

LETTER OF TRANSMITTAL

TO: Department of Housing & Urban Development
 Region V, 819 Taylor Street
 Fort Worth, Texas 76102
 ATTN: ☒ PG & Services Division
☒ Housing Assistance Office
☒ Renewal Assistance Office

FROM: Land Clearance for Redevel-
 opment Authority of Kansas
 City, Missouri

DATE: October 24, 1969

NDP MO A-1 Area 11

(PROJECT OR REF. NO.)

Legal Documentation (Local Approval
 Data) for the 12th & Vine Area

(TYPE OF SUBMISSION)

The following documents are attached:

We are submitting today (under separate cover) five individual binders containing the legal documentation (Local Approval Data) with respect to the Definitive Revision of the General Urban Renewal Plan for our 12th & Vine Urban Renewal Area (NDP MO A-1, Area No. 11).

The final step in the process of local approvals came last Friday (October 17, 1969) with the City Council's passage of Ordinance No. 37372 approving the revised Urban Renewal Plan for the area. All of the required documentation, as listed on the Table of Contents placed at the beginning of each binder, has now been assembled.

It is our understanding that upon your receipt and acceptance of this documentation, we will be authorized to proceed with land acquisition activities. Since a large number of options to purchase have been made, we would appreciate being advised at the earliest possible moment that we may exercise such options.

Your continued assistance is appreciated.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL DIVISION
REGION VRECORDS OF DOCUMENTS RECEIVED 1/Project Number: 10. B-1Project Name: Kans. City IDPType Submission: Rev. GP, IILocality: Kansas City, MissouriReceived - RO: 10/27/69

TITLE	NO. REC'D.	REMARKS
Revised Urban Renewal Plan, Part II, Binders	5	
Review Analyst: <u>Barsted</u>		
WORKABLE PROGRAM EXPIRES: <u>3/70</u>		

1/ This record includes only those documents NOT incorporated into each application binder.

RESOLUTION

WHEREAS, a General Urban Renewal Plan for the 12th & Vine Urban Renewal Area (NDP No. MO A-1, Area 11) was adopted and approved by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on November 25, 1968, approved by this Commission on December 19, 1968, and approved by the City Council on January 17, 1969, by the enactment of Ordinance No. 36287; and

WHEREAS, because of the particular requirements of certain Missouri State Statutes, the said Authority now considers it necessary and desirable to adopt a definitive revision of the previously-approved General Plan as a prerequisite to the undertaking of land acquisition activities in said Urban Renewal Area; and

WHEREAS, the Redevelopment Authority has now adopted a Revised Urban Renewal Plan under date of June 24, 1969, and has presented such revised Plan to this Commission for its consideration and approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY PLAN COMMISSION:

1. That the Commission has reviewed and considered the revised Urban Renewal Plan for the 12th & Vine Urban Renewal Area, said Plan being comprised of 12 pages of typewritten text and 7 exhibit maps (identified as Exhibits A through G, inclusive), dated June 24, 1969.
2. That the Urban Renewal Plan, as revised June 24, 1969, is hereby found and determined to be in conformity with the Master Plan for the development of Kansas City, Missouri.
3. That it is hereby determined that all of the findings, determinations, and conclusions made and set forth in the Resolution adopted by the Authority on February 28, 1966, with respect to the eligibility of the area for urban renewal treatment, as well as the Resolution adopted by the Authority on November 25, 1968, approving the General Urban Renewal Plan for the Area, apply with equal force to the Area as of the date of this revision.
4. That the said Urban Renewal Plan, as revised, is hereby approved and recommended to the City Council for approval in accordance with the Missouri Land Clearance for Redevelopment Authority Law.
5. That the Secretary to the City Plan Commission is hereby directed to transmit a certified copy of this Resolution to the Redevelopment Authority for submission to the City Council at the time the Urban Renewal Plan, as revised, is submitted to that body for approval.

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies as follows:

(1) That he is the fully qualified and acting Secretary of the City Plan Commission, Kansas City, Missouri, and the keeper of the records of the Commission, including the journal of proceedings;

(2) That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Commission held on the 18th day of September, 1969.

(3) That said meeting was duly convened and held in all respects in accordance with law and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Commission voted in the proper manner for the adoption of said resolution; and all other requirements and proceedings under law incident to the proper adoption or the passage of said Resolution, including publication if required by law, have been duly fulfilled, carried out and otherwise observed;

(4) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 23rd day of September, 1969.

Jerry D. Manning
Secretary

City Plan Commission
Kansas City, Missouri

LEGAL DOCUMENTATION (LOCAL APPROVAL DATA):
Definitive Revision of the General Urban Renewal Plan for the

12th & VINE URBAN RENEWAL AREA

NDP No. MO A-1 (Area 11)

KANSAS CITY, MISSOURI

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<u>Code No.</u>	<u>Item</u>
401	Revised Urban Renewal Plan, as approved by Governing Bodies of LPA and Locality (Dated June 24, 1969).
402	Resolution of the City Plan Commission with respect to the Revised Urban Renewal Plan, with action taken by the Commission September 18, 1969.
601 E(2)	Resolution of the LPA Governing Body approving the Revised Urban Renewal Plan dated June 24, 1969.
601 E(3)	Extracts from Minutes of LPA regular meeting of June 24, 1969, at which Resolution 601 E(2) was adopted.
601 F	Opinion of LPA Counsel respecting the Revised Urban Renewal Plan for NDP Area 11.
601 G(1)	City Council Ordinance approving the Revised Urban Renewal Plan for Area 11 (Ordinance No. 37372, dated October 17, 1969.
Attachment	Statement to City Council with respect to the Revised Urban Renewal Plan for Area 11, as required by State Statutes.
601 G(2)	Extracts of Minutes of meeting of City Council at which Ordinance No. 37372 was approved.
601 H(1)	City Council Resolution No. 37371 authorizing City Clerk to cause publication to be made of NOTICE OF PUBLIC HEARING.
601 H(2)	Affidavit of publication of NOTICE OF PUBLIC HEARING (newspaper clipping).
601 I	Transcript of the proceedings of the City Council, Kansas City, Missouri, sitting as in Committee of the Whole, Thursday, October 16, 1969, as recorded by Weston Reporting, Shorthand Reporters, 8610 E. 79th Street, Kansas City, Missouri. Two copies.

URBAN RENEWAL PLAN
for the
12th & VINE URBAN RENEWAL AREA
of the
NEIGHBORHOOD DEVELOPMENT PROGRAM
of
KANSAS CITY, MISSOURI

NDP No. MO A-1 (Area 11)

CODE NO. ND 401

URBAN RENEWAL PLAN
for the
12th & VINE URBAN RENEWAL AREA
of the
NEIGHBORHOOD DEVELOPMENT PROGRAM
of
KANSAS CITY, MISSOURI

NDP No. MO A-1 (Area 11)

This Urban Renewal Plan for the 12th & Vine Urban Renewal Area represents a definitive revision of the General Urban Renewal Plan adopted by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on November 25, 1968. It consists of the following component parts, including exhibits as listed:

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 - *Exhibit B - "Existing Land Uses"
 - *Exhibit C - "Condition of Buildings"
- PART B. STATEMENT OF DEVELOPMENT OBJECTIVES
- PART C. LAND USE PLAN
 - *Exhibit D - "Streets and Alleys Rights-of-way"
 - *Exhibit E - "Proposed Land Uses"
- PART D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES
- PART E. LAND DISPOSITION SUPPLEMENT
 - Exhibit F - "Land Disposal Map"
- PART F. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE OR LOCAL LAW
 - *Exhibit G - "Existing and Proposed Zoning"
- PART G. PROVISIONS FOR AMENDING PLAN

* - Specifically required under State Statutes.

PART A. DESCRIPTION OF URBAN RENEWAL AREA

The 12th & Vine Urban Renewal Area, an area within the Neighborhood Development Program of Kansas City, Missouri, is located about one mile east of the City's Central Business District. As indicated on the "Property Map" (Exhibit A), the area is bounded generally on the north by 9th Street, on the east by Woodland Avenue, on the south by the north property line of the T. B. Watkins Public Housing Project, and on the west by The Paseo.

The area is more specifically described as follows:

Beginning at a point which lies 100' west of and parallel to the east line of The Paseo on the north line of 9th Street as extended west; thence east along the north line of 9th Street as extended to a point which is the intersection of the north line of 9th Street as extended

and the east line of Woodland Avenue as extended; thence south along the east line of Woodland Avenue to a point on the east line of Woodland Avenue which is 100' south of the south line of 12th Street; thence west along a line 100' south of and parallel to the south line of 12th Street to the east line of the north-south alley next east of Vine Street; thence south 1'; thence west along a line 101' south of and parallel to the south line of 12th Street to the east line of Vine Street; thence south 27'; thence west 50'; thence south 48'; thence west 116.79'; thence south 96' along the east line of the north-south alley next east of The Paseo; thence west .5'; thence south 49.5'; thence west along a line 321.5' south of and parallel to the south line of 12th Street for a distance of 229' to a point 100' west of the east line of The Paseo; thence north along a line 100' west of and generally parallel to the east line of The Paseo to the intersection of said line with the north line of 9th Street as extended westward, being the Point of Beginning.

Existing conditions, as indicated by the present land uses and condition of buildings within the Urban Renewal Area and immediate vicinity, are indicated on accompanying Exhibits B and C. These two Exhibit maps are hereby made a part of the Urban Renewal Plan in keeping with the specific requirements of State Statutes.

PART B. STATEMENT OF DEVELOPMENT OBJECTIVES

The specific development objectives to be achieved in the 12th & Vine Urban Renewal Area through the implementation of this Urban Renewal Plan include the following major items:

- (a) Elimination of a substantial number of extremely substandard structures through the acquisition and clearance of all real property within the boundaries of the Area.
- (b) The establishment of a new internal street pattern directly related to the demonstrated traffic-flow needs of both the Area and other portions of the City, through the vacation of the existing grid of streets and alleys and the establishment of two new diagonal facilities in their place, along with related improvements in the alignment of The Paseo at 12th Street.
- (c) Assemblage of the cleared land into large tracts conducive to the development of an attractive group housing complex, affording the redeveloper maximum opportunity to utilize innovative architectural and site development approaches.
- (d) Designation of a major portion of the resultant net area for medium density residential reuse, specifically designed to accommodate the construction of low and low-to-moderate income housing facilities.
- (e) Designation of that portion of the area lying to the south of 12th Street for sale to the Public Housing Authority for the development of public open-space recreational facilities.

PART C. LAND USE PLAN

In keeping with the objectives stated in Part B above, the following is proposed with respect to the land uses to be established within the Urban Renewal Area, and the particular controls or standards governing the intensity of such permitted uses.

1. Land Use Plan Map

The predominant land uses (private and public & Semi-public) and the major circulation routes to be established in the area following clearance are indicated on the "Proposed Land Uses" map, Exhibit E. This exhibit map illustrates the ultimate result of the specific Urban Renewal and public improvement actions contemplated for the area.

(a) Predominant land uses to be established in the area include the following major land use categories:

(1) Private Residential - Single family homes, duplexes, and low apartment buildings (R-4, medium density residential). Such uses are designated for the entire portion of the area lying to the north of 12th Street.

(2) Public and Semi-public (Recreational) - It is proposed that cleared and assembled land lying to the south of 12th Street, be disposed of by sale to the Public Housing Authority of Kansas City, Missouri, for development of public open-space recreational facilities in conjunction with the adjacent T. B. Watkins Homes Public Housing Project.

(b) Major Circulation Routes

A major proposal of the Urban Renewal Plan for the 12th & Vine Area involves the vacation of all existing street and alley rights-of-way (with the exception of 12th Street, and a short section of Vine Street lying between the south line of 12th Street and its terminus in the T. B. Watkins Homes PHA project to the south). In lieu thereof, two new diagonal streets (westbound from 12th & Woodland to 11th and The Paseo, and eastbound from 10th and The Paseo to 9th and Woodland) would be established. In addition, certain modifications would be made to the right-of-way of 12th Street (especially at the southeast corner of its intersection with The Paseo). All three of the streets (12th Street, and the two new diagonals) are considered to be "secondary thoroughfares" in nature and shall be designed to such standards. In the development of specific site plans for the residential portions - especially the larger Tract 2 - such local interior streets as are necessary to serve the new uses shall be installed by the redeveloper according to City and Urban Renewal Plan standards, and later dedicated to the City.

The pattern of existing and to-be-established circulation routes indicated on Exhibit E and other Exhibit maps is considered to be essentially fixed in alignment and character. There is a possibility, however, that certain modifications will be proposed as a result of the definitive construction designs for the facilities. Such modifications should be quite minor in nature. Necessary vacations of existing streets and alleys within the area are also illustrated on the "Streets and Alleys Rights-of-way" map, Exhibit D (also a required exhibit item under State Statutes).

2. Description of land use categories and their intensity of use

With respect to the predominant land use proposed for the cleared and assembled area (medium density residential), the intensity of use (or density) shall be governed by the following minimum lot area requirements:

- For one-family dwellings - five thousand (5,000) sq. ft.
- For two-family dwellings - three thousand (3,000) sq. ft. per family unit.
- For apartments and row houses having three (3) or more dwellings, fifteen hundred (1,500) sq. ft. per family unit.

With respect to permitted public and semi-public uses, the intensity of development shall be governed by the degree sufficient to serve adequately the particular needs of the neighborhood in which they are located. Such uses shall be so located as to either supplement existing facilities, or provide necessary services to areas wherein such facilities are lacking or inadequate. Uses shall be limited to the type deemed compatible with adjacent residential uses.

3. Type, intensity and location of supporting uses, internal circulation system, and other public improvements.

(a) Accessory or Supporting Uses - Although this Urban Plan does not contemplate any accessory or supporting uses in the area, it is the intent of the Redevelopment Authority to give careful consideration to any private Development Plan which might propose the establishment of certain supportive commercial uses on portions of residential reuse Tracts 1, 2 and 3. It is also the desire of the Authority that the redeveloper be given maximum opportunity to select the specific sites for such uses as an integral part of and directly related to the basic residential development.

At this time, it is contemplated that acceptable supportive commercial uses would be of a local retail business nature, and would be permitted only on the basis of appropriate amendment to this Urban Renewal Plan as adopted.

In the event that there is presented to the Authority an otherwise acceptable development proposal which includes the above-described supportive commercial uses, the Authority would then make the following determinations and undertake the following official actions:

- (1) Determine that the specific supportive commercial uses are necessary and desirable to the operation of the new residential development.
- (2) Determine that the specific locations of such proposed commercial uses are such that they do not adversely affect residential uses in the vicinity.
- (3) Initiate appropriate amendments to this Plan to identify the specific land areas involved, establish necessary regulations and controls to govern the operation of such non-residential uses, and indicate the zoning changes necessary to accommodate such uses.
- (4) Secure a revised re-use appraisal with respect to such land areas proposed for supportive commercial reuse.

(b) Internal Circulation System - all new, retained, or modified public streets will meet the general design standards set forth in the previously-adopted General Urban Renewal Plan for the area, including the following:

(1) Local - Minimum right-of-way width of 50'. Minimum width of paved surface: 26'. Sidewalks on two sides in medium or high density areas, with a minimum width of 5'. Cul-de-sacs - no more than 500' in length. Local residential streets layout shall discourage through traffic, their only function being to provide access to abutting properties.

Included in the above category are all of the local interior streets which are to be established to serve the new residential uses in Disposal Tracts 1, 2 and 3. These are, of course, subject to the specific site development design needs of the redeveloper, with their particular locations and alignments to be determined in light of the specific design proposal.

(2) Secondary thoroughfares - Minimum right-of-way width of 70'. Minimum width of paved surface: 44'. Sidewalks on both sides of the right-of-way, 5' minimum width and separated from traffic by means of a landscaped strip.

Included in the above would be both of the new diagonal facilities passing through the area, as well as the retained and modified 12th Street.

(3) Major thoroughfares - includes major and secondary arterials - parkways, boulevards, elements of the expressway system, etc. The right-of-way width varies, but is a minimum of 80', and in certain instances includes a landscaped medial separating multiple lanes of traffic.

With respect to the 12th & Vine area, the only facility falling in the major thoroughfare category would be The Paseo (a major element of the City's Boulevard System) which borders the area on the west.

(c) Other Public Improvements and Facilities - necessary modifications to the existing pattern of utility system (as a result of street and alley vacations, and the modification of 12th Street). The details of such modifications shall be the subject of a specific Project Improvements Supplement to this Urban Renewal Plan, and is to be submitted as soon as firm determinations have been made. In any event, any proposed public improvement or facility shall be established in accordance with local standards, and designed to serve adequately the proposed new uses for the area.

With respect to the underlying grid of utility systems throughout the area, easements will be established where necessary to continue their use until such time as it is determined (on the basis of a specific development plan) that they are not needed to serve either new uses or existing uses in adjoining areas. The redeveloper may option to utilize any utility facility which might serve his needs. As also noted under Item (10), Page 8, if it is deemed necessary and desirable to vacate, relocate, or otherwise modify the existing utility pattern to accommodate the specific development plans of the private redeveloper, all actions and costs related to such changes shall be the sole responsibility of the redeveloper.

PART D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE
PLAN OBJECTIVES.

With respect to the particular urban renewal technique proposed for the 12th & Vine area, this is envisioned as being a total clearance undertaking. A vast majority of the structures presently located within the area are deteriorated to the point warranting clearance. A small number of otherwise rehabilitable structures must be acquired and cleared in order to achieve specifically stated Plan objectives - notably the assemblage of land for a new residential complex north of 12th Street, and for park and recreational facilities to be developed on land lying to the south of 12th Street.

Such total acquisition and clearance in the area, therefore, is justified on the basis of the following conditions:

1. Removal of Substandard Conditions: Properties which cannot be rehabilitated because of basic structural conditions which preclude feasible rehabilitation.
2. Removal of Blighting Influences: Properties which by either their physical condition or nature of use, operation, siting of structure on the land area or other characteristics create a blighting influence on the surrounding area.
3. Provision of land for public improvements or facilities: Properties so located as to interfere with the installation of desirable public improvements and facilities (street widenings, public open space, etc.).
4. Provision of land for desirable new development and to permit the meeting of other stated Plan Objectives: Properties which prohibit land assembly or the effectuating of desirable land use changes in keeping with the stated objectives of the Urban Renewal Plan.

While justification for total clearance action rests primarily with the first of the above-stated conditions (removal of substandard conditions), there are many examples wherein several of the conditions apply to a particular individual property.

PART E. LAND DISPOSITION SUPPLEMENT

* The plan for new uses in the 12th & Vine Urban Renewal Area shall be made effective through the enforcement of covenant provisions incorporated in instruments conveying the cleared land. Such covenant provisions shall run with title to the land and will require the re-developer to devote the land to the uses specified in this Plan, and to comply with all of the requirements thereof. Such instruments will be placed on public record in the Office of the Recorder of Deeds, Jackson County, Missouri.

In addition, the FHA minimum property requirements for residential structures shall be met in such cases wherein FHA financing is to be secured.

Upon completion of the previously-described clearance and assemblage actions (involving the purchase of all real property, the undertaking of various vacation and dedication actions, and the installation of

certain public improvements) all land within the area will be disposed of for the various private residential and public and semi-public uses described under Part C. Land Use Plan.

1. Specific Use Provisions to be Applied

As illustrated on the "Land Disposal Map", Exhibit F, the various disposal tracts (subject to indicated utility easements) shall be made available for the following specifically-stated purposes:

- (a) Tracts 1, 2 & 3 - for private residential redevelopment.
- (b) Tracts 4 through 7, inclusive - by dedication to the City of Kansas City, Missouri, for proposed new streets and the right-of-way modification of 12th Street.
- (c) Tracts 8 and 9 - for redevelopment by the Housing Authority of Kansas City, Missouri, for new open-space recreational facilities to serve the adjacent T. B. Watkins Homes Project.
- (d) No transient housing will be permitted to be built on any land to be acquired and disposed of in the Urban Renewal Area.
- (e) Additional regulations and controls to be Applied: Other regulations and controls including land coverage, setback, building height, off-street parking and loading facilities, etc., for the permitted new uses shall be no less restrictive in nature than those set forth in applicable sections of the City's Zoning Ordinance. Relevant portions of such regulations (especially those embodied in Section 65.260, "Group Housing Projects") are herewith incorporated in this Urban Renewal Plan, and made a part hereof as follows:

Medium Density Residential (R-4): Single Family, Duplex and Low Apartment Residential

- (1) General: All residential development proposals of a "Group Housing Project" nature shall be submitted to the City Plan Commission and the Board of Zoning Adjustment for review and determination that the proposal as a whole will insure substantially the same character of occupancy, maximum intensity of use, and minimum standard of open space as would be provided were the proposal to be undertaken as a normal R-4 (Low Apartments) development.
- (2) Building Height: Buildings or structures shall not exceed three (3) stories and shall not exceed forty-five (45) feet in height; provided, however, that such maximum building height may be exceeded if such building or buildings do not exceed the maximum density permitted under the Urban Renewal Plan.
- (3) Setback and Yard Requirements: A minimum building setback line from the rights-of-way of all dedicated streets of twenty (20) feet shall be observed for all buildings. Such building setback line shall be considered in lieu of the normal "front yard requirement"; a variation in the normal position of a building on the site will be permitted, provided the building setback line is not exceeded.

- (4) Spacial Relationship of Structures to each other: The normal rear and side-yard requirements need not be observed; in lieu thereof the following regulations shall apply:
- (a) No point of any building shall be nearer than twenty (20) feet from an adjacent building.
 - (b) Minimum front-to-front or rear-to-rear relationship - sixty (60) feet.
 - (c) Minimum end-to-end or end-to-rear relationship - forty (40) feet.
- (5) Density: As determined by the minimum lot area requirements described under Item 2, Part C. Land Use Plan, a maximum density of 29 families per acre will be allowed in any of the particular sites designated for residential reuse.
- (6) Land Coverage: A maximum land coverage of 25 percent of the net area, exclusive of dedicated interior streets, shall be allowed in each of the sites designated for residential reuse.
- (7) Off-Street Parking: Off-Street Parking facilities shall be provided for all residential uses, located on the premises, in the side yards and/or rear yards only, or in a community garage. Parking of trucks is specifically prohibited. Space shall be provided at the rate of one (1) space for one passenger motor vehicle for each family unit.
- (8) Driveways and Illumination: All driveways shall be so located as not to interfere with the normal traffic flow patterns on public streets. Light standards for the illumination of parking areas shall be at least twelve (12) feet above ground level, but shall not exceed eighteen (18) feet in height. Lights used to illuminate the parking area shall be so placed that they will not reflect on adjoining streets or residential properties.
- (9) Open Space: A minimum of 25 percent of the net area, exclusive of dedicated interior streets, of each site designated for residential reuse shall be provided for recreational space, outdoor drying, yards, landscaping, etc., in addition to that utilized for off-street parking. Such areas shall have a minimum dimension of twenty (20) feet on any one side.
- (10) Access to Public Utility Lines: The City will retain the right of access to those sewer and water lines deemed essential to serve the needs of the City and the Urban Renewal Area, in those portions of streets and alleys which have been, or are to be, vacated. All utility easements of record within the area shall be retained by the City or the private utility company concerned. The cost of the removal, relocation or realignment of any utility facility to accommodate the specific site development plans of any redeveloper shall be the sole responsibility of the redeveloper.

- (11) Signs: Advertising signs shall be limited to those of the type normally used to indicate the availability of the property for purchase or rental.

Public and Semi-Public - All Public and Semi-Public uses shall be subject to the particular regulations and controls set forth in the Plan for the above-described Medium-Density Residential uses.

2. Circulation Requirement

The proposed pattern of public streets serving new uses within the Urban Renewal Area, as well as surrounding areas, is illustrated on several of the various Exhibit Maps, but specifically on the "Proposed Land Uses", (Exhibit E) and "Land Disposal Map" (Exhibit F).

3. Redeveloper's Obligations

In order to promote competition and to produce the highest possible return in the disposition of Project property, the Land Clearance for Redevelopment Authority proposes to offer for disposition the areas designated for residential redevelopment, by accepting competitive proposals for the purchase and development thereof, either as to the entire residential area, or, in the alternative, as to one or more of the individual residential sites. After proper evaluation, the proposal or proposals most favorable to the successful completion of the entire project would be accepted, and, if necessary, provision would be made for carrying out the project in stages by particular sites. The disposition procedure in this regard would be carried out under and in accordance with the provisions of the Missouri Land Clearance for Redevelopment Authority Law.

In the conveyance of land in the Project area for redevelopment in accordance with this Plan, an obligation will be imposed upon the purchaser to commence and complete the improvements specified in the Plan within a reasonable time.

The Land Clearance for Redevelopment Authority will take all reasonable steps possible to prevent speculation in the holding of land in the Project area.

4. Provision of Low or Moderate Income Housing

Since the area as a whole represents a predominantly residential reuse area, specific requirements are established with respect to the provision of low or moderate income housing on cleared land within the boundaries of the area. The particular wording of the requirement is as follows:

"It is specifically proposed that a majority of the total number of housing units provided in all of the approved Urban Renewal Areas of the community which are to be redeveloped for predominantly residential uses must be standard housing units for low-and moderate-income families and individuals, with a minimum of twenty percent (20%) of such total number being designated for low-income families and individuals".

5. Urban Design Objectives and Controls

Overall design objectives are hereby established in order to

achieve sound and attractive development within the Urban Renewal Area. These include the following:

(a) Building Design Objectives

Each building unit shall be an integral element of the overall site design, and shall reflect and complement the character of the surrounding area.

The basic residential design objective is the creation of an environment which is conducive to an improved neighborhood and living conditions. Developers shall provide adequate open space in combination with the proper siting of buildings and location of parking areas. Housing units shall be of varying types and sizes in order to provide a wide choice of those who desire housing in the low or moderate income ranges.

Building site planning should be such that unending vistas are avoided. Buildings shall offer a sense of scale to the extent that a monotony of one size, shape, bulk or texture is avoided. Special spatial enclosures shall be formed to visually enhance the pedestrian circulation system.

(b) Parking Design Objectives

Parking areas shall be designed with careful regard given to orderly arrangement, landscaping, amenity of view, ease of access, and as an integral part of the total site design. Vehicular access to the parking areas shall be direct and not in conflict with vehicular movement to service and various uses within the site. Ingress and egress points shall be well distanced from the intersections to avoid congestion and interference with traffic.

Parking areas shall be designed in limited size, landscaped areas to avoid large masses of unrelieved paving. Parking spaces shall be designed to avoid overhang of vehicles on pedestrian walkways.

(c) Street, Pedestrian Walkways and Open Space Objectives

Streets, pedestrian paths and open spaces shall be designed as an integral part of the overall site design, properly related to existing and proposed buildings.

The pedestrian circulation system shall be designed to serve as a means of separating uses, to form approaches to focal points, and to form direct access without conflict with vehicular uses to the various communal facilities.

On-site open space areas (exclusive of vehicular parking areas) shall be so formed in size, location and design as to be usable for such functions as small, family picnic areas, adult sitting areas and/or other similar function-oriented open space areas.

Open space areas shall be scaled in proportion to their purpose and users. All communal open space areas shall be connected by pedestrian walkways. Private open space areas shall be provided in the form of courts, patios, terraces and/or balconies for each housing unit.

(d) Landscape Design Objectives

A coordinate landscape program shall be developed over the entire area to incorporate the landscape treatment sought for open space, roads, paths and parking areas into a coherent and integrated arrangement.

With respect to the Authority's rights of review and approval - each individual development proposal will be submitted to the Authority's Board of Commissioners for a determination that the specific requirements of the Renewal Plan have been met, and that the proposal is in keeping, to the maximum extent possible, with the above-cited overall design objectives. The Authority reserves the right to reject any or all proposals which fail to meet or fall short of the achievement of such stated objectives.

6. Duration of Controls

The restrictions contained in the Urban Renewal Plan or the Plan as it may be duly amended from time to time shall be binding and effective upon all owners, purchasers or lessees of land, their heirs and assigns, within the area boundaries from the date of purchase or lease for a period of twenty-five (25) years, at which time said restrictions and controls shall automatically extend for successive periods of ten (10) years, unless by a vote of the then owners of a majority of the square foot area within the area, and by approval of the City Council, it is agreed to terminate the Plan at the end of any such period.

PART F. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE OR LOCAL LAW

In carrying out the Urban Renewal Plan for the 12th & Vine Urban Area, a number of additional actions will be required in accordance with the provisions of State Statutes or local City Ordinances and other regulations. These specifically include the following:

1. Zoning Changes - Specific changes in zoning will be required in order to bring such zoning district designations into compliance with the proposed land uses as closely as possible. All such proposed changes are illustrated on the "Existing and Proposed Zoning" map, Exhibit G, and will be made effective by application of the Authority to the City Plan Commission following approval of this Plan by both the Commission and the City Council.

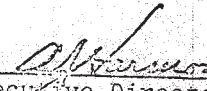
2. Exhibit Material - Certain exhibit maps of the Renewal Plan (notably B, C, D, E and G) have been made a part of the definitive Urban Renewal Plan in accordance with the particular requirements of State Statutes.

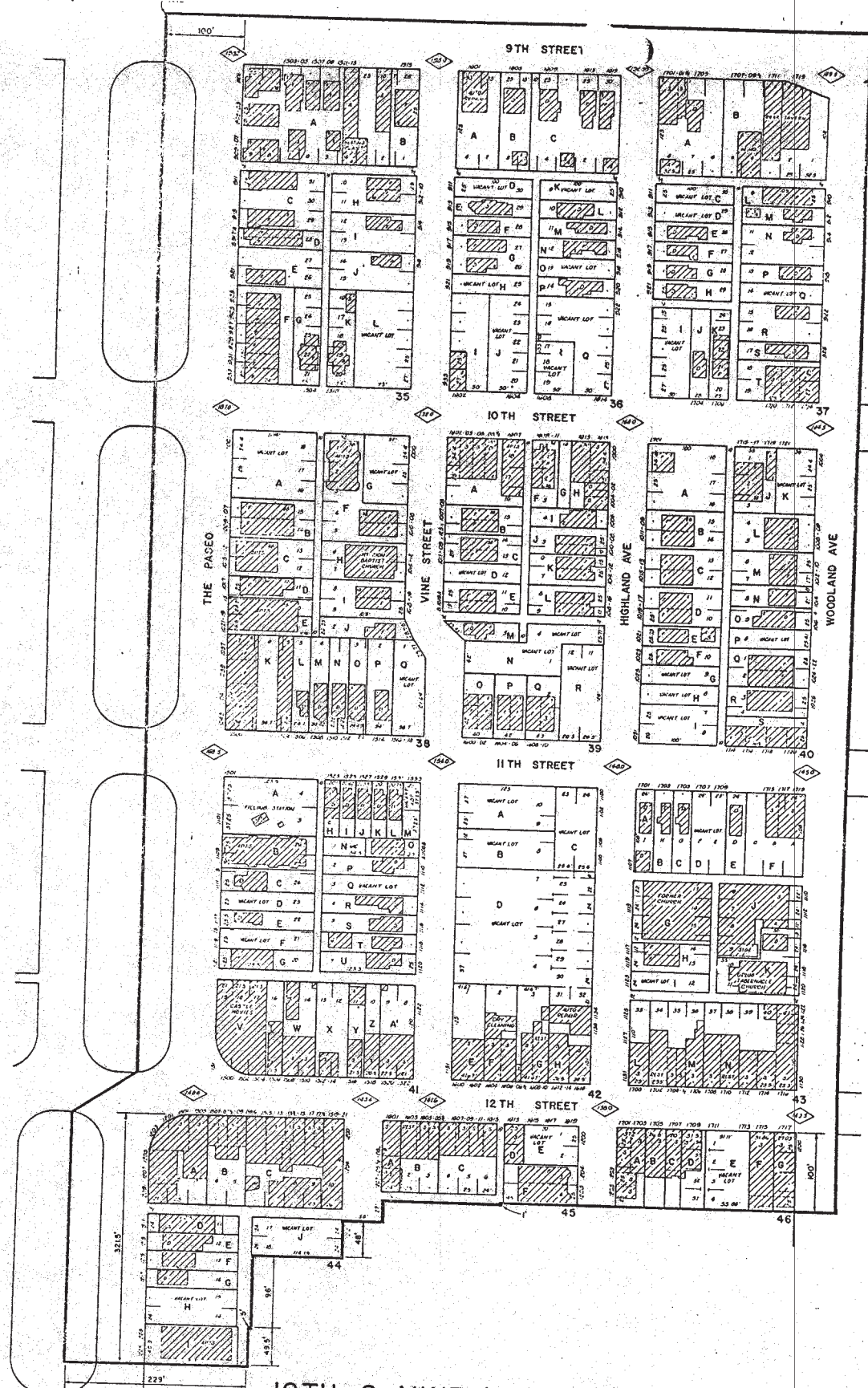
3. Cooperation Agreements - It is the intent of the Authority to enter into such cooperation agreement or agreements as are found necessary and desirable with the City of Kansas City, Missouri, to indicate the willingness of the City to carry out all activities required on the part of the City in accomplishing the stated objectives of the Renewal Plan, of the specific proposals contained therein, and with respect to the provision of local grants-in-aid necessary for the undertaking of urban renewal actions within the area.

PART C. PROVISIONS FOR AMENDING PLAN

The Urban Renewal Plan may be changed, modified or amended at any time by the Authority, provided that, if changed, modified, or amended after the lease or sale of real property in the Project Area by the Authority, the change, modification or amendment must be consented to by the redeveloper or redevelopers of the real property affected thereby, or his successors in interest. Where such change, modification, or amendment will substantially change the Urban Renewal Plan as previously approved by the City Council, it must similarly be approved by the City Council.

The foregoing Urban Renewal Plan is hereby certified to be a true copy of the Plan adopted by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, on June 24, 1969, as a definitive revision of the General Urban Renewal Plan adopted on November 25, 1968. Accordingly, the foregoing Urban Renewal Plan is hereby dated June 24, 1969.

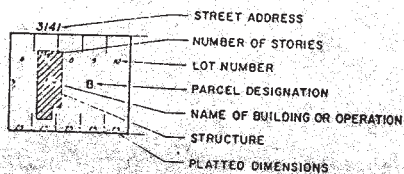

Executive Director and Counsel
Land Clearance for Redevelopment
Authority of Kansas City, Missouri



12TH & VINE URBAN RENEWAL AREA (NDP AREA NO. 11)

PROPERTY MAP

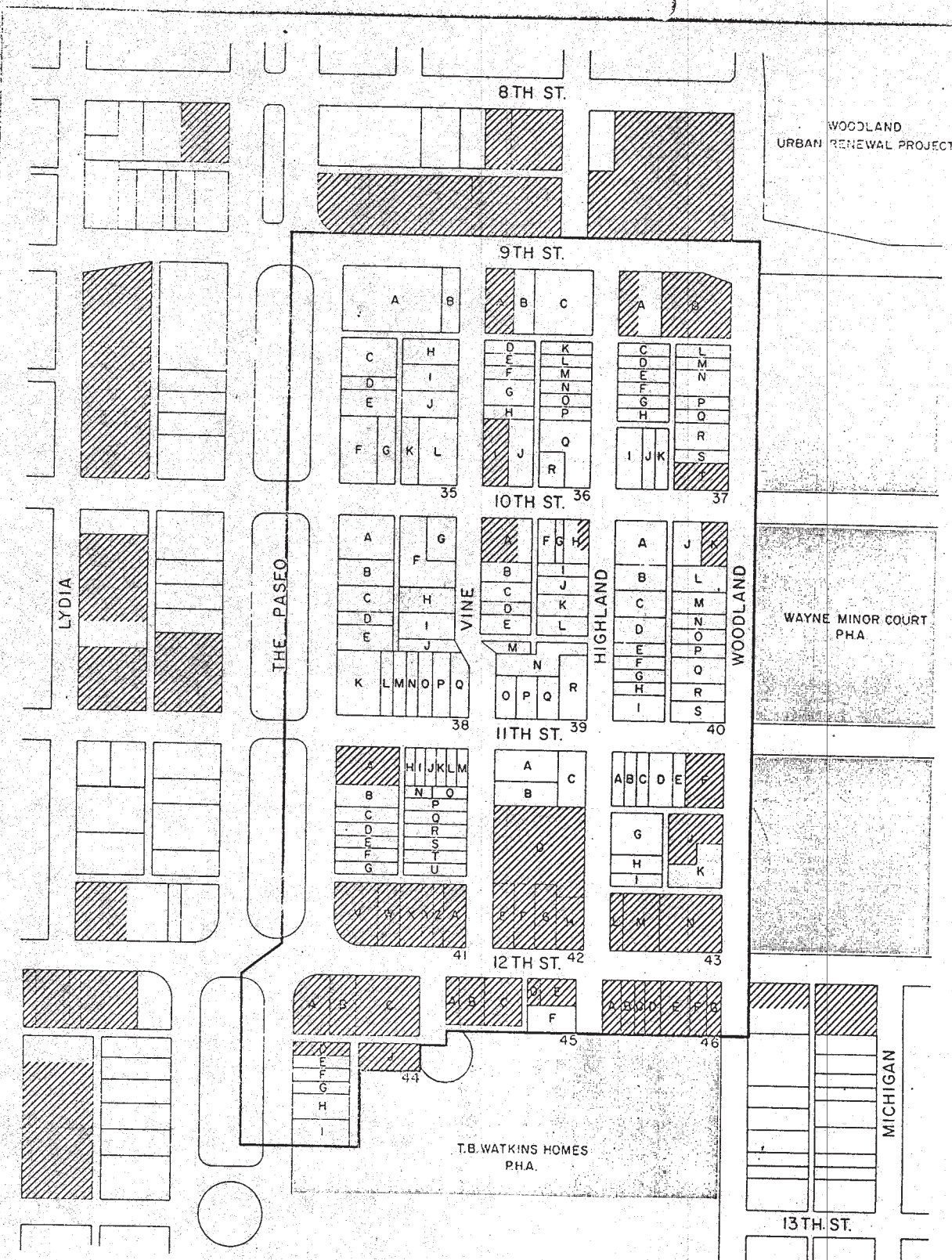
- PROJECT BOUNDARY
- ◆ INTERSECTION ELEVATIONS



LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
306 E. 12TH ST.
KANSAS CITY
318 ARGYLE BLDG.
MISSOURI

PREPARED BY LRA STAFF
COMPLETION DATE MAY 1963
DESIGNER'S NAME

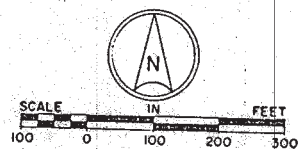
EXHIBIT A



12TH AND VINE URBAN RENEWAL AREA (NDP AREA NO. II)

EXISTING LAND USES

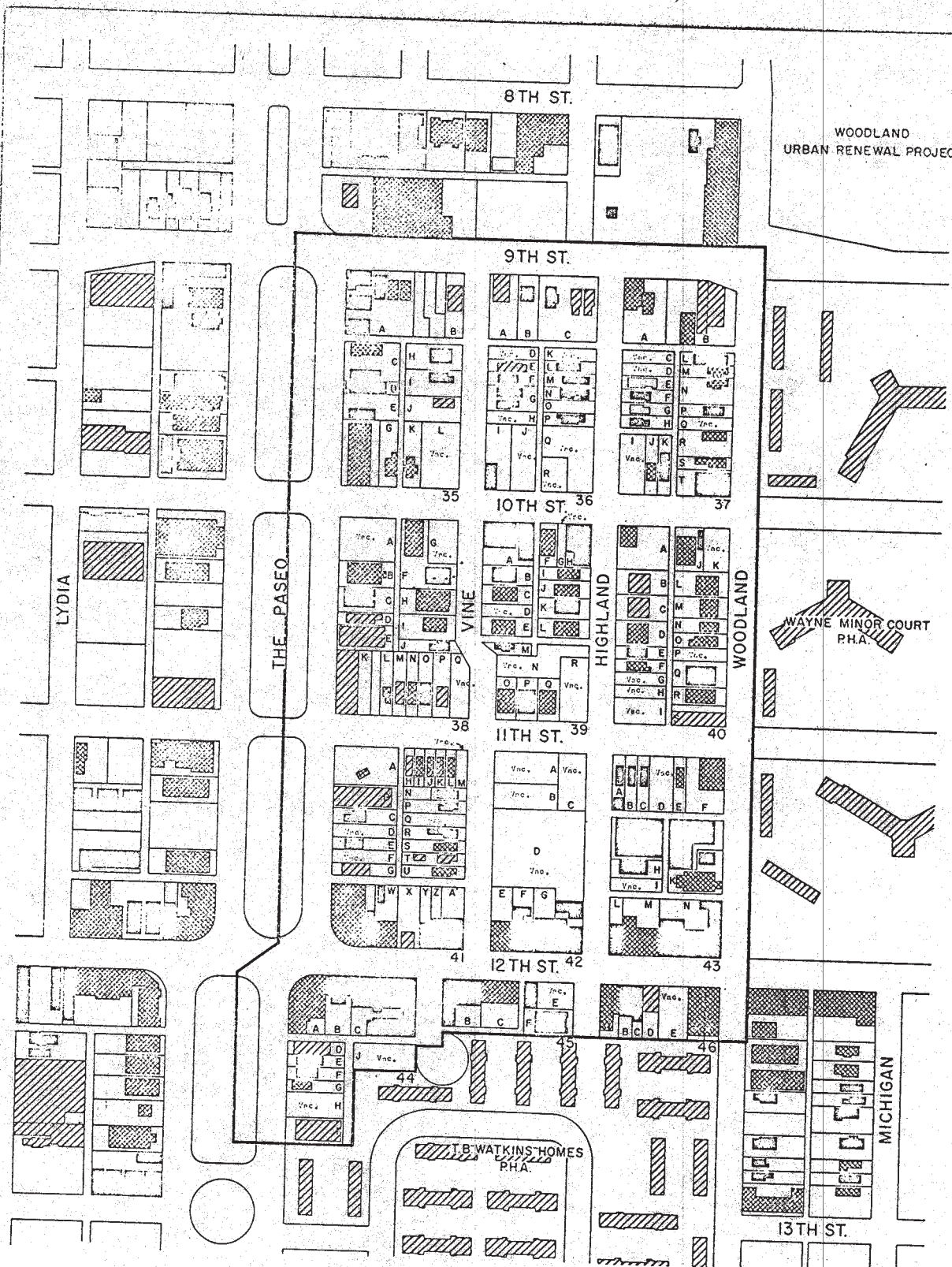
- PROJECT BOUNDARY
- RESIDENTIAL
- PUBLIC & SEMI-PUBLIC
- COMMERCIAL & INDUSTRIAL



LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
306 E. 12TH ST.
KANSAS CITY
318 ARGYLE BLDG.
MISSOURI

PREPARED BY L.P.A. STAFF
COMPLETION DATE MAY 1969
REVISION DATE

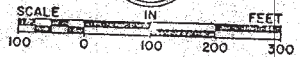
EXHIBIT B



12TH AND VINE URBAN RENEWAL AREA (NDP AREA NO. 11)

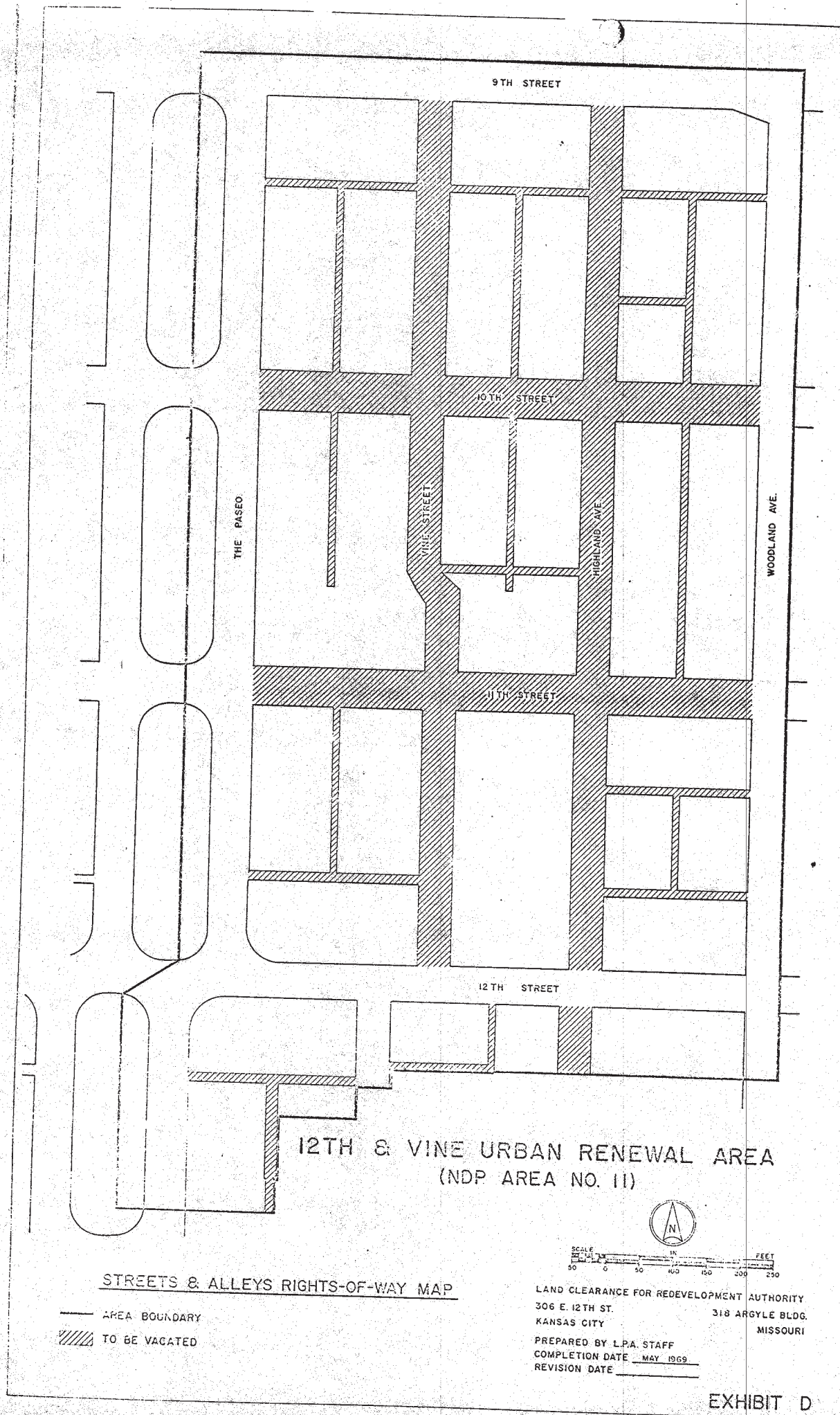
CONDITION OF BUILDINGS

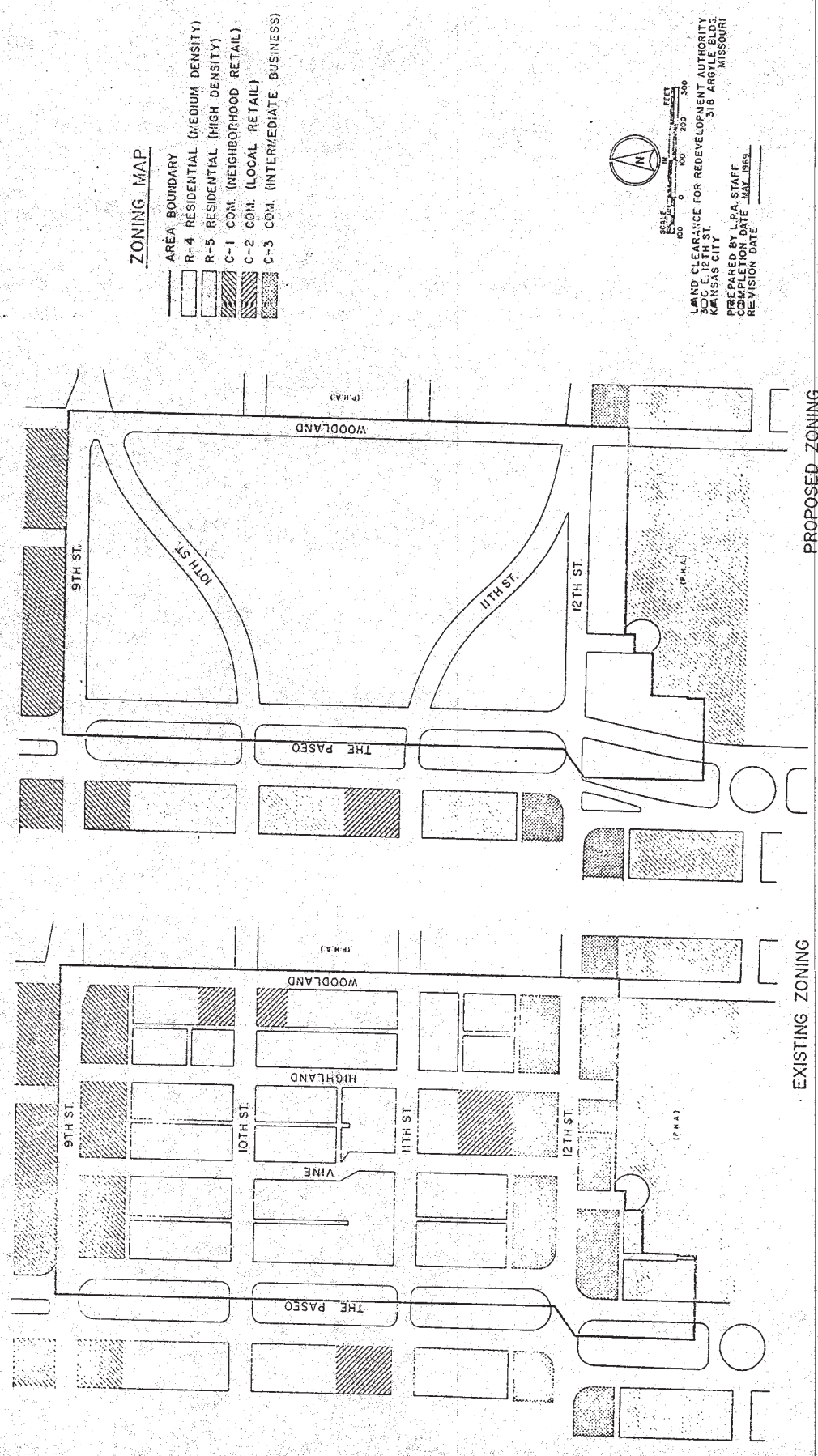
-  PROJECT BOUNDARY
-  GOOD TO EXCELLENT
-  FAIR
-  POOR TO BADLY DETERIORATED



LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
306 E. 12TH ST.
KANSAS CITY
318 ARGYLE BLDG.
MISSOURI

PREPARED BY L.P.A. STAFF
COMPLETION DATE MAY 1969
REVISION DATE





12TH & VINE URBAN RENEWAL AREA (NDP AREA NO. 11)

approval, and a determination that the said Plan, as revised, conforms to the Master Plan for development of the community as a whole.

4. That upon approval of the Urban Renewal Plan, as revised, by the City Plan Commission, the Secretary is hereby directed to submit said Plan, together with a certified copy of this Resolution, and a certified copy of the Resolution of the City Plan Commission containing its recommendations, to the City Council of Kansas City with the recommendation that the Urban Renewal Plan, as revised, be approved.
5. That it is hereby determined that all of the findings, determinations, and conclusions made and set forth in the Resolution adopted by the Authority on February 28, 1966, with respect to eligibility of the area for urban renewal treatment, as well as the Resolution adopted by the Authority on November 25, 1968, approving the General Urban Renewal Plan for the Area, apply with equal force to the Area as of the date of this revision.
6. That this Resolution shall take effect immediately.

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies as follows:

(1) That he is the fully qualified and acting Secretary of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, herein called the "Local Public Agency," and keeper of the records thereof, including the journal of proceedings of the Board of Commissioners, herein called the "Governing Body."

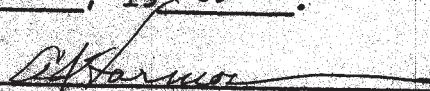
(2) That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on the 24th day of June, 19 69, and duly recorded in his office.

(3) That said meeting was duly convened and held in all respects in accordance with law and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said resolution; and all other requirements and proceedings under law incident to the proper adoption or the passage of said resolution, including publication if required by law, have been duly fulfilled, carried out and otherwise observed.

(4) That the impression of the seal affixed below constitutes the official seal of the Local Public Agency and this certificate is hereby executed under such official seal.

(5) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 24th day of June, 19 69.


Secretary

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI

EXTRACTS FROM
MINUTES OF A REGULAR MEETING OF THE
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF
KANSAS CITY, MISSOURI
JUNE 24, 1969

The Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, met in regular meeting at 306 East 12th Street in the City of Kansas City, Missouri, at 10 o'clock, A. M., on the 24th day of June, 1969, the place, hour and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Joseph H. Bruening
Jo Zach Miller, III
Alfred H. Lighton
Dr. Carl Peterson
Reed O. Gentry

and the following were absent:

None

The Chairman declared a quorum present.

- - - - -

A Resolution entitled:

RESOLUTION OF LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI, APPROVING THE
REVISED URBAN RENEWAL PLAN AND FEASIBILITY OF
RELOCATION FOR THE 12th & VINE URBAN RENEWAL AREA
(NDP No. MO A-1, Area 11)

was introduced by Mr. Miller.

Said Resolution was then read in full and discussed and considered.

Mr. Miller then moved the adoption of the Resolution as introduced and read. Mr. Lighton seconded the motion, and, on roll call, the following voted "Aye":

Bruening, Miller, Lighton, Peterson, Gentry,
and the following voted "Nay":

None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read. He further ordered that the said Resolution be attached to and made a part of these official Minutes.

- - - - -

There being no further business to come before the meeting, upon motion duly made and seconded, the meeting was adjourned.

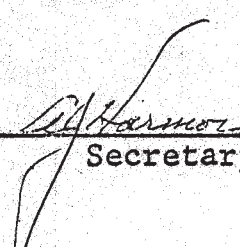
* * * * *

CERTIFICATE OF RECORDING OFFICER

The undersigned HEREBY CERTIFIES that:

1. He is the duly appointed, qualified and acting Secretary of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, (herein called the "Local Public Agency") and keeper of the records thereof, including the minutes of its proceedings;
2. The annexed copy of extracts from the minutes of the Regular Meeting of the Local Public Agency, held on the 24th day of June, 1969, is a true, correct, and compared copy of the whole of the original minutes of said meeting on file and of record insofar as the same relate to the resolution referred to in said extracts and to the other matters referred to therein;
3. Said meeting was duly convened in conformity with all applicable requirements; a proper quorum was present throughout said meeting and the resolution hereinafter mentioned was duly proposed, considered and adopted in conformity with applicable requirements; and all other requirements and proceedings incident to the proper adoption of said resolution have been fulfilled, carried out, and otherwise observed;
4. He is duly authorized to execute this Certificate; and
5. The Resolution as set forth in the annexed Extracts is a true, correct, and compared copy of the original resolution as finally adopted at said meeting and, to the extent required by law, as thereafter duly signed or approved by the proper officer or officers of the Local Public Agency and duly published, which resolution is on file and of record.

Witness my hand and the seal of the Local Public Agency this 24th day of June, 1969.


Secretary

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI

318 Argyle Building
Kansas City, Missouri

October 20, 1969

OPINION OF COUNSEL FOR LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF
KANSAS CITY, MISSOURI, RESPECTING THE REVISED URBAN RENEWAL PLAN FOR
AN AREA OF THE NEIGHBORHOOD DEVELOPMENT PROGRAM OF KANSAS CITY, MISSOURI

Re: Revised Urban Renewal Plan for the
12th & VINE Urban Renewal Area of
the NDP of Kansas City, Missouri

As counsel for the Land Clearance for Redevelopment Authority of Kansas City, Missouri, (hereinafter called the "Local Public Agency") in the above-identified Program, this is to supplement my opinion addressed to you under date of November 28, 1968, in connection with the General Renewal Plan referred to herein (hereinafter called the "Plan"). As legal counsel in the above-identified Program, my further opinion is as follows:

1. The General Urban Renewal Plan for the 12th & Vine Area of the NDP of Kansas City, Missouri (NDP No. MO A-1, Area 11) has been modified since the date of said opinion and as so modified was, after approval by the governing body of the Local Public Agency on June 24, 1969, submitted by that agency to the City Council of Kansas City, Missouri. I have examined the Plan as so modified (hereinafter called the "Revised Urban Renewal Plan"), more particularly identified as follows:

A typewritten document dated June 24, 1969, entitled "Urban Renewal Plan for the 12th & Vine Urban Renewal Area of the Neighborhood Development Program of Kansas City, Missouri", consisting of twelve pages of text and seven exhibit maps (Exhibits A through G, inclusive), for the area in said Program described therein, prepared by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, approved by the Local Public Agency on June 24, 1969, and filed and available for public inspection in the office of the Land Clearance for Redevelopment Authority, located at 306 East 12th Street, in the City of Kansas City, State of Missouri.

2. The Revised Plan has been duly approved by the City Council

CODE NO. ND 601 F
(Area No. 11)

of Kansas City, Missouri. I have examined a record of the official proceedings respecting the latter approval. All public bodies, officials, and agencies which, under the State or Local law, are required to authorize or approve the Revised Plan have done so. A public hearing on the Revised Plan required under State or Local law has been held in the time and manner and at the place required, following the giving of due notice to the appropriate parties by the public body or public officer, all in accordance with law. Every public hearing required by law, including any such hearing on the Program (as distinguished from a public hearing, if any, on the Revised Plan under Section 105(d) of the Housing Act of 1949, as amended, or under any other law) has been held in the time and manner and at the place required, following the giving of due notice to the appropriate parties, by the appropriate public body or public official, all in accordance with law.

3. All the procedural requirements, approvals, and other actions and formalities required under State and Local law to make the Revised Plan legally effective have been duly fulfilled, taken, and completed, as the case may be.

4. To my knowledge there is no pending or threatened litigation of any kind concerning the Revised Plan or said Program.

5. All of the provisions of paragraphs number 3, 4 and 5 of my said previous opinion dated November 28, 1968, are hereby made applicable to the Revised Plan to the same extent as if they were set forth herein in full.

/s/ A. J. Harmon
Counsel for Land Clearance for
Redevelopment Authority of
Kansas City, Missouri

37372

THIS ORDINANCE EFFECTIVE
10 DAYS AFTER PASSAGE

AN ORDINANCE

APPROVING THE REVISED URBAN RENEWAL PLAN AND THE FEASIBILITY OF RELOCATION FOR THE 12TH & VINE URBAN RENEWAL AREA (NDP No. MO A-1, AREA 11), BOUNDED GENERALLY ON THE NORTH BY 9TH STREET, ON THE EAST BY WOODLAND AVENUE, ON THE SOUTH BY THE NORTH PROPERTY LINE OF THE T. B. WATKINS HOMES PUBLIC HOUSING PROJECT SITE, AND ON THE WEST BY THE PASEO, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS.

WHEREAS, by the enactment of Ordinance No. 36287, on January 17, 1969, the City Council approved a General Urban Renewal Plan and the feasibility of relocation for the 12th & Vine Urban Renewal Area (NDP No. MO A-1, Area 11), dated November 25, 1968, a copy of which was filed with the City Council; and

WHEREAS, because of the particular requirements of certain Missouri State Statutes, the Land Clearance for Redevelopment Authority of Kansas City, Missouri, has now adopted a definitive revision of the previously-approved General Plan as a prerequisite to the undertaking of land acquisition activities in the Area; and

WHEREAS, a copy of the revised Plan, dated June 24, 1969, has been filed with the City Council; and

WHEREAS, the City Plan Commission has reviewed and approved the Urban Renewal Plan, as revised, and found said revised Plan to be in conformity with the Master Plan for the development of the community as a whole, NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Urban Renewal Plan and the feasibility of relocation for the 12th & Vine Urban Renewal Area, as revised by the Land Clearance for Redevelopment Authority of Kansas City, Missouri, under date of June 24, 1969, is hereby approved.

Section 2. That it is hereby found and determined that all the findings, determinations and conclusions made and set forth in Resolution No. 32538, dated April 22, 1966, with respect to the eligibility of the area for urban renewal treatment, as well as Ordinance No. 36287, dated January 17, 1969, approving the General Urban Renewal Plan and the feasibility of relocation for the 12th & Vine Area, apply with equal force and effect to the Area as of the date of the revision of June 24, 1969.

Section 3. That the said Urban Renewal Plan, as revised is

Form 2169 (S) - Law
(02432)

CODE NO. ND 601 G(1)

hereby found to be feasible and in conformity with the General
Plan for the development of the community as a whole.

Approved as to form and legality:

Richard N. Ward
Associate City Counselor

Authenticated as Passed this
OCT 17 1969 ILUS W. DAVIS

Mayor

N. Edward Ford
City Clerk

By _____ IVAN L. WAITE
Deputy City Clerk

CERTIFICATE OF CITY CLERK

STATE OF MISSOURI
COUNTIES OF CLAY, JACKSON, PLATTE
CITY OF KANSAS CITY

I, V. Edward Bird, City Clerk of Kansas City, Missouri,
certify that the annexed and foregoing is a true and correct copy of
ORDINANCE NO. 37372 RESOLUTION NO. _____ OTHER _____
of said city, entitled:

APPROVING THE REVISED URBAN RENEWAL PLAN AND THE FEASIBILITY
OF RELOCATION FOR THE 12th & VINE URBAN RENEWAL AREA
(NDP No. MO A-1, AREA 11), BOUNDED GENERALLY ON THE NORTH
BY 9th STREET, ON THE EAST BY WOODLAND AVENUE, ON THE SOUTH
BY THE NORTH PROPERTY LINE OF THE T.B. WATKINS HOMES PUBLIC
HOUSING PROJECT SITE, AND ON THE WEST BY THE PASEO, SUBJECT
TO CERTAIN FINDINGS AND CONDITIONS.

On OCTOBER 17, 1969, the above was authenticated as passed by the City Council,
and the same appears of record and on file in the office of the City Clerk, 25th floor, City Hall, Kansas
City, Missouri.

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of this City, this 21st
day of OCTOBER, 1969

V. Edward Bird

CITY CLERK

DEPUTY



28842.

Report of the Plans and Zoning Committee on Doc-28475 (#37333), recommending that the Ordinance "Do Pass", was received and filed.

COUNCILMAN CAPRA ABSENT FROM THE
COUNCIL CHAMBER.

28843.

An Ordinance Doc-28475 (#37333), Amending Chapter 65 of the Revised Ordinances of Kansas City, Missouri, 1956, commonly known as the Zoning Ordinance, by adding a new Section to be known as Section 65.010A745, rezoning an area located on the North side of 105th Street Terrace between Wornall Road and Summit Street from District R-1a (One-Family Dwellings), to District R-4 (Low Apartments) was read the second time.

28844.

Report of the Plans and Zoning Committee on Doc-28577 (#37370), recommending that the Ordinance "Do Pass", was received and filed.

28845.

An Ordinance Doc-28577 (#37370), Approving a Community Unit Project proposed by C. & V. Real Estate Co., generally located between U. S. Highway 169 and the Kansas City-Gladstone City Limits and both North and South of N. W. 60th Street, pursuant to Section 65.270 of the Revised Ordinances of Kansas City, 1956, commonly known as the Zoning Ordinance, was read the second time.

28846.

Report of the Committee of the Whole on Doc-28798 (#37372), recommending that the Ordinance "Do Pass", was received and filed.

28847.

An Ordinance Doc-28798 (#37372), Approving the Revised Urban Renewal Plan and the feasibility of relocation for the 12th & Vine Urban Renewal Area (NDP No. Mo. A-1, Area 11), bounded generally on the North by 9th Street, on the East by Woodland Avenue, on the South by the North property line of the T. B. Watkins Homes Public Housing Project Site, and on the West by The Paseo, Subject to certain findings and conditions, was read the second time.

Councilman Swyden moved that the Charter requirements of reading on three separate days be dispensed with and that the above Ordinance (#37372) be placed before the Council on final consideration; seconded by Councilman Stubbs; motion carried.

AYES: ROBINS, SNOW, RIDPATH, THOMAS, BLANKINSHIP,
BERKLEY, MAGUIRE, HAGAN, STUBBS, SWYDEN, DAVIS

NAYS: NONE

11

The roll was then called on the Ordinance and the Ordinance passed.

AYES: ROBINS, SNOW, RIDPATH, THOMAS, BLANKINSHIP,
BERKLEY, MAGUIRE, HAGAN, STUBBS, SWYDEN, DAVIS

NAYS: NONE

11

28848.

Report of the Plans and Zoning Committee on Doc-28580 (#37373), recommending that the Ordinance "Do Pass", was received and filed.

28849.

An Ordinance Doc-28580 (#37373), Amending Chapter 65 of the Revised Ordinances of Kansas City, Missouri, 1956, commonly known as the Zoning Ordinance, by adding a new Section to be known as Section 65.010A747, rezoning an area located in the Southeast Quadrant of U. S. Highway 169 and N. W. 60th Street from District RA (Agriculture) to District R-1b (One-Family Dwellings), was read the second time.

28850.

Report of the Finance and Audit Committee on Doc-28778 (#37413), recommending that the Ordinance "Do Pass", was received and filed.

28851.

An Ordinance Doc-28551 (#37413), Appropriating the sum of \$60,000 from the Unappropriated Fund Balance of the General Fund Account No. 1-801, to the following Accounts in the General Fund; 1-40601A, Refuse Collection Administration, \$29,800; 1-40601B, Refuse Collection Administration, \$26,200; 1-40601C, Refuse Collection Administration, \$4,000; and recognizing this to be an emergency measure, having been certified by the Director of Finance was read the second time.

28852.

Report of the Finance and Audit Committee on Doc-28779 (#37423), recommending that the Ordinance "Do Pass", was received and filed.

28853.

An Ordinance Doc-28779 (#37423), Amending Chapter 7 of the Code of General Ordinances of Kansas City, Missouri, entitled,

CERTIFICATE OF CITY CLERK

STATE OF MISSOURI
COUNTIES OF CLAY, JACKSON, PLATTE
CITY OF KANSAS CITY

I, V. EDWARD BLRD, City Clerk of Kansas City, Missouri,
certify that the annexed and foregoing is a true and correct copy of
ORDINANCE NO. 37372 RESOLUTION NO. _____ OTHER _____
of said city, entitled:

Approving the Revised Urban Renewal Plan and the Feasibility of
Relocation for the 12th and Vine Urban Renewal Area (NDP No. Mo.
A-1, Area 11), bounded generally on the North by 9th Street, on
the East by Woodland Avenue, on the South by the North Property
line of the T. B. Watkins Homes Public Housing Project Site, and
on the West by The Paseo.

(EXTRACT OF COUNCIL PROCEEDINGS OF THE REGULAR MEETING OF THE
CITY COUNCIL, OCTOBER 17, 1969).

On October 17, 1969, the above was authenticated as passed by the City Council,
and the same appears of record and on file in the office of the City Clerk, 25th floor, City Hall, Kansas
City, Missouri.

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of this City, this 22nd
day of October, 1969.

V. Edward Blrd

CITY CLERK

DEPUTY



RESOLUTION OF LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF KANSAS CITY, MISSOURI, APPROVING THE REVISED URBAN RENEWAL
PLAN AND THE FEASIBILITY OF RELOCATION FOR THE 12th & VINE
URBAN RENEWAL AREA (NDP No. MO A-1, AREA 11)

WHEREAS, a General Urban Renewal Plan and the feasibility of relocation for the 12th & Vine Urban Renewal Area (NDP No. MO A-1, Area 11) was adopted and approved by the Land Clearance for Redevelopment Authority on November 25, 1968; and

WHEREAS, because of the particular requirements of certain Missouri State Statutes, the said Authority now considers it necessary and desirable to adopt a definitive revision of the previously-approved General Plan as a prerequisite to the undertaking of land acquisition activities in said Urban Renewal Area; and

WHEREAS, there was presented to this meeting of the Governing Body of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, for its consideration and approval, copies of the Revised Urban Renewal Plan for the 12th & Vine Urban Renewal Area (Area No. 11); and

WHEREAS, it has been determined that all of the findings and conclusions made and set forth in the Resolution adopted by the Authority on February 28, 1966, with respect to conditions of blight present, and the eligibility of the area for urban renewal treatment, are still valid as of this date.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, as follows:

1. That the revised Urban Renewal Plan for the 12th & Vine Urban Renewal Area, comprised of 12 pages of typewritten text and 7 exhibit maps (identified as Exhibits A through G, inclusive) be approved as a definitive revision of the General Urban Renewal Plan as previously adopted for the Area on November 25, 1968.
2. That the Secretary is hereby authorized to certify and date the said Plan, as herein revised, this 24th day of June, 1969.
3. That the Secretary is hereby directed to submit the said revised Plan, together with a certified copy of this Resolution, to the City Plan Commission for review and

37371

THIS ORDINANCE
EFFECTIVE IMMEDIATELY

A RESOLUTION

AUTHORIZING THE CITY CLERK TO CAUSE PUBLICATION TO BE MADE OF NOTICE OF PUBLIC HEARING ON REVISIONS TO THE URBAN RENEWAL PLAN FOR THE 12TH & VINE URBAN RENEWAL AREA.

WHEREAS, there is introduced concurrently herewith Ordinance No. 37372, approving the Revised Urban Renewal Plan for the 12th & Vine Urban Renewal Area, in accordance with the Missouri Land Clearance for Redevelopment Authority Law, which plan has been filed with the City Clerk as Document No. 02432, and

WHEREAS, said law requires that prior to such approval, the City Council shall hold a public hearing on the Urban Renewal Plan, or any substantial modification thereof, after public notice thereof by publication in a newspaper of general circulation in the community once each week for two consecutive weeks, the last publication to be at least ten days prior to the date set for hearing, the notice to set out the time, date, place and purpose of the hearing, and generally identify the area, NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That a public hearing be held by the Council on the said Revised Urban Renewal Plan for the 12th & Vine Urban Renewal Area on October 16, 1969, at 1:30 p.m., in the Chambers of the City Council, 26th Floor, City Hall, Kansas City, Missouri.

Section 2. That the City Clerk is hereby directed to cause to be published a notice of such hearing, in the following form in The Daily Record and The Kansas City Daily News-Press, a newspaper of general circulation in the community, on September 30, 1969, and October 6, 1969.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City Council of Kansas City, Missouri, meeting as a Committee of the Whole, on October 16, 1969, at 1:30 p.m., in the Chambers of the City Council, 26th Floor, City Hall, Kansas City, Missouri, for the purpose of considering revisions to the Urban Renewal Plan for the 12th & Vine Urban Renewal Area which includes the acquisition of land in such area, demolition or removal of buildings and improvements, the installation,

Form 2168 - Law
(02431)

CODE NO. ND 601 H(1)

vacation, construction or reconstruction of streets and other site improvements, and the making of acquired and cleared land available for development or redevelopment as authorized by law.

The Plan for the Urban Renewal Area is to be carried out by the Land Clearance for Redevelopment Authority Law (Sections 99.300 to 99.660, inclusive, Missouri Revised Statutes), and covers that area in the City of Kansas City, Missouri, bounded generally on the North by 9th Street, on the East by Woodland Avenue, on the South by the North property line of the T. B. Watkins Homes Public Housing Project Site, and on the West by The Paseo, subject to certain findings and conditions, the more particular description of the area being set forth in the Urban Renewal Plan.

Proposal with respect to relocation will be available for examination at the Office of the Land Clearance for Redevelopment Authority, 318 Argyle Building, 306 East 12th Street, Kansas City, Missouri, prior to the hearing, and will be open for discussion at the hearing.

Any person or organization desiring to be heard will be afforded an opportunity at such meeting.

By Order of the City Council
V. Edward Bird
City Clerk

By _____

Section 3. That the expense of such publication shall be paid out of appropriation of the City Clerk for such purposes.

ADOPTED
Authenticated as Passed this
SEP 26 1969 ILUS W. DAVIS

Mayor

V. Edward Bird
City Clerk

Approved as to form and legality:

Richard N. Ward
Associate City Counselor

By _____ IVAN L. WAITE
Deputy City Clerk

- 2 -

Form 2168 - Law
(02431)

CERTIFICATE OF CITY CLERK

STATE OF MISSOURI
COUNTIES OF CLAY, JACKSON, PLATTE
CITY OF KANSAS CITY

I, V. Edward Bird, City Clerk of Kansas City, Missouri,
certify that the annexed and foregoing is a true and correct copy of
ORDINANCE NO. _____ RESOLUTION NO. 37371 OTHER _____
of said city, entitled:

AUTHORIZING THE CITY CLERK TO CAUSE PUBLICATION TO BE MADE

OF NOTICE OF PUBLIC HEARING ON REVISIONS TO THE URBAN RENEWAL

PLAN FOR THE 12th & VINE URBAN RENEWAL AREA.

On SEPTEMBER 26, 1969, the above was authenticated as passed by the City Council,
and the same appears of record and on file in the office of the City Clerk, 25th floor, City Hall, Kansas
City, Missouri.

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of this City, this 21st
day of OCTOBER, 1969

V. Edward Bird

CITY CLERK

DEPUTY



NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given that on the 16th day of October, 1969, the City Council of Kansas City, Missouri, meeting as a Committee of the Whole, at 1:30 P.M., in the Council Chambers of the City Council, 26th Floor, City Hall, Kansas City, Missouri, for the purpose of considering revisions to the Urban Renewal Plan for the 12th and Vine Urban Renewal Area which includes the acquisition of land in such area, demolition or removal of buildings and improvements, the installation, vacation, construction or reconstruction of streets and other site improvements, and the making of acquired and cleared land available for development or redevelopment as authorized by law.

The Plan for the Urban Renewal Area is to be carried out by the Land Clearance for Redevelopment Authority Law (Sections 99.300 to 99.660, inclusive, Missouri Revised Statutes), and covers that area in the City of Kansas City, Missouri, bounded generally on the North by 9th Street, on the East by Woodland Avenue, on the South by the North property line of the T. B. Watkins Homes Public Housing Project Site, and on the West by the Paseo, subject to certain findings and conditions, the more particular description of the area being set forth in the Urban Renewal Plan.

Proposal with respect to relocation will be available for examination at the Office of the Land Clearance for Redevelopment Authority, 318 Argyle Building, 306 East 12th Street, Kansas City, Missouri, prior to the hearing, and will be open for discussion at the hearing.

Any person or organization desiring to be heard will be afforded an opportunity at such meeting.

BY ORDER OF THE
CITY COUNCIL

V. EDWARD BIRD
City Clerk

Published September 30, October 6,
1969
66 & 71—Tuesday (B5395)

Affidavit of Publication

STATE OF MISSOURI
County of Jackson ss.

Garrett L. Smalley, Jr., of lawful age, being duly sworn, says that he is one of the publishers of THE DAILY RECORD, a daily newspaper of general circulation published in Kansas City, Jackson County, Missouri, and that the notice of

Notice of Public Hearing

.....
a true copy of which is hereto attached, was duly published in the Daily Edition of said newspaper

Two (2) Days

beginning September 30, 1969 and in each of the

following issues October 6, 1969

being numbers 66 & 71

of volume 154 of said newspaper.

Affiant further declares that said newspaper is qualified under, and has complied with all of the provisions of Chapter 493, including Section 493.050 and Section 493.070 to 493.090 Revised Statutes of Missouri 1959, as amended.

Garrett L. Smalley, Jr.
.....
6th day of October 1969

Subscribed and sworn to before me this..... day of..... 1969
and I certify that I am duly qualified as a Notary Public and my commission expires April 9, 1970.

(NOTARY SEAL)

Carol J. Doty
.....
Notary Public in and for Jackson County, Missouri

CODE NO. ND 601 H(2)

WARRANTY DEED

THIS DEED WITNESSETH, that LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, a Corporation, organized and existing under the laws of the State of Missouri and having its principal place of business in Jackson County, Missouri Grantor, for and in consideration of the sum of One Dollar and other Valuable Considerations, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto THE HOUSING AUTHORITY OF KANSAS CITY, MISSOURI, Grantee, its successors and assigns, the following described land situate in Jackson County, Missouri, to-wit:

BLOCKS 4 and 5, TWELFTH AND VINE ADDITION, a subdivision in Kansas City, Jackson County, Missouri, except any part in street.

For Open Public Space use only.

TO HAVE AND TO HOLD, The premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining, unto said Grantee and unto its successors and assigns forever; said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that it has good right to convey the same; that said premises are free and clear from any incumbrance done or suffered by it or those under whom it claims, and that it will warrant and defend the title to said premises unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by its Chairman and attested by its Secretary and the corporate seal to be hereto attached, this 23 day of August, 1973.

LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI

ATTEST:

[Signature]
Secretary

By [Signature]
Chairman

In the State of Missouri, County of Jackson, on this 23 day of August 1973, before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. H. Bruening to me personally known, who being by me duly sworn did say that he is Chairman of the Grantor Corporation in the foregoing deed, and that the seal thereto affixed is the Corporate Seal of said Corporation and that said deed was signed and sealed in behalf of said Corporation by authority of its Board of Commissioners and said J. H. Bruening acknowledged said deed to be the free act and deed of said Corporation.

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

Thomas W. Sherry
Notary Public

My Term Expires May 17, 1974.

6. Ordinances which provide for special assessments for the repair or replacement of sidewalks, curbs and gutters for which tax bills have not yet been issued.
7. City taxes for 1973 are due and payable in the amount of \$36.78. (Block 4)
8. Utility and drainage easement granted to the City of Kansas City by the plat of Twelfth and Vine Addition as shown on said plat filed March 1, 1972 as Document No. 148606.

NOTE: Said recorded plat shows none affecting Blocks 4 or 5.

9. We will make no inspection of the premises herein described. All papers for processing or filing in connection with this title report should be sent to the undersigned for filing at Kansas City, Missouri. Inasmuch as this transaction involves an Escrow in our office, please make appointments for closing with the Escrow Department.

McDaniel Title Company
P.O. Box 2388
Kansas City, Missouri 64142

By: *Sara Linn*

JRR/jb

2cc

FOR YOUR INFORMATION: THE FOLLOWING
IS A SUMMARY OF THE INFORMATION
OBTAINED FROM THE RECORDS OF THE
COUNTY OF JACKSON, MISSOURI
ON THE DATE OF THE PREPARATION OF THIS
TITLE REPORT.

PRELIMINARY TITLE REPORT

Block 4 (TRACT 8)

Block 5 (TRACT 9)

McDANIEL

Title Company
A MISSOURI CORPORATION

August 7, 1973

KANSAS CITY, MO. • 1111 GRAND AVE. • (816) 471-1560
 INDEPENDENCE, MO. • 120 SOUTH LIBERTY • (816) 254-5545
 LIBERTY, MO. • MAIN & FRANKLIN STS. • (816) 781-4550
 PLATTE CITY, MO. • 351 MAIN • (816) 891-3456

Phone our affiliates, Nicholson Title Company, for title insurance in Johnson County,
 Kansas & Chadborn-Wyandotte County Title Company in Wyandotte County, Kansas.

APPLICATION NO. 170170-1

Land Clearance for Redevelopment
 Authority of Kansas City, Missouri
 318 Argyle Building
 Kansas City, Missouri

Owner's \$
 Mortgagee's
 Abstract
 Escrow \$

Estimated
 Abstract
 Continuation
 Charge \$

DESCRIPTION:

Blocks 4 and 5, TWELFTH AND VINE ADDITION, a
 subdivision in Kansas City, Jackson County,
 Missouri, except any part in street

Pursuant to application for title insurance, we find the fee simple title to said real
 estate on July 30, 1973 at 8:00 A.M.

vested in LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY,
 MISSOURI

and subject to examination from last mentioned date to and including the date of the
 filing for record of all necessary instruments, title insurance as applied for will be issued
 on said premises, subject to the following:

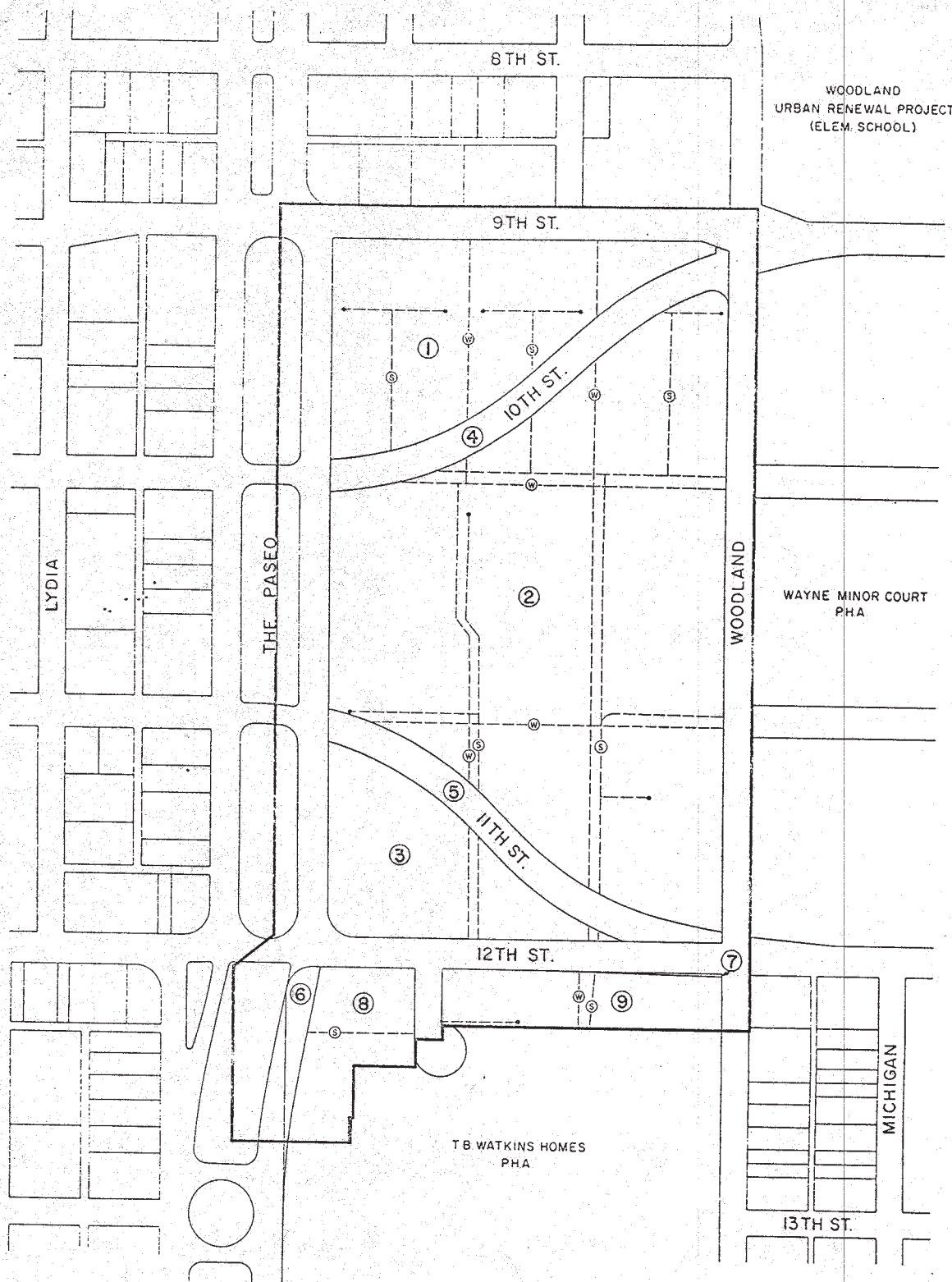
1. Such defects in title, not appearing of record, as may be known to the insured but not disclosed to the Company. Rights or claims of parties in possession other than owners.
2. Governmental regulation of the use and occupancy of the premises described, including the regulation or condemnation of any building or structure thereon.
3. Facts which would be disclosed by an accurate survey of the premises herein described.
4. General or special taxes and assessments required to be paid subsequent to date hereof. General taxes for 1972 and prior years are paid.
5. Mechanics' Liens, if any, not appearing of record, and Chattel Mortgages, if any, on fixtures and equipment.

NOTE: The liability of the Company under this title report shall become null and void upon the issuance of a policy of title insurance as contemplated herein, and in any event at expiration of six months from date, unless extended by this company in writing.

see page 2

AGENT FOR TITLE INSURANCE COMPANY OF MINNESOTA



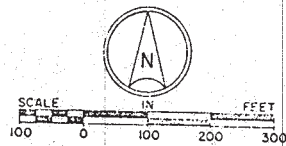


12TH AND VINE URBAN RENEWAL AREA (NDP AREA NO. II)

LAND DISPOSAL MAP

- AREA BOUNDARY
- TRACTS 1, 2 and 3—RESIDENTIAL
- TRACTS 4 thru 7—PUBLIC RIGHT-OF-WAY
- TRACTS 8 and 9—PUBLIC OPEN SPACE

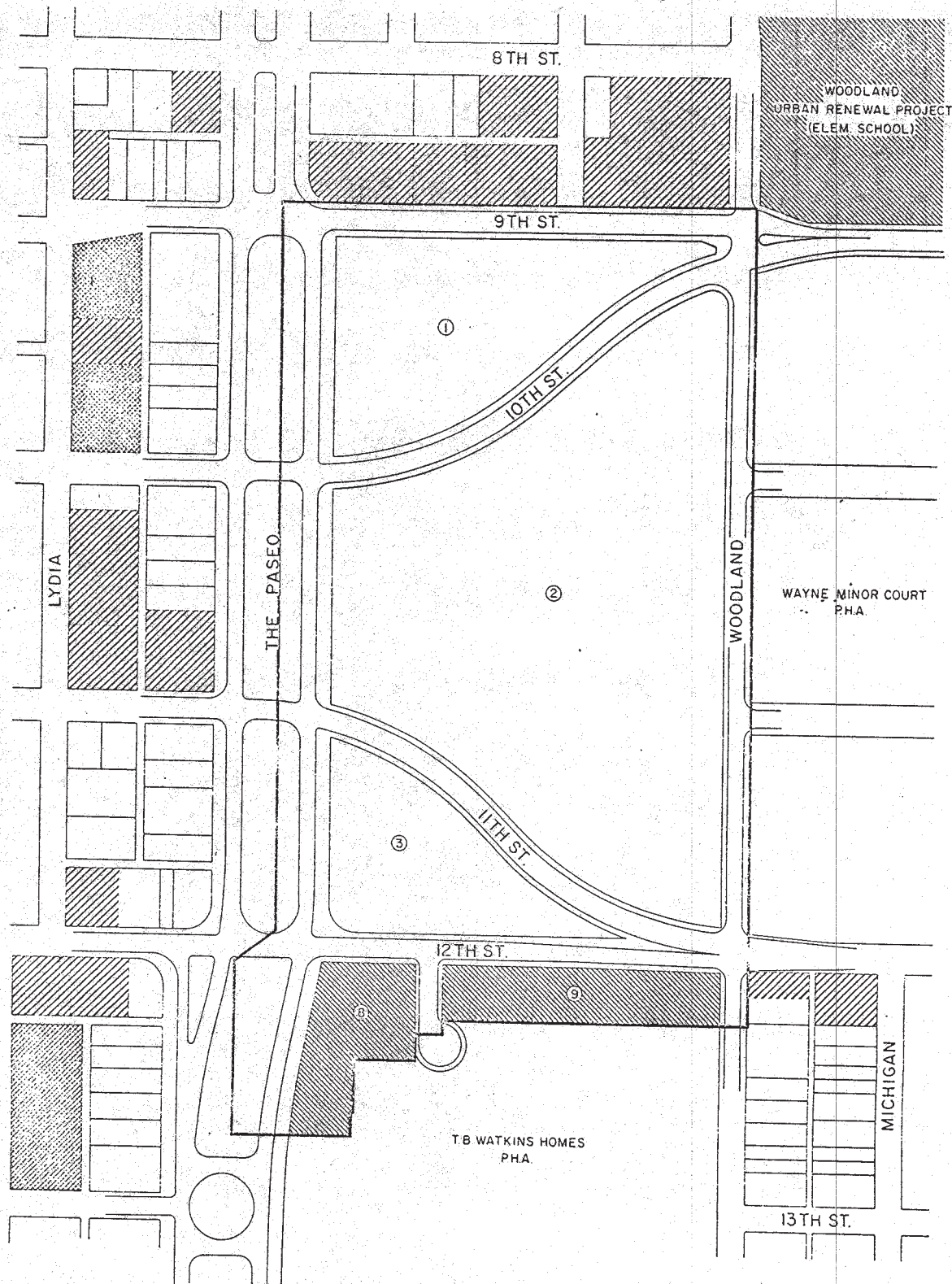
SUBJECT TO EASEMENTS FOR EXISTING SEWER & WATER LINES



LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
306 E. 12TH ST.
KANSAS CITY 318 ARGYLE BLDG.
MISSOURI

PREPARED BY L.P.A. STAFF
COMPLETION DATE MAY 1969
REVISION DATE

EXHIBIT F



12TH AND VINE URBAN RENEWAL AREA (NDP AREA NO. II)

PROPOSED LAND USES

- AREA BOUNDARY
- R-4 RESIDENTIAL (MEDIUM DENSITY)
- PUBLIC
- COMMERCIAL
- INDUSTRIAL



SCALE
100 0 100 200 300
IN FEET

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
306 E. 12TH ST.
KANSAS CITY
318 ARGYLE BLDG.
MISSOURI

PREPARED BY L.P.A. STAFF
COMPLETION DATE MAY 1969
REVISION DATE

EXHIBIT E

September 26, 1969

STATEMENT TO THE CITY COUNCIL
Regarding the Urban Renewal Plan for the 12th & Vine
Urban Renewal Area, NDP No. MO A-1 (Area 11)

The following statement is respectfully submitted on behalf of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, at the direction of the Board of Commissioners, in connection with the Urban Renewal Plan for the 12th & Vine Urban Renewal Area, NDP No. MO A-1, Area 11, bounded generally on the north by 9th Street, on the east by Woodland Avenue, on the south by the north property line of the T. B. Watkins Homes PHA project, and on the west by The Paseo.

On November 25, 1968, in connection with the City's NDP Application, a General Urban Renewal Plan was adopted and approved for six separate "new" project areas, including the 12th & Vine Area. Certain State Statutes and local laws, however, require that a much more detailed, definitive Plan be adopted before the Authority can engage in any land acquisition or other execution activities.

The more specific Plan, which is described as being a "definitive revision of the General Plan adopted previously" was approved by the Redevelopment Authority on June 24, 1969, and by the City Plan Commission on September 4, 1969.

The Plan consists of some 12 pages of typewritten text and 7 "exhibit maps" which describe the following major features and proposals:

- (1) The acquisition and clearance of all parcels of property within the boundaries of the project area.
- (2) The vacation of all streets and alleys within the area, with the exception of 12th Street, and the short section of Vine lying to the south of 12th Street.
- (3) The establishment of a completely revised pattern of traffic circulation through and around the area (See attached Exhibit E). In keeping with certain one-way traffic flow patterns to the east and the west of the area, as well as along The Paseo, the following major changes are proposed:
 - (a) 12th Street (which is one-way eastbound from downtown to The Paseo) would be extended as a one-way eastbound facility to Woodland.
 - (b) Vacated 10th and 11th Street would be replaced by two new one-way diagonal facilities - one-way westbound from 12th and Woodland to 11th and The Paseo, and one-way eastbound from 10th and The Paseo to 9th and Woodland. These are logical extensions of traffic flow patterns beyond the boundaries of the project area, and are considered highly desirable by both the Authority and the City's Transportation Department.
 - (c) Certain modification would be made to the southeast corner of the 12th and Paseo intersection to straighten out the present jog in the north-south traffic lanes through that point. The Authority would dedicate the land necessary for such improvement proposal.

Attachment to Code No. 601 G(