

NEIGHBORHOOD REVITALIZATION AREA PLAN

FOR

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/

KANSAS CITY KANSAS

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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY KANSAS
Neighborhood Revitalization Plan

I. Purpose:

This Plan is intended to promote the revitalization through the rehabilitation, conservation or redevelopment of the Area in order to protect the public health, safety or welfare of the residents of the Unified Government. More specifically, a tax rebate incentive will be available for certain improvements within an Area.

In accordance with the provision of K.S.A. 1996 Supp. 12-17,114,et.seq. as amended , the Governing Body has held a public hearing and considered the existing conditions and alternatives with respect to the designated Area, the criteria and standards for a tax rebate and the necessity for interlocal cooperation among the other taxing units. Accordingly, the governing body has carefully reviewed, evaluated and determined the Area meets one or more of the conditions to be designated as a "neighborhood revitalization area".

Interlocal cooperation between the Unified Government, Unified School District 500 and the Kansas City Kansas Community College is a requirement for the implementation of the program. Therefore the effective date of the program is the date upon which all Interlocal Agreements between those participating taxing entities are deemed approved by the Kansas Attorney General.

Neighborhood Revitalization Act

Selected Information for Kansas City, Kansas Neighborhood Revitalization Area (NRA)

Selected Data	Kansas City, KS Neighborhood Revitalization Area & City-Wide	
	NRA	City-Wide
Population by Race (%) (1990)		
White	52.7	65.4
Black	38.6	28.9
Am. Indian, Eskimo, Aleut	0.8	0.7
Asian or Pacific Islander	1.9	1.2
Other Race	6.0	3.8
Hispanic Origin	10.5	7.1
Population Change		
Total Persons (1980)	86,729	162,578
Total Persons (1990)	78,198	151,488
Total Persons (1996)	72,116	142,654
Net Change (1980-90)	-8,531	-11,090
% Change (1980-90)	-9.8	-6.8
Net Change (1990-96)	-6,082	-8,834
% Change (1990-96)	-7.8	-5.8
Median Household Income (\$)		
1989	18,493	23,435
1996 (estimate)	22,951	28,906
Housing Units (1990)		
Occupied	30,775	57,694
Vacant	5,125	7,333
% Vacant (of area)	14.3	11.3
% Vacant (of City)	70.0	100.0
Owner Occupied Housing Units	16,099	35,877
Renter Occupied Housing Units	14,676	21,817
% Renter (of area)	47.7	37.8
% Renter (of City)	67.3	100.0

Selected Data	Kansas City, KS Neighborhood Revitalization Area & City-Wide	
	NRA	City-Wide
Overcrowded Conditions		
Occupied Housing Units with 1+ Persons Per Room	1,822	2,645
% of Occupied Housing Units with 1+ Persons Per Room (of area)	5.9	4.6
Housing Units Built Prior to 1939	13,319	15,707
% of area	37.1	24.2
Housing Units Built Prior to 1970	30,596	50,266
% of area	85.2	77.3
Median Year Housing Unit Built	1947	1956
Median Occupied Value		
Owner (\$)	29,948	41,492
Renter (\$)	266	289
Housing Unit Change (1980-1990)		
Housing Units 1980	37,595	64,862
Housing Units 1990	35,900	65,027
Net Change	-1695	165
% Change	-4.5	0.3
Tax Delinquent Properties¹, 3+ years Delinquent (1998)	5,753	6,878
% Delinquent (of total parcels)	16.8	11.1
New Residential Construction, 1990-97	109	977
Residential Units Demolished, 1990-97	1,845	2,381
Persons Below Poverty (1990)	19,951	26,480
Poverty Rate (for area)	25.8	17.7
Percent of Persons Below Poverty Rate (for City)	75.3	100.0
Persons 25 yrs + with High School Diploma	29,911	65,194
% with High School Diploma (for area)	63.3	69.5

¹Tax delinquent properties include: residential vacant, residential improved, and commercial improved.

Selected Data	Kansas City, KS Neighborhood Revitalization Area & City-Wide	
	NRA	City-Wide
Unemployed Persons (1990)	3,895	6,306
Unemployment Rate (for area)	11.4	8.8
Percent of Unemployed (for City)	61.8	100.0
Structure Fires (1997)	511	775
Boarded-Up Housing Units (1990)	527	626
% Boarded-up of Total Housing Units	1.5	1.0
Abandoned Parcels (1997)	2,908	3,116
Rental Licenses Issued (1996)	4,339	6,825
Police Calls for Service (1997)²	29,015	42,343
Infant Deaths (1995-96)	31	50
% of Total Births (for area)	1.1	1.0
Retail Survey³ Responses		
How often buy selected products in Wyan. Co. (% of each area indicating how often buy)		
Always	28.3	26.0
Always/Sometimes	10.4	11.0
Sometimes	25.1	24.1
Sometimes/Never	11.0	12.7
Never	25.2	26.2

²Police calls for service include mainly violent crimes and disturbances. These crimes may include: homicide, armed robbery, assault, theft, domestic violence, etc.

³The Wyandotte County Retail Survey was undertaken in late 1996. The goal of the survey was to try and determine why County residents often choose to shop outside the County. Overall, a total of 1,007 surveys were returned for a response rate of 33.3%. The results to the first question listed above ("How often buy selected products...") combined responses to several retail areas. These retail areas included: building materials/garden supplies, hardware, automobiles, auto parts, clothing (women's, children's, & men's), shoes, sporting goods, furniture, household appliances, drug stores, food (grocery/bakery), restaurants, entertainment, electronics/computers.

Selected Data	Kansas City, KS Neighborhood Revitalization Area & City-Wide	
	NRA	City-Wide
Major Reasons Shop Outside of Wyan. Co. (% of each area choosing below reasons)		
Lower Prices	11.8	8.7
Larger Selection	24.3	24.9
Better Quality	7.5	7.2
Better Service	6.3	6.2
Safe Location	13.2	14.7
Convenient Location	8.3	6.0
Major Department Store	16.9	19.6
Product Not Available	10.2	11.2
Other	1.6	1.6

1980 and 1990 data are from the U.S. Census.

II. LEGAL DESCRIPTION OF AREA

fr



Base Mapping / GIS
A Division of Budget & Technology
Gilbert Castro, Administrator

710 N. 7th Street
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

Neighborhood Revitalization Area

July 23, 1999

All that part of Township 10 South, Range 25 East and Township 11 South, Range 25 East, of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, lying within Unified School District 500 and East of the centerline of I-635, as now established, being more particularly described as follows:

Beginning at the intersection of the East line of Section 32, Township 11 South, Range 25 East and the common line between Wyandotte County and Johnson County Kansas;

Thence North along said East line, also being 18th Street extended, to the Frisco Railroad tracks;

Thence Southwesterly along said tracks to the North-South Centerline of said Section 32, also being 26th Street extended.

Thence North along said line and 26th Street extended to Meriam Lane;

Thence Northeasterly along Meriam Lane to 26th Street;

Thence Northerly along 26th Street to Woodend, said point also being on the East-West Centerline of said Section 32;

Thence continuing North along the North-South Centerline of said Section 32, also being 26th Street extended to Shawnee Drive;

Thence West along Shawnee Drive to 28th Street extended, also being on the West line of Edward Steele Subdivision;

Thence Northwesterly along said line and 28th Street extended (also being the Easterly line of Maple Hill Cemetery as now established) to the North line of said Section 32;

Thence East along said line to the West line of Gerald Place Subdivision, also being 28th Street extended;

Thence North along said line and 28th Street extended to Steele Road;

Thence West on Steele Road and Steele Road extended to the Centerline of I-635 as now established;

Page Two

Thence Northerly, Easterly, and Northeasterly along said centerline through the Northwest Quarter of Section 29, Township 10 South, Range 25 East to the intersection with the center of the channel of the Missouri River as cited in the 1950 U.S. Code Congressional Service, Chapter 519, Public Law 635, Missouri and Kansas - Boundary, said point also being the line dividing the States of Kansas and Missouri;

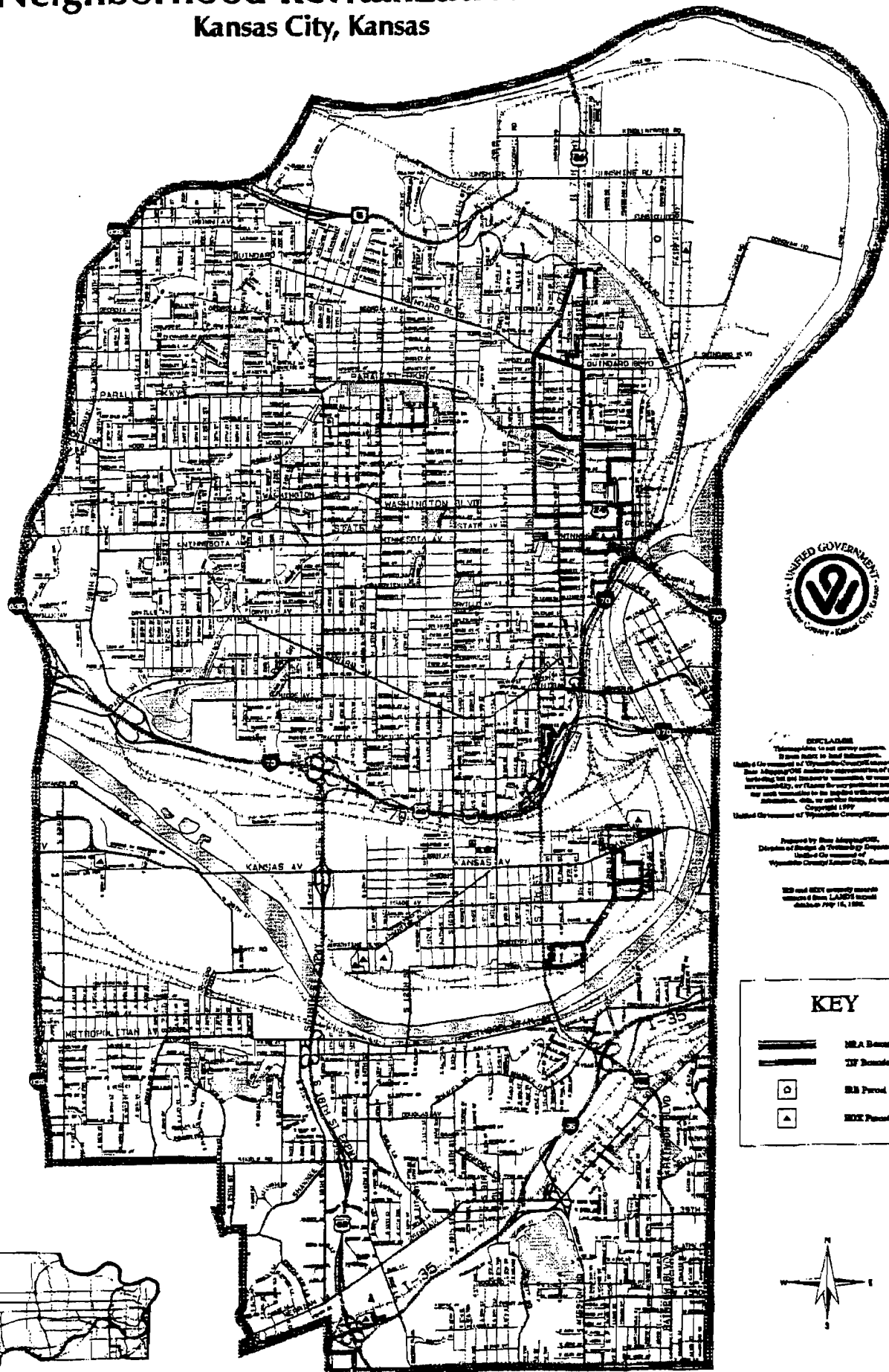
Thence Easterly and Southerly along and down the sinuosities of the center of the channel of the Missouri River to the intersection with the Northerly prolongation of the East line of Lot 1 in Fractional Section 11, Township 11 South, Range 25 East, said point also being the Northerly prolongation of the common line dividing the States of Kansas and Missouri;

Thence South along said common line and the East lines of Fractional Sections 11, 14, 23, 26, and 35, to a point on the South line of Township 11 South, Range 25 East, said point also being the common line between Wyandotte and Johnson Counties;

Thence West along the South line of Township 11 South, Range 25 East and said common line to the point of beginning of the area herein described.

Neighborhood Revitalization Area

Kansas City, Kansas



DECLASS

Telephonically to get survey system.
It gives facts to lead investigators.

United Ch. of Women of Vespene County, Kansas City, Kansas
has adopted this method to investigate any kind
of activity but not limited to communism, or membership
in subversive, or (Name the organization), can use
any such technique to be applied with respect to the
subversion, etc., or service furnished within.





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United Ch. of Women of Vespene County, Kansas City, Kansas

Prepared by Shaw Advertising Co.,
Division of Strategic & Technical Department
United Co. of Kansas of
Wyandotte County, Kansas City, Kansas

WFO and WFTV property records
checked 6 times. LAJMS records
checked 10/14/1992.

KEY

- | | |
|---|--------------|
|  | MEA Boundary |
|  | TF Boundary |
|  | REN Period |
|  | NOX Period |



III.**ASSESSED VALUATION OF REAL PROPERTY**

The assessed valuation of the real estate contained in the Area is listed for each parcel, for land and building values separately and will be available for public review in the Unified Government Clerk's Office located in the East Building, the Clerk's Office in the West Building and the Appraiser's Office located at the Annex Building.

The assessed and appraised valuation for the parcels contained within the Area are as follows:

Land	Improvements	Total Assessed Valuation
\$35,586,257	\$161,268,392	\$196,854,649
Land	Improvements	Total Appraised Valuation
\$217,768,380	\$1,216,409,043	\$1,434,177,423

IV.**LISTING OF OWNERS OF RECORD IN AREA**

Each owner of record of each parcel of land is listed together with the corresponding address will be available for public review in the Unified Government Clerk's Office located in the East Building and the Clerk's Office in the West Building and the Appraiser's Office located at the Annex Building.

V.

ZONING CLASSIFICATIONS

ZONING ORDINANCE DIGEST

A SUMMARY OF THE OVERALL FRAMEWORK AND DESIGN

DISTRICTS

The Unified Government is divided into districts known as:

District A-G	Agriculture District
District R	Rural Residence District
District R-1	Single Family District
District R-1(B)	Single Family District
District R-2	Two Family District
District R-2(B)	Two Family District
District R-3	Townhouse District
District R-4	Garden Apartment District
District R-5	Apartment District
District R-6	High-Rise Apartment District
District R-M	Mobile Home Park District
District C-0	Non-Retail Business District
District C-1	Limited Business District
District C-D	Central Business District
District C-2	General Business District

ZONING ORDINANCE DIGEST

A SUMMARY OF THE OVERALL FRAMEWORK AND DESIGN

District C-3	Commercial District
District M-1	Light Industrial and Industrial Park District
District M-2	General Industrial District
District M-3	Heavy Industrial District

Each district sets out the uses permitted in that district, the height, setback and area requirements, the parking standards and sign requirements. Commercial and Industrial Districts also set out the performance standards, landscaping and screening requirements, and other requirements as appropriate.

Each district has an equivalent planned district which has the same applicable uses, requirements, and performance standards but which involves the submittal and approval of development plans which represent a binding commitment by the developer that development will indeed follow the approved plans in concept. The planned districts may allow certain deviations in yard requirements, setbacks and relationship between buildings if it is deemed that other amenities or conditions will assure that an equal or higher quality development is produced.

VI.

DEFINITIONS OF PLANNED ZONING DISTRICTS

VI.

DEFINITIONS OF PLANNED ZONING DISTRICTS

A-G AGRICULTURE DISTRICT

The purpose of the A-G Agriculture District is to provide for those areas on the periphery of the city where agriculture is the predominate land use. It is designed to protect agriculture from premature or disorderly intrusion by urban land uses, and as a holding zone for properties where more intense urban development is not yet feasible. Rezoning from this district shall be carefully considered in light of likely effects on the successful implementation of the Comprehensive Land Use Plan and the availability of public facilities. A subdivision which would create one or more lots of less than 5 acres will require rezoning to the appropriate residential or other zoning district.

R RURAL RESIDENTIAL DISTRICT

The purpose of this district is to accommodate low density single family residential development in areas of the city which are not likely to receive sanitary sewers and other urban services in the foreseeable future, and which are not likely to disrupt the pattern of urban development now or in the future due to rough terrain, isolated location or other factors. Prior to zoning property to this district, consideration shall be given to the compatibility with neighboring land uses, size and topography of the subdivision site, and the ability of the neighborhood to accommodate the development without excessive damage to soils, roads and other elements in the environment. No area of less than 20 acres shall be rezoned to the R Rural Residential District unless it is abutting an area already so zoned.

R-1 SINGLE FAMILY DISTRICT

The purpose of this district is to accommodate the bulk of single family detached housing in the City, particularly in newly developing areas where similar density of development now exists.

R-1(B) SINGLE FAMILY DISTRICT

The purpose of the R-1(B) Single Family District is to provide for new and infill residential development in those older areas of the City where the existing development was substantially completed prior to World War II. It is designed to allow compatibility with the existing residential development and an efficient reuse of vacant parcels, while establishing a minimum standard to protect the health, safety and general welfare of the residents. This district is generally considered too intensive for single family detached homes in developing sections of the City.

VI.

DEFINITIONS OF PLANNED ZONING DISTRICTS

R-2(B) TWO FAMILY DISTRICT

The purpose of this district is to provide for new and infill residential development in those older areas of the City where the existing development was substantially completed prior to World War II. It is designed to allow compatibility with the existing residential development and an efficient reuse of existing buildings and vacant parcels, while establishing a minimum standard to protect the health, safety and general welfare of the residents. Conversion of residential buildings constructed as single family dwellings shall be permitted only when parking, land, floor area and life safety requirements are fully met.

R-3 TOWNHOUSE DISTRICT

The purpose of this district is to accommodate single family attached residences at densities and with designs that bridge the gap between rental apartment units and single family homes. The term townhouse includes duplexes, side by side units separated by a party wall, or units stacked on above the other. It is the intent of this zoning district that townhouse units be designed and constructed for individual ownership although rental units are not prohibited.

R-4 GARDEN APARTMENTS

The purpose of this district is to accommodate low rise multiple family development at moderate densities. This is the most appropriate district for apartment development in the suburban areas of the City. It is anticipated that garden apartment buildings will be in clusters on sites large enough to allow several buildings. Sites should be carefully planned with maximum privacy and safety and adequate landscaping over the entire site. Such projects are most appropriate on arterial or collector streets or as transitions between business and single family neighborhoods.

R-5 APARTMENT DISTRICT

The purpose of this district is to accommodate medium density apartment buildings of more than two stories. At its higher range of permitted densities, this district is appropriate for infill or redevelopment sites and for areas of existing similar density near major business or employment centers, but not for suburban areas of the City. Conversions of residential buildings shall be permitted only when parking, land and floor area, and life safety requirements are fully met.

VI.

DEFINITIONS OF PLANNED ZONING DISTRICTS

R-6 HIGH RISE APARTMENT DISTRICT

The purpose of this district is to accommodate high density apartment development of five (5) stories or more. Such development is most suitable in and around the downtown area and in other carefully selected areas where excellent transportation and other services exist. It is also intended that the relatively high density of population permitted in this district be housed in buildings taller than two or three stories in order that reasonable open space may be provided.

R-M MOBILE HOME PARK DISTRICT

The purpose of this district is to accommodate the particular needs and requirements of mobile homes in areas where such needs can be reasonably and efficiently met. Special consideration must be given to the movement of traffic both within the mobile home park and of the mobile homes themselves on public streets, to the provision of safety features peculiar to the needs of mobile homes, to the provision of amenities suitable to the density of mobile home parks, and to the safeguarding of the public health, safety, and general welfare.

C-0 NONRETAIL BUSINESS DISTRICT

The purpose of this district is to accommodate services of an administrative, professional and governmental nature. It is intended that no products be handled on the premises other than documents involved in business transactions or items for display or training purposes. The size and bulk of buildings may vary, signs are modest in size and prominence, and the occupancy of the buildings is generally assumed to be in the eight to five o'clock range, five days per week. Little noise or commotion is produced, and quality of architecture, screening and landscaping is emphasized to assure compatibility with nearby residential neighbors. Location should be on major streets, in or adjacent to the central business district, or as transition between retail uses and residential property.

C-1 LIMITED BUSINESS DISTRICT

The purpose of this district is to accommodate retail and service establishments which serve, for the most part limited, definable trade area and may have close relationships with the residential areas they serve. The size of buildings, the peak hour flow of traffic, the size and prominence of signs and the amount of noise and commotion created are assumed to be moderate to low in scale compared to regional shopping centers and highway oriented businesses. Clusters or centers on major intersections are preferable to strip patterns.

C-D CENTRAL BUSINESS DISTRICT

The purpose of this district is to accommodate and encourage a broad range of business activities in the downtown section of the City. It is the intent of this district to allow a broad range of land uses, including retail, wholesale, services, residential, governmental, educational, religious, recreational and others which can function without adversely affecting neighboring property or the public interest in general. Intensive use of land and the continued use and renovation of existing structures is encouraged.

C-2 GENERAL BUSINESS DISTRICT

The purpose of this district is to accommodate a broad range of retail, wholesale and service establishments which serve a wide range of markets. While concentration of these uses into clusters and groups is highly desirable, it is anticipated that strips and small clusters along major streets will accommodate a large portion of this type of business. Size and type of buildings and accompanying land areas will vary widely, traffic and commotion will in some cases produce levels which may be adverse to nearby residential property. The intensity of the use of land is expected to be moderate to low except in those occasional case where high rise buildings or regional shopping centers are placed. Prominence of establishments in this district will call for a higher level of visual quality, greater setbacks, more landscaping and screening than in previous business districts.

C-3 COMMERCIAL DISTRICT

The purpose of this district is to accommodate those businesses which are typically more offensive by reason of noise, commotion, appearance, hours of operation or general image as perceived by the public. The size, bulk and architectural quality of buildings will vary, exterior storage and display of merchandise and equipment will occur and varying degrees of adverse impacts will be experienced by nearby properties. Buildings will tend to be one and two stories in height and site locations will tend to be on major thoroughfares and peripheral to industrial districts or major business centers.

VI. DEFINITIONS OF PLANNED ZONING DISTRICTS

M-1 LIGHT INDUSTRIAL AND INDUSTRIAL PARK DISTRICT

The purpose of this district is to accommodate those activities which are normally considered industrial in nature but which produce few if any external effects which may be adverse to nearby property or to the community in general. Goods which are handled or produced are typically small to moderate in bulk and weight; manufacturing or fabricating processes produce little noise, odors or airborne matter; and volumes of truck and rail traffic are light to moderate in relation to site area. Building sites usually have landscaped setbacks and open spaces, and outdoor service and storage areas are screened. The placement of this district should offer direct access to one or more major streets and involve land that can accommodate large one story buildings and parking areas plus an adequate buffer for any adjoining residential property.

M-2 GENERAL INDUSTRIAL DISTRICT

The purpose of this district is to accommodate a broad range of industrial and certain commercial uses, many of which will be of less visual quality and constitute a more intensive use of land than those uses typical of the M-1 District. Location of sites will logically relate to highway, major street, rail or river access although frontage on such a means of access is not always essential. A wide diversity of building sizes, architectural character and occupancy from one property to another is typical. Many uses in this district will have adverse effects on nearby residential property unless substantial buffering, land use transition, and traffic controls are utilized.

M-3 HEAVY INDUSTRIAL DISTRICT

The purpose of this district is to accommodate those uses permitted in the M-1 and M-2 districts plus the remainder of the industries which are not included in those districts. Visual qualities and external effects of occupants in this district are likely to be adverse, in some cases affecting a sizeable land area. Location of sites would logically be limited to five or fewer sections of the community and relatively large land areas zoned. A substantial amount of heavy vehicular traffic and rail activity will occur with some occupants and activity may be continuous through night time and weekend hours.

OVERLAY DISTRICTS

Certain natural conditions, historical condition, capital improvements or development pressures present opportunities or pose problems which involve a special public interest, but do not coincide with tractional zoning district boundaries, although they apply to specific geographic areas. An overlay zoning district can be useful in such situations. An overlay zone is a mapped zone that imposes a set of requirements in addition to those of the underlying zoning district. In an area where an overlay district is established, the property is placed simultaneously in the two zones. The City's only overlay districts are those in the flood plain.

VI.

DEFINITIONS OF PLANNED ZONING DISTRICTS

The remaining sections of the ordinance can apply to uses in all the zoning districts within the city. The general purpose and concept of each of the sections is outlined below.

SPECIAL USE PERMITS

In recognition of certain uses and situations with characteristics which may not blend or harmonize with the uses in the standard zoning districts, the Governing Body may, by special use permit, after public hearing and after report by the Unified Government Planning Commission, authorize the location of the specifically listed uses, under such conditions as to operation, site development, signs, time limit or other conditions as may be deemed necessary to assure that the use will not injure neighboring property or the welfare of the community. All such uses shall conform to the general intent and purpose of this title and shall comply with height, area and other regulations of the district in which they may be located unless otherwise specifically granted.

ACCESSORY USES

Buildings and structures may be erected and land may be used for purposes which are clearly subordinate and incidental to, and customarily and commonly associated with the main permitted use of the premises. Such accessory buildings and uses shall be so constructed, maintained and conducted as to not produce noise, vibration, concussion, dust, dirt, fly ash, odor, noxious gases, heat or glare which is injurious, damaging, unhealthful or disturbing to adjacent property or the users thereof and shall be on the premises of the main use. the determination of the eligibility of a proposed use as an accessory use shall be made by the Unified Government Planning Staff.

NONCONFORMITIES

The purpose of this section is to set out how uses of land and structures, and characteristics of use which were lawful before the zoning ordinance was adopted but which would be prohibited or otherwise be made unlawful under the terms of the current ordinance or future amendment are to be regulated.

HEIGHT AND AREA EXCEPTIONS

This section sets out requirements which replace the specific district height and yard requirements under certain conditions or situations. These requirements include general height exception, airport approach zones, the calculation of yards, increased and reduced yard requirements, and projections into required yards.

VI. DEFINITIONS OF PLANNED ZONING DISTRICTS

PARKING AND LOADING

This section sets out the regulations applicable to the design, improvement, maintenance, and quantities of parking and loading facilities.

LANDSCAPING AND SCREENING

This section sets out the regulations applicable to the types, planing requirements, quantities and installation of landscaping and the requirements for architectural and landscape screening.

SIGNS

This section includes the type, size, number, and setback of signs permitted in each zoning district. It also sets out the regulations relating to outdoor advertising signs.

PERMITS/CERTIFICATES OF OCCUPANCY/ENFORCEMENT

This section gives to the Chief Building Inspector the responsibility for enforcing the zoning ordinance and establishes conditions for issuing land use permits, floodplain certificates, building permits, and certificates of occupancy.

MAJOR STREET SYSTEM

This section presents in words the streets embodied in the Major Street Plan, adopted in map form by the Planning Commission. Its purpose is to provide for the safe and efficient movement of traffic at a reasonable cost. This section furthers that purpose by establishing minimum setbacks for all buildings, signs or structures along Major Streets. The Subdivision Regulations include additional standards regarding Major Streets.

DEFINITIONS

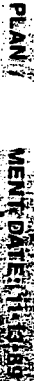
Definitions setting out the meanings of certain terms and words utilized in the zoning ordinance are listed here.

VI.**DEFINITIONS OF PLANNED ZONING DISTRICTS**

Planned Zoning Districts and their equivalent districts are as follows:

Planned District		Equivalent District
RP-1	Planned Single Family	R-1
RP-1(B)	Planned Single Family	R-1(B)
RP-2	Planned Two Family	R-2
RP-2(B)	Planned Two Family	R-2(B)
RP-3	Planned Townhouse	R-3
RP-4	Planned Garden Apartment	R-4
RP-5	Planned Apartment	R-5
RP-6	Planned High-Rise Apartment	R-6
RP-M	Planned Mobile Home Park	R-M
CP-0	Planned NonRetail Business	C-0
CP-1	Planned Limited Business	C-1
CP-D	Planned Central Business	C-D
CP-2	Planned General Business	C-2
CP-3	Planned Commercial	C-3
MP-1	Planned Light Industrial and Industrial Park	M-1
MP-2	Planned General Industrial	M-2
MP-3	Planned Heavy Industrial	M-3

a portion of the Master Plan



VII.

CAPITAL IMPROVEMENTS PLANNED FOR THE AREA

**Upon approval of August 5, 1999 meeting
Capital Improvements Budget will
be inserted at that time**

Unified Government
of Wyandotte County/Kansas City Kansas
Cap /Project Detail Rpt

	1999 Revised Budget	2000 Budget	2000 Budget Request	2001 Budget Request	2002 Budget Request
City General Fund					
Stormwater Analysis Program					
Spec Consultant/Design Enginee	25,000	0	0	0	0
Stormwater Analysis Program	25,000	0	0	0	0
Turkey Creek Improvements					
Land/Land Improve or Assessme	60,000	70,000	100,000	100,000	0
Turkey Creek Improvements	60,000	70,000	100,000	100,000	0
Ohio Ave Flood Pump Station					
Spec Consultant/Design Enginee	0	0	0	0	0
Ohio Ave Flood Pump Station	0	0	0	0	0
Flood Pump Station No. 8					
Spec Consultant/Design Enginee	0	0	0	0	0
Flood Pump Station No. 8	0	0	0	0	0
Ruby Park Drainage Ditch Repair					
Spec Consultant/Design Enginee	10,000	0	0	0	0
Park Improvements	112,000	0	0	0	0
Ruby Park Drainage Ditch Repair	122,000	0	0	0	0
Storm Sewer Main Inventory					
Spec Consultant/Design Enginee	0	0	0	0	0
Storm Sewer Main Inventory	0	0	0	0	0
Eaton Avenue Storm Sewer					
Spec Consultant/Design Enginee	0	0	0	0	0
Eaton Avenue Storm Sewer	0	0	0	0	0
Argentine Storm Sewer Replace, 26th - Kaw Rive					

**VIII. STATEMENT SPECIFYING THE ELIGIBILITY REQUIREMENTS
FOR A TAX REBATE (GENERALLY)**

VIII. STATEMENT SPECIFYING THE ELIGIBILITY REQUIREMENTS FOR A TAX REBATE (GENERALLY)

Residential Improvements*

New Construction:

New single family dwelling structures, owner occupied, as may be permitted by the Zoning Ordinance, are eligible for rebate provided the new assessed valuation is increased by 5%.

Existing Structures:

The rehabilitation, renovation or additions to single family residential dwelling structures located within the Neighborhood Revitalization Area will be eligible for the rebate, provided the new assessed valuation is increased by 5 %.

The rehabilitation, renovation or additions to multi-family, of at least two (2) but not more than four dwelling units, will be eligible for the rebate, provided the new assessed valuation is increased by 5%.

The rehabilitation, renovation or additions to multi-family, 5+ unit complex must submit a special application to be eligible for rebate, provided the new assessed valuation is increased by 15%.

The conversion of single family dwelling structures into two (2) or more dwelling units, as may be permitted by the Zoning Ordinance, shall not be eligible for the rebate.

**Properties using Tax Credit Funding and those located in a Tax Increment Finance District are not eligible.*

Commercial and Industrial Improvements:

Rehabilitation, renovation, additions or new construction of any office, commercial or industrial structure located in the Neighborhood Revitalization Area as may be permitted by the Zoning Ordinance may be eligible for the rebate, provided the new assessed valuation is increased by 15%. Projects which meet the eligibility criteria for IRB or EDX funding are not eligible for the NRA program regardless if such funding is received or restricted. However, projects eligible for IRB or EDX funding with a cost of less than \$2,000,000 would also be eligible for this program, but such project could not receive both IRB or EDX and NRA funding. Tax Credits could not be used, if NRA funding was used.

Determination of Appraiser Base Land Value:

The base land value will be the greater of the existing use or the proposed use as requested by the applicant for the Neighborhood Revitalization Area.

VIII. STATEMENT SPECIFYING THE ELIGIBILITY REQUIREMENTS FOR A TAX REBATE (GENERALLY)

Transfer of Ownership:

Generally, the rebate is not transferable and participation in the program terminates upon the transfer of a legal or equitable interest in the property. However, an exception is provided in situations where the applicant is a non occupying developer, who after developing the property/structure then transfers the property to the occupant. In such situations the occupant may then be eligible to receive the rebate pursuant to all other program criteria.

Program Implementation:

The program will only be implemented in an area, where the Unified Government, the Kansas City Kansas Community College, and Unified School District 500 all agree to participate. The school district and community college may not alter the Unified Government program guidelines. However, the local school district may exclude the capital outlay portion of their school tax levy.

The program is established for three (3) years from the effective date, subject to Commission renewal, extension or termination. After each year, the Commission may modify the program, based on program evaluation.

Effective Date of Program Implementation:

The effective date upon which the program will be implemented is the date on which all Interlocal Agreements between the participating taxing entities are deemed approved by the Kansas Attorney General.

Basic Incentives:

The following table sets forth the program terms and incentives. An administrative fee of 5% of the tax increment remains in the Neighborhood Revitalization Fund to cover administrative costs. The administrative fee is waived for historical designated properties.

KANSAS CITY, KANSAS NRA CRITERIA, FOR DESIGNATED AREA

TYPE OF INVESTMENT	TYPE OF UNIT	TENURE	SPECIAL APPLICATION REQUIRED? ¹	MINIMUM INVESTMENT	REBATE PERCENT ²	REBATE PERIOD
RESIDENTIAL						
New Construction or Rehabilitation ⁴	Single Family	Owner	NO	New Home or 5% Assessed Value	95%	10 Years
Rehabilitation	1-4 Unit Structure	Rental	NO	5% Assessed Value	95%	5 Years
Rehabilitation	5+ Unit Complex ⁵	Rental	YES	15% Assessed Value	95%	5 Years
Historic Desig. (U.S. or Kansas)	Rehabilitation	Owner or Renter	NO	5% Assessed Value	100%	10 Years
NON-RESIDENTIAL						
New or Rehabilitation	Projects not eligible for IRB or EDX funding	----	NO	15% Assessed Value	50%	10 Years
Environmental Contaminated Area	All Uses	----	YES	15% Assessed Value	50% - 95%	10 Years

1. Projects, requiring special applications, must be compatible with existing land use and zoning plans for the development area. The special application must be approved by Commission vote.
2. The rebate percentage refers to taxes levied by participating NRA taxing entities.
3. Projects receiving tax credits or located in a T.I.F. district are not eligible for NRA benefits.
4. Improving existing or construction of structures such as gazebos, storage buildings, workshops, and swimming pools are not eligible.
5. A complex is 5 or more units on a single parcel.
6. An individual project cannot receive both IRB or EDX and NRA incentives. Projects eligible for IRB or EDX funding, costing less than \$2,000,000, are eligible for this program. Projects located in an environmentally contaminated area are not subject to the \$2,000,000 cap.

IX.

CRITERIA FOR DETERMINATION OF ELIGIBILITY

- 1. To be eligible, a project must commence after passage and publication of the ordinance adopting this plan. A project is deemed commenced upon issuance of any applicable or necessary building permit.**
- 2. Part 1 of the application for rebate must be submitted prior to issuance of a building permit, applications received prior to the effective date are held contingent upon program implementation.**
- 3. The assessed value of residential property must be increased as described in Chapter VIII.**
- 4. The assessed value of commercial and industrial property must be increased as described in Chapter VIII.**
- 5. The improvements must conform with the Comprehensive Land Use Plan and Zoning Ordinance in effect at the time the improvements are made.**
- 6. The new, as well as the existing improvements on property must conform with all other applicable codes, rules, and regulations in effect at the time the improvements are made, and for the length of the rebate or the rebate may be terminated.**
- 7. Any property that is delinquent in any tax payment or special assessment shall not be eligible for any rebate or future rebate until such time as all taxes and special assessments have been paid. If such delinquency occurs after entry into the rebate program, the owner shall have no more than 90 days to bring the taxes current or the property shall no longer be eligible for a rebate and participation in the program terminates. Any ineligibility does not extend the term of the program.**
- 8. Commercial and industrial projects not eligible for Industrial Revenue Bonds or Economic Development funding, with a cost of less than \$2,000,000 would be eligible for this program. An individual project could not receive both IRB or EDX funding and Neighborhood Revitalization funding. Projects using tax credits are not eligible for Neighborhood Revitalization rebate.**

IX.

CRITERIA FOR DETERMINATION OF ELIGIBILITY

9. To qualify for a historic designation, the applicant must establish that the property is designated or listed on the Register of Historic Kansas Places or the National Register of Historic Places. The project and any permit issued therefor must conform with all applicable ordinances, statutes and regulations regarding such property.

10. The following categories or type of improvements are *not* eligible for a tax rebate under this program:

- a.) Railroads and utilities
- b.) Gazebos, storage buildings, workshops, swimming pools
- c.) All property located within a Tax Increment Finance District
- d.) Conversion of a single family to multi-family housing unit
- e.) Mobile Homes
- f.) Any property which receives Industrial Revenue or Economic Development financing.
- g.) Properties receiving Tax Credits.

11. To qualify for enhanced benefits as an Environmentally Contaminated Area, the applicant must establish that the property has been identified as such by the Kansas Department of Health and Environment or by the United States Environmental Protection Agency.

12. In addition to the above criteria, the following projects must submit a special application:

- a). Rehabilitation of rental complex of 5 units or more
- b). Environmentally Contaminated Areas

Such special application(s) must be approved by the Unified Government Commission subject to additional criteria as established.