
HABITAT FOR HUMANITY SCATTERED SITE II Urban Renewal Plan



Habitat
for Humanity[®]
of Kansas City

**LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF
KANSAS CITY, MISSOURI**

PLAN APPROVALS:

- | | |
|---------------|---|
| 0 - 00-2021 | CITY PLAN COMMISSION |
| 0 - 00-2020 | LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
(RES. NO. 12-00 - 20 & RES. NO.12 - 00 -20) |
| 0 - 00 - 2021 | NEIGHBORHOODS, PLANNING & DEVELOPMENT COMMITTEE |
| 0 - 0 - 2021 | CITY COUNCIL (ORD. NO. [REDACTED]) |

Land Clearance for Redevelopment Authority of Kansas City, Missouri

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

Daniel Moye, Executive Director
Robert D. Long, Senior Development Services Specialist

CITY PLAN COMMISSION

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Kevin McManus

Ernest Rouse, 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."

**HABITAT FOR HUMANITY
SCATTERED SITE II
URBAN RENEWAL PLAN
OF
KANSAS CITY, JACKSON COUNTY, MISSOURI**

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Exhibits:

- Exhibit A-1 - "Proposed Plan Area Site Maps"
- Exhibit A-2- "Legal Descriptions"
- Exhibit B - "Existing Land Use"
- Exhibit C - "Proposed Land Use"
- Exhibit D - "Existing Zoning"
- Exhibit E - "Proposed Zoning"
- Exhibit F – "Finding of Blight and/or Insanitary Conditions"

Appendices:

- Appendix 1 – Design Review Process
- Appendix 2 – Standardized Relocation Policy
- Appendix 3 – Affirmative Action Process
- Appendix 4 – Workable Program

HABITAT FOR HUMANITY SCATTERED SITE II URBAN RENEWAL PLAN

EXECUTIVE SUMMARY

FUNDER	Land Clearance for Redevelopment Authority
LOCATION	The Plan Area consists of scattered parcels within the 3 rd Council District in Kansas City, Jackson County, Missouri.
AREA PLANS	Heart of the City Area Plan
COUNCIL DISTRICT	3 rd District – Brandon Ellington and Melissa Robinson
PROJECT	The intent of the HABITAT FOR HUMANITY SCATTERED SITE II Urban Renewal Plan is to encourage and provide affordable single family housing to low income residents.
OBJECTIVES	Adoption of the HABITAT FOR HUMANITY SCATTERED SITE II Urban Renewal Area Plan will: <ul style="list-style-type: none">• Stimulate private investment in the rehabilitation and/or exterior maintenance of single-family homes;• Stimulate private investment in the construction of single-family homes• Promote neighborhood stabilization through the rehabilitation and/or the construction of new homes and the introduction of new residents• Increase the supply of affordable housing for low income families.• Assist low income homeowners to maintain affordability.
LCRA ASSISTANCE	Assistance anticipated by the Proponent includes: <ul style="list-style-type: none">• Tax Abatement
BLIGHT STUDY	On behalf of the Authority, EDC staff documented physical conditions in the Plan Area in October 2020 that constituted blighted or insanitary conditions.

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 HABITAT FOR HUMANITY SCATTERED SITE II Urban Renewal Plan (the “Plan”) for the HABITAT FOR HUMANITY SCATTERED SITE II Urban Renewal Area.

The HABITAT FOR HUMANITY SCATTERED SITE II Urban Renewal Area is located in the northwest quadrant of the Third Council District. The Plan is within the Heart of the City Area Plan (the “Area Plan”) prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the “City”). The Heart of the City Area Plan land use map recommends “Residential Low-Density Urban” for this portion of the Wendell – Phillips neighborhood,

Habitat for Humanity, a nonprofit, housing organization was founded in 1976 by Millard and Linda Fuller. Since its’ inception in 1979, Kansas City’s Habitat for Humanity has built or renovated more than 800 homes in Wyandotte, Leavenworth and Johnson Counties in Kansa, and Clay, Platte and Jackson counties in Missouri. Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates houses alongside the homeowner families. In addition to a down payment and monthly mortgage payments, homeowners invest hundreds of hours of their own labor (sweat equity) into building their Habitat house and the houses of others. Habitat houses are sold to partner families at no profit and financed with affordable loans. The homeowners’ monthly mortgage payments are used to build still more Habitat houses. Habitat for Humanity Kansas City is the seventh oldest affiliate of Habitat for Humanity International and celebrated their 40th anniversary in 2019. Habitat Kansas City continues to revitalize blighted urban neighborhoods and instill a sense of pride and hope in our inner-city communities. Habitat for Humanity of Kansas City is working closely with the City of Kansas City’s Land Bank and Homesteading Authority, Urban Neighborhood Initiative and the Wendell – Phillips Neighborhood Association on this effort.

Single family homes are the predominant housing type remaining in the Wendell – Phillips neighborhood. The Plan’s proponents seek to encourage and assist potential

revitalization and stabilization of the Wendell - Phillips neighborhood. The Plan's proponents recognize that the long period of stagnation and decline has left the Wendell - Phillips neighborhood's residential housing stock with a variety of deferred maintenance problems and a significant number of vacant lots resulting from the demolition of deteriorated houses. The Authority has previously assisted the Plan's proponents through the approval and successful implementation of the Habitat For Humanity Scattered – Site Urban Renewal Plan. The Plan's proponents believe that continued assistance from the Land Clearance for Redevelopment Authority (the "Authority"), consisting of real property tax abatement and private resources, will help in the continuing revitalization of these neighborhoods.

The LCRA has considered and determined that the development, land use and building requirements proposed by the Plan for the HABITAT FOR HUMANITY SCATTERED SITE II Urban Renewal Area is designed with the general public purpose, to accomplish, in harmony or conformance with both the 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 Plan is located in the northwestern portion of the 3rd Council Districts of the City of Kansas City, Missouri. Refer to Exhibit A for the legal description of the properties included in the Project Area.

Conformance to the Comprehensive Plan

The Plan is located within the Heart of the City Area Plan prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the “City”). The Area Plan call for Residential Low Density (Urban) in this portion of the Wendell – Phillips neighborhood.

The proposed land uses within the Plan Area have not changed in order to reflect the communities desire to promote appropriate residential development.

The Plan conforms to the FOCUS Kansas City Plan; the City’s adopted comprehensive master plan, as 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 Zones, Development Priority Zone identified in FOCUS.
- Expand the variety of housing options within neighborhoods.
- Use incentive programs to support reuse efforts.

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 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 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 site visits to the plan area in October 2020 to document existing physical conditions within the Plan Area. The Plan Area consists of a variety of current and former residential land uses. A total of 41 parcels are included in the plan area. The parcels are, in general, overgrown with weeds, brush and trees, strewn with trash from illegal dumping and littering, with many also having demolition debris and failing stairs, retaining walls, and sidewalks. A majority of these parcels were acquired from the Land Bank, which took title to them when they failed to sell at auction after their property owners failed to pay their property taxes. Some parcels are unbuildable due to their small size and will need to be combined with adjacent parcels to create viable buildable lots. 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.

The LCRA staff believed the Urban Renewal Area to be blighted in accordance with the section 99.320(3) R.S.Mo of Missouri's Land Clearance for Redevelopment Statute. See Exhibit E for additional information regarding the blight findings.

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.

Development objectives to be met through the adoption of this 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.
- 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 this Urban Renewal Plan include the following major items:

- Stimulate private investment in the rehabilitation and exterior maintenance of existing single-family homes;

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- Stimulate private investment in the construction of new single-family homes;
 - Increase the supply of affordable housing for low income families.
 - Assist low income homeowners to maintain affordability.

IV. LAND USE PLAN

A. Current Land Use Plan

Current Land Use includes Residential Low Density (Urban) within the Urban Renewal Plan.

B. Proposed Land Use Plan

All of the Plan Area lies within the Heart of the City Area Plan, approved by City Council on April 21, 2011 by Resolution No. 110159. The Area Plan, as amended, calls for Residential Low Density (Urban) and Residential Medium Density uses throughout the Plan Area.

C. Design Objectives and Controls

Overall design objectives are hereby established in order to achieve sound and attractive development within the HABITAT FOR HUMANITY SCATTERED SITE II Urban Renewal Area. All other site and building designs for redevelopment parcels to be assisted by the Authority will be subject to the LCRA “Design Review Process”, described in Appendix 1.

1. Building Design Objectives

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.

2. Fencing Objectives

Chain-link fencing shall only be allowed in the rear yards of any new homes receiving LCRA assistance, except, however, it shall not be allowed adjacent to any street right-of-way. No privacy fencing taller than four (4)-feet shall be allowed, except when it is directly adjacent to an attached rear deck or patio. All fencing shall be maintained in good condition.

3. Street, pedestrian walkways and open space objectives

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

4. General maintenance:

General maintenance shall be required of all redevelopment parcels assisted by the Authority, shall be in compliance with all city codes applicable to fire & safety and meets LCRA's Rehabilitation Guidelines and shall include consistent upkeep and repair, removal of debris and litter, trimming of landscape materials, and weed removal. Structures damaged by fire must be repaired, or if repair is deemed infeasible, such structure shall be removed within 60 days of such calamity.

5. Zoning

The parcels within the Plan area is currently zoned R-1.5 and B-1-1. See Exhibit D- Zoning for details. No other zoning changes are proposed as a result of this Plan.

V. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

With respect to implementation of the HABITAT FOR HUMANITY SCATTERED SITE II Urban Renewal Plan, the following urban renewal techniques will be used to ensure positive economic and community development:

A. Tax Abatement

The LCRA may provide tax abatement or other forms of development assistance within the Area to projects in conformance with this Plan.

In an effort to produce significant and visible improvements within the HABITAT FOR HUMANITY SCATTERED SITE II Urban Renewal Area, the LCRA shall require that all residential redevelopment projects seeking assistance from the LCRA shall meet the following minimum criteria:

1. The removal of blight, but not less than \$5,000 per residential unit, as adjusted accordingly for inflation on the Consumer Price Index throughout the duration of the Plan, must be invested; and
2. At least 25% of the total project cost (value) for each redevelopment project must be for the mitigation of all exterior violations (nuisance and mechanical), or, if none, for exterior improvements visible from the adjacent public right-of-way.

All redevelopment projects located within an historic district or which are individually listed on the National Register of Historic Places and/or designated locally by the City of Kansas City's Landmarks Commission must provide a Certificate of Appropriateness from the Landmarks Commission.

All approved redevelopment projects must remain in compliance with the Kansas City, Missouri Code of Ordinances following the removal of blight. These criteria will ensure that all LCRA-assisted projects will benefit the neighborhood, as well as the individual property owner. All properties receiving assistance from the Authority must remain free of unresolved code violations throughout the term of any such assistance.

B. Eminent Domain

This Plan does not include the use of eminent domain for any properties within the HABITAT FOR HUMANITY SCATTERED SITE II Urban Renewal Plan Area.

VI. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF LAW

- A. 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, alleys, 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. 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.
- C. No changes in building codes and/or ordinances are required.
- D. That the developer submit, as may be required by the Development Services, a storm drainage study to the Development Services for approval for the entire development, and that the developer make any improvements as required by the Development Services.
- E. That the developer submits, as may be required by the Development Services, plans for grading, siltation, and erosion control to the Development Services for approval prior to the commencement of any construction activity.
- F. That the developer obtains a Site Disturbance Permit from the Development Services prior to beginning any construction, grading, clearing or grubbing activities, if the disturbed area equals or exceeds one acre.
- G. That the developer extend sanitary sewer as required by Development Services.
- H. That the developer constructs or repairs curb, gutter and sidewalk as may be required
by Development Services.
- I. That the developer submit a street tree planting plan prior to or concurrent with the final plan and/or final plat submittal, secure the approval of the City Forester

for street trees planted on right-of-way (with a copy to be submitted to the City Planning and Development Department staff), and agrees to plan in conformance with the plan approved by the City Forester. The plan shall include size, type, species, and placement of trees. Residential projects not requiring rezoning or platting must provide street trees as required by the City Forester.

- J. That the developer shall cause the area to be platted and processed in accordance with Chapter 66, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Subdivision Regulations and as may be required by Development Services.

VII. Workable Program

A. Workable Program and Rules for Implementation (Background).

1. 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.
2. 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.

1. 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.

C. 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.

D. Monitoring Urban Renewal Projects under this Urban Renewal Plan.

1. 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 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.
2. 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.
3. 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 and advocates of this Plan do not have any specific rehabilitation, or redevelopment projects under consideration at this time. Housing

construction costs for new Habitat homes are approximately \$130 per square foot, although appraisals and sale prices are approximately \$118 per square foot. There are 41 parcels within the Urban Renewal Plan, however, due to replatting it is not currently possible to estimate the number of residential properties, or their square footage, that may seek the Authority's assistance. The nature, extent or cost of any potential public improvements or projects within the Plan Area has not been identified at this time.

In conformance with Chap. 99.430(7) R.S.Mo., it is anticipated that private funding sources, including traditional debt financing and cash equity, as well as contributions of supply, materials and sweat equity, will be used to help finance the rehabilitation and construction of homes within the HABITAT FOR HUMANITY SCATTERED SITE II Urban Renewal Area.

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

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 HABITAT FOR HUMANITY SCATTERED SITE II Urban Renewal Plan shall be effective for a period of fifteen (15) years from the date of passage of the approving ordinance.

XII. PROVISION FOR AMENDING PLAN

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

EXHIBITS

Exhibit A-1 Proposed Plan Area Site Map



Exhibit A-2
Legal Descriptions

(See attached spreadsheet)

Exhibit A-2 Legal Descriptions

<u>Number</u>	<u>Dir.</u>	<u>Street</u>	<u>Jackson Co. PIN</u>	<u>Legal Description</u>
2403	E	23RD ST	29-640-02-04-00-0-00-000	PROSPECT SUMMIT W 33.33 FT OF E 100 FT OF EA OF LOTS 29 & 30 BLK 5
2401	E	23RD ST	29-640-02-05-00-0-00-000	PROSPECT SUMMIT W 24.62 FT OF LOTS 29 & 30 BLK 5
2305	E	23RD ST	29-640-02-26-02-0-00-000	PROSPECT SUMMIT W 33 1/3 FT OF E 66 2/3 FT LOT 29 & 30 BLK 5
2407	E	23RD ST	29-640-02-02-00-0-00-000	PROSPECT SUMMIT E 33 1/3 FT LOT 29 & 30 BLK 5
2143	E	24TH ST	29-640-08-04-00-0-00-000	MORTLAND PLACE LOT 29
2312	E	24TH ST	29-640-03-16-00-0-00-000	S 7 1/2 FT OF W 43 FT LOT 6 BLK 1 W 43 FT LOT 7 BLK 1 CAPITOL HILL
2101	E	24TH TERR	29-640-17-05-00-0-00-000	W 36 FT OF LOTS 13 & 14 BLK 5 DALCOULIN ADDITION
2310	E	25TH ST	29-640-15-12-00-0-00-000	GATES 3RD ADD E 35 FT LOT 16
2450		BROOKLYN AVE	29-640-17-09-00-0-00-000	S 16 2/3 FT OF W 137 FT LOT 5 N 16 2/3 FT OF W 137 FT LOT 6 BLK 5 DALCOULIN ADDITION
2127		BROOKLYN AVE	29-610-30-11-00-0-00-000	BROOKLYN HEIGHTS W 87.2 FT OF E 132.3 FT OF S 3 FT LOT 5 W 87.2 FT OF E 133 FT LOT 6 BLK 6
2437		BROOKLYN AVE	29-640-16-03-00-0-00-000	DALCOULIN ADDITION E 65 FT OF W 70 FT OF LOT 12 E 65 FT OF W 70 FT OF LOT 13 BLK 4
2451		BROOKLYN AVE	29-640-16-19-00-0-00-000	E 125 FT LOT 9 BLK 4 DALCOULIN ADDITION
2447		BROOKLYN AVE	29-640-16-04-00-0-00-000	E 125 FT LOT 11 BLK 4 DALCOULIN ADDITION
2515		BROOKLYN AVE	29-640-24-07-00-0-00-000	E 125 FT LOT 21 S 12.5 FT OF E 125 FT LOT 22 BLK 2 BELVIDERE PLACE
2511		BROOKLYN AVE	29-640-24-06-00-0-00-000	BELVIDERE PLACE N 12.5 FT OF E 125 FT LOT 22 & E 125 FT LOT 23 BLK 2
2517		BROOKLYN AVE	29-640-24-08-00-0-00-000	BELVIDERE PLACE E 125 FT LOTS 18 19 & 20 BLK 2
2316		OLIVE ST	29-640-03-27-01-0-00-000	FLOURNOY'S ADDITION---LOT 9 BLK 4
2508		OLIVE ST	29-640-25-39-00-0-00-000	N 45 FT LOT 27 HAZELCROFT
2506		OLIVE ST	29-640-25-40-00-0-00-000	HAZELCROFT LOT 26
2525		OLIVE ST	29-640-26-09-00-0-00-000	BELMONT N 15.6 FT LOT 119 ALL LOTS 120 & 121
2516		OLIVE ST	29-640-25-36-00-0-00-000	BELVIDERE PLACE S 32 FT OF N 40 FT LOT 29 ALSO HAZELCROFT N 12.5 FT LOT B BLK 1
2544		OLIVE ST	29-640-25-26-00-0-00-000	LOTS 39 & 40 ASHCROFT ADDITION
2542		OLIVE ST	29-640-25-27-00-0-00-000	S 9.5 FT LOT 42 & ALL LOT 41 ASHCROFT ADDITION
2537		OLIVE ST	29-640-26-14-00-0-00-000	BELMONT N 12.5 FT LOT 112 ALL LOT 113
2536		OLIVE ST	29-640-25-29-00-0-00-000	ASHCROFT ADD N 6 FT LOT 43 & ALL LOT 44
2313		OLIVE ST	29-640-02-09-00-0-00-000	LOT 24 BLK 5 PROSPECT SUMMIT
2311		OLIVE ST	29-640-02-08-00-0-00-000	LOT 25 S 14 FT LOT 26 BLK 5 PROSPECT SUMMIT
2309		OLIVE ST	29-640-02-07-00-0-00-000	PROSPECT SUMMIT N 11 FT LOT 26 ALL LOT 27 BLK 5
2305		OLIVE ST	29-640-02-26-01-0-00-000	PROSPECT SUMMIT LOT 28 BLK 5
2337		OLIVE ST	29-640-02-15-00-0-00-000	PROSPECT SUMMIT LOT 16 S 22.5 FT LOT 17 BLK 5
2516		PARK AVE	29-640-24-29-00-0-00-000	BELVIDERE PLACE S 8 1/3 FT LOT 9 & ALL LOT 10 BLK 2
2512		PARK AVE	29-640-24-31-00-0-00-000	LOT 7 N 8 1/3 FT LOT 8 BLK 2 BELVIDERE PLACE
2508		PARK AVE	29-640-24-33-00-0-00-000	BELVIDERE PLACE LOT 4 N 12.5 FT LOT 5 BLK 2
2506		PARK AVE	29-640-24-34-00-0-00-000	BELVIDERE PLACE LOT 3 BLK 2
2501		PARK AVE	29-640-25-07-00-0-00-000	N 22 FT LOT 35 EXC E 38 FT HAZELCROFT LOT 1 & N 2 FT LOT 2 BLK 1 BELVIDERE PLACE
2451		PARK AVE	29-640-15-11-00-0-00-000	W 115.37 FT LOT 16 GATES 3RD ADD
2522		PARK AVE	29-640-24-26-00-0-00-000	BELVIDERE PLACE S 8 1/3 FT LOT 13 LOT 14 BLK 2
2514		PARK AVE	29-640-24-30-00-0-00-000	BELVIDERE PLACE S 16 2/3 FT LOT 8 & N 16 2/3 FT LOT 9 BLK 2
2518		PARK AVE	29-640-24-28-00-0-00-000	BELVIDERE PLACE LOT 11 N 8 1/3 FT LOT 12 BLK 2
2541		PARK AVE	29-640-25-22-00-0-00-000	LOT 31 N 6 FT LOT 32 ASHCROFT ADDITION
2538		PARK AVE	29-640-24-21-00-0-00-000	N 10 FT LOT 17 LOT 18 ASHCROFT ADDITION

Exhibit B Existing Land Use



**Exhibit C
Proposed Land Use**

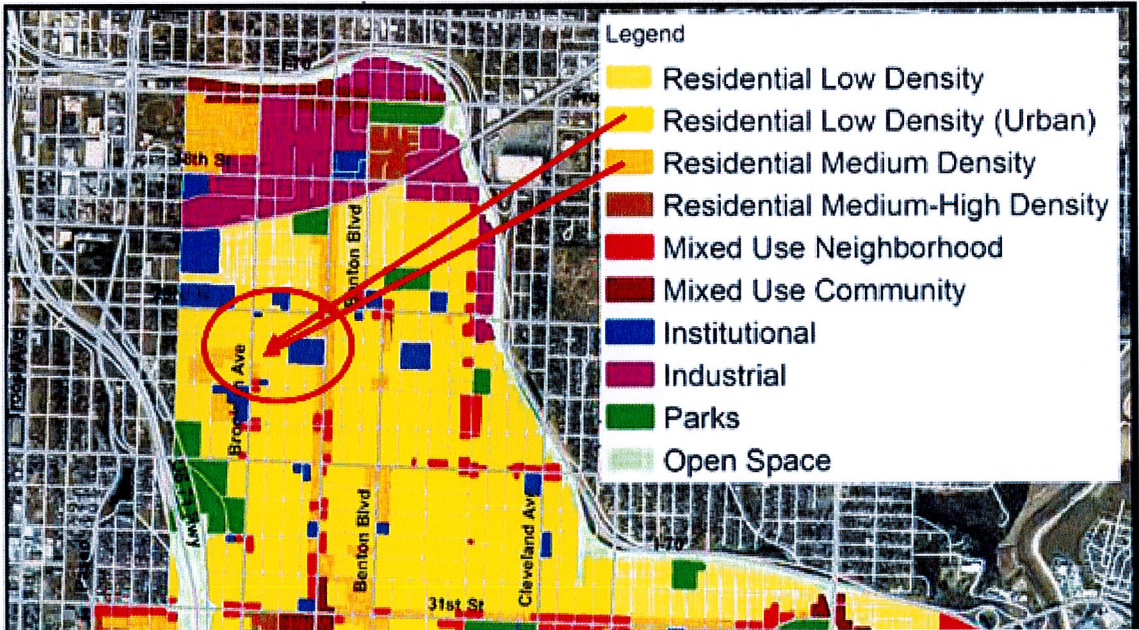


Exhibit D Existing Zoning

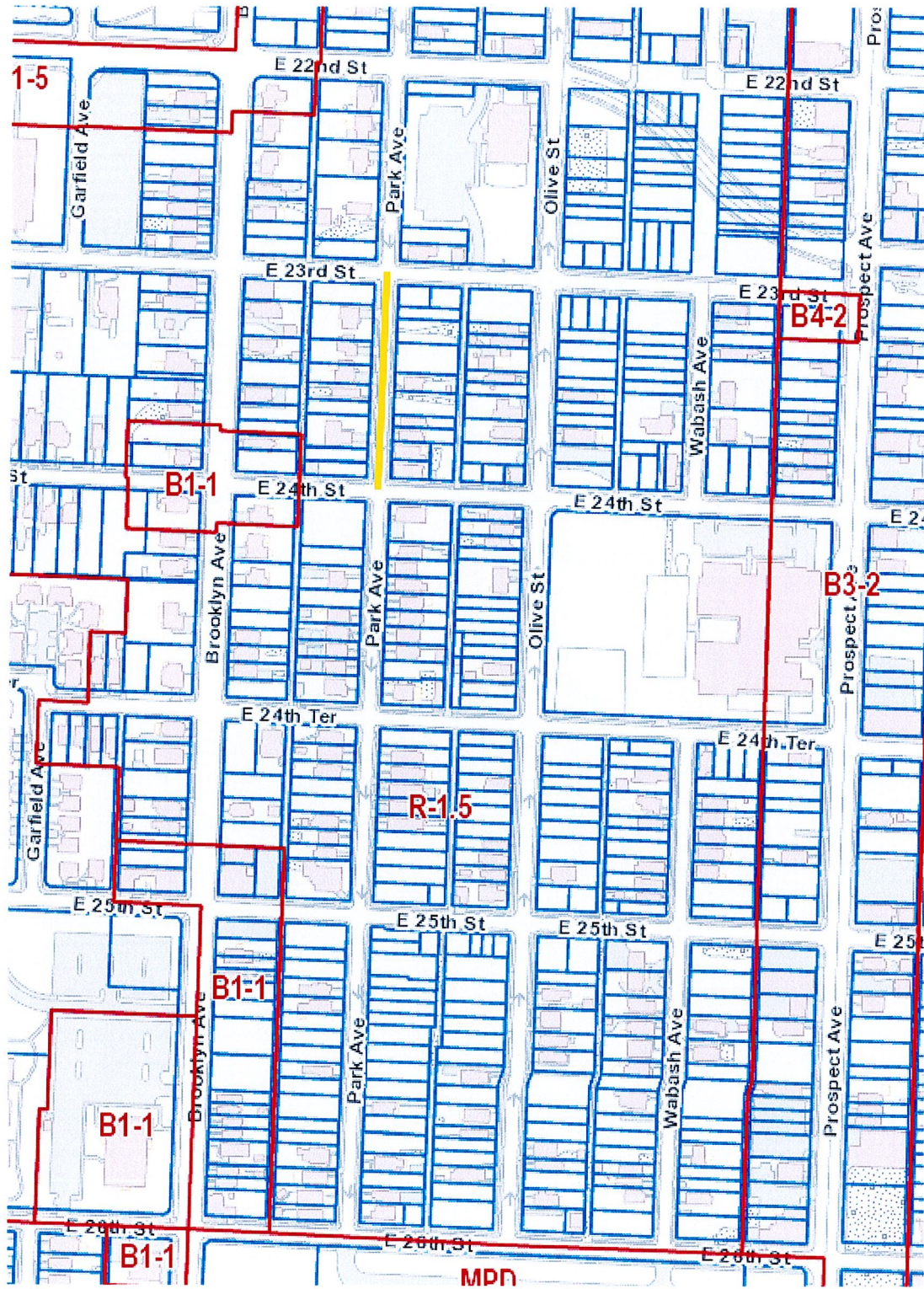


Exhibit E Proposed Zoning

