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Legislation #:	081090	Introduction Date:	10/30/2008
Type:	Ordinance	Effective Date:	11/30/2008
Sponsor:	None		
Title:	Declaring an area of about 155 acres generally bounded by E. 27th Street on the north, Linwood Boulevard on the south, Troost Avenue on the east and Gillham Road on the west, as a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Land Clearance for Redevelopment Authority law and approving the Longfellow/Dutch Hill Neighborhoods Urban Renewal Plan. (669-S)		

Legislation History

Date	Minutes	Description
10/29/2008		Filed by the Clerk's office
10/30/2008		Referred to Planning and Zoning Committee
11/5/2008		Hold On Agenda (11/19/2008)
11/19/2008		Advance and Do Pass, Debate
11/20/2008		Passed

View Attachments

File	Type	Size	Description
081090.pdf	Authenticated	415K	Authenticated
081090 Urban Renewal Plan.pdf	Other	5563K	Plan
081090 Docket Map.pdf	Maps	231K	Docket Map
http://kansascity.granicus.com/ViewSearchResults.php?view_id=2&keywords=081090	Video Link	0K	http://kansascity.granicus.com/ViewSearchResults.php?view_id=2&keywords=081090
C000669S_FACTSHT.xls	Fact Sheet	66K	Fact Sheet
C000669S_STAFFRPT09_16_08.doc	Staff Report	85K	Staff Report

Printer Friendly Version

ORDINANCE NO. 081090

Declaring an area of about 155 acres generally bounded by E. 27th Street on the north, Linwood Boulevard on the south, Troost Avenue on the east and Gillham Road on the west, as a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Land Clearance for Redevelopment Authority law and approving the Longfellow/Dutch Hill Neighborhoods Urban Renewal Plan. (669-S)

WHEREAS, the area bounded by E. 27th Street on the north, Linwood Boulevard on the south, Troost Avenue on the east and Gillham Road on the west, is (1) blighted by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition or (2) insanitary by reason of a predominance of buildings and improvements which, by reason of dilapidation, deterioration, 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 combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare; and

WHEREAS, on September 27, 2008, the Land Clearance for Redevelopment Authority of Kansas City, Missouri, adopted a resolution recommending that the area be declared blighted or insanitary and recommending approval of an Urban Renewal Plan for the area; and

WHEREAS, on September 16, 2008, the City Plan Commission reviewed this matter and recommended (1) approval of the designation of the area as blighted or insanitary area and (2) approval of the Urban Renewal Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Council finds that the proposed urban renewal area identified as the Longfellow/Dutch Hill Neighborhood Urban Renewal Area generally bounded by E. 27th Street on the north, Linwood Boulevard on the south, Troost Avenue on the east and Gillham Road on the west, except the following properties:

2901 Holmes: Lots 1 through 6, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2913 Holmes: Vacant lot, Lots 7 through 10, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2921 Holmes: Vacant lot, Lot 11, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2923 Holmes: Lot 12, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2925 Holmes: Lot 12, north 15 feet, Lot 14, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2929 Holmes: South 10 feet Lot 14, north 20 feet, Lot 15, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2931 Holmes: South 5 feet Lot 15, all of Lot 16, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2933 Holmes: Lots 17 through 19, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2941 Holmes: Vacant lot, Lots 20 through 22, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

706 E. 30th Street: Lots 23 and 24, Block 1, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

703-09 E. 30th Street: Lots 1 and 2, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3005-07-09 Holmes: Lots 3 through 5, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3011 Holmes: Lot 6, north 8 1/3 feet of Lot 7, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3015 Holmes: South 16 2/3 feet of Lot 7, north 16 2/3 feet of Lot 8, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3017 Holmes: South 8 1/3 feet of Lot 8, all of Lot 9, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3019 Holmes: Vacant lot, Lot 10, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3021-23 Holmes: Lots 11, 12, and 13, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3027-29 Holmes: Lots 14 and 15, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3033 Holmes: Lots 16 and 17, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

700A E. 31st Street: Lot 18, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

2930 Holmes: Lot 16, north 8 1/3 feet of Lot 17, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2924-26 Holmes: Lots 13 through 15, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2916 Holmes: Lots 9 through 12, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

All of lots 5 thru 8, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

615 E. 29th Street: Lots 1 through 4, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

3002-06 Holmes: Lots 24 to 30, inclusive, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

Lot 31, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3018-24 Holmes: All of lots 32 through 36, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3028-30 Holmes Road: Lots 37 through 40, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3034 Holmes: Lot 41 and north one-half of vacated alley lying south of and adjacent to Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

2939 Cherry: All of Lots 29 through 31 and south 15 feet of Lot 32, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2931 Cherry: North 10 feet of Lot 32, all of Lot 33, south 5 feet of Lot 34, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2929 Cherry: North 20 feet of Lot 34, south 10 feet of Lot 35, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2927 Cherry: North 15 feet of Lot 35, south 15 feet of Lot 36, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2925 Cherry: North 10 feet of Lot 36, south 20 feet of Lot 37, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2923 Cherry: North 5 feet of Lot 37, all of Lot 38, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2919 Cherry: Vacant lot, Lot 39, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2911-17 Cherry: Vacant lot, Lots 40 through 44, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2905 Cherry: Vacant lot, Lots 45 through 48, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

606-10 E. 30th Street: Lots 25 through 28, Block 2, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

Lots 53, 54, 55 and south 10 feet of Lot 56, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3025-27 Cherry: North 15 feet of Lot 56 and all of Lots 57 and 58, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3023 Cherry: Lot 59, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3011-21 Cherry: All of Lots 60 through 65, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3001 Cherry: Lots 66, 67, 68, 69 and 70, Blackmars Resurvey, all of Lots 1 through 5, Springfield Highlands, subdivisions in Kansas City, Jackson County, Missouri.

2810-30 Cherry: West 118 feet of Lots 10 through 14, Block 8, Resurvey of Hoelzels Addition, a subdivision in Kansas City, Jackson County, Missouri.

South 22.5 feet of west 118 feet of Lot 4 and west 118 feet of Lots 5 through 9, Block 8, Resurvey of Hoelzels Addition, a subdivision in Kansas City, Jackson County, Missouri.

2800-04 Cherry: West 118 Feet of Lots 1 to 3, inclusive, Block 8, and north 2.5 feet of Lot 4, Block 8, Resurvey of Hoelzels Addition, a subdivision in Kansas City, Jackson County, Missouri.

2928 Cherry: West 122 feet of Lots 15 and 16, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2924 Cherry: West 122 feet of Lots 13 and 14, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2922 Cherry: West 122 feet of Lot 12, Block 3 Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2920 Cherry: West 122 feet of Lot 11, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2918 Cherry: West 122 feet of Lot 10, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2916 Cherry: West 122 feet of Lot 9, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2908-14 Cherry: West 122 feet of Lots 5 through 8, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2900 Cherry: West 122 feet of Lots 1 to 4, inclusive, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2949 McGee Trafficway: All of Lot 19, except part in street, all east of trafficway and west of Cherry Street, Lot 20, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

2945 McGee Trafficway: West 122 feet of Lots 17 and 18, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

All east of trafficway and west of Cherry Street of Lots 21 through 23, Block 3, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

3006 Cherry: All of Lots 71 through 75, except part in street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3008 Cherry: All of Lot 76, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3012-14 Cherry: All of Lots 77 and 78, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3016 Cherry: All of Lots 79 and 80, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3024 Cherry: All of Lots 81 through 84, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3028 Cherry: All of Lots 85 and 86, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

3030-32 Cherry: All of Lots 87 and 88, except east 14 feet in Cherry Street, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

2805-07 Gillham Road: East 120.5 feet of north 1 foot of Lot 24, east 120.5 feet of Lots 25, 26, 27 and 28, Block 8, Cont of Hoelzels Addition, a subdivision in Kansas City, Jackson County, Missouri.

2809 Gillham Road: Vacant lot, north 16 2/3 feet of Lot 22, Block 8, all of Lot 23 Block 8, south 24 feet of Lot 24, Block 8, except part in Gillham Rd, Cont of Hoelzels Addition, a subdivision in Kansas City, Jackson County, Missouri.

2819 Gillham Road: East 120.5 feet of Lots 15 to 21, inclusive, south 8 1/3 feet east 120.5 feet of Lot 22, Block 8, Cont of Hoelzels Add., a subdivision in Kansas City, Jackson County, Missouri.

2939 Gillham Road: Part Lots 30 through 48, Block 3, DAF all north and east of McGee Trafficway of Lots 30 through 24 and east 114.5 feet of Lots 35 thru 48, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri

2945-49 Gillham Road: Lots 25 through 30, Block 3 and also vacated alley lying east and adjacent, except part in right of ways, Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

3001-05 Gillham Road, East 120.95 feet of Lots 1 through 4, Bentleys Springfield Addition, a subdivision in Kansas City, Jackson County, Missouri.

3017 Gillham Road: Lot 5 through 10 and north one-half of Lot 11, Bentleys Springfield Addition, a subdivision in Kansas City, Jackson County, Missouri.

3021-31 Gillham Road: South 12.5 feet of Lot 11 and Lots 12 through 17 and north 5 feet of Lot 18, except parts in street, Bentleys Springfield Addition, a subdivision in Kansas City, Jackson County, Missouri.

South 29.3 feet of east 120.95 feet of Lot 18, Bentleys, Springfield Addition, a subdivision in Kansas City, Jackson County, Missouri.

708 E. 31st Street: Lot 19 and east 18.09 feet, measured on south line Lot 20, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

700 E. 31st Street: Vacant lot, west 6.94 feet, measured on south line of Lot 20, all of Lots 21, 22 and 23, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

604-06 E. 31st Street: South 80 feet of west 9.83 feet of Lot 48 and south 80 feet of Lots 49 and 50, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

600-02 E. 31st Street: South 80 feet of Lots 51 and 52, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

518 E. 31st Street: 3036-48 McGee Trafficway: West 29 feet of Lot 89, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

514 E. 31st Street: Lot 90, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

508-10 E. 31st Street: Lots 91, 92 and 93, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

500-506 E. 31st Street: Lots 19 through 22 and east 27.8 feet of Lot 23, Bentleys Springfield Addition, a subdivision in Kansas City, Jackson County, Missouri.

3046 Holmes: Lots 42, 43, 44, 45, 46, and 47 and east 15.17 feet of Lot 48, also south one-half of vacated alley lying north of and adjacent from west line of Holmes Street to west line of Lot 41, extended south, Springfield Highlands, a subdivision in Kansas City, Jackson County, Missouri.

2940 Holmes: South 6 2/3 feet of Lot 17, all of Lots 18 through 24, Block 2, Church and Sunday School Coleman Place, a subdivision in Kansas City, Jackson County, Missouri.

Main 31

All of Lots 1-4 and 5-17, Irwin and Morrills Addition, a subdivision in Kansas City, Jackson County, Missouri.

The alley proceeding approximately 145 feet east from the easterly line of Holmes Street, adjacent to and between the southerly line of Lots 1-4 of Irwin and Morrills Addition and the northerly line of Lot 5 of Irwin and Morrills Addition, a subdivision in Kansas City, Jackson County, Missouri.

The alley proceeding approximately 360-feet south from the northerly line of Lot 13, Logan Place, a subdivision in Kansas City, Jackson County, Missouri, adjacent to and between the easterly line of Lots 5-17, Irwin and Morrills Addition, a subdivision in Kansas City, Jackson County, Missouri and the westerly line of Lots 10-13 of Logan Place, a subdivision in Kansas City, Jackson County, Missouri and the westerly line of Lots 22-30, Georges Addition, a subdivision in Kansas City, Jackson County, Missouri.

The alley proceeding approximately 145 feet east from the easterly line of Holmes Street, adjacent to and between the southerly line of Lot 17 and the northerly line of Lots 18-21 of Irwin and Morrills Addition, a subdivision in Kansas City, Jackson County, Missouri.

Dutch Hill

Lots 1 through 3 and Tracts A and B, Dutch Hill Apartment District

Beacon Hill 353

A tract of land described as follows: Beginning at the intersection of the south line of E 27th Street and the west line of Troost Avenue, thence west along the south line of E 27th Street a distance of 150 feet, thence south along a line parallel to the west line of Troost Avenue a distance of 150 feet, thence east along a line parallel to the south line of E 27th Street a distance of 150 feet to the west line of Troost Avenue, thence north along the west line of Troost Avenue a distance of 150 feet to the point of beginning, containing 22,500 square feet more or less.

Longfellow

All of Lots 1-7, Block 6, Resurvey of Hoelzels Addition

All of Lots 1-24, Block 1, Colemans Place and Lots 1 and 2, Springfield Highlands

All of Lots 1-48, Block 2, Colemans Place

is a blighted or insanitary area in need of redevelopment or in need of rehabilitation and is appropriate for an urban renewal project by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, pursuant to Chapter 99, RSMo.

Section 2. That the Council finds that the Urban Renewal Plan is feasible and in conformity with the general plan for the development of the community as a whole.

Section 3. That the Longfellow/Dutch Hill Neighborhood Urban Renewal Plan, a copy of which is on file in the office of the City Clerk with this ordinance and is hereby approved.

I hereby certify that as is required by Chapter 99, Revised Statutes of Missouri, all public notices have been given and hearings have been held.

Secretary, City Plan Commission

Approved as to form and legality:

Heather A. Brown
Assistant City Attorney