

# Oak Street URBAN RENEWAL PLAN

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

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### PLAN APPROVALS:

\_\_ - \_\_ - 2023 CITY PLAN COMMISSION

\_\_ - \_\_ - 2023 LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

\_\_ - \_\_ - 2023 NEIGHBORHOODS, PLANNING, AND DEVELOPMENT COMMITTEE

\_\_ - \_\_ - 2023 CITY COUNCIL

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## Land Clearance for Redevelopment Authority of Kansas City, Missouri

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Andrea Bough  
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David Kemper

Daniel Moye, Executive Director  
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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."

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**Oak Street  
Urban Renewal Plan  
of  
Kansas City, Jackson County, Missouri**

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**Oak Street  
Urban Renewal Plan**

**Executive Summary**

<b>FUNDER(S)</b>	<b>Skyline Homes KC, LLC</b>
<b>LOCATION</b>	<b>3100 – block of Oak Street (between E. 31<sup>st</sup> &amp; Linwood)</b>
<b>AREA PLAN</b>	<b>Midtown – Plaza Area PLAN</b>
<b>COUNCIL DISTRICT</b>	<b>4<sup>th</sup> District – Kathryn Shields &amp; Eric Bunch</b>
<b>PROJECT</b>	<b>Remediation of Blight via Construction of twelve (12) single-family homes</b>
<b>OBJECTIVES</b>	Adoption of the Oak Street Urban Renewal Area Plan will: <ul style="list-style-type: none"><li>• Remediate blight within the Plan Area;</li><li>• Stimulate private investment in the construction of new single-family homes;</li><li>• Increase the supply of housing; and</li><li>• Create more housing options for residents and potential residents.</li></ul>
<b>LCRA ASSISTANCE</b>	Assistance anticipated by the Developer includes: <ul style="list-style-type: none"><li>• Tax Abatement; and/or</li><li>• Sales Tax Exemption on Construction Materials.</li></ul>
<b>BLIGHT STUDY</b>	LCRA staff conducted a site inspection in August 2021 and documented conditions on the property that constitute 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 Urban Renewal Plan for the Oak Street Urban Renewal Area.

The Oak Street Urban Renewal Area is located in the block generally bound by E. 31<sup>st</sup> Street on the north, Oak Street on the east, E. Linwood Boulevard on the south, and McGee Street on the west. The Oak Street Urban Renewal Area consists of approximately five (5) parcels, located on the west side of Oak Street.

The Oak Street Urban Renewal Area is located just south of Martini Corner, a collection of locally-owned restaurants and bars, and just north of the Midtown Shopping Center located on the south side of E. Linwood Boulevard between Main Street and Gillham Plaza. The Oak Street Urban Renewal Area is also uniquely located adjacent to the Union Hill neighborhood to the north of E. 31<sup>st</sup> Street and in the Hyde Park neighborhood, which lies to the south of E. 31<sup>st</sup> Street. The Union Hill neighborhood has seen considerable residential development within the past thirty years, including the rehabilitation of historic single-family homes and the construction of large multifamily projects. The Martini Corner area along E. 31<sup>st</sup> Street has seen considerable turnover amongst the bars and restaurants over the years, but continues to be a popular destination. KCPT and its broadcasting tower are located a block to the west. The Plan Area was once home to a variety of single-family homes, but those homes were demolished long ago and the parcels remained vacant or has been used as informal off-street parking for many years. The highly-successful Midtown commercial development, featuring Home Depot and Costco, is on the south side of E. Linwood Boulevard, with the historic Hyde Park neighborhood located further to its south.

The area lying between E. 31<sup>st</sup> Street and E. Linwood Boulevard has, however, not enjoyed either the residential growth of Union Hill to the north, nor the commercial redevelopment and the residential revitalization of the Hyde Park neighborhood to the south. Many of the historic single-family homes in this area between E. 31<sup>st</sup> Street and E. Linwood Boulevard have been converted to rental apartments, while others have deteriorated and been demolished. Commercial and light industrial uses have also claimed the edges of the neighborhood.

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The proponent of the Oak Street Urban Renewal Plan is Skyline Homes KC, LLC, a real estate entity that has built a number of new homes in the Longfellow – Dutch Hill Neighborhoods Urban Renewal Area to the northeast of this site. The proponent’s plan is to redevelop the vacant and blighted parcels into approximately twelve (12) market-rate for-sale single-family homes. The two-story single-family homes will have three bedrooms, 2.5 bathrooms, in 1,500 – 2,000 square feet of living space, as well as an attached two-car garage. This will strengthen the residential nature of this neighborhood by increasing the number of homeowners and diversifying the housing stock available.

The LCRA has considered and determined that the development, land use and building requirement proposed by the Urban Renewal Plan for the Oak Street Urban Renewal Area is designed with the general public purpose, to accomplish, in harmony or conformance with both the Midtown/Plaza 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 Oak Street Urban Renewal Area is located near the center of the 4<sup>th</sup> Council District of the City of Kansas City, Missouri. The Oak Street Urban Renewal Area is located east of Main

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Street, south of the Union Hill neighborhood to the north and in the Hyde Park neighborhood south of E. 31<sup>st</sup> Street. Refer to Exhibit A for a map of Project Location and Exhibit A-1 for the legal description of the properties included in the Project Area.

### **Conformance to the Comprehensive Plan**

The Project Area is located within the Midtown/Plaza Area Plan, which was approved by the City Council of Kansas City, Missouri by Committee Substitute for Resolution No. 150899 on January 7, 2016, as subsequently amended. The Oak Street Urban Renewal Area Plan does not require an amendment of the Midtown/Plaza Area Plan since the current designated land use is Medium Density Residential.

The Oak Street Urban Renewal Plan does conform to the FOCUS Kansas City Plan, the City's adopted comprehensive master plan, in that 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 Zone, a Development Priority Zone identified in FOCUS.

Encourage the development of a variety of housing options for residents.

#### ***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*

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*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 a site inspection of the project area on August 16, 2021. A general survey of the site revealed the overgrown, trash-strewn nature of the Plan Area. Insanitary or unsafe conditions included garbage, overgrown trees and shrubs, weeds, erosion, illegal dumping, and building debris from previously – existing buildings or structures. Evidence of Deterioration of site improvements included, surface cracking of pavement, crumbling or deteriorating pavement, pavement with damaged sections and/or missing pieces, depressions/uneven settling, loose gravel paving materials, weeds protruding through paved surfaces, and broken or incomplete curb-and-gutter along the entire street frontage (much of the curb is crumbling or damaged limestone, rather than concrete, thus indicating its' age). The existence of conditions (or any combination of such factors) which Endanger life or property by fire and other causes included evidence of storm runoff flooding, as well as trash scatter throughout and along the southern and western property lines. Factors posing a Menace to public health and safety included illegal use of the property (the off-street parking does not conform to the City's off-street parking lot requirements, as well as the presence of a deteriorating shipping container). The City's 311 records indicate a number of violations, ranging from having too many containers on-site, illegal use of a container as a shop, a homeless encampment, abandoned vehicles, and weeds, within the past several years. See Exhibit H for blight documentation. These physical and economic conditions are examples of insanitary or unsafe conditions, deterioration of site



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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 believes the project area to be blighted and in need of redevelopment in accordance with the section 99.320(3) R.S.MO of Missouri's Land Clearance for Redevelopment Statute.

### **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.

General development objectives to be met through the adoption of the Oak Street 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 as reviewed/approved by the City Plan Commission.

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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 the Oak Street Urban Renewal Plan include the following major items:

To stimulate private investment in the redevelopment of the existing vacant parcels;

To stimulate private investment in the construction of twelve (12) market-rate detached single-family homes; and

To stabilize the residential nature of the neighborhood through the sale of detached single-family homes.

#### **IV. LAND USE PLAN**

##### **A. Existing Land Use Plan**

The Oak Street Urban Renewal Area lies completely within the Midtown/Plaza Area Plan area. The Midtown/Plaza Area Plan currently calls for these specific properties to be Medium High Density Residential. For a depiction of these existing land uses, see Exhibit C - Existing Land Use.

##### **B. Proposed Land Use Plan**

The Midtown/Plaza Area Plan currently depicts the designated proposed land use for the properties within the Oak Street Urban Renewal Area as Light Industrial. The proposed land use for the Oak Street Urban Renewal Area is Medium High Density Residential. It will not be necessary to amend the Midtown/Plaza Area Plan to make it consistent for the adoption and implementation of this Plan. Only those land uses in conformance with the proposed land use, as depicted on Exhibit D - Proposed Land Use, will be eligible for tax abatement.

##### **C. Design Objectives and Controls**

Certain planning objectives have been established by the City of Kansas City in order to achieve sound and attractive development within the Oak Street Urban Renewal Area. In cases where the Authority's disposition parcels are involved, all site and building

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designs for redevelopment parcels to be assisted by the Authority will be subject to the LCRA's "Design Review Process", described in Appendix 1. The LCRA Board of Commissioners reserves the right to establish additional design criteria.

i. Building Design Objectives

In accordance with review and approval by the City Plan Commission and the LCRA Board of Commissioners, 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. See Exhibit G for the applicable Design Guidelines.

ii. Parking Design and Fencing Objectives

Off-street parking areas to be improved as part of a redevelopment project assisted by the Authority shall conform to Article IV – Licensing of Surface Parking Lots within the Central Business District. Redevelopers shall maintain their parking facilities in an acceptable manner (weed- and litter-free, planting trimmed and maintained, all required lighting is operable, pavement cracks and defects are sealed or corrected, etc.) in conformance with the Plan and their approved Redevelopment Project.

No chain link fencing will be permitted on any redevelopment parcels assisted by the Authority. All fencing shall be maintained in good condition.

iii. Signage

Within the Oak Street Urban Renewal Area, in exchange for tax abatement on any tracts owned by the owner or leaseholder of a freestanding outdoor advertising sign, the developer agrees to remove the freestanding outdoor

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advertising sign after the expiration of any lease which existed on August 1, 2021 or within two (2) years of the approval of tax abatement, whichever occurs later.

iv. Street, pedestrian walkways and open space objectives

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

v. General maintenance:

General maintenance shall be required of all redevelopment parcels assisted by the Authority and shall include consistent upkeep and repair, removal of debris and litter, trimming of landscape materials, and weed removal. Structures damaged by fire or other calamity shall be repaired, or if repair is deemed infeasible, such structure shall be removed within 60 days of such calamity.

D. Zoning

The Oak Street Urban Renewal Area currently features M1-5 industrial zoning (See Exhibit E- Existing Zoning). The Oak Street Urban Renewal Area will require rezoning the entire Plan Area to Urban Redevelopment (UR). Adoption of this Plan will require immediate changes in the zoning of the area, for implementation purposes and in order to reinforce its objectives, developers will have to apply to the City for and obtain a UR zoning designation in order to be eligible for the tax abatement or any other benefits of this Plan, only if the project meets either one of the criteria listed below:

Any new residential project of five (5) or more units, but excluding any new residential units that are to be constructed within an existing building; or

Any project that involves construction of new buildings or an expansion greater than 10% or 1,000 square feet (whichever is less).

The requirements to obtain UR zoning for projects which are smaller than projects described in Nos. 1 and 2 above may only be waived by the Director of City Development

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upon the recommendation of the Executive Director of the LCRA. Prior to granting a waiver, the Director of City Development must consult with the Planning, Zoning & Economic Development Committee. (See Exhibit F- Proposed Zoning.)

## **V. Urban Renewal Techniques to Be Used to Achieve Plan Objectives**

With respect to the particular urban renewal techniques to be used in the Urban Renewal Plan:

The LCRA may provide tax abatement, sales tax exemption on construction materials or other forms of development assistance within the Area to projects in conformance with this Plan.

The Land Clearance for Redevelopment Authority (LCRA) has the right to acquire property by the exercise of the power of eminent domain for the implementation of approved redevelopment projects and/or the removal of blight and insanitary conditions within the Oak Street Urban Renewal Area. The LCRA does not anticipate the need to utilize its power of eminent domain to acquire any property within the Oak Street Urban Renewal Area.

## **VI. Other Provisions Necessary to Meet Requirements of Law**

### **A. Public Utilities, Recreation, Community Facilities**

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, 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. Streets, Street Levels or Grades, Vacations of Streets or Alleys, Traffic Revisions**

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.

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### **C. Building Codes and/or Ordinances**

No changes in building codes and/or ordinances are required.

### **D. Storm Drainage Study**

The developer will submit, as may be required by the Development Services Office, a storm drainage study to the Development Services Office for approval for the entire development, and that the developer make any improvements as required by the Development Services office.

### **E. Grading, Siltation and Erosion Control**

The developer shall submit, as may be required by the Development Services Office, plans for grading, siltation and erosion control to the Development Services office for approval prior to the commencement of any construction activity.

### **F. Land Disturbance Permit**

The developer will obtain a Land Disturbance Permit from the Department of Public Works prior to beginning any construction, grading, clearing or grubbing activities, if the disturbed area is one acre or larger.

### **G. Sanitary Sewer**

The developer will extend sanitary sewer as required by the Department of Public Works.

### **H. Curb, Gutter, and Sidewalk Construction and/or Repair**

The developer shall secure permits for the construction or repairs of the curb, gutter and sidewalk, as may be required by the City Planning & Development Department's Development Services Division, prior to the granting of any abatement.

### **I. Street Planting**

At least one (1) street tree (or other approved planting) will be provided per redevelopment parcel to the satisfaction of the City Forester.

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## **VII. Workable Program**

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

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 (see Appendix 4).

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.**

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.

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.

### **C. Monitoring Urban Renewal Projects under this Urban Renewal Plan**

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

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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.

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.

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 of the Oak Street Urban Renewal Plan have fully developed their plans for the construction of twelve (12) market-rate detached single-family homes. The Total Project Costs is estimated to be \$8,420,000. Plans and detailed cost estimates will be prepared by the developer as part of a Redevelopment Project Application for approval by the Authority.

In conformance with Chap. 99.430(7) R.S.Mo., it is anticipated that private funding sources, including debt financing and cash equity, will be used to finance development projects within the Oak Street Urban Renewal Area.

The need for Chapter 99 property tax abatement within the Area by the Authority is anticipated. In conformance with Ordinance No. 200497, as amended, Chapter 99 property tax abatement by the Authority may consist of up to 100% of the increased taxes resulting from redevelopment activities for a period of ten years since the Plan Area is located within a “continuously distressed” census tract.

## **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**



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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.

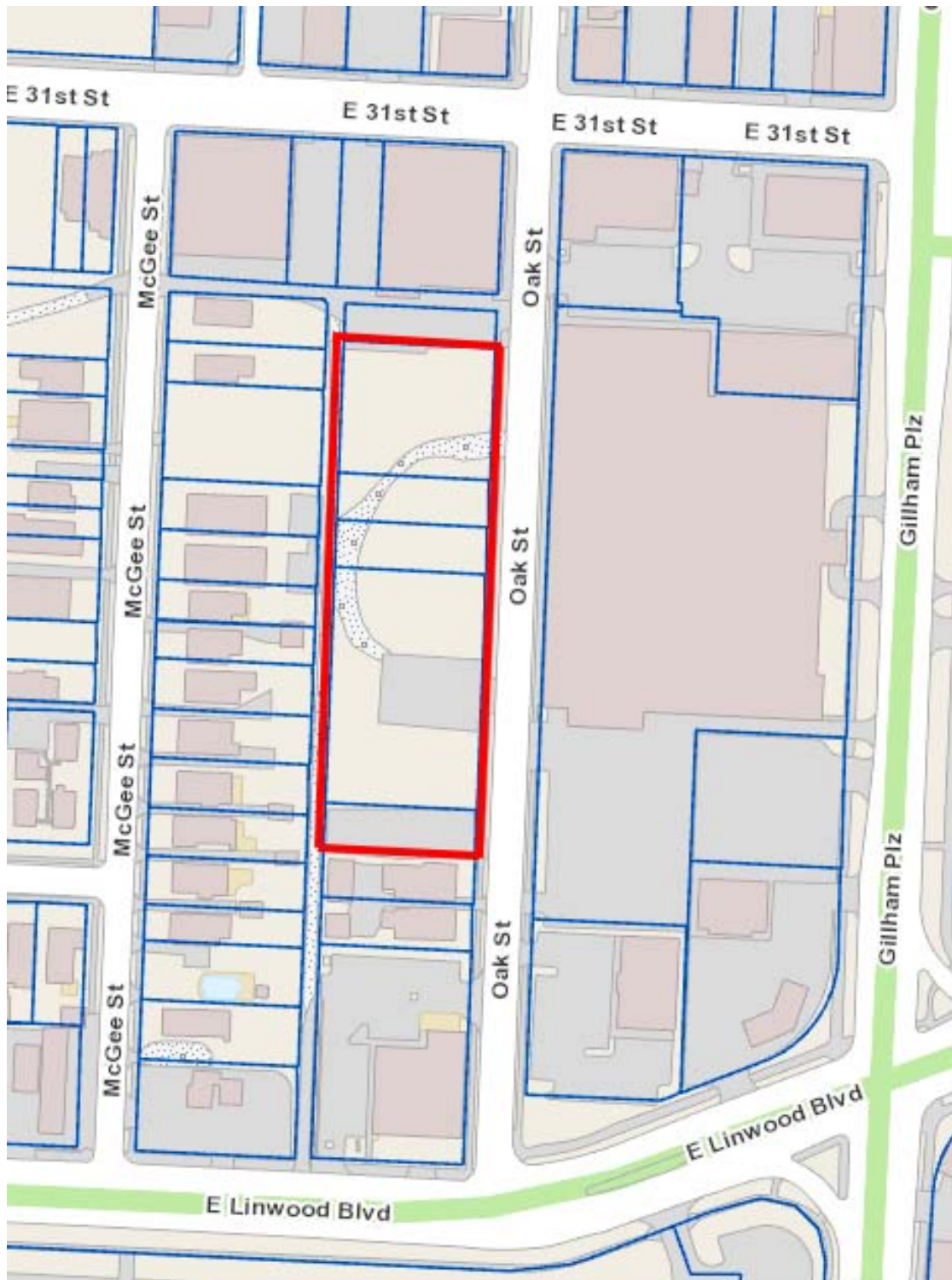
## **XI. DURATION OF CONTROLS**

The Oak Street Urban Renewal Plan shall be effective for a period of fifteen (15) years from the date of passage of the approving ordinance. In order to continue this Plan beyond this fifteen – year term, this Plan must be amended in accordance with the provision of Article XII of this Plan and approved by the City Council.

## **XIII. PROVISION FOR AMENDING PLAN**

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

**EXHIBIT A**  
**MAP OF PLAN AREA**



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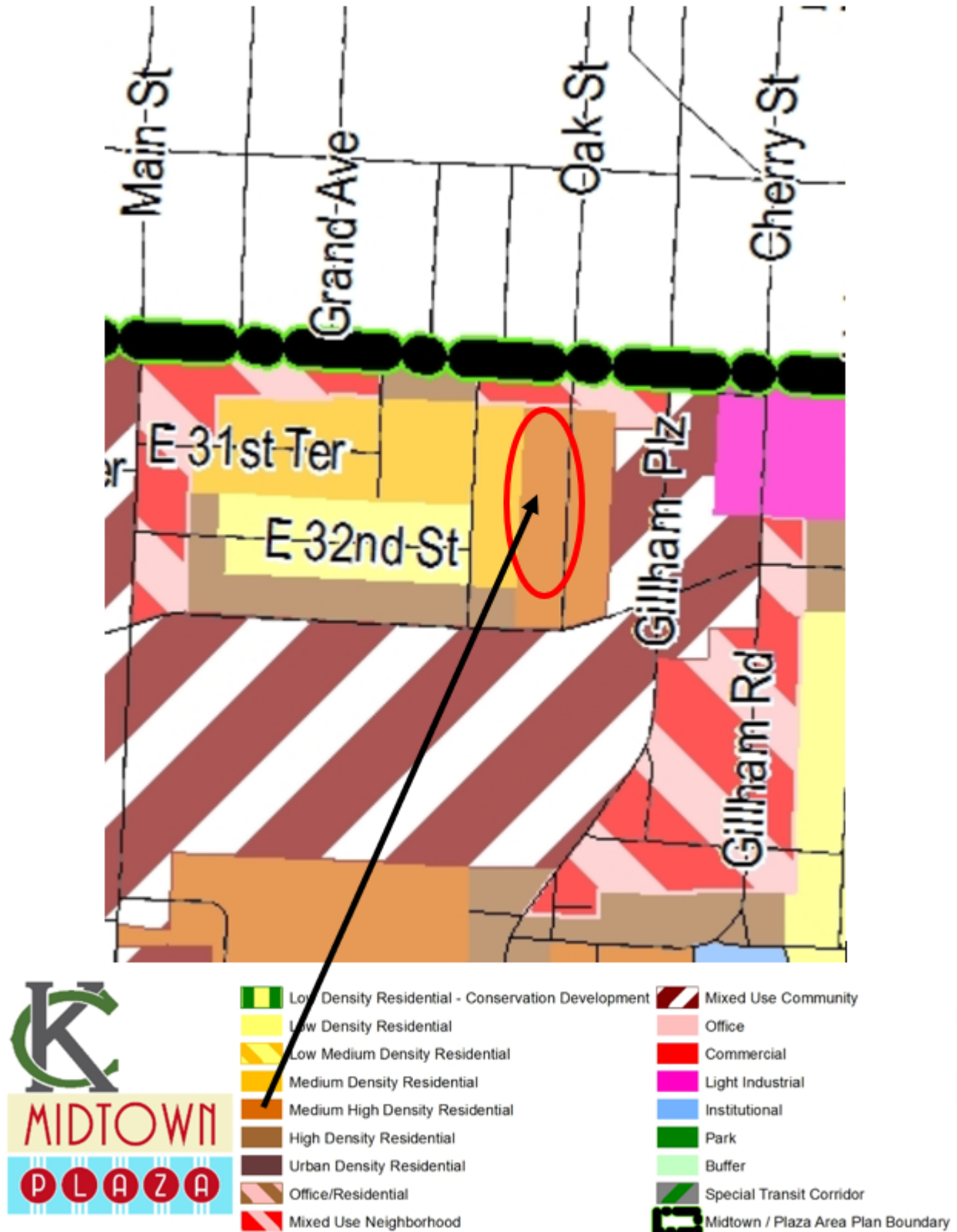
**EXHIBIT A-1**  
**LEGAL DESCRIPTION**

**(Forthcoming)**

DRAFT

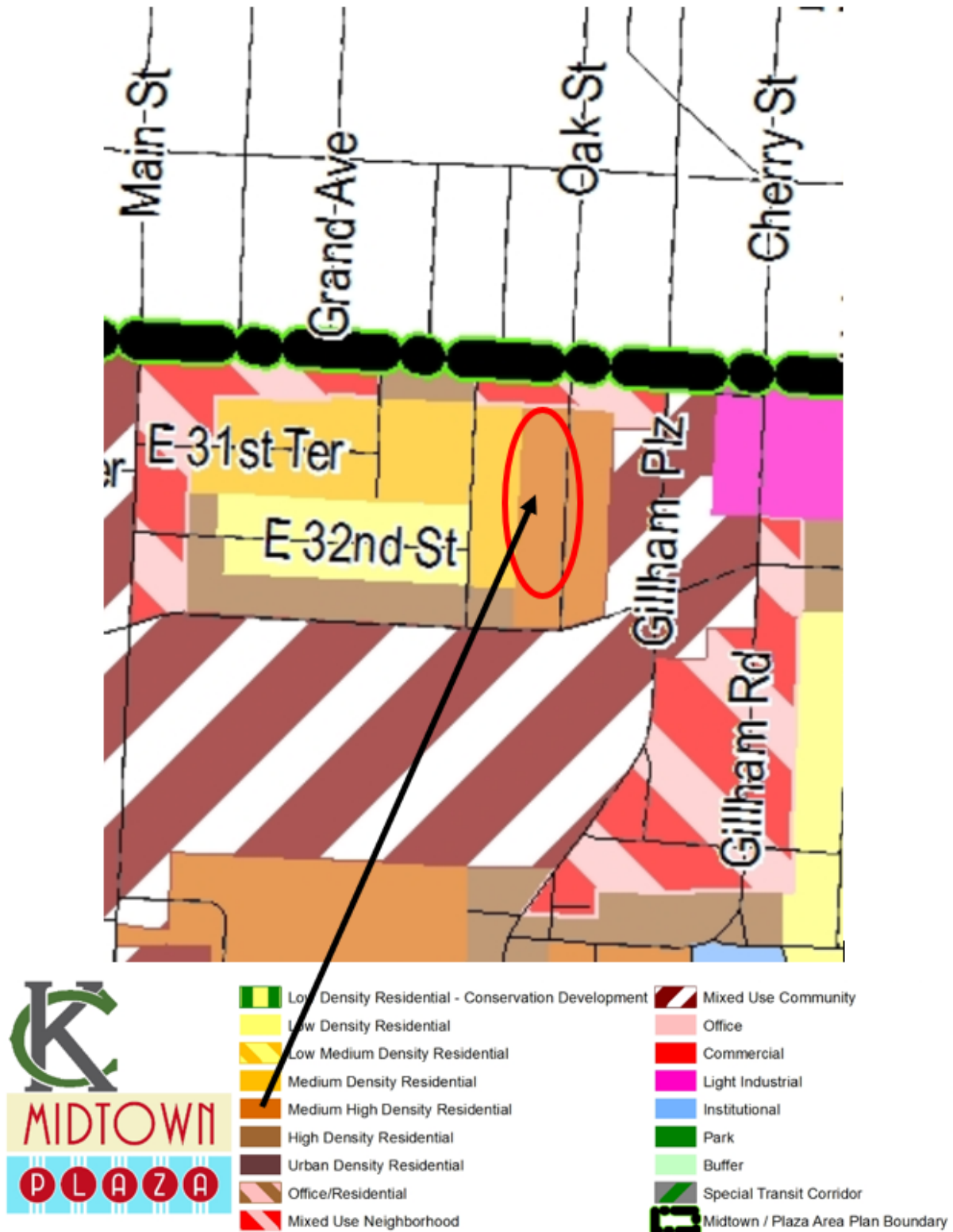
## EXHIBIT B

### Existing Land Use



## EXHIBIT C

### Proposed Land Use

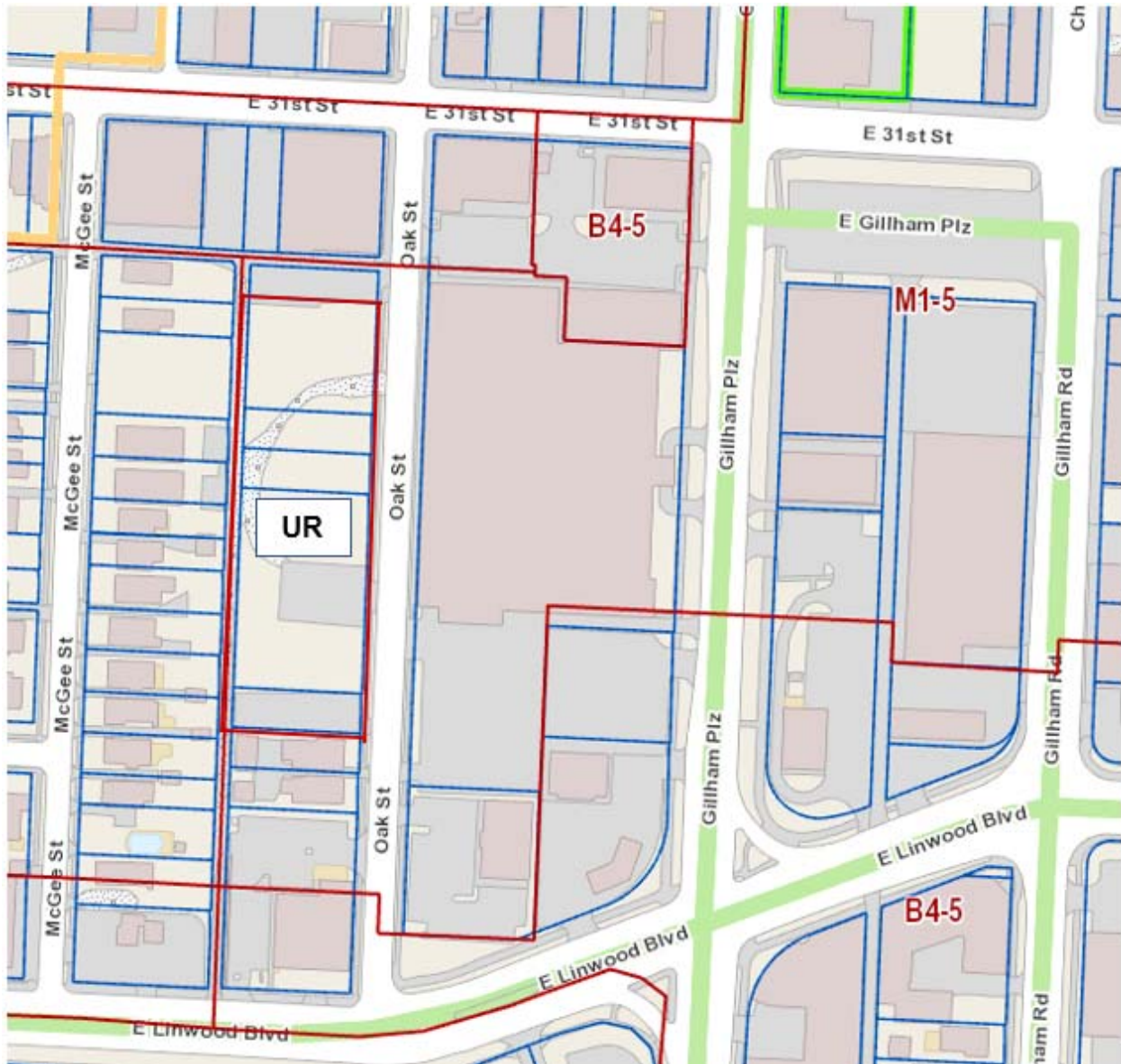




**EXHIBIT D**  
**Existing Zoning**



**Exhibit F**  
**Proposed Zoning**



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## EXHIBIT H

### BLIGHT STUDY

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 a site inspection of the project area on August 16, 2001. A general survey of the site revealed the overgrown, trash-strewn nature of the Plan Area. Insanitary or unsafe conditions included garbage, overgrown trees and shrubs, weeds, erosion, illegal dumping, and building debris from previously – existing buildings or structures. Evidence of Deterioration of site improvements included, surface cracking of pavement, crumbling or deteriorating pavement, pavement with damaged sections and/or missing pieces, depressions/uneven settling, loose gravel paving materials, weeds protruding through paved surfaces, and broken or incomplete curb-and-gutter along the entire street frontage (much of the curb is crumbling or damaged limestone, rather than concrete, thus indicating its' age). The existence of conditions (or any combination of such factors) which Endanger life or property by fire and other causes included evidence of storm runoff flooding, as well as trash scatter throughout



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and along the southern and western property lines. Factors posing a Menace to public health and safety included illegal use of the property (the off-street parking does not conform to the City's off-street parking lot requirements, as well as the presence of a deteriorating shipping container). The City's 311 records indicate a number of violations, ranging from having too many containers on-site, illegal use of a container as a shop, a homeless encampment, abandoned vehicles, and weeds, within the past several years. See attached photographs and pages for blight documentation. 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.