

INTRODUCED BY: Councilmember Bwayne Smotherson

DATE: October 23, 2017

**BILL NO: 9339**

**ORDINANCE NO. 7062**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, DECLARING 1351 N. HANLEY AVENUE A BLIGHTED AREA AND APPROVING A REDEVELOPMENT PLAN FOR THE AREA.**

WHEREAS, the City of University City, Missouri, pursuant to Sections 99.300, RSMo, et seq., (the "LCRA Law") has duly created a Land Clearance for Redevelopment Authority for the City of University City (the "LCRA") and has vested in said Authority the powers authorized by State law; and

WHEREAS, the LCRA received a request from Screaming Eagle Development, LLC (the "Developer") for the blighting of property known as 1351 N. Hanley Avenue, and more particularly described in the Blight Report attached herein (the "Redevelopment Area");

WHEREAS, the Developer's request consists of a Blight Report, dated June 30, 2017 and incorporated herein as the attached Exhibit 1, which report includes a more detailed description of the Redevelopment Area, and a proposed Redevelopment Plan and Project, dated October 2017, incorporated herein as the attached Exhibit 2 (the "Redevelopment Plan"); and

WHEREAS, the Developer presented the Blight Report and the Redevelopment Plan to the LCRA at its meeting of October 11, 2017; and

WHEREAS, the LCRA has duly considered both the Blight Report, the Redevelopment Plan, and other information provided to the LCRA by the Developer at its meeting of October 11, 2017 and has simultaneously forwarded to the Plan Commission and the City Council its recommendation for blighting the Redevelopment Area and approval of Redevelopment Plan in accordance with the LCRA Law;


WHEREAS, the Plan Commission will consider the Blight Report and the Redevelopment Plan at its meeting of October 25, 2017 and forward to City Council its recommendation prior to the adoption of this ordinance;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI AS FOLLOWS:**


1. The City Council finds that the redevelopment area generally located at 1351 N. Hanley and constituting a single parcel of land, more particularly described in Exhibit 1 is found to be blighted, because (a) it contains a combination of predominantly defective, insanitary and unsafe conditions, deteriorating onsite improvements, health and safety hazards, danger of fire or other property hazards to such a degree that the provision of housing accommodations cannot take place and the area constitutes an economic and a social liability or a menace to the public health, safety and morals, and (b) it contains, and as a whole suffers from, deteriorated conditions such as deterioration of site improvements, insanitary and unsafe conditions, existence of conditions which endangers life or property by fire and other causes and economic underutilization.

2. The City Council approves the Redevelopment Plan as designed with the general purpose of accomplishing, in conformance with the city's general plan, a coordinated, adjusted and harmonious development of the community and its environs which, in accordance with present and future needs, will promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or insanitary areas, or conditions of blight or deterioration, and the provision of adequate, safe and sanitary dwelling accommodations.

PASSED THIS 13<sup>th</sup> day of NOVEMBER 2017


  
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MAYOR

ATTEST:

  
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INTERIM CITY CLERK



CERTIFIED TO BE CORRECT AS TO FORM:

  
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CITY ATTORNEY