



Legislation Details (With Text)

**File #:** 220568      **Version:** 1      **Name:**

**Type:** Ordinance      **Status:** Referred

**File created:** 6/29/2022      **In control:** Neighborhood Planning and Development Committee

**On agenda:** 7/13/2022      **Final action:**

**Title:** Amending Ordinance No. 021284 by repealing Section 2 and enacting in its place a new Section 2, revising the legal description of the area comprising Redevelopment Project Area N of the Shoal Creek Parkway Tax Increment Financing Plan, as amended, and directing the City Clerk to transmit copies of this ordinance.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Shoal Creek 23rd Amendment FACT SHEET - Project Area N Updated Legal Description - 6.29.22, 2. Authenticated Ordinance 220568

Date	Ver.	Action By	Action	Result
6/30/2022	1	Council	referred	

ORDINANCE NO. 220568

Amending Ordinance No. 021284 by repealing Section 2 and enacting in its place a new Section 2, revising the legal description of the area comprising Redevelopment Project Area N of the Shoal Creek Parkway Tax Increment Financing Plan, as amended, and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, passed on June 18, 2015, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on November 10, 1994, the City Council passed Ordinance No. 941443, which accepted the recommendations of the Commission as to the Shoal Creek Parkway Tax Increment Financing Plan ("Redevelopment Plan") and designated the Redevelopment Area therein to be an economic development area; and

WHEREAS, the City Council, by its passage of a series of ordinances, has amended the Redevelopment Plan on numerous occasions since it was first approved; and

WHEREAS, the Redevelopment Plan, as amended, contemplates the implementation of the improvements described therein with economic activity taxes generated within several Redevelopment Project Areas described by the Redevelopment Plan; and

WHEREAS, on October 31, 2002, the City Council passed Ordinance No. 021284, which approved and designated the area comprising Redevelopment Project Area N of the Redevelopment Plan, as amended, as a Redevelopment Project Area and adopted tax increment allocation financing therein; and

WHEREAS, on December 10, 2020, the City Council passed Ordinance No. 201016, which is the most recent amendment to the designated area comprising Redevelopment Project Area N of the Redevelopment Plan, and

WHEREAS, the Twenty-Third Amendment to the Plan provides for certain modifications to the boundaries of the area described by Redevelopment Project Area N and, therefore, the legal description for the area comprising Redevelopment Project Area N as described by Ordinance No. 021284 that was most recently amended by Ordinance No. 202016 requires revision; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Ordinance No. 021284 is hereby amended by repealing Section 2 and enacting a new Section 2 in its place, to read as follows:

Section 2. Effective as of the original effective date of Ordinance No. 021284, the following described area is hereby designated as Shoal Creek Parkway Redevelopment Project Area N:

Part of Section 8, Section 9 and Section 17, all in Township 51 North, Range 32 West, In Kansas City, Clay County, Missouri, described as follows: Beginning at the intersection of the Westerly right-of-way line of Interstate Highway Route 435 as now established and the South line of the Northwest Quarter of said Section 9; thence West along the South line of the Northwest Quarter of said Section 9 and the South line of the North Half of said Section 8, 2686 feet more or less to the East right of way line of N Brighton Ave as now established; thence Southerly along the Easterly right of way line of said Brighton Avenue, 3006 feet more or less to a point on a line that is the Easterly extension of the Northerly line of said Clay County, Missouri Parcel 14407001300200 and Parcel 14407001300300; thence North 88°57'57" West, along said Easterly extension line, 1265.50 feet to the Northwest corner of said Parcel 14407001300300, said point also being on the Westerly line of Tract A, Kings Gate First Plat, a subdivision of land in said Kansas City, Clay County, Missouri; thence South 00°00'00" East, along said Westerly Tract line and along the Easterly line of said Parcel 14407001300300, 41.09 feet to the Southwest corner of said Tract A and also a point on the Northerly line of Lot 109, Kings Gate Second Plat, a subdivision of land in said Clay County, Clay County, Missouri; thence South 56° 17'42" West, along the Northerly line of Lots 109 and 110, said Kings Gate Second Plat and along the Easterly line of said Parcel 14407001300300, 88.64 feet; to an angle point in the Westerly line of said Lot 110; thence South 00°50'07" West, along the Westerly line of Lots 110, 111 and 112 of said Kings Gate Second Plat and along the Easterly line of said Parcel 14407001300200, 261.09 feet to an angle point in the Westerly line of said Lot 112; thence continuing South 00°50'07" West, along the Southerly extension of the Easterly line of said Lots 110, 111 and 112, and along said Easterly line of Parcel 14407001300200, 286.62 feet to the Southeast corner of said Parcel 14407001300200; thence North 89°17'51" West, along the Southerly line of said Parcel 14407001300200, 575.05 feet to the Southeast corner of Clay County, Missouri Parcel 14407001300100; thence North 00°40'09" East, along the East line of said Parcel 14407001300100 and the Westerly line of said Parcel 14407001300200, 150.00 feet to the Northeast corner of said Parcel 14407001300100; thence North 89°17'51" West, along the

North line of said Parcel 14407001300100 and the Southerly line of said Parcel 14407001300200, 270.00 feet to a point on the Easterly right of way line of said N Spruce Avenue and the Northwest corner of said Parcel 14407001300100; thence North 00°40'09" East, along said Easterly right of way line and along the West line of said Parcel 14407001300200, 494.20 feet to the Northwest corner of Clay County, Missouri Parcel 14407001300200; thence continuing North 00°40'09" East, along said Easterly right of way line, 40.00 feet to a point on a line that is 40.00 feet Northerly of and parallel with the Northerly line of said Parcel 14407001300200 and Parcel 14407001300300; thence South 88°57'57" East, along said parallel line, 1340.40 feet to a point on the Southerly extension of the Westerly line of Tract B1, said Kings Gate First Plat, also being Clay County Parcel 14407000101500; thence North 01°19'55" West, along said Southerly extension and along said Westerly line, 157.33 feet; thence North 71°55'35" East, along said Westerly line, 14.08 feet; thence North 00°58'26" East, along said Westerly line, 273.78 feet to the Northwest corner of said Tract B1, said point also being on the Southerly right of way line of NE 80th Street as now established; thence North 25°25'34" West, 66.98 feet to a point on the Northerly right of way line of NE 80th Street as now established, said point being the Southwest corner of Highway 152 Commerce Center, a subdivision of land in said Kansas City, Clay County, Missouri and the Southeast corner of Brighton Woods, a subdivision of land in said Clay County, Clay County, Missouri; thence North 01°13'47" East, along the West line of said Highway 152 Commerce Center and the East line of said Brighton Woods, 1,034.80 feet to a point on the Southerly right of way line of Missouri State Highway No. 152 as now established; thence North 05°37'17" East, 215.59 feet to the centerline of said Missouri State Highway No. 152 as now established; thence South 85°35'31" West, along said centerline, 473.77 feet; thence Westerly along said centerline, along a curve to the right being tangent to the last described course with a radius of 2,864.79 feet, a central angle of 27°31'26" and an arc distance of 1,376.19 feet to a point on the West line of the Southwest Quarter of said Section 8; thence North 00°15'39" East, along the West line of the Southwest Quarter of said Section 8, (part of said line also being the West line of Brighton Woods North Second Plat), 1012.08 feet to the Northwest corner of the Southwest Quarter of said Section 8; thence North 00°31'08" East, along the West line of the Northwest Quarter of said Section 8, (part of said line also being the West line of Barry Brooke Second Plat and Barry Brooke First Plat), 1012.08 feet to the Northwest corner of the Northwest Quarter of said Section 8; thence South 89°09'16" East, along the North line of said Northwest Quarter, 2,627.37 feet to the Northeast corner of the Northwest Quarter of said Section 8; thence Westerly along the North line of the Northeast Quarter of said Section 8 and the North line of the Northwest Quarter of said Section 9, 3121 feet more or less to a point on the Westerly right of way line of said Interstate Highway Route 435; thence Southerly along said Westerly right of way line, 2694 feet more or less to the Point of Beginning. Containing 20,405,495 square feet or 468.45 acres, more or less.

Section 2. That the City Clerk shall send a copy of this ordinance to the County Clerk of Clay County, Missouri.

Approved as to form and legality:

Emalea K. Black  
Assistant City Attorney