
29 Belle Urban Renewal Plan



LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI

PLAN APPROVALS:

0 - 00-2021	CITY PLAN COMMISSION
0 - 00-2021	LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY (RES. No. 00-00 - 21 & RES. No. 00-00 -21)
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
Vacancy

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

CITY PLAN COMMISSION

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

CITY COUNCIL

—◆—
Quinton Lucas, Mayor

Kevin O'Neill
Heather Hall
Teresa Loar
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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 or 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.”

**29 BELLE
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

29 BELLE URBAN RENEWAL PLAN

EXECUTIVE SUMMARY

FUNDER	Land Clearance for Redevelopment Authority
LOCATION	The Plan Area consists of a single parcel, located on the southeast corner of W. 29 th Street & Belleview Avenue, within the 4 th Council District in Kansas City, Jackson County, Missouri.
AREA PLANS	Greater Downtown Area Plan
COUNCIL DISTRICT	4 th District – Katheryn Shields and Eric Bunch
PROJECT	The intent of the 29 Belle Urban Renewal Plan is to encourage the construction of nine (9) townhouses.
OBJECTIVES	Adoption of the 29 Belle Urban Renewal Area Plan will: <ul style="list-style-type: none">• Stimulate private investment in the construction of nine (9) residential townhouses;• Promote neighborhood stabilization through the remediation of blight• Promote neighborhood stabilization through infill construction.• Increase the supply of residential units.
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 March 2021 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 29 Belle Urban Renewal Plan (the “Plan”) for the 29 Belle Urban Renewal Area.

The 29 Belle Urban Renewal Area is located in the northeast quadrant of the Fourth Council District. The Plan is within the Greater Downtown Area Plan (the “Area Plan”) prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the “City”). The Greater Downtown Area Plan land use map recommends “Residential Low-Density Urban” for this portion of the Westside neighborhood,

Kansas City’s Westside neighborhood was traditionally bound by I-670 on the north, Broadway Boulevard/Southwest Trafficway on the east, W. 31st Street on the south, and the Kansas/Missouri state line on the west. The Westside developed as waves of immigrants arrived in Kansas City, but is now most commonly identified as a Hispanic neighborhood. The construction of I-35 decades ago severely disrupted the Westside and cut-off the southern portion of the Westside, but the southern portion still closely identifies as part of the Westside. Single family homes are the predominant housing type in the southern portion of the Westside neighborhood, although there are numerous examples of duplexes and other forms of multifamily residential uses. There is a smattering of both commercial and light industrial buildings and uses throughout the southern portion of the Westside neighborhood. There are also a significant number of vacant parcels, many of which appear to be blighted.

The Plan’s proponents seek to remove blight and modestly increase housing density in this southern portion of the Westside neighborhood by redeveloping the vacant and blighted parcel on the southeast corner of W. 29th Street & Belleview Avenue. The Plan’s proponent has been working closely with the Hispanic Economic Development Corporation to promote and develop this project. The Plan’s proponents believe that assistance from the Land Clearance for Redevelopment Authority (the “Authority”), consisting of real property tax abatement and private resources, will help in the revitalization of the southern portion of Westside neighborhood.

The LCRA has considered and determined that the development, land use and building requirements proposed by the Plan for the 29 Belle 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 4th Council Districts of the City of Kansas City, Missouri. Refer to Exhibit A for the legal description of the property included in the Project Area.

Conformance to the Comprehensive Plan

The Plan is located within the Greater Downtown 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 Westside 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 March 2021 to document existing physical conditions within the Plan Area. The Plan Area consists of a single parcel on the southeast corner of W. 29th Street & Belleview Avenue. The parcel exhibits “insanitary or unsafe conditions” in the form of overgrown weeds, brush and trees, garbage, illegal dumping and littering. “Deterioration site improvements” is shown by the broken sidewalk along W. 29th Street and the lack of curb-and-gutter along Belleview Avenue. “Defective or inadequate street layout” is present in the lack of sidewalks along Belleview Avenue. The parcel is also unsecured and unposted to prevent trespassing, which constitutes a “menace to public health, safety, morals or welfare in its present condition and use.” 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 conversion of the existing single-family home from its previous use as a nursing home into a residential duplex;
- Stimulate private investment in the construction of a new residential duplex;
- Increase the supply of housing for residents of the Westside neighborhood.
- To remediate blight within the Plan Area.

IV. LAND USE PLAN

A. Current Land Use Plan

The current Land Use is Residential Low Density (Urban) within the Urban Renewal Plan.

B. Proposed Land Use Plan

All of the Plan Area lies within the Greater Downtown Area Plan, as approved by City Council on October 10, 2019 by Resolution No. 190565. The Area Plan calls for Residential Low Density (Urban) uses within the Plan Area.

C. Design Objectives and Controls

Overall design objectives are hereby established in order to achieve sound and attractive development within the 29 Belle 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 northern third of the property within the Plan area is currently zoned R-6, while the southern two-thirds is currently zoned R-2.5. See Exhibit D- Zoning for details. The entire property within the Plan Area will be rezoned to UR as a result of this Plan.

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

With respect to implementation of the 29 Belle 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 29 Belle 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

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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 29 Belle 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 proponent of this Plan is proposing the redevelopment of the site into nine (9) residential townhouses at an estimated cost of nearly \$2 Million. The proponent anticipates approximately a 70% debt financing and 30% equity financing structure. 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, will be used to help finance the rehabilitation and construction of residential duplexes within the 29 Belle 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

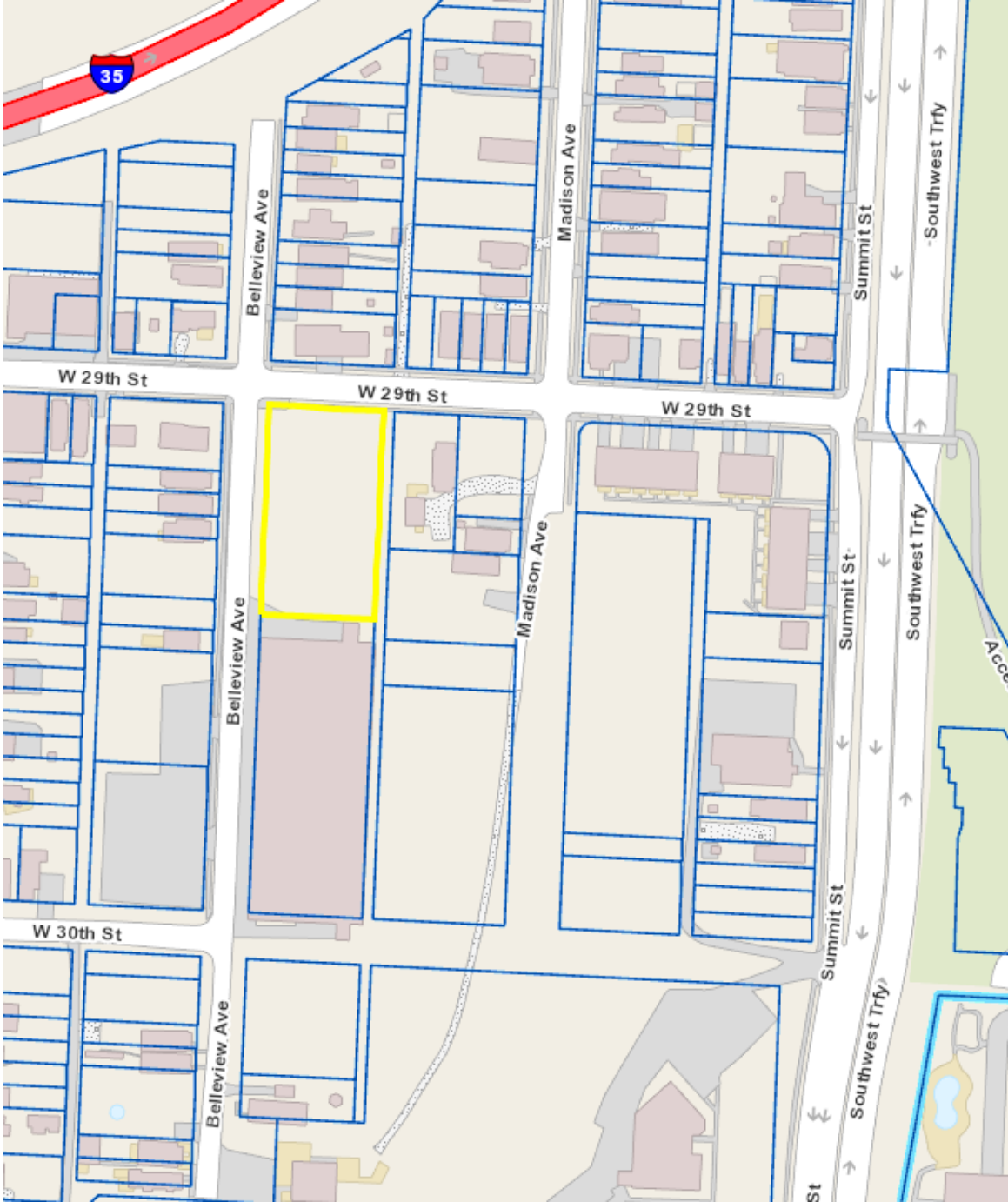
The 29 Belle Urban Renewal Plan shall be effective for a period of fifteen (15) years from the date of passage of the approving ordinance.

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



29 Belle Urban Renewal Plan

Exhibit A-2 Legal Description

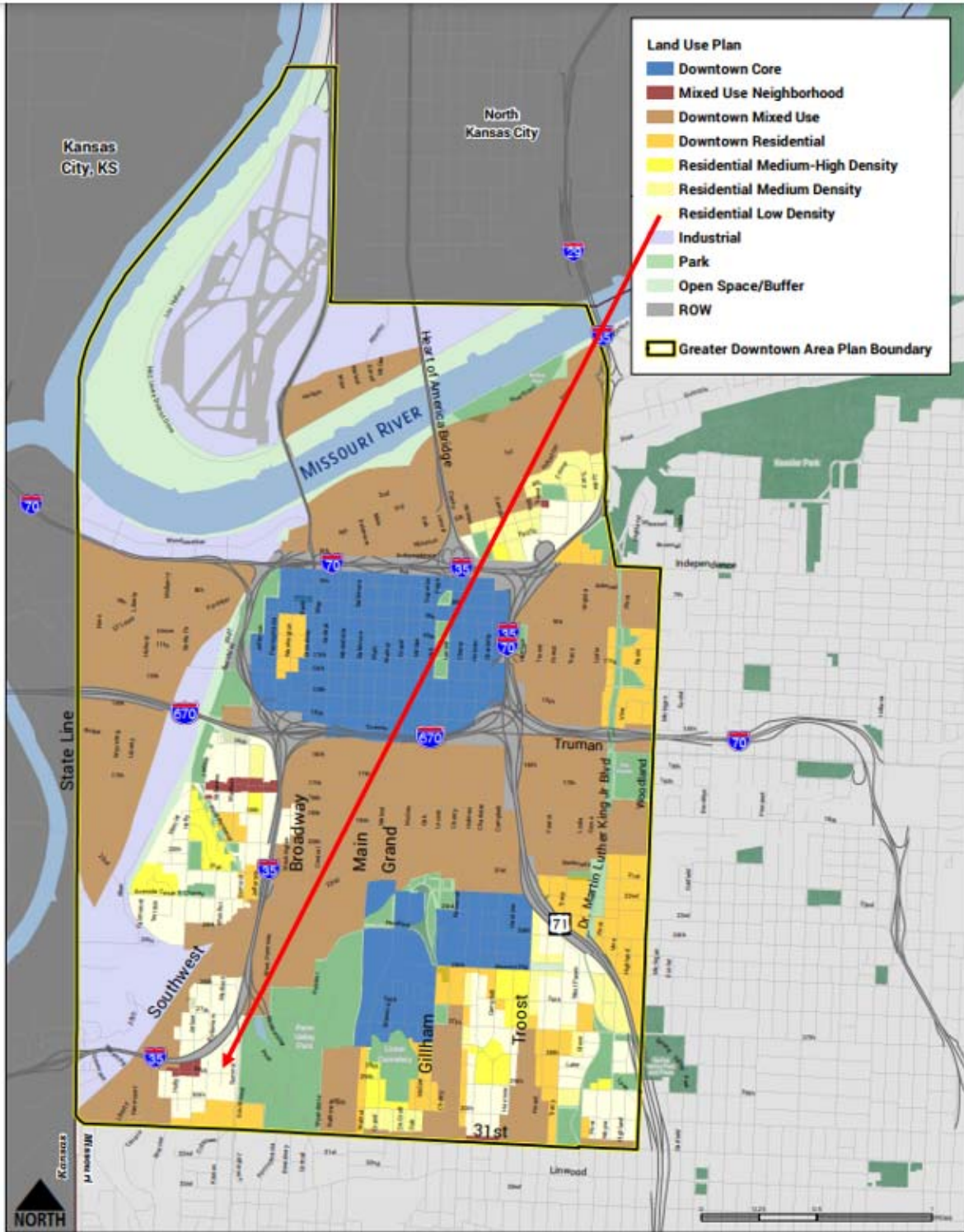
Legal Description: Lots 1 – 9, Van Dyke Place, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Jackson County Tax Parcel No.: 29-910-11-14-01-0-00-000

Commonly known as 913 W. 29th Street.

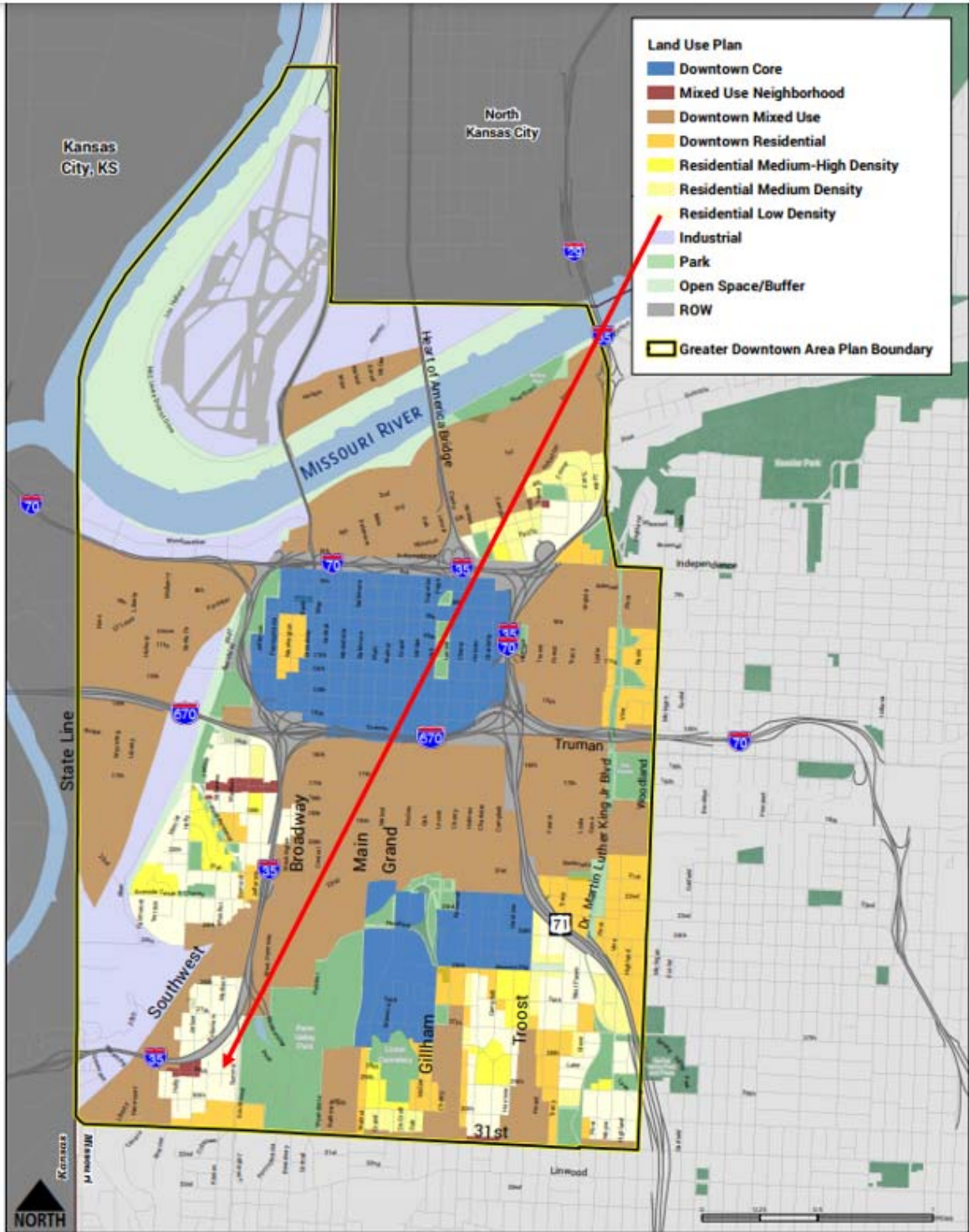
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Exhibit B Existing Land Use



MAP 3.1: LAND USE PLAN

Exhibit C Proposed Land Use



MAP 3.1: LAND USE PLAN

Exhibit D Existing Zoning

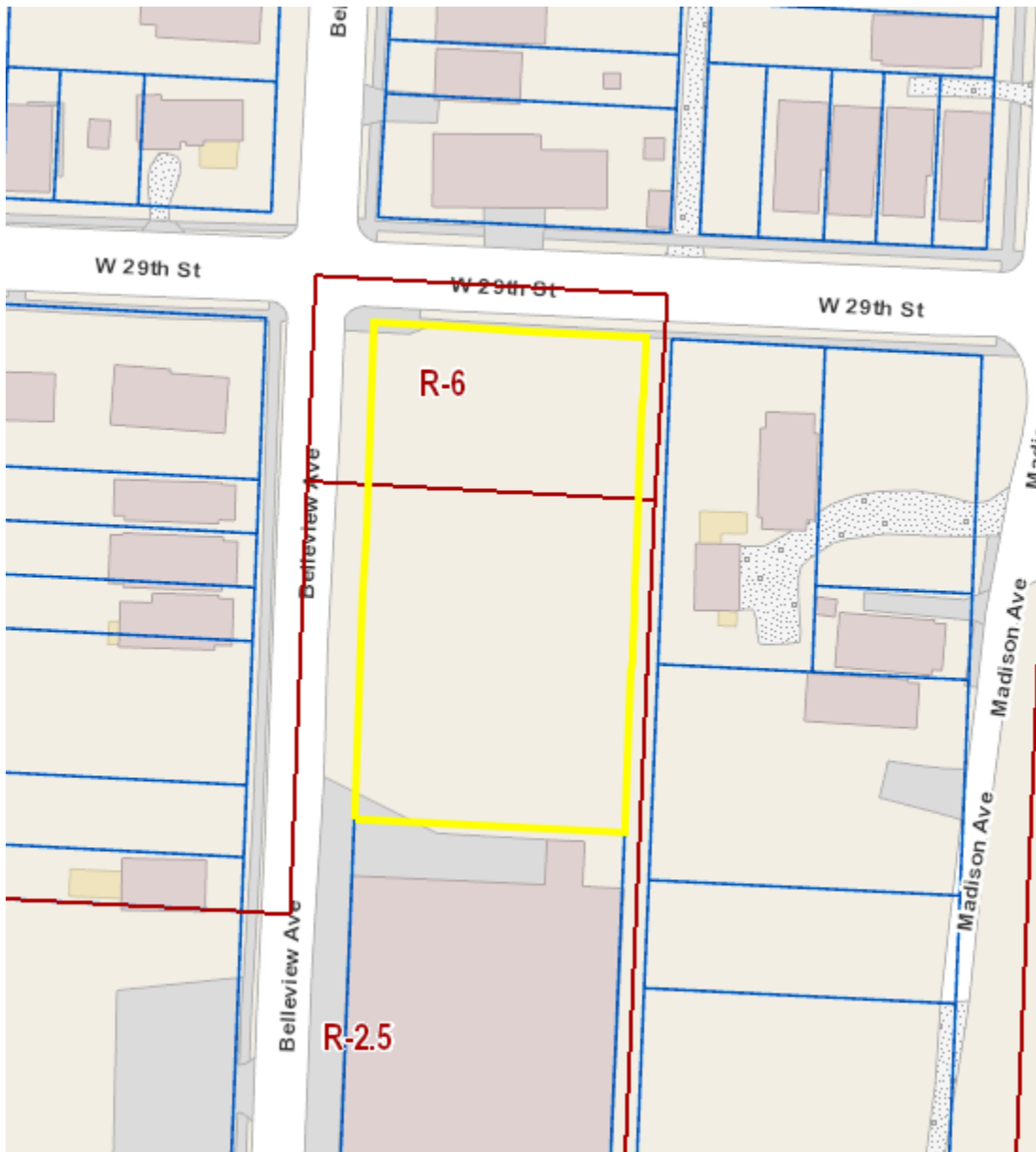


Exhibit E Proposed Zoning

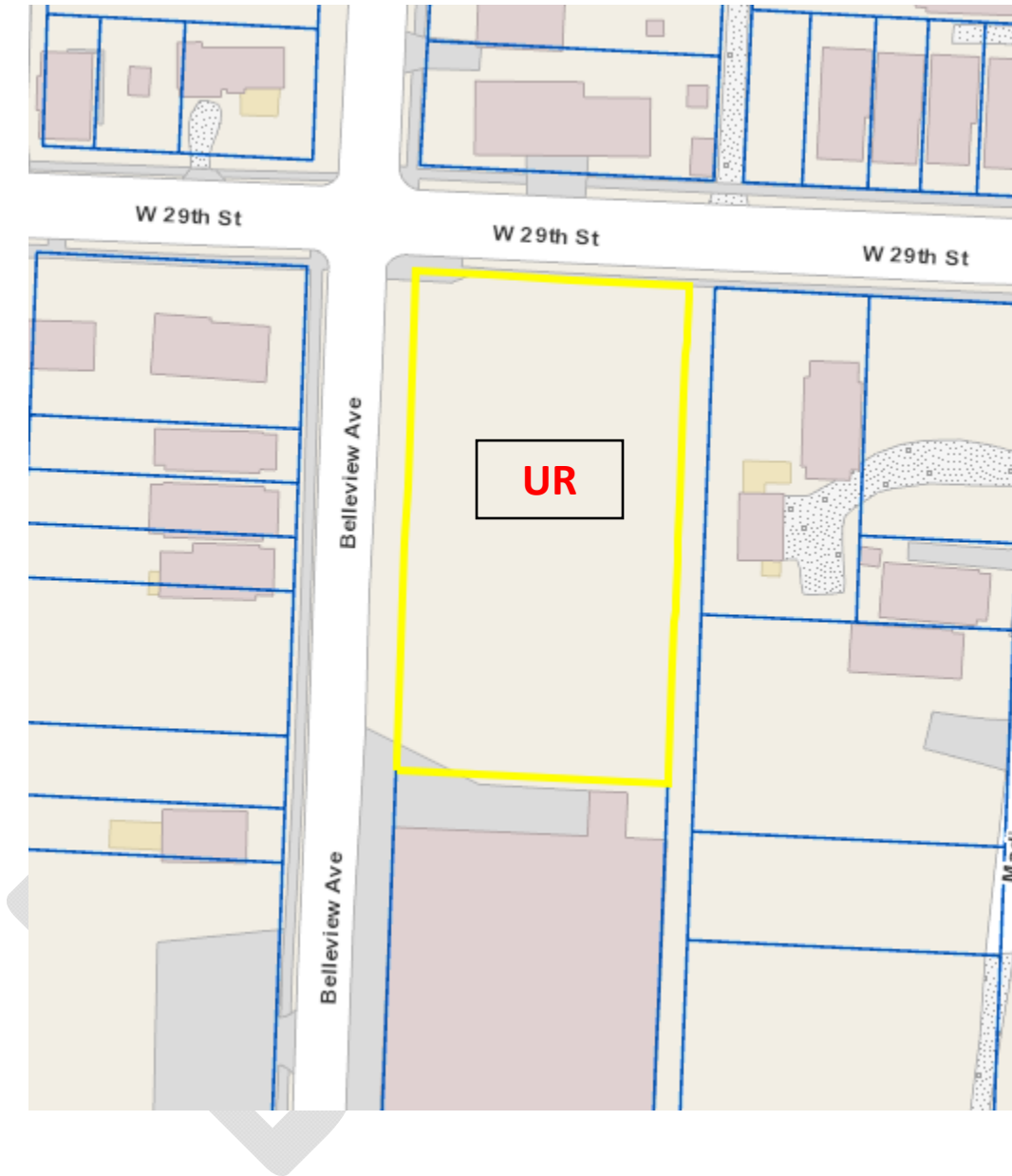


Exhibit F

Finding of Blight and /or Insanitary Conditions

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 March 2021 to document existing physical conditions within the Plan Area. The Plan Area consists of a single parcel on the southeast corner of W. 29th Street & Belleview Avenue. The parcel exhibits "insanitary or unsafe conditions" in the form of overgrown weeds, brush and trees, garbage, illegal dumping and littering. "Deterioration site improvements" is shown by the broken sidewalk along W. 29th Street and the lack of curb-and-gutter along Belleview Avenue. "Defective or inadequate street layout" is present in the lack of sidewalks along Belleview Avenue. The parcel is also unsecured and unposted to prevent trespassing, which is constitutes a "menace to public health, safety, morals or welfare in its present condition and use." 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.



View to east – southeast from intersection of W. 29th & Belleview – note significant grade change to east to west



View to east along W. 29th Street – note broken sidewalk and driveway apron – silt and trash partially clogging storm sewer inlet



View to south from W. 29th Street – note significant slope – heavy undergrowth



View to south from W. 29th Street – abandoned alley – significant slope from east to west



View to south from W. 29th
Street – note trash and debris
– heavy undergrowth -
erosion



View to south from W. 29th
Street – note deteriorated
stone retaining wall – trash
and debris - erosion



View to south from W. 29th Street – note deteriorated retaining wall – heavy undergrowth – trash and litter



View to southwest from W. 29th Street – note deteriorated retaining wall – heavy undergrowth – trash and litter



View to south from W. 29th Street – note tangled rebar and building debris – heavy undergrowth



View to south along east side of Belleview Avenue– note missing or buried curb-and-gutter – erosion from uncontrolled stormwater runoff – trash and litter



View to east along east side of Belleview Avenue– note significant slope from back to front - erosion from uncontrolled stormwater runoff



View to east along east side of Belleview Avenue– note significant slope from back to front - erosion from uncontrolled stormwater runoff



View to northeast from southern property line on east side of Belleview Avenue– note significant slope from back to front - erosion from uncontrolled stormwater runoff – heavy undergrowth



View to northeast along east side of Belleview Avenue– note significant slope from back to front – heavy undergrowth