

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2019-00215

Hospital Hill II Urban Renewal Plan and Blight Study

CD-CPC-2019-00215 A request to approve an amendment to the Hospital Hill Urban Renewal Plan in order to add a single parcel along the southern boundary of the Plan Area and associated blight study.

Details

Location: located on about 0.3 acres generally located at 2702 Troost avenue, at the southwest corner of 27th and Troost Avenue.

Reason for Legislation: Urban Renewal plan requests require City Plan Commission and City Council approval.

The applicant is requesting Council make a finding of blight and approve an amend to an Urban Renewal Plan on about 0.3 acres at the intersection of 27th Street and Troost Avenue.

HISTORY

The Hospital Hill No. 2 Urban Renewal Area was first approved by Ordinance No. 41888 on December 1, 1972.

It was amended again in 1995 (Ordinance No. 950034), 1998 (Ordinance No. 980989), and, most recently in 2001 (Ordinance No. 001637) to include two additional areas into the Urban renewal Plan.

CONTROLLING CASE

Ordinance No. 001637 passed on January 25, 2001 allowed for the addition of two additional areas generally bounded by 21st Street, Bruce R. Watkins, Forest, and the Paseo, and bounded by 25th Street, West Paseo, 27th Street, and Bruce R. Watkins. The proposed request is in substantial conformance to the controlling plan.

EXISTING CONDITIONS

This parcel is currently vacant and has been since the previously vacant building was demolished in September 2017.

INCENTIVE REQUEST:

This plan addition is not requesting any additional incentives at this time, it is only to

Ordinance Number

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Bunch, Shileds)
Applicants / Proponents	<p>Applicant Robert Long Economic Development Corporation 300 Wyandotte Street Suite 400 Kansas City, Mo 64105</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>Basis of Opposition</p>
Staff Recommendation	<p><input type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission (5-0) 1/7/2020 By Baker-Hughes, Crawl, Henderson, Macy, May</p> <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken</p> <p><input type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<input type="checkbox"/> Do Pass

include a one-third acre parcel in the plan area.

Blight Analysis

The blight analysis provided shows images of deteriorating sidewalk and curbs as well as an unmaintained open lot. Staff does not make a recommendation on the finding of blight, it is incumbent upon the Commission and the Council to determine if the property meets the standards of blighted.

PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff does not make recommendations on Incentive Request applications.

Respectfully submitted,



Jamie Hickey
Lead Planner

	<input type="checkbox"/> Do Pass (as amended)
	<input type="checkbox"/> Committee Sub.
	<input type="checkbox"/> Without Recommendation
	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass
Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections – Including Indirect Costs	
Financial Impact	
Funding Source(s) and	

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Appropriation Account Codes

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Fact Sheet Prepared	Date: 1/27/2020	Initial Application
By:		Filed: 11/22/2019
Jamie Hickey		City Plan 1/7/2020
Lead Planner		Commission:
Reviewed By:	Date: 1/27/2020	Revised Plans Filed: N/A
Joe Rexwinkle, AICP		
Division Manager		
Development		
Management		
Reference Numbers:		
Case Nos. CD-CPC-2019-00215		