
3400 Campbell Street 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.) |

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

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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."

**3400 CAMPBELL STREET
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

3400 CAMPBELL STREET URBAN RENEWAL PLAN

EXECUTIVE SUMMARY

| | |
|-------------------------|---|
| FUNDER | Land Clearance for Redevelopment Authority |
| LOCATION | The Plan Area consists of a single parcel (to be split at a later date), located at 3400 Campbell Street, on the southwest corner of E. 34 th Street & Campbell Street, within the 4 th Council District in Kansas City, Jackson County, Missouri. |
| AREA PLANS | Midtown/Plaza Area Plan |
| COUNCIL DISTRICT | 4 th District – Katheryn Shields and Eric Bunch |
| PROJECT | The intent of the 3400 CAMPBELL STREET Urban Renewal Plan is to encourage the rehabilitation of an existing vacant house into a duplex and the construction of another duplex. |
| OBJECTIVES | <p>Adoption of the 3400 CAMPBELL STREET Urban Renewal Area Plan will:</p> <ul style="list-style-type: none">• Stimulate private investment in the rehabilitation a former nursing home into a residential duplex;• Stimulate private investment in the construction of a residential duplex• Promote neighborhood stabilization through the remediation of blight• Promote neighborhood stabilization through infill construction.• Increase the supply of residential units. |
| LCRA ASSISTANCE | <p>Assistance anticipated by the Proponent includes:</p> <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 January 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 3400 CAMPBELL STREET Urban Renewal Plan (the “Plan”) for the 3400 CAMPBELL STREET Urban Renewal Area.

The 3400 CAMPBELL STREET Urban Renewal Area is located in the northeast quadrant of the Fourth Council District. The Plan is within the Midtown/Plaza Area Plan (the “Area Plan”) prepared by the City Planning and Development Department of the City of Kansas City, Missouri (the “City”). The Midtown/Plaza Area Plan land use map recommends “Residential Low-Density Urban” for this portion of the Hyde Park neighborhood,

Real estate speculation was rampant in Kansas City and Westport during the mid – 1880’s. The original Hyde Park subdivision was platted in 1886 and additional subdivisions in the area were platted soon after. There was a sharp market drop in 1888 and development activity essentially stopped for a decade. Housing development eventually picked up and, by 1907, the number of houses had risen from fewer than 50 to more than five times that number. By the early 1920’s, most of the houses in the area had been built. The original houses in the Hyde Park neighborhood were built in the Victorian and Queen Anne styles, but Dutch Colonial, Colonial Revival, Neo-Georgian, Craftsman, and American Four-Square houses, among other styles, had also been built. The neighborhood remained relatively stable throughout the Great Depression. There was however, a massive housing shortage after World War II, so almost all of Kansas City was rezoned to allow for multi-family uses. Eventually, some of these larger homes, including 3400 Campbell Street, were converted for other uses; in fact, 3400 Campbell Street served as the Bra – Ton Nursing Home and Carrol Manor Nursing Home for many years. Unfortunately, the nursing home at 3400 Campbell Street stopped operations and the formerly grand house sat vacant and deteriorating for a number of years.

Single family homes are the predominant housing type in the Hyde Park neighborhood, although there are numerous examples of duplexes and other forms of

multifamily residential uses. The Plan's proponents seek to remove blight and modestly increase housing density in this portion of the Hyde Park neighborhood by rehabilitating the long-vacant single-family home, last used as a nursing home, into a residential duplex and by building a new residential duplex immediately to the south. The Plan's proponent has already received Certificate of Appropriateness from Kansas City's Historic Preservation Commission for this proposed rehabilitation and construction project, which is located within the City's Hyde Park Historic District. 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 continuing revitalization of this property in the Hyde Park neighborhood.

The LCRA has considered and determined that the development, land use and building requirements proposed by the Plan for the 3400 CAMPBELL STREET 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 northeastern portion of the 4th Council District 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 Midtown/Plaza 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 Hyde Park neighborhood.

The proposed land uses within the Plan Area have not changed in order to reflect the community’s 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 January and February 2021 to document existing physical conditions within the Plan Area. The Plan Area consists of a single parcel, which will be split or subdivided at a later date. The existing former single-family home had been experiencing significant deterioration, including broken and missing windows, deteriorating window and door frames, deteriorating wood siding, water-damaged soffits and eaves, roof damage, and missing or damaged gutters and downspouts. The owner has had to correct many of these issues in order to be in compliance with various City codes. Many of these problems resulted in interior water damage to ceilings, walls, and floors. Much of interior mechanical systems, including plumbing, electrical, and HVAC were inoperable due to deterioration or vandalism and theft of metal components. The parcel is, in general, overgrown with weeds, brush and trees, strewn with trash, and also has failing stairs, retaining walls, and sidewalks. 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 Hyde Park neighborhood.
 - To remediate blight within the Plan Area and Hyde Park neighborhood.

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 Midtown/Plaza Plan, originally approved by City Council on January, 2016 by Resolution No. 150899. The Area Plan, as amended, 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 3400 CAMPBELL STREET 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 properties within the Plan area is currently zoned R-2.5. 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 3400 CAMPBELL STREET 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 3400 CAMPBELL STREET 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 3400 CAMPBELL STREET 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 has estimated the cost of rehabilitating the existing home at 3400 Campbell Street at approximately \$333,990. The estimated

cost of building the proposed residential duplex immediately adjacent to the existing home has been estimated at approximately \$372,792.50.

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 3400 CAMPBELL STREET Urban Renewal Area.

The nature, extent or cost of any potential public improvements or projects within the Plan Area has not been identified at this time.

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 3400 CAMPBELL STREET 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

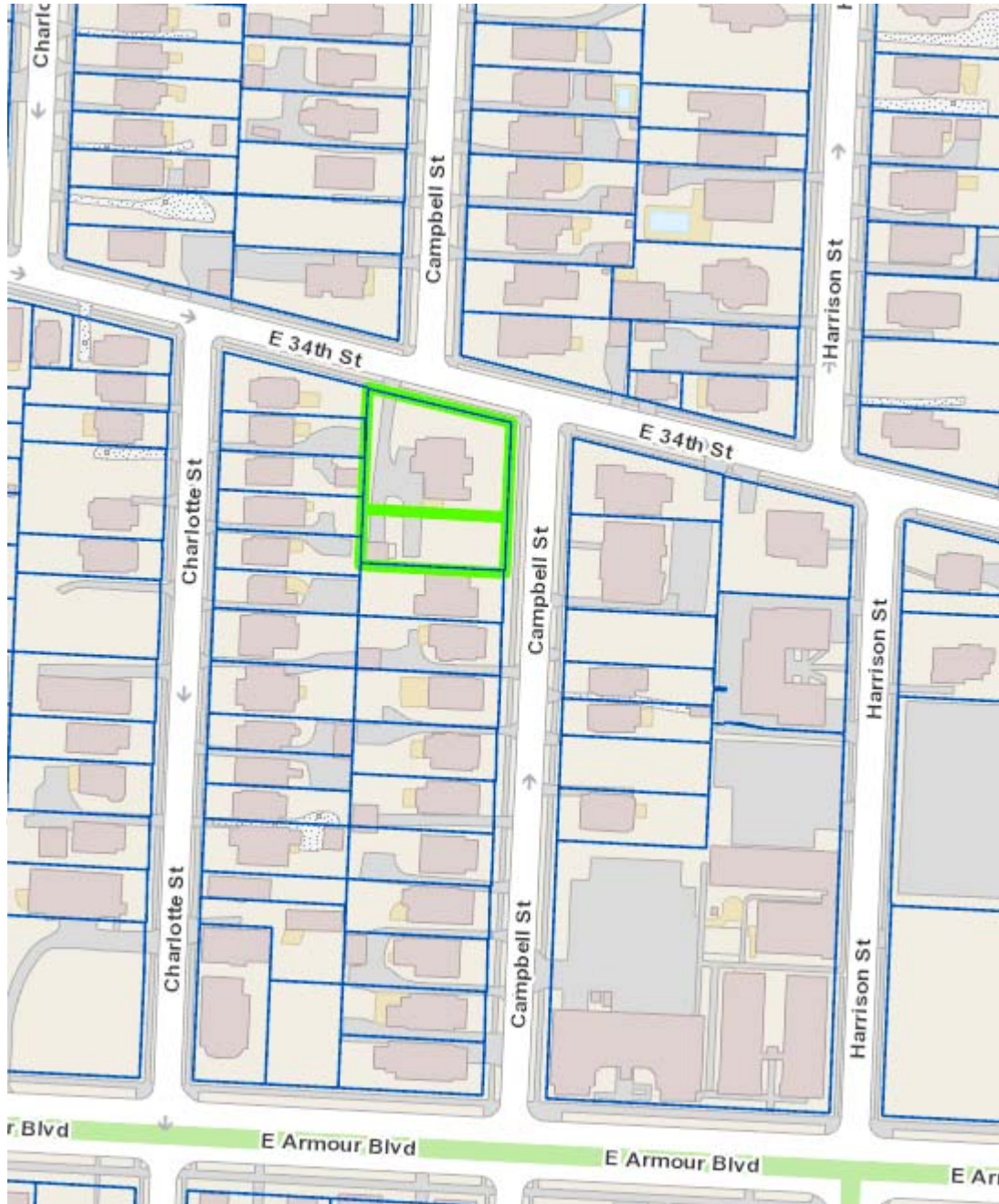
This Plan may be modified by the Authority, provided that when the proposed modification will substantially change the development of the urban

renewal plan as previously approved by the City of Kansas City, Missouri, it must similarly be approved by the City Council.

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EXHIBITS

Exhibit A-1
Proposed Plan Area Site Map



3400 Campbell Street

Exhibit A-2 Legal Description

3400 CAMPBELL – Parcel Number: 29-840-30-01-00-0-00-000

Legal Description: ALL of LOTS 51 THRU 53, HUNTER PLACE SUBDIVISION, Kansas City, Jackson County, Missouri

Please note this parcel will be split or subdivided in the future

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Exhibit B

Existing Land Use

Recommended Land Use

Midtown / Plaza Area Plan

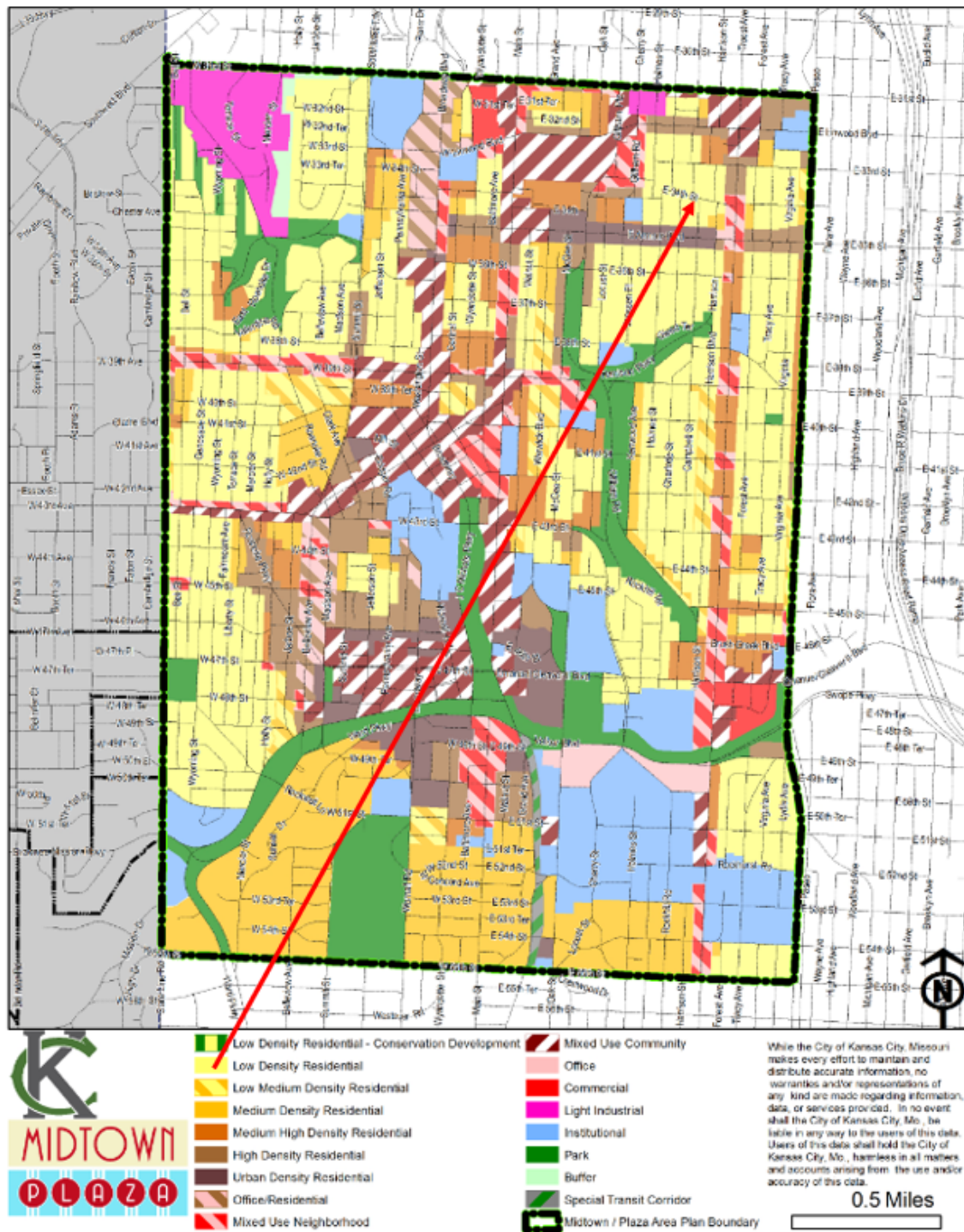


Exhibit C Proposed Land Use

Recommended Land Use

Midtown / Plaza Area Plan

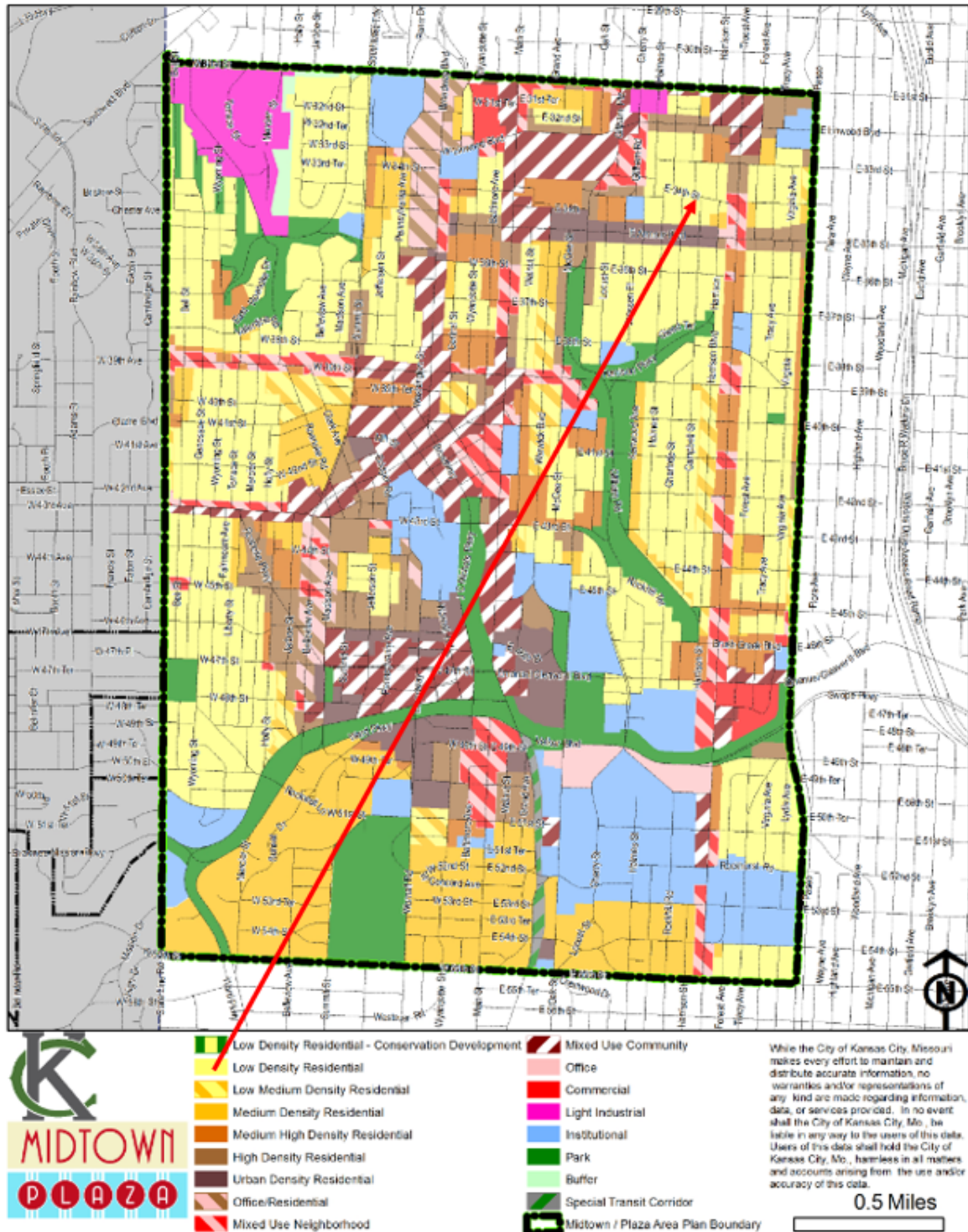


Exhibit D Existing Zoning

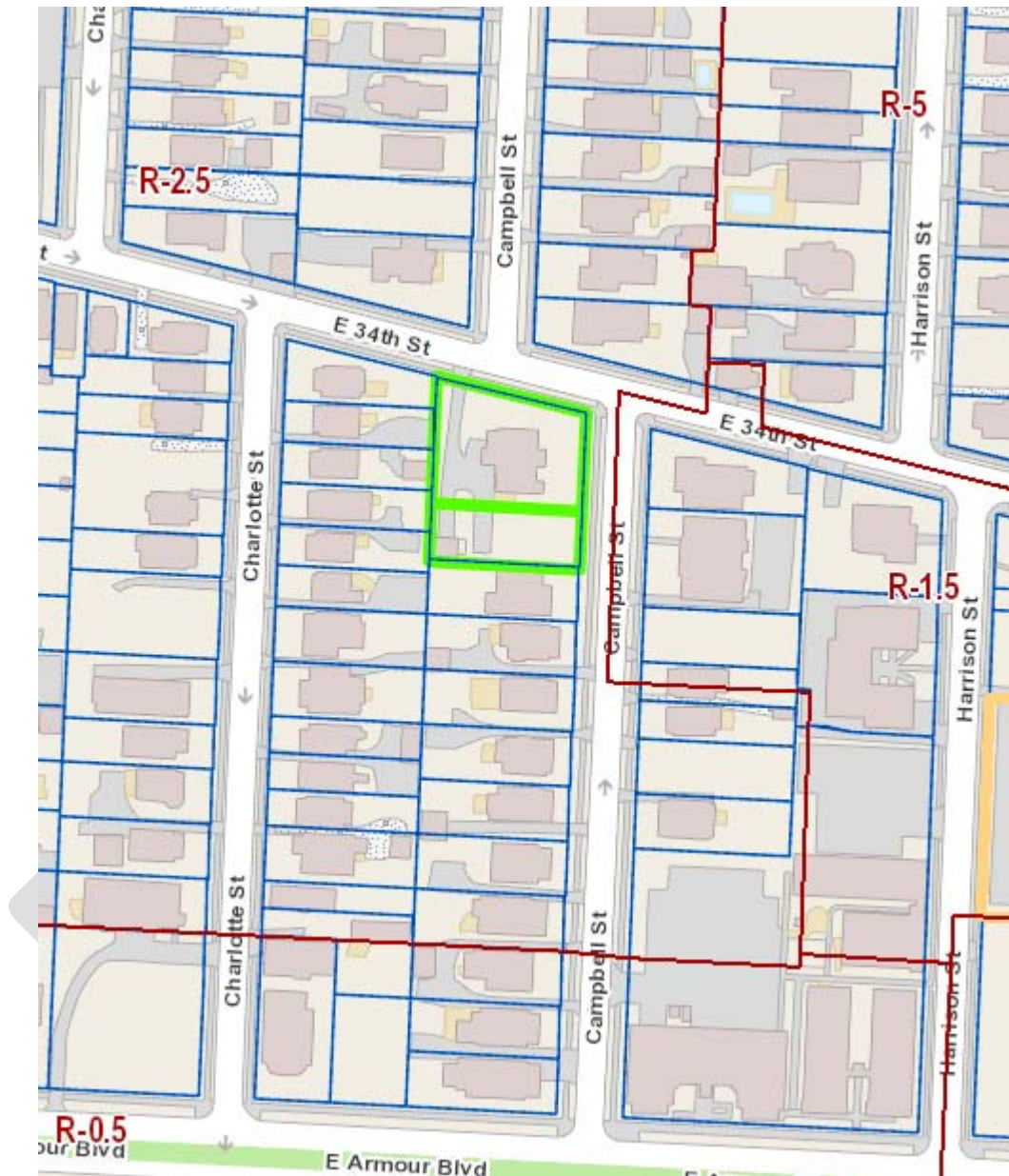


Exhibit E Proposed Zoning



Exhibit F
Finding of Blight and /or Insanitary Conditions

(Provided as a separate document)

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