to acquire any property within the Oak Street Urban Renewal Area.

VI. Other Provisions Necessary to Meet Requirements of Law

A. Public Utilities, Recreation, Community Facilities

No additional public utilities or recreational and community facilities are envisioned to be required at this time other than those called for in the Plan (curbs, gutters, sidewalks, lighting etc.). If at the time the development takes place, additional public facilities and/or utilities are deemed to be necessary, it shall be the responsibility of the developer to provide the same. It is anticipated that all water, sanitary and storm sewer, electrical power and telephone connector lines required will be a redeveloper cost associated with the new construction envisioned for each structure.

B. Streets, Street Levels or Grades, Vacations of Streets or Alleys, Traffic Revisions

Any changes in existing streets, street levels or grades, vacations of streets or alleys, or revisions of existing traffic movement patterns that may be required under this Plan will be the responsibility of the Developer and will be carried out according to the City's standards.

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C. Building Codes and/or Ordinances

No changes in building codes and/or ordinances are required.

D. Storm Drainage Study

The developer will submit, as may be required by the Development Services Office, a storm drainage study to the Development Services Office for approval for the entire development, and that the developer make any improvements as required by the Development Services office.

E. Grading, Siltation and Erosion Control

The developer shall submit, as may be required by the Development Services Office, plans for grading, siltation and erosion control to the Development Services office for approval prior to the commencement of any construction activity.

F. Land Disturbance Permit

The developer will obtain a Land Disturbance Permit from the Department of Public Works prior to beginning any construction, grading, clearing or grubbing activities, if the disturbed area is one acre or larger.

G. Sanitary Sewer

The developer will extend sanitary sewer as required by the Department of Public Works.

H. Curb, Gutter, and Sidewalk Construction and/or Repair

The developer shall secure permits for the construction or repairs of the curb, gutter and sidewalk, as may be required by the City Planning & Development Department's Development Services Division, prior to the granting of any abatement.

I. Street Planting

At least one (1) street tree (or other approved planting) will be provided per redevelopment parcel to the satisfaction of the City Forester.

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VII. Workable Program

A. Workable Program and Rules for Implementation (Background)

On October 4, 2000, pursuant to Section 99.420(5) of the LCRA Law, the Authority adopted, as amended from time to time, The Workable Program of Land Clearance for Redevelopment Authority of Kansas City, Missouri ("Workable Program"), and the Rules for the Implementation of The Workable Program of Land Clearance for Redevelopment Authority of Kansas City, Missouri ("Rules for Implementation"), as a basis upon which to judge future Urban Renewal Plans and any proposed amendments to existing Urban Renewal Plans (see Appendix 4).

Sections 99.320(20) and (21) of the LCRA Law requires that Urban Renewal Plans adopted by the Authority and the City Council comply with the Workable Program.

B. Impact of the Workable Program on Applications for Benefits under this Urban Renewal Plan.

The Authority shall not grant to any person ("Applicant") any of the benefits ("LCRA Benefits") the Authority has the power to grant under the LCRA Law unless the Authority shall have first determined whether the project proposed by the Applicant ("Project"), for which the Applicant has applied to the Authority for LCRA Benefits, would not be economically viable without the granting of the LCRA Benefits sought by the Applicant.

Each Applicant shall submit an application ("Application") that shall include a Project budget and sufficient financial information to enable the Authority to determine whether the Project would not be economically viable without the granting of the LCRA Benefits sought by the Applicant. Each Application shall include such other information as required by the Workable Program and the Rules for Implementation.

C. Monitoring Urban Renewal Projects under this Urban Renewal Plan

During the life of any LCRA benefits granted by the Authority to an Applicant, the Authority shall monitor the Project to assure that the City realizes

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the benefits to its tax and employment bases and physical improvements ("Public Benefits") of the Project promised by the Applicant when the LCRA Benefits were granted.

In the event the City does not, in the opinion of the Authority, realize the Public Benefits, then the Applicant shall be obligated to pay to the Authority a sum ("Liquidated Public Benefit") equal to the value of the LCRA Benefits, which were realized by the recipient of those benefits.

If the Applicant shall demonstrate to the satisfaction of the Authority that the Public Benefits have not been realized due to unforeseen economic events, then the Authority may waive repayment of the Liquidated Public Benefit.

VIII. PROPOSED FINANCING PLAN

The proponents of the Oak Street Urban Renewal Plan have fully developed their plans for the construction of twelve (12) market-rate detached single-family homes. The Total Project Costs is estimated to be $8,420,000. Plans and detailed cost estimates will be prepared by the developer as part of a Redevelopment Project Application for approval by the Authority.

In conformance with Chap. 99.430(7) R.S.Mo., it is anticipated that private funding sources, including debt financing and cash equity, will be used to finance development projects within the Oak Street Urban Renewal Area.

The need for Chapter 99 property tax abatement within the Area by the Authority is anticipated. In conformance with Ordinance No. 200497, as amended, Chapter 99 property tax abatement by the Authority may consist of up to 100% of the increased taxes resulting from redevelopment activities for a period of ten years since the Plan Area is located within a "continuously distressed" census tract.

IX. RELOCATION

The Land Clearance for Redevelopment Authority, by Resolution 85-25, has a Standardized Relocation Policy (Appendix 2) to be adhered to should relocation be necessary.

X. AFFIRMATIVE ACTION PLAN

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The Land Clearance for Redevelopment Authority has developed an affirmative action process (Appendix 3) which requires that developers and project contractors submit individual affirmative action plans. All projects approved by LCRA are subject to applicable federal, state and/or City affirmative action regulations, requirements, guidelines and procedures.

XI. DURATION OF CONTROLS

The Oak Street Urban Renewal Plan shall be effective for a period of fifteen (15) years from the date of passage of the approving ordinance. In order to continue this Plan beyond this fifteen – year term, this Plan must be amended in accordance with the provision of Article XII of this Plan and approved by the City Council.

XIII. PROVISION FOR AMENDING PLAN

This Plan may be modified by the Authority provided that, where the proposed modifications will substantially change the development of urban renewal plan as previously approved by the City of Kansas City, Missouri, it must similarly be approved by the City Council.

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EXHIBIT A

MAP OF PLAN AREA

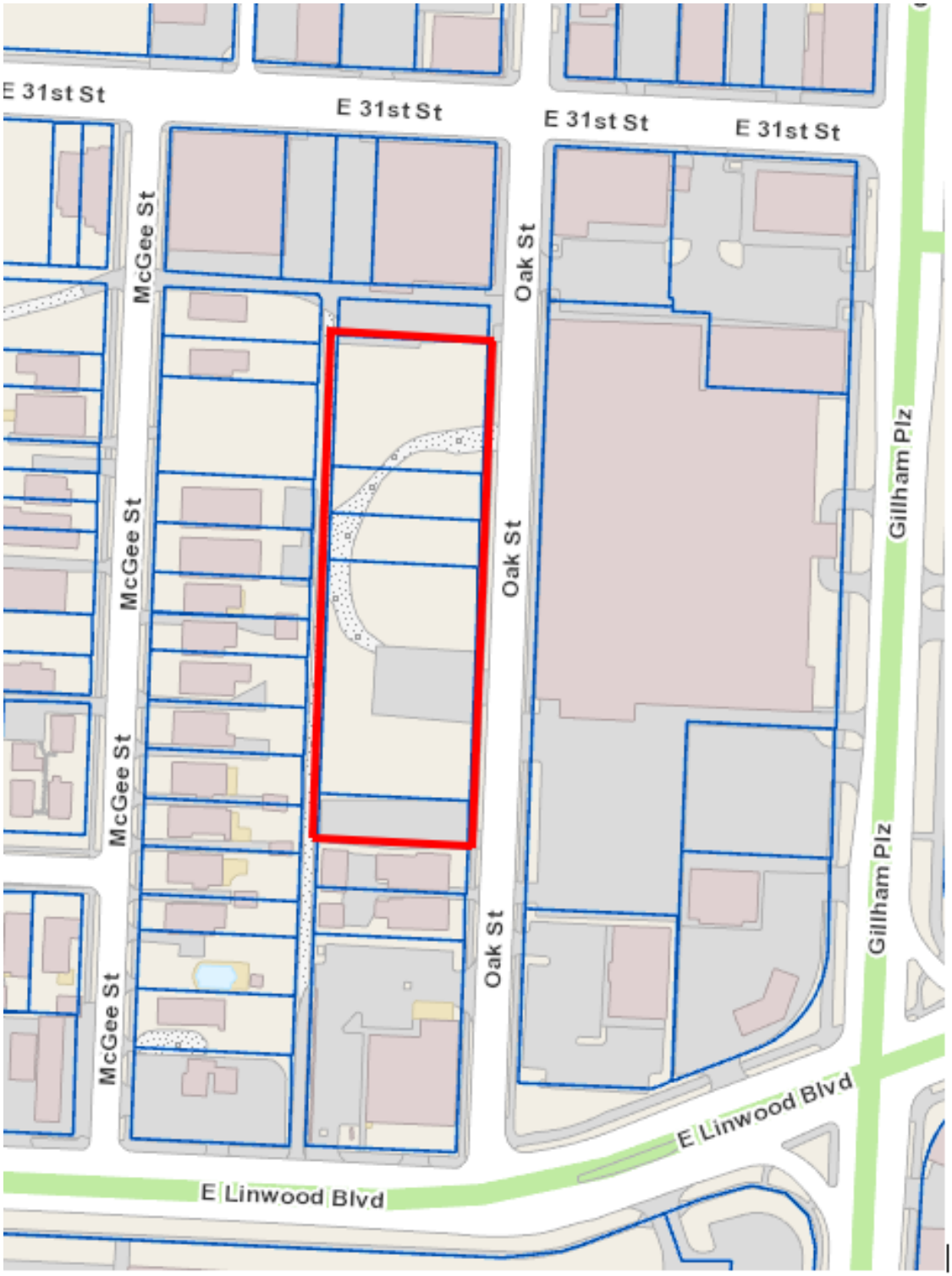

EXHIBIT A-1

LEGAL DESCRIPTION

(Forthcoming)

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EXHIBIT B

Existing Land Use

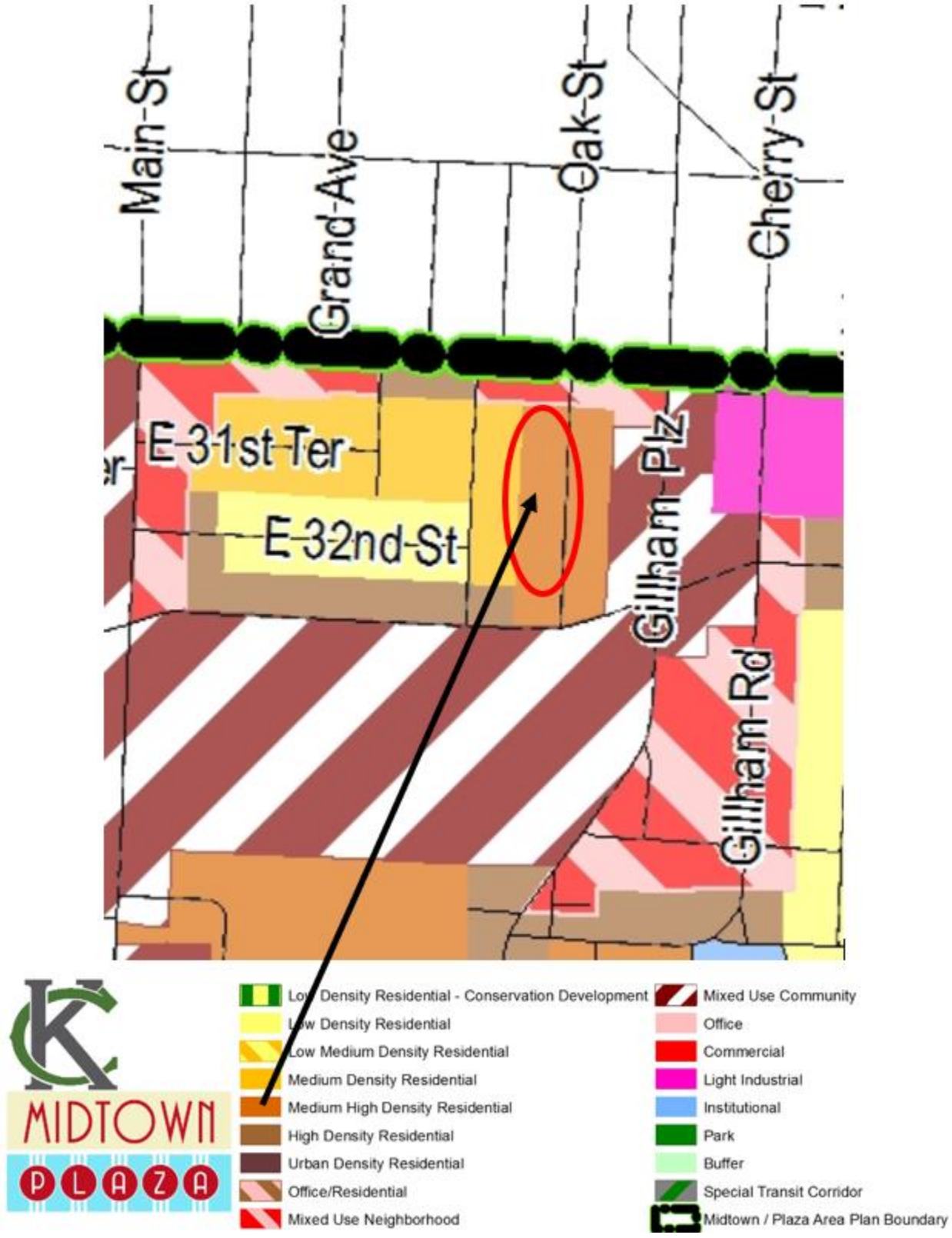

EXHIBIT C

Proposed Land Use

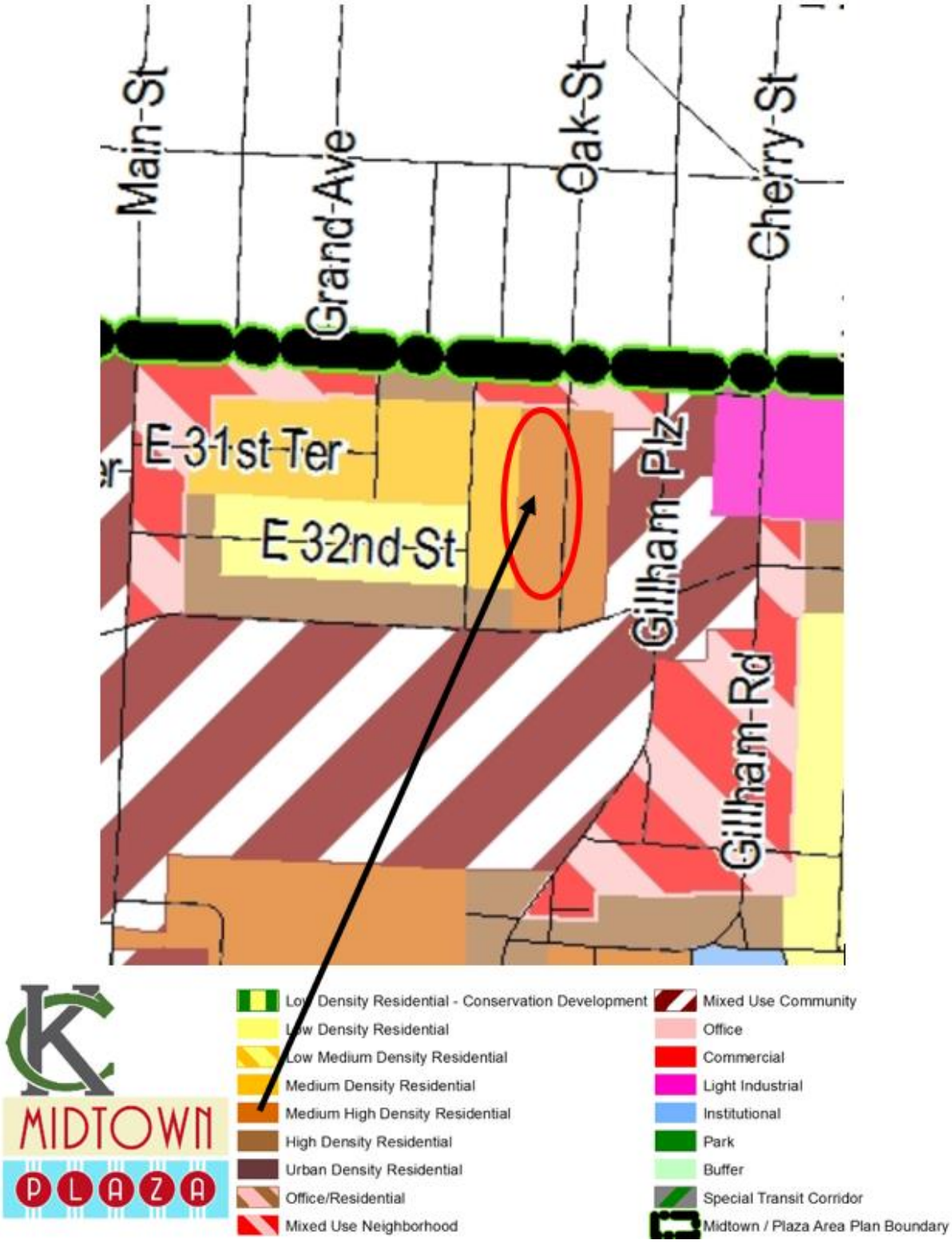

EXHIBIT D

Existing Zoning

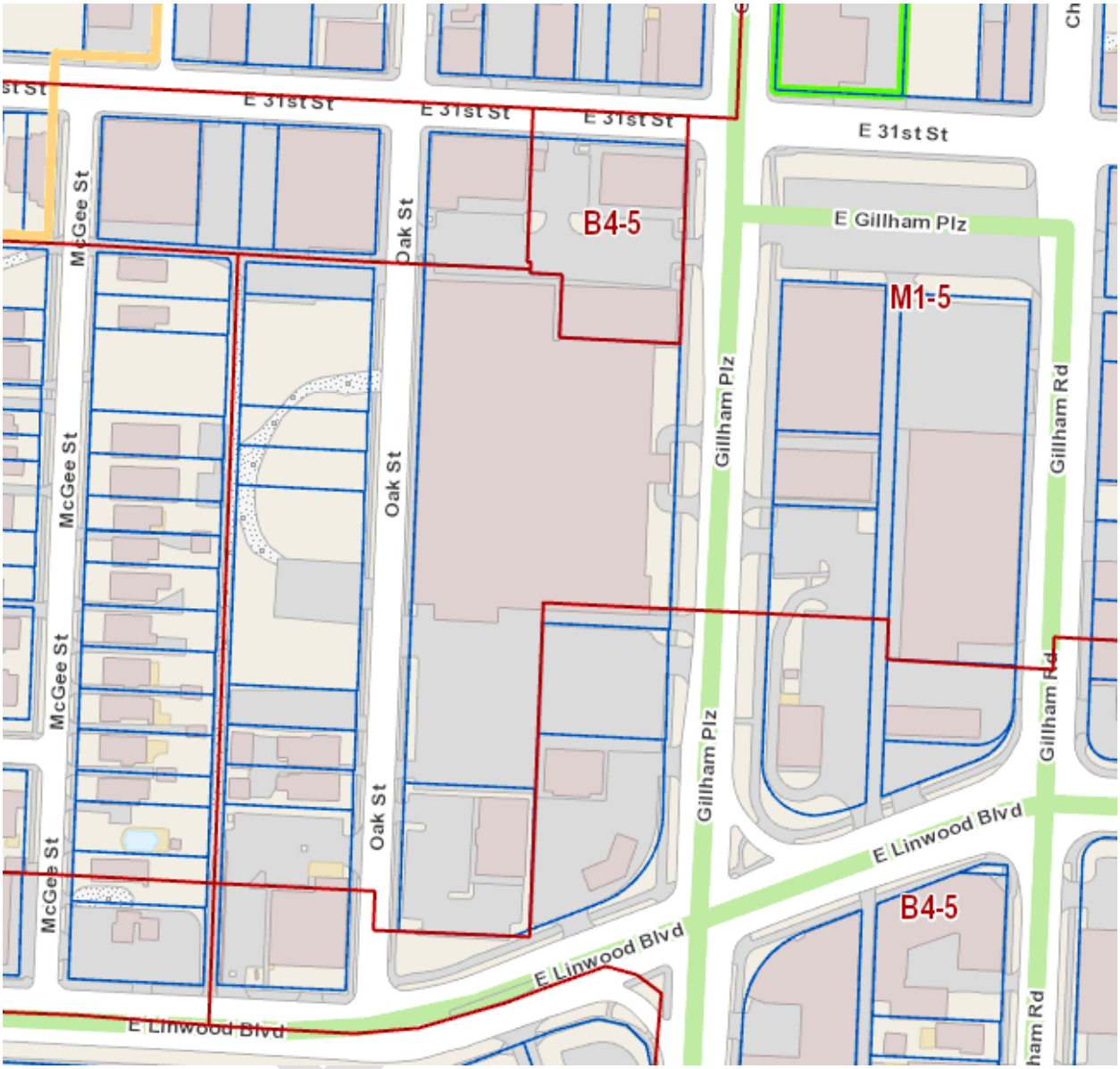

Exhibit F

Proposed Zoning

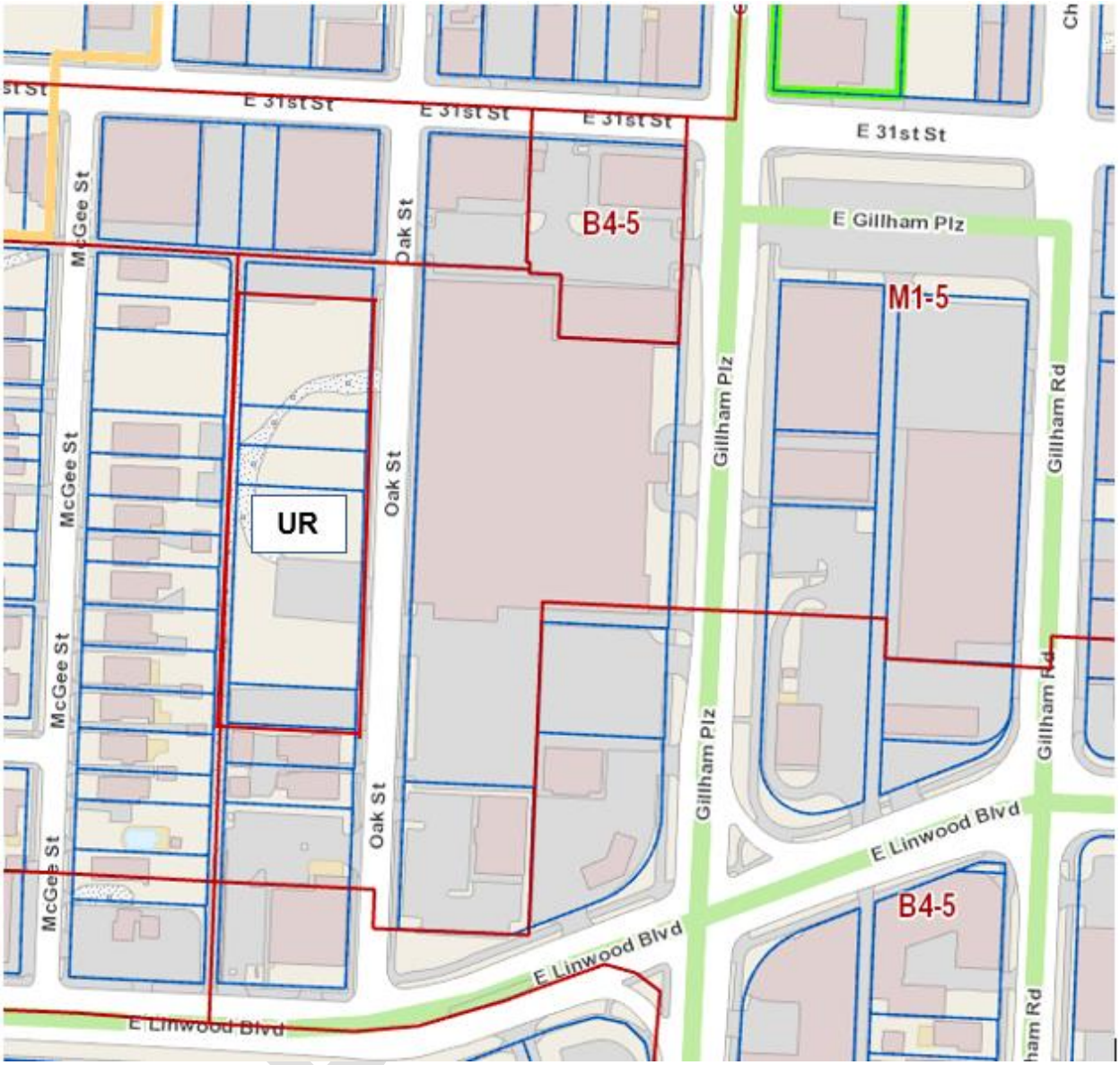

EXHIBIT H

BLIGHT STUDY

According to section 99.320(3) R.S.Mo of Missouri's Land Clearance for Redevelopment Statute, a "blighted area" and "insanitary area" are defined as follows:

> ***Blighted Area:*** *An area which by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use; and,*
>
> ***Insanitary:*** *An area in which there is a predominance of buildings and improvements which by reason of dilapidation, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, welfare.*

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safety included illegal use of the property (the off-street parking does not conform to the City's off-street parking lot requirements, as well as the presence of a deteriorating shipping container). The City's 311 records indicate a number of violations, ranging from having too many containers on-site, illegal use of a container as a shop, a homeless encampment, abandoned vehicles, and weeds, within the past several years. See attached photographs and pages for blight documentation. These physical and economic conditions are examples of insanitary or unsafe conditions, deterioration of site improvements, existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, and which retards the provision of housing accommodations or which constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.

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