



City of Springfield

Agenda

City Council

Jeff Schrag, Mayor

Zone Councilmembers

Monica Horton, Zone 1
Abe McGull, Zone 2
Brandon Jenson, Zone 3
Bruce Adib-Yazdi, Zone 4

General Councilmembers

Heather Hardinger, General A
Craig Hosmer, General B
Callie Carroll, General C
Derek Lee, General D

April 20, 2026

6:30 PM

Regional Police-Fire Training Center
2620 West Battlefield Road
Room 101, 102, and 103

[Rules and procedures.](#)

1. ROLL CALL.

2. APPROVAL OF MINUTES.

2.1. Approval of Minutes of April 6, 2026, Meeting.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.

4. CEREMONIAL MATTERS.

5. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Amended Council Bill 2026-081 (McGull, Horton)

A special ordinance approving the First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area, which is generally located along a 3.5-mile section of Kearney Street extending east from the intersection of North Albertha Avenue and West Kearney Street to a point that is approximately 900 feet west of the intersection of North Barnes Avenue and East Kearney Street; and reaffirming the area in such plan to be a blighted area and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare.

6.2. Council Bill 2026-082 (Adib-Yazdi)

A general ordinance amending the Springfield Land Development Code, Section 36-4.01B, 'Official Zoning Map,' by rezoning approximately 7.64 acres of property generally

located at 3302 South Maryland Avenue from Planned Development No. 13, 3rd Amendment, and R-SF, Single-Family Residential District, to Planned Development No. 395; and adopting an updated Official Zoning Map. (Bibi Oaks, LLC, 3302 S. Maryland Avenue, Planned Development No. 395)

6.3. Council Bill 2026-085 (Hardinger)

A special ordinance amending the budget of the Department of Environmental Services for Fiscal Year 2025-2026 in the amount of \$8,450,000 to appropriate retained earnings from the Clean Water Enterprise Fund for the design and construction of the Sanitary Sewer Improvements for the Interstate 44 and Route MM Project.

7. RESOLUTIONS.

Citizens May Speak. May Be Voted On.

7.1. Council Bill 2026-086 (Schrag)

A resolution declaring the results of the Special Municipal Election held on April 7, 2026, under the Home Rule Charter of the City of Springfield, Missouri, on the question of whether to impose an additional three percent (3%) license tax on the business of renting, leasing, or letting living quarters, sleeping accommodations, rooms, or a part thereof, in connection with any hotel, motel, tourist court, or short-term rental, derived from or paid by transient guests for sleeping accommodations, for the purpose of attracting travel and tourism, including the construction, operation, and maintenance of a regional convention and events center.

7.2. Council Bill 2026-087 (Horton, McGull)

A resolution declaring the First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area a Multi-Project Redevelopment Plan pursuant to Chapter 40, Article II, Section 40-19 of the Springfield City Code.

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

Citizens May Speak. May Be Voted On.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2026-088 (Horton)

A general ordinance amending Chapter 36, Article 4, Section 4.01B of the Land Development Code, 'Official Zoning Map,' by rezoning certain properties from R-SF, Single-family Residential, to R-MX1, Mixed-density Neighborhood - Low.

12.2. Council Bill 2026-089 (Horton)

A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits,' and Section 46-1 of the Springfield City Code, 'Boundaries of wards, precincts and council zones,' for the purpose of annexing approximately 8.78 acres of private property generally located on the east side of the 3500 block of North Farm Road 151 into the City of Springfield as Annexation A-1-2026.

13. FIRST READING BILLS. Requiring One Reading.

Citizens May Speak. May Be Voted On.

14. FIRST READING BILLS. Requiring Two Readings.

Citizens May Speak. Not Anticipated To Be Voted On.

14.1. 2026-090 (Jenson)

A special ordinance amending the budget of the Department of Environmental Services for Fiscal Year 2025-2026 in the amount of \$550,000 to appropriate retained earnings from the Clean Water Enterprise Fund to fund the construction of two replacement sewer line segments near Elm Arcade Street and Broadway Avenue.

14.2. 2026-091 (Hardinger)

A special ordinance amending the budget of the Department of Environmental Services for Fiscal Year 2025-2026 in the amount of \$950,000 to appropriate fund balance reserves of the Solid Waste Management Enterprise Fund for the purpose of purchasing an articulated haul truck for the Springfield Sanitary Landfill.

14.3. Council Bill 2026-092 (Horton)

A special ordinance authorizing a budget adjustment amending the Fiscal Year 2025-2026 budget of the City of Springfield in the amount of \$185,066 for the purpose of approving expenditures from the Commercial Street Tax Increment Financing Special Allocation Fund for certain public improvement projects within the Commercial Street Tax Increment Financing District.

14.4. 2026-093 (McGull, Carroll, Hardinger, Hosmer)

A general ordinance amending the Springfield City Code, Chapter 46 – Elections, by enacting a new Section 46-6 – Campaign finance, and a new Section 46-10 – City ethics commission; and accepting the report of the Plans and Policies Committee.

14.5. Council Bill 2026-094 (Horton)

A special ordinance amending Special Ordinance 27122 for the purpose of changing the Commercial Street Façade Loan Program Rules and Regulations to update the thresholds for competitive bidding to align with City policy; converting the Program to a revolving loan program; and renaming the program to reflect this change.

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

15.1. Katie Turner wishes to address City Council.

15.2. Bunny Keltner wishes to address City Council.

15.3. Jakob Fenner wishes to address City Council.

16. NEW BUSINESS.

16.1. The Committee of the Whole recommends the following appointment to the Board of Public Utilities: Erin Danastasio, with term to expire December 1, 2027.

16.2. As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

19. CONSENT AGENDA – FIRST READING BILLS. See Item #3.

20. CONSENT AGENDA – ONE READING BILLS. See Item #3.

20.1. Council Bill 2026-095 (Hosmer)

A resolution confirming the appointment of Maressa Chavez and reappointment of John Hamra to the Airport Plaza Community Improvement District Board of Directors.

20.2. Council Bill 2026-096 (Carroll)

A resolution confirming the appointment of David Holtmann and the reappointments of Martin Gugel, Amanda Ohlensehlen, Thomas Spitzley, and Paul Tillman to the College Station Community Improvement District Board of Directors.

20.3. Council Bill 2026-097 (Lee)

A resolution confirming the reappointments of Brent Parker and Collin Quigley to the Convention and Entertainment Community Improvement District Board of Directors.

20.4. Council Bill 2026-098 (Lee)

A resolution confirming the reappointments of Amanda Ohlensehlen and Tyler Thompson to the SGF Sports Community Improvement District Board of Directors.

20.5. Council Bill 2026-099 (Hardinger)

A resolution confirming the reappointments of Jason Hill and Chip McGeehan to the Southern Hills Community Improvement District Board of Directors.

20.6. Council Bill 2026-100 (Hosmer)

A resolution confirming the appointment of Shaun Coltrane and the reappointments of David Havens, Kerry Rovig, and Andrew John Chavez to the Sunshine Towne Centre Community Improvement District Board of Directors.

21. CONSENT AGENDA – SECOND READING BILLS.

22. END OF CONSENT AGENDA.

23. ADJOURN.



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Minutes
City Council

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April 6, 2026

6:30 PM

Regional Police-Fire Training Center
2620 West Battlefield Road
Room 101, 102, and 103

1. ROLL CALL.

Present: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Councilmember Hosmer, Councilmember Horton, Councilmember Jenson, and Mayor Schrag. Absent: Councilmember McGull.

2. APPROVAL OF MINUTES.

2.1. Approval of Minutes of the March 23, 2026, Meeting.

Mayor Pro Tem Hardinger moved to approve the March 23, 2026, City Council Meeting minutes as presented. Councilmember Jenson seconded the motion, and it was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember McGull. Abstain: None.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.

Anita Cotter, City Clerk, noted she had received no requests to remove items from the Consent Agenda. No requests were made by members of the public or City Council. The Consent Agenda was approved as presented by the following vote: Ayes: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Councilmember Hosmer, Councilmember Horton, Councilmember Jenson, and Mayor Schrag. Nays: None. Absent: Councilmember McGull. Abstain: None.

4. CEREMONIAL MATTERS.

5. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING.

David Cameron, City Manager, provided updates to City Council. He noted Election Day was April 7 and that Springfield voters would consider a proposed three-percent tourism or lodging tax on overnight stays, including hotels, motels, and short-term rentals. He noted that the tax would be paid by visitors, be restricted to tourism-related uses, and included a thirty-five-year sunset. He further acknowledged the extensive public engagement efforts conducted to educate the community.

The City Manager also provided an update on short-term rentals, reporting that approximately 489 units had been identified within the city, including 55 that were currently unlicensed. He indicated the City was working to bring those properties into compliance and would continue engaging with property owners to improve processes moving forward.

The City Manager reported that, as part of enhanced enforcement of loud vehicular noise violations, a new citizen complaint portal was scheduled to launch on May 4. The portal would allow submission of video and other evidence to assist Police enforcement efforts.

He provided legislative updates, noting that Land Bank legislation had passed the Missouri House and was now under consideration in the Senate. He further reported that funding currently restricted by the Governor was included in House Bill 2027 for reappropriation in the next fiscal year.

The City Manager highlighted ongoing Clean Green Springfield initiatives as the City prepared for the National Route 66 Centennial, including beautification efforts such as decorative banners along major corridors. He also reported that the City was coordinating with the Missouri Department of Transportation regarding the resurfacing of Chestnut Expressway, noting that delays had occurred due to supply challenges.

Finally, he provided an update on Americans with Disabilities Act digital accessibility, stating that the City was making strong progress toward compliance with federal requirements ahead of the April 24, 2026, deadline, including improvements to website accessibility, closed captioning, and digital communication standards.

Councilmember Jenson expressed appreciation for the upcoming noise enforcement portal and inquired whether individuals submitting complaints would be required to testify in court. The City Manager responded that initial enforcement may not require testimony due to the administrative process; however, a witness would be necessary if a case proceeded to Municipal Court.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On. Except item 6.1. Citizens May Speak to the Substitute.

6.1. Substitute Council Bill 2026-067 (Schrag)

A general ordinance referring General Ordinance 6973, which amends Springfield City Code Chapter 98, "Streets, Sidewalks and Public Places," by deleting Article III, "Sidewalks and Driveways," and enacting a new Article III, "Access Management Standards for Public Rights of Way," in lieu thereof to the Community Involvement Committee; suspending Section 98-121, "Appeals," thereof until December 14, 2026; and establishing a temporary appeals process.

An opportunity was given for citizens to express their views on the substitute bill. With no appearances, the public hearing was declared closed.

Councilmember Horton spoke in support of the substitute bill and emphasized the importance of establishing clear and consistent access management standards for public right-of-way. She noted the proposed changes would provide improved structure and predictability for both developers and City staff when reviewing access points, while also enhancing public safety and traffic flow. Councilmember Horton further expressed the temporary appeals process provided an appropriate mechanism to address concerns during the transition period as the new standards were implemented. She expressed confidence that the substitute bill struck a reasonable balance between regulatory clarity and flexibility, and that it would support more coordinated and efficient development practices moving forward.

Ordinance 6994. Substitute Council Bill 2026-067 (Schrag) was approved by the following vote: Ayes: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Councilmember Hosmer, Councilmember Horton, Councilmember Jenson, and Mayor Schrag. Nays: None. Absent: Councilmember McGull. Abstain: None.

6.2. Council Bill 2026-071 (Hardinger)

A general ordinance amending General Ordinance 6917, the adopted text for Chapter 36 of the Springfield City Code, known as the "Land Development Code," to incorporate recommended changes.

Ordinance 6995. Council Bill 2026-071 (Schrag) was approved by the following vote: Ayes: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Councilmember Hosmer, Councilmember Horton, Councilmember Jenson, and Mayor Schrag. Nays: None. Absent: Councilmember McGull. Abstain: None.

6.3. Council Bill 2026-072 (Hardinger)

A general ordinance amending General Ordinance 6917, Chapter 36, Article 4, Section 4.01B of the new Land Development Code, 'Official Zoning Map,' by transitioning all current zoning classifications to their equivalent zoning classifications pursuant to Section 4.01C of the new Land Development Code adopted pursuant to General Ordinance 6917, as amended by General Ordinance 6971; adopting an updated Official Zoning Map; and triggering the implementation of General Ordinance 6917, as amended.

Ordinance 6996. Council Bill 2026-072 (Schrag) was approved by the following vote: Ayes: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Councilmember Hosmer, Councilmember Horton, Councilmember Jenson, and Mayor Schrag. Nays: None. Absent: Councilmember McGull. Abstain: None.

- 6.4. Council Bill 2026-073 (Horton, Jenson, Adib-Yazdi)
A general ordinance amending General Ordinance 6917, Chapter 36, Article 4, Section 36-4.01B of the new Land Development Code, 'Official Zoning Map,' by transitioning the current zoning classifications of the properties generally located at 1414 North Fulbright Avenue, 1431 North Ethyl Avenue, 729 West Elm Street, 2508 East Southview Street, 2550 East Southview Street, 6521 South Kissick Avenue, and 6367 South Farm Road 175 to their equivalent zoning classifications pursuant to Section 36-4.01C of the new Land Development Code adopted pursuant to General Ordinance 6917, as amended by General Ordinance 6971; and adopting an updated Official Zoning Map.

Ordinance 6997. Council Bill 2026-073 (Schrag) was approved by the following vote: Ayes: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Councilmember Hosmer, Councilmember Horton, Councilmember Jenson, and Mayor Schrag. Nays: None. Absent: Councilmember McGull. Abstain: None.

- 6.5. Council Bill 2026-074 (Horton)
A general ordinance amending the Springfield City Code, Section 2-92, known as the "Salary Ordinance," to authorize on-call pay for designated employees within the Springfield-Greene County Health Department.

Ordinance 6998. Council Bill 2026-074 (Schrag) was approved by the following vote: Ayes: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Councilmember Hosmer, Councilmember Horton, Councilmember Jenson, and Mayor Schrag. Nays: None. Absent: Councilmember McGull. Abstain: None.

- 6.6. Council Bill 2026-075 (Hardinger)
A general ordinance amending the Springfield City Code, Section 2-91, known as the "Merit System Rules and Regulations," by amending Merit Rules 11.4, 18.2, and 21.6.

Ordinance 6999. Council Bill 2026-075 (Schrag) was approved by the following vote: Ayes: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Councilmember Hosmer, Councilmember Horton, Councilmember Jenson, and Mayor Schrag. Nays: None. Absent: Councilmember McGull. Abstain: None.

- 6.7. Council Bill 2026-076 (Carroll)
A general ordinance amending the Springfield City Code, Section 2-92, known as the "Salary Ordinance," to authorize registered nurse licensure pay for employees in certain positions within the Springfield-Greene County Health Department.

Ordinance 7000. Council Bill 2026-076 (Schrag) was approved by the following vote: Ayes: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-

Yazdi, Councilmember Hosmer, Councilmember Horton, Councilmember Jenson, and Mayor Schrag. Nays: None. Absent: Councilmember McGull. Abstain: None.

6.8. Council Bill 2026-077 (Carroll)

A general ordinance amending the Fiscal Year 2025-2026 budget of the Department of Public Works to authorize two new full-time equivalent positions to existing job titles.

Ordinance 7001. Council Bill 2026-077 (Schrag) was approved by the following vote: Ayes: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Councilmember Hosmer, Councilmember Horton, Councilmember Jenson, and Mayor Schrag. Nays: None. Absent: Councilmember McGull. Abstain: None.

6.9. Council Bill 2026-078 (Hardinger)

A special ordinance authorizing the City Manager, or designee, to enter into a Third Addendum to the Amended and Restated Lease Agreement with the Agricultural and Mechanical Society of Springfield, Missouri, ("the Fair Board") for the purpose of allowing the sale and serving of alcohol in all areas during the annual Ozark Empire Fair, provided the Fair Board has a valid liquor license allowing service in such areas.

Ordinance 28275. Council Bill 2026-078 (Schrag) was approved by the following vote: Ayes: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Councilmember Hosmer, Councilmember Horton, Councilmember Jenson, and Mayor Schrag. Nays: None. Absent: Councilmember McGull. Abstain: None.

6.10. Council Bill 2026-079 (Horton)

A special ordinance authorizing the City of Springfield to dispose of approximately 0.47 acres of property generally located at 425 East Trafficway Street.

Councilmember Jenson recused himself from Council Bill 2026-079 and left the dais.

Ordinance 28276. Council Bill 2026-079 (Schrag) was approved by the following vote: Ayes: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Councilmember Hosmer, Councilmember Horton, and Mayor Schrag. Nays: None. Absent: Councilmember McGull and Councilmember Jenson. Abstain: None.

Councilmember Jenson returned to the dais.

7. RESOLUTIONS.

Citizens May Speak. May Be Voted On.

7.1. Council Bill 2026-080 (Jenson)

A resolution granting a new liquor license to sell liquor by the drink at retail, including Sunday sales, to The Hibachi Experience LLC, d/b/a The Spot, for the location at 533 South Kimbrough Avenue.

David Holtmann, Director of Finance, provided an overview of the request, explaining that the applicant was seeking a liquor license for a restaurant establishment operating at the

referenced location. Mr. Holtmann indicated that the application was reviewed in accordance with City procedures, including background checks and compliance with all applicable licensing requirements. He further noted that no issues were identified during the review process and that the application met the criteria for approval under City Code.

Mr. Holtmann explained that the requested license included authorization for Sunday sales and that the establishment was expected to operate as a restaurant with on-site consumption. Mr. Holtmann also noted that the location complied with zoning requirements and distance separation standards. Councilmember Hosmer inquired whether there had been any prior licensing issues associated with the location or applicant. Mr. Holtmann responded that no prior violations or concerns were identified and that the applicant was in good standing.

Councilmember Jenson inquired about the type of establishment and whether the primary use would remain consistent with a restaurant setting. Mr. Holtmann confirmed that the license was being issued for a restaurant operation and that compliance with licensing conditions would be monitored.

Councilmember Lee inquired whether any concerns had been raised by surrounding property owners or businesses. Mr. Holtmann indicated that no objections were received during the application process.

Councilmember Horton noted the importance of ensuring that licensing approvals were consistent and based on established criteria and expressed support for the application given that all requirements had been satisfied.

An opportunity was given for citizens to express their views. With no appearances, the public hearing was declared closed.

Resolution 10863. Council Bill 2026-080 (Schrag) was approved by the following vote: Ayes: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Councilmember Hosmer, Councilmember Horton, Councilmember Jenson, and Mayor Schrag. Nays: None. Absent: Councilmember McGull. Abstain: None.

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2026-081 (McGull, Horton)

A special ordinance approving the First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area, which is generally located along a 3.5-mile section of Kearney Street extending east from the intersection of North Albertha Avenue and West Kearney Street to a point that is approximately 900 feet west of the intersection of North Barnes Avenue and East Kearney Street; and reaffirming the area in such plan to be a blighted area and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare.

Matt Schaefer, Assistant Director of Economic Vitality, provided a detailed overview of the redevelopment plan and described the need for targeted reinvestment to address long-standing vacancies, infrastructure challenges, and economic underutilization. Mr. Schaefer explained that the plan was intended to encourage mixed-use development, support small business growth, and improve public infrastructure while preserving the character of the area. He further noted that the redevelopment plan established eligibility for incentives but did not guarantee approval of any specific project, and that each future development proposal would require separate City Council consideration.

Mr. Schaefer indicated the redevelopment area spanned approximately 3.5 miles along Kearney Street and included approximately 388 acres. He explained that a blight study conducted in connection with the original plan identified deteriorated building conditions, unsafe and insanitary conditions, and a lack of reinvestment. He further noted that while several redevelopment projects had occurred since adoption of the original plan, much of the corridor remained in similar condition and continued to meet the statutory definition of a blighted area.

Mr. Schaefer explained that the amended plan was necessary because the original plan lapsed in 2023 and must be reestablished to continue offering incentives. He expressed that the updated plan included a revised blight study reflecting current statutory definitions and aligned with the Forward SGF Comprehensive Plan. He outlined key changes, including modifications to excluded uses, consolidation of adult-oriented business classifications, and removal of certain design standards in favor of compliance with the current Zoning Code.

Councilmember Horton requested clarification regarding changes to development and design standards under the amended plan and whether the updated approach would result in lower quality requirements. Mr. Schaefer explained that the prior plan included specific design requirements that were difficult to administer and that the current Zoning Code provided more consistent and enforceable standards, which would apply uniformly to redevelopment projects within the area.

Councilmember Horton also inquired about changes to excluded uses. Mr. Schaefer explained that previously-excluded uses were retained, with additional uses, such as head shops, junkyards, and smoke and vape shops added, and adult-oriented uses consolidated for clarity.

Councilmember Carroll inquired whether marijuana dispensaries were included within the excluded uses. Mr. Schaefer clarified that dispensaries were not specifically excluded under the proposed plan.

Councilmember Adib-Yazdi discussed feedback received during prior public engagement and noted concerns that previous design requirements may have made redevelopment financially challenging. He emphasized the importance of balancing development standards with feasibility and clarified that excluded uses would not be prohibited outright but would be ineligible for incentives under the plan.

Councilmember Lee expressed interest in expanding the redevelopment area further east and discussed the need for additional commercial services in areas with significant employment but limited amenities. He indicated general support for the plan while encouraging consideration of broader corridor needs.

Councilmember Hosmer expressed concern regarding the exclusion of certain uses while allowing others and indicated support for modifying the plan to address marijuana dispensaries.

Councilmember Jenson inquired about the effectiveness of existing incentives and whether additional or more proactive redevelopment strategies should be considered. He noted that similar tools had been in place for several years with limited impact and encouraged staff to explore more creative approaches, including land assemblage and targeted redevelopment efforts. Mr. Schaefer responded that the plan re-established existing tools, while additional strategies may be considered in future policy discussions.

Councilmember Jenson also inquired about project eligibility requirements for tax abatement and the level of City Council oversight. Mr. Schaefer explained that redevelopment proposals would be reviewed by the Land Clearance for Redevelopment Authority and would be evaluated based on permitted uses, frontage requirements, and consistency with the Comprehensive Plan and zoning regulations, with final approval by City Council.

Following discussion, Councilmember Hosmer moved to amend Council Bill 2026-081 to add marijuana dispensary facilities to the list of excluded uses under the redevelopment plan. Councilmember Lee seconded the motion, and it was discussed.

Following discussion, the motion to amend Council Bill 2026-081 was approved by the following vote: Ayes: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Councilmember Horton, Councilmember Jenson, and Mayor Schrag. Nays: Councilmember Hosmer. Absent: Councilmember McGull. Abstain: None.

An opportunity was given for citizens to express their views.

Becky Volz spoke in support of the redevelopment plan and expressed appreciation for continued focus on reinvestment along the Kearney Street corridor. She noted long-standing concerns regarding disinvestment and concentration of certain business types and encouraged thoughtful redevelopment that supported neighborhood needs, improved infrastructure, and promoted a balanced mix of uses.

Mona Pieron spoke in support of the plan and discussed the need for meaningful and sustained reinvestment in north Springfield. She expressed concern that prior efforts had not resulted in significant improvement within the central portion of the corridor and encouraged consideration of additional incentives and strategies to achieve visible change.

Russ Gosselin spoke in support of the plan and emphasized the importance of establishing a clear vision for the corridor beyond addressing blight. He encouraged a more strategic and coordinated approach to redevelopment, including targeted investment areas, support for small property owners, and intentional recruitment of businesses that contribute to long-term corridor identity and vitality.

With no further appearances, the public hearing on the amendment only was continued to April 20, 2026.

12.2. Council Bill 2026-082 (Adib-Yazdi)

A general ordinance amending the Springfield Land Development Code, Section 36-4.01B, 'Official Zoning Map,' by rezoning approximately 7.64 acres of property generally located at 3302 South Maryland Avenue from Planned Development No. 13, 3rd Amendment, and R-SF, Single-Family Residential District, to Planned Development No. 395; and adopting an updated Official Zoning Map. (Bibi Oaks, LLC, 3302 S. Maryland Avenue, Planned Development No. 395)

Justin Crighton, Assistant Director of Planning and Development, provided an overview of the proposed development, explaining that the request included a planned development that would allow for a mix of residential and commercial uses. Mr. Crighton described the site, zoning context, and proposed layout, and explained that the development was designed to be compatible with surrounding uses while providing additional housing and commercial opportunities. He explained the property was currently governed by an existing planned development associated with the medical center area, which permitted a mix of institutional and residential uses. He indicated that the site was presently underutilized as a parking lot and was surrounded by medical and office uses. He noted that the proposal complied with applicable planning principles and recommended approval.

Councilmember Adib-Yazdi inquired whether the original permitted uses within the existing planned development would remain in effect alongside the proposed residential development. Mr. Crighton confirmed that the range of uses would remain and that the request primarily modified residential density and building height.

Councilmember Jenson inquired about the purpose and effectiveness of the bulk plane requirement, specifically whether it achieved the intended design outcome of creating a gradual transition between higher intensity development and adjacent single-family neighborhoods. Discussion included whether the current regulations adequately addressed building massing, visual impact, and compatibility. Mr. Crighton expressed that the bulk plane requirement was intended to regulate both height and building mass through increased setbacks and that staff believed the standard was being met and had historically functioned as intended.

Councilmember Hosmer raised concerns regarding the proposed increase in building height and its proximity to single family homes, noting differences between residential and commercial building impacts, including continuous occupancy, privacy concerns, and potential visual intrusion.

Discussion followed regarding the potential effects on neighboring properties, including light, noise, and views. Mr. Crighton expressed that the proposal complied with applicable standards and that the bulk plane requirement and buffering were intended to mitigate impacts.

An opportunity was given for citizens to express their views.

Nathan Reynolds, representing the development team, spoke in support of the project. He described the proposal as a high-quality residential development intended to complement the Medical Mile corridor and provide housing for professionals working in the area. He emphasized that the site was currently underutilized and that the development would bring long-term investment, support workforce housing needs, and activate a key corridor. He indicated that the development was designed to balance building placement, open space, and functionality within the site.

In response to questions from Councilmember Lee, Mr. Reynolds discussed potential design modifications, including shifting the building footprint and adding access to Walnut Lawn to address traffic concerns. He indicated a willingness to work with the City and neighborhood on feasible adjustments, while noting that changes could affect density, project feasibility, and overall design constraints. He further clarified that modifications to building placement could impact the project's ability to achieve the requested density under the planned development framework.

Councilmember Jenson inquired about how the development design responded to adjacent single-family properties and whether alternative design approaches, such as step back transitions, were considered. Mr. Reynolds indicated that the project was intended to align with surrounding development patterns along the Medical Mile corridor and noted that similar building heights already existed in the broader area.

Neva Blakely spoke in opposition and expressed concerns regarding increased traffic, pedestrian safety, and the potential loss of the quiet, established character of the neighborhood. She described the neighborhood as a close-knit community and expressed that increased density could negatively affect quality of life and safety for residents.

James Head spoke in opposition and expressed concern that the proposed density and scale of the development would significantly alter the character and balance of the neighborhood. He indicated that the project would shift the area away from a single-family residential environment and raised concerns regarding long-term community investment, neighborhood stability, and compatibility with the Comprehensive Plan. In response to a question from Councilmember Lee, he expressed that design modifications such as increased setbacks would not resolve concerns related to overall density and intensity.

Anne Potter spoke in opposition and expressed concerns regarding increased traffic on neighborhood streets, including the potential for cut-through traffic, and associated impacts on safety, noise, and quality of life. She questioned what direct benefit the development would provide to existing neighborhood residents.

Abbi Haralson spoke in opposition and discussed concerns related to neighborhood character, privacy, and long-term impacts of increased building height and density. She expressed concern that approval of the project could set a precedent for similar developments and indicated her personal belief was that the proposal did not align with the expectations of the Comprehensive Plan.

Janet Cantrell spoke in opposition and emphasized the strong sense of community within the neighborhood, describing long-standing relationships among residents. She expressed concern that increased traffic and density would disrupt that environment and reduce neighborhood cohesion.

Councilmember Jenson acknowledged the value of neighborhood investment and community building, noting that such factors were important considerations in evaluating development proposals.

Richard Cantrell spoke in opposition and expressed concerns regarding pedestrian safety, particularly at the nearby roundabout, describing existing challenges and the potential for increased risk with additional traffic generated by the development.

Arlene Chriswell spoke in opposition and expressed concerns regarding the scale and proximity of the proposed building, including impacts on privacy, light, and views. She indicated that the development would significantly change the character of the area and questioned whether it was appropriate for the location.

Brian Kubik, representing the project design team, spoke in support of the development. He described the project as a significant private investment of approximately \$40 million that would provide workforce housing and support economic activity within the Medical Mile corridor. He noted that the existing planned development already permitted multifamily residential uses and could allow a greater number of units than currently proposed and indicated that the requested density of approximately 29 units per acre was considered medium density within the City's framework.

Mr. Kubik explained that the project design reflected modern building standards, including increased floor to ceiling heights and mechanical requirements, which contribute to overall building height compared to older developments. He noted that the site layout intentionally positioned the building near the intersection with parking located behind the structure to meet design guidelines and improve overall site functionality.

In response to questions from Councilmember Jenson, Mr. Kubik addressed concerns regarding building massing and transition to adjacent single-family properties. He indicated that the building complied with the bulk plane requirement and was set back a significant distance from the western property line, including additional separation created by internal drives and buffer areas. He acknowledged that a step back design was not incorporated, explaining that site access, circulation, and design constraints influenced the final layout.

Mr. Kubik further expressed that the design reflected a balance between regulatory requirements, site conditions, and development feasibility, and emphasized that multifamily residents could contribute positively to surrounding neighborhoods.

With no further appearances, the public hearing was declared closed.

13. FIRST READING BILLS. Requiring One Reading.
Citizens May Speak. May Be Voted On.

13.1. Council Bill 2026-084 (Lee)

A special ordinance authorizing the City Manager, or designee, to enter into a Surface Transportation Block Grant ("STBG") Program Supplemental Agreement with the Missouri Highways and Transportation Commission ("MHTC") to increase the allowable federal reimbursement to be utilized in traffic signal and fiber optic communication improvements; amending the Fiscal Year 2025-2026 budget for the Department of Public Works in the amount of \$300,000 to appropriate federal STBG Program funds; and declaring that this Ordinance qualifies for approval in one reading pursuant to City Charter Section 2.16(25).

Jason Saliba, Professional Engineer, provided a detailed overview of the request, explaining that in 2022 the City accepted a Surface Transportation Block Grant to fund the design and replacement of six traffic signals and the installation of fiber optic communication infrastructure. He indicated that the original agreement included a maximum reimbursable amount of \$1.2 million, representing 80 percent of the estimated \$1.5 million total project cost.

Mr. Saliba further explained that the design phase had been completed and that signal poles were ordered in advance to mitigate supply chain delays, resulting in approximately \$342,000 in expenditures to date. He noted that approximately \$1.158 million remained available for construction and additional equipment purchases. He advised that the low construction bid, combined with a five-percent contingency, was estimated at approximately \$1.23 million, and that additional equipment purchases were estimated at approximately \$294,000, bringing the total project cost to approximately \$1.866 million.

Mr. Saliba explained that the purpose of the supplemental agreement was to increase the maximum reimbursable amount to \$1.5 million, allowing the City to maintain the 80 percent federal cost share on total project costs up to approximately \$1.875 million. He indicated that this adjustment ensured the City could fully leverage available federal funding and avoid a disproportionate increase in the local funding obligation. He recommended approval of the agreement modification.

An opportunity was given for citizens to express their views. With no appearances, the public hearing was declared closed.

Ordinance 28277. Council Bill 2026-084 (Lee) was approved by the following vote: Ayes: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Councilmember Hosmer, Councilmember Horton, Councilmember Jenson, and Mayor Schrag. Nays: None. Absent: Councilmember McGull. Abstain: None.

13.2. Council Bill 2026-083 (Carroll)

A special ordinance approving the plans and specifications for the 2024 Traffic Signal Improvements project; accepting the bid of Midwest Traffic Signal Services, LLC for construction of the project in the amount of \$1,171,181.30; authorizing the City Manager, or designee, to enter into a contract with such bidder; and declaring this Ordinance qualifies for approval in one reading pursuant to Section 2.16(25) of the City Charter.

Jason Saliba, Professional Engineer, provided a detailed overview of the project, explaining that the Traffic Signal Improvements Project was part of an ongoing effort to modernize and improve

signalized intersections throughout the city. He indicated that bids were solicited on February 6, 2026, and one bid was received and opened on March 3, 2026, from Midwest Traffic Signal Services, LLC, in the amount of \$1,171,181.30. Mr. Saliba noted that the bid amount was higher than the original estimate by approximately \$150,000.

Mr. Saliba further explained that the total project cost, including design, equipment purchases, construction, and a 5-percent contingency, was estimated at approximately \$1.866 million. He expressed that the City's share of the project, funded through the 1/8-Cent Transportation Sales Tax Fund, was budgeted at up to \$375,000, with the current estimated local share at approximately \$373,000. He also noted that the Missouri Department of Transportation had provided concurrence for award of the contract and recommended approval.

Mr. Saliba described the scope of the project, noting that improvements would be made at six intersections: Battlefield Road and Fort Avenue, Campbell Avenue and Broadmoor Street, Grant Avenue and Atlantic Street, Grant Avenue and High Street, Kimbrough Avenue and Madison Street, and National Avenue and Dale Street. He also explained that the project included installation of fiber optic communication infrastructure along National Avenue from Kearney Street to Commercial Street to improve signal coordination and system reliability. Members of City Council engaged in discussion regarding the scope and implementation of the project.

Councilmember Hosmer requested clarification regarding the specific locations included in the project and requested confirmation of the intersections that would be improved. Mr. Saliba reiterated the list of intersections and explained how they were selected based on traffic patterns, system needs, and coordination opportunities.

Councilmember Hosmer further inquired whether the intersections currently included traffic cameras and whether cameras would be installed as part of the project. Mr. Saliba responded that none of the intersections currently had cameras installed. He clarified that while camera infrastructure would be incorporated into the upgraded signal systems, the installation of cameras would occur as part of a separate initiative and would support traffic monitoring and law enforcement efforts.

Councilmember Lee inquired about the relationship between the fiber optic improvements and overall signal performance. Mr. Saliba explained that the fiber network would allow for improved communication between intersections, enabling better signal coordination and timing adjustments in response to real-time traffic conditions. He noted that this would contribute to more efficient traffic flow and improved system reliability over time.

Councilmember Jenson inquired whether the higher-than-expected bid would impact the scope of the project or require additional funding beyond what had been identified. Mr. Saliba responded that the project remained within the adjusted funding framework due to the availability of federal reimbursement and contingency planning, and that no reduction in scope was anticipated at this time.

Councilmember Horton commented on the importance of continued investment in transportation infrastructure and noted that signal modernization was a key component of maintaining efficient traffic operations as the city continued to grow.

An opportunity was given for citizens to express their views. With no appearances, the public hearing was declared closed.

Ordinance 28278. Council Bill 2026-083 (Carroll) was approved by the following vote: Ayes: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Councilmember Hosmer, Councilmember Horton, Councilmember Jenson, and Mayor Schrag. Nays: None. Absent: Councilmember McGull. Abstain: None.

14. FIRST READING BILLS. Requiring Two Readings.

Citizens May Speak. Not Anticipated To Be Voted On.

14.1. Council Bill 2026-085 (Hardinger)

A special ordinance amending the budget of the Department of Environmental Services for Fiscal Year 2025-2026 in the amount of \$8,450,000 to appropriate retained earnings from the Clean Water Enterprise Fund for the design and construction of the Sanitary Sewer Improvements for the Interstate 44 and Route MM Project.

Errin Kemper, Director of Environmental Services, provided presented a request for approval of a budget adjustment in the amount of \$8.45 million from the Clean Water Enterprise Fund for the design and construction of sanitary sewer improvements at the intersection of I-44 and Route MM. He explained that the project included construction of a new public lift station, a gravity sewer main, and a force main connecting to the existing Deer Lake trunk system, which ultimately conveyed wastewater to the Southwest Wastewater Treatment Plant. Mr. Kemper indicated that the project was intended to provide the necessary wastewater infrastructure to support future development along the West I-44 corridor. He noted that project design was substantially complete and approval of the budget adjustment would allow the City to proceed directly into bidding and construction, reducing the time needed to initiate the project and allowing construction to begin during the current construction season.

Mr. Kemper further explained that the requested funding included contingency to account for market conditions and that any unused funds would be returned to the Clean Water Enterprise Fund upon completion of the project.

Councilmember Jenson inquired whether it was generally more cost effective to construct new infrastructure to serve undeveloped areas or to rehabilitate existing infrastructure to increase capacity. Mr. Kemper explained that the two approaches served different purposes, noting that while rehabilitation may be more cost effective on a per foot basis where infrastructure already existed, new infrastructure was necessary to extend service to undeveloped areas and accommodate future growth.

An opportunity was given for citizens to express their views. With no appearances, the public hearing was declared closed.

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

15.1. Corey Mitchell wishes to address City Council.

Corey Mitchell addressed City Council regarding concerns related to homelessness in Springfield. He indicated that, in his work with investment groups and multifamily properties, he has observed ongoing issues involving homeless individuals entering private property and engaging in theft or other disruptive activity. He expressed concern about the impact of homelessness on residents, property owners, and investors, particularly in the downtown area, and urged the City to take additional action to address the issue.

16. NEW BUSINESS.

16.1. The Public Involvement Committee recommends the following appointment to the Citizens' Advisory Committee for Community Development: McGwire Stroud with term to expire May 1, 2029. Recommended.

16.2. The Public Involvement Committee recommends the following reappointments to the Citizens' Advisory Committee for Community Development: Earl Doman and Braylon Williams with terms to expire May 1, 2029. Recommended.

16.3. As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

19. CONSENT AGENDA – FIRST READING BILLS.

20. CONSENT AGENDA – ONE READING BILLS.

21. CONSENT AGENDA – SECOND READING BILLS.

22. END OF CONSENT AGENDA.

23. CLOSED SESSION.

City Council will hold a closed meeting to discuss legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys pursuant to Section 610.021(1), RSMo.; and this meeting, record, and vote shall be closed and the City Council shall stand adjourned at the end of the closed session.

Councilmember Hosmer moved City Council hold a closed meeting to discuss legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys pursuant to Section 610.021(1), RSMo.; and leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor pursuant to Section 610.021(2), RSMo.; and sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected; pursuant to Section 610.021(12), RSMo.; and this meeting, record, and vote shall be closed, and the City Council shall stand adjourned at the end of the closed session.

Councilmember Jenson seconded the motion, and it was approved by the following vote: Ayes: Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Councilmember Hosmer, Councilmember Horton, Councilmember Jenson, and Mayor Schrag. Nays: None. Absent: Councilmember McGull. Abstain: None.



**SUPPLEMENTAL EXPLANATION TO AMENDED COUNCIL BILL 2026-081
(MCGULL, HORTON)**

FILED: 04/10/2026

ORIGINATING DEPARTMENT: Economic Vitality

TITLE: A special ordinance approving the First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area, which is generally located along a 3.5-mile section of Kearney Street extending east from the intersection of North Albertha Avenue and West Kearney Street to a point that is approximately 900 feet west of the intersection of North Barnes Avenue and East Kearney Street; and reaffirming the area in such plan to be a blighted area and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare.

PURPOSE: To amend Council Bill 2026-081 (First Amended and Restated Kearney Street Corridor Redevelopment Plan)

BACKGROUND INFORMATION: On April 6, 2026, Council Bill 2026-081 was amended as follows:

Exhibit 1, page 3, Section V, 'Land Use Plan,' subsection a, 'Excluded Uses,' was amended to add "Medical, Comprehensive, or Microbusiness Marijuana Dispensary Facilities" as an excluded use, thus disqualifying such uses from utilizing the development incentives established by the First Amended and Restated Kearney Street Corridor Redevelopment Plan.

Submitted By: Matthew Schaefer, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

- Attachments:**
1. First Amended and Restated Kearney Street Corridor Redevelopment Plan (1)
 2. First Amended and Restated Kearney Street Corridor Redevelopment Plan_exh1
 3. First Amended and Restated Kearney Street Corridor Redevelopment Plan_exh2



EXPLANATION TO AMENDED COUNCIL BILL 2026-081 (MCGULL, HORTON)

FILED: 04/10/2026

ORIGINATING DEPARTMENT: Economic Vitality

TITLE: A special ordinance approving the First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area, which is generally located along a 3.5-mile section of Kearney Street extending east from the intersection of North Albertha Avenue and West Kearney Street to a point that is approximately 900 feet west of the intersection of North Barnes Avenue and East Kearney Street; and reaffirming the area in such plan to be a blighted area and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare.

PURPOSE: To amend Council Bill 2026-081 (First Amended and Restated Kearney Street Corridor Redevelopment Plan)

BACKGROUND INFORMATION: On April 6, 2026, Council Bill 2026-081 was amended as follows:

Exhibit 1, page 3, Section V, 'Land Use Plan,' subsection a, 'Excluded Uses,' was amended to add "Medical, Comprehensive, or Microbusiness Marijuana Dispensary Facilities" as an excluded use, thus disqualifying such uses from utilizing the development incentives established by the First Amended and Restated Kearney Street Corridor Redevelopment Plan.

Submitted By: Matthew Schaefer, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

- Attachments:**
1. First Amended and Restated Kearney Street Corridor Redevelopment Plan (1)
 2. First Amended and Restated Kearney Street Corridor Redevelopment Plan_exh1
 3. First Amended and Restated Kearney Street Corridor Redevelopment Plan_exh2

One-rdg. _____
P. Hrngs. X
Pgs. _____
Filed: 03-31-26

Sponsored by McGull, Horton

First Reading: _____
AMENDED
COUNCIL BILL 2026-081

Second Reading: _____
SPECIAL ORDINANCE _____

AN ORDINANCE

1 APPROVING the First Amended and Restated Redevelopment Plan for the Kearney
2 Street Corridor Redevelopment Area, which is generally located along
3 a 3.5-mile section of Kearney Street extending east from the
4 intersection of North Albertha Avenue and West Kearney Street to a
5 point that is approximately 900 feet west of the intersection of North
6 Barnes Avenue and East Kearney Street; and reaffirming the area in
7 such plan to be a blighted area and its redevelopment necessary for
8 the preservation of the public peace, prosperity, health, safety,
9 morals, and welfare.

10 _____
11
12 WHEREAS, the City of Springfield, pursuant to Section 99.300, RSMo., et seq.
13 (“The Land Clearance Redevelopment Authority Law”), has duly created the Land
14 Clearance for Redevelopment Authority of the City of Springfield, Missouri (“the LCRA”)
15 and vested in the LCRA the powers authorized by State law; and
16

17 WHEREAS, the LCRA is authorized to prepare development plans for the
18 elimination of slums and urban blight and to improve social and economic conditions;
19 and
20

21 WHEREAS, City Council previously approved the Redevelopment Plan for the
22 Kearney Street Corridor Redevelopment Area on July 16, 2018, by Special Ordinance
23 27080; and
24

25 WHEREAS, the Redevelopment Area consists of a 3.5-mile stretch of Kearney
26 Street that stretches from the intersection of North Albertha Avenue and West Kearney
27 Street to a point that is approximately 900 feet west of the intersection of North Barnes
28 Avenue and East Kearney Street; and
29

30 WHEREAS, the Kearney Street Corridor Redevelopment Plan inadvertently
31 lapsed on July 16, 2023; and
32

33 WHEREAS, the City Council has since directed staff to prepare an amended
34 Kearney Street Corridor Redevelopment Plan; and
35

36 WHEREAS, pursuant to the Land Clearance Redevelopment Authority Law, city
37 staff has filed a First Amended and Restated Redevelopment Plan for the Kearney
38 Street Corridor Redevelopment Area, seeking to reestablish the Redevelopment Area
39 and redevelopment incentives therein; and
40

41 WHEREAS, as part of this submission, city staff updated the underlying blight
42 study as required by the City's Workable Program; and
43

44 WHEREAS, the LCRA reviewed the updated blight report and the First Amended
45 and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment
46 Area at a public meeting on March 3, 2026, and recommended the Kearney Street
47 Corridor Redevelopment Area again be declared a blighted area and the
48 Redevelopment Plan be approved; and
49

50 WHEREAS, the Planning and Zoning Commission reviewed the First Amended
51 and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment
52 Area at a public meeting on March 9, 2026, and recommended approval by a vote of 6
53 to 0; and
54

55 WHEREAS, City Council held a public hearing on April 6, 2026, and all interested
56 parties were given the opportunity to be heard.
57

58 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
59 SPRINGFIELD, MISSOURI, as follows, that:
60

61 Section 1 – The First Amended and Restated Redevelopment Plan for the
62 Kearney Street Corridor Redevelopment Area, consisting of a 3.5-mile section of
63 Kearney Street extending east from the intersection of North Albertha Avenue and West
64 Kearney Street to a point that is approximately 900 feet west of the intersection of North
65 Barnes Avenue and East Kearney Street in Springfield, Missouri, attached hereto and
66 incorporated herein by this reference as "Exhibit 1," is hereby approved.
67

68 Section 2 – City Council finds and declares that the area described in the First
69 Amended and Restated Redevelopment Plan for the Kearney Street Corridor
70 Redevelopment Area, which is more particularly described in "Exhibits A and B of
71 Exhibit 1," is a blighted area as defined by Sections 99.320(3) and 99.805(1), RSMo.,
72 and the redevelopment thereof is necessary for public convenience and necessity; and
73 that approval of the First Amended and Restated Redevelopment Plan for the Kearney
74 Street Corridor Redevelopment Area is necessary for the preservation of the public
75 peace, prosperity, health, safety, morals, and welfare.
76

77 Section 3 – The sections of this Ordinance shall be severable. In the event any
78 section of this Ordinance is found by a court of competent jurisdiction to be invalid, the

79 remaining sections of this Ordinance shall be deemed to be valid, unless the court finds
80 the valid sections of this Ordinance are so essentially and inseparably connected with,
81 and so dependent upon the void sections, that it cannot be presumed that City Council
82 would have enacted the valid sections without those deemed invalid; or unless the court
83 finds that the valid sections, standing alone, are incomplete and are incapable of being
84 executed in accordance with the legislative intent.

85
86 Section 4 – This Ordinance shall be in full force and effect from and after
87 passage.

88
89 Passed at meeting: _____

90
91 _____
92 Mayor

93
94 Attest: _____, City Clerk

95
96 Filed as Ordinance: _____

97
98 *Laura Vales*
99 Approved as to form: _____, Assistant City Attorney

100
101 *[Signature]*
102 Approved for Council action: _____, City Manager

Exhibit 1

First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area

March 3, 2026

First Amended and Restated Redevelopment Plan

I. INTRODUCTION

The City of Springfield has prepared the following First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area (the "Redevelopment Plan"), which is amended from the redevelopment plan approved via Special Ordinance 27080 on July 16, 2018 (the "Original Redevelopment Plan") that subsequently lapsed on July 16, 2023. The Redevelopment Plan proposes the redevelopment of approximately 388 acres generally located along a three-and-a-half-mile section of Kearney Street, extending east from the intersection of North Albertha Avenue and West Kearney Street to a point that is approximately 900 feet west of the intersection of North Barnes Avenue and East Kearney Street, resulting in the elimination of blight and the transformation of this area into a vibrant and revitalized commercial corridor.

II. BACKGROUND

In 2016, the City of Springfield hired PGAV Planners to conduct a retail market and feasibility study of the Kearney Street Corridor in response to the City Council's request to study the most appropriate means to revive retail activity in the area. The study included market research and analysis, site prioritization planning, and strategies and incentives planning. The study found that the Kearney Street Corridor had the potential to capture additional retail sales from an estimated \$95 million of annual unmet household demand surrounding the corridor. The study recommended the City prepare and adopt a redevelopment plan in accordance with Section 99.300, RSMo, et seq., the Land Clearance for Redevelopment Authority (LCRA) Law, that will encourage redevelopment within the Corridor by offering partial real property tax abatement to redevelopment projects that are in conformance with the plan.

On July 16, 2018, the Springfield City Council passed Special Ordinance 27080, declaring the Kearney Street Corridor Redevelopment Area a blighted area and adopting the Redevelopment Plan for said Area. This ordinance was preceded by the passage of Resolution 10383, declaring the Redevelopment Plan for the Kearney Street Corridor Redevelopment Area a Multi-project Redevelopment Plan as per Chapter 40, Article II of the Springfield City Code, the Workable Program. Under this designation, the adopted Redevelopment Plan had an effective life of five years that could be extended by a subsequent resolution prior to its expiration.

The Redevelopment Plan inadvertently lapsed on July 16, 2023. During its five-year term, seven projects were completed using property tax abatement incentives authorized under the Plan. The City Council has since directed City staff to prepare an amended Redevelopment Plan, thus reestablishing the Redevelopment Area and the redevelopment incentives therein.

III. REDEVELOPMENT AREA BOUNDARIES

The Redevelopment Area encompasses approximately 388 acres generally located along a three-and-half-mile section of Kearney Street extending east from the intersection of North Albertha Avenue and West Kearney Street to a point that is approximately 900 ft west of the intersection of North Barnes Avenue and East Kearney Street. A legal description and detailed location map of the Redevelopment Area is attached and incorporated herein as Exhibits A and B.

IV. CURRENT CONDITION OF THE REDEVELOPMENT AREA

The Kearney Street Corridor Redevelopment Area was declared a blighted area in 2018 with the passage of Special Ordinance 27080, which included the adoption of the Original Redevelopment Plan. The blight study that accompanied the Original Redevelopment Plan found that the Area exhibited a predominance of blighting factors that retarded the provision of housing accommodations and constituted a social and economic liability and a menace to public health, safety, and welfare in its present condition and use. Key findings included:

- Over two-thirds of the buildings were in poor or fair condition due to their advanced age and significant deferred maintenance, and nearly half of the private site improvements, such as parking lots and sidewalks, were also in poor condition.
- An estimated 11.4% of the principal buildings were either fully or partially vacant, creating an opportunity for trespassers, vandalism, and other criminal activity, including an increased fire risk.
- A prevalence of garbage, litter, and illegal dumping.
- Several properties lacked direct access to sanitary sewers.
- A high concentration of brownfield properties, including historic gas stations and underground storage tanks that pose environmental risks.
- An excessive number of clustered driveway curb cuts, which increases the potential for traffic incidents.
- Narrow streets lacking the minimum right-of-way and pavement widths.
- Dead-end streets without appropriate turnarounds for emergency vehicles.
- Insufficient and non-ADA-compliant sidewalks.

City staff prepared an Updated Blight Study concurrent with this Amended Redevelopment Plan. It found that although the Original Redevelopment Plan successfully spurred seven redevelopment projects mainly located near the intersection of East Kearney Street and North Glenstone Avenue, much of the Redevelopment Area remains unchanged.

Consequently, the Area continues to exhibit a predominance of blighting factors that retard the provision of housing accommodations and constitute a social and economic liability and a menace to public health, safety, and welfare in its present condition and use.

V. LAND USE PLAN

This Plan proposes to redevelop the Kearney Street Corridor in conformance with the Forward SGF Comprehensive Plan and applicable zoning regulations. Land uses will primarily consist of a mix of office, hospitality, retail sales and service, multifamily residential, universities and colleges, and industrial uses, consistent with the Forward SGF future placetype designations.

a. **Excluded Uses:** Redevelopment projects involving the following land uses shall be ineligible for incentives pursuant to this Plan:

- Adult-oriented Businesses
- Auction Sales
- Boarding Houses
- Emergency Overnight Shelters
- Head Shops
- Pawn Shops
- Personal and Outdoor Storage
- Junkyards
- Resource Recovery Collection Centers
- Rooming and Lodging Houses
- Shelters
- Short-term, High-interest Lending (e.g., Consumer Installment Loans, Pay Day Loans, Title Loans, etc.)
- Single-family Residential
- Smoke/Vape Shops
- Soup Kitchens
- Swap Meets
- Towers (i.e. cell towers)
- Transitional Service Shelters
- Vehicle Storage and Towing

b. **Frontage Requirements:** All new redevelopment projects shall have frontage along Kearney Street, Kansas Expressway, National Avenue, or Glenstone Avenue. Existing commercial buildings within the Redevelopment Area shall be exempt from this frontage requirement.

VI. ZONING

The Corridor is primarily zoned HC (Highway Commercial District) and GR (General Retail District) for properties with frontage along Kearney Street. Property owned by Mission University is zoned GI (Government Institutional District), and the Hiland Dairy property is zoned LI (Light Industrial District). Properties inside the Redevelopment Area without frontage onto Kearney Street, Kansas Expressway, National Avenue, or Glenstone Avenue are generally zoned R-SF (Single-Family Residential District) and R-TH (Residential Townhouse District).

As part of the adoption and implementation of the City’s new Zoning Ordinance, the properties within the Redevelopment Area will be rezoned during a citywide remapping, which will become effective in spring 2026. The existing zoning will translate to the new districts as follows:

<u>Existing Code</u>		<u>New Code</u>
R-SF - Single-family Residential	>	R-SF - Single-family Residential
R-TH - Residential Townhouse	>	R-MX1 – Mixed-density Neighborhood - Low
R-LD – Low-density Multifamily Residential	>	R-MX2 – Mixed-density Neighborhood – Medium
HC - Highway Commercial	>	GC – General Commercial
GI - Government and Institutional	>	GI - Government and Institutional
GR – General Retail	>	GC – General Commercial
LI - Light Industrial	>	LIC – Light Industrial / Commercial

This Plan does not anticipate any further City-initiated rezonings. However, future owner-initiated rezonings may be warranted to facilitate redevelopment consistent with this Plan.

VII. REQUIRED PUBLIC FACILITIES AND UTILITIES

As indicated in the Updated Blight Study the Redevelopment Area remains burdened by inadequate or deteriorated public facilities. Several public facility and infrastructure upgrades will be required to accommodate redevelopment in the Area. They include, but are not limited to, the following:

- Acquiring additional right-of-way, where necessary, to facilitate construction of public infrastructure.
- Improved access to Doling Park, including wayfinding signage and pedestrian enhancements.
- Improved ADA accessibility for curb and sidewalk ramps where needed.
- Improved crosswalks to enhance pedestrian safety and walkability.
- Extending sanitary sewer service to all properties in the Redevelopment Area.
- Repairing or replacing aged or deteriorated sanitary sewer facilities.
- Gas and water utilities renewals. City Utilities will work with any private developer during any property redevelopment efforts to identify and maximize opportunities to renew gas and/or water mains during the construction process.
- Relocation of overhead electrical utilities. City Utilities of Springfield's Electric Transmission and Distribution Engineering Department will work with any new development project to ensure reliable, affordable service.
- Streetscape enhancements, including tree plantings and landscaping in public rights-of-way.

VIII. SCHEDULE

Construction of the required public facilities and utilities will be completed as funding becomes available and as needed to facilitate private redevelopment. Private redevelopment will occur as market conditions allow.

IX. POPULATION DENSITIES, LAND COVERAGE, AND BUILDING INTENSITIES AFTER REDEVELOPMENT

This Plan envisions transformation of the Redevelopment Area from a blighted and economically underutilized area of the City into a vibrant commercial corridor. Population densities, land coverage, and building intensities within the Area are projected to increase after redevelopment and will be regulated in accordance with the Zoning Ordinance and other applicable portions of City Code.

X. SPECIAL CONDITIONS FOR OBTAINING REAL PROPERTY TAX ABATEMENT

Real property tax abatement pursuant to Sections 99.700-99.715, RSMo will be available to projects that conform to this Plan and comply with the requirements of the Springfield Zoning Ordinance and all other applicable codes and ordinances. This Plan seeks City Council designation as a Multi-Project Redevelopment Area Plan, as it meets the criteria set forth in City Code Section 40-19(c):

1. The size of the redevelopment area is approximately 388 acres.
2. Land assemblage will likely be required for redevelopment due to the shallow lot depths and obsolete platting.
3. The scope of the potential redevelopment projects is unknown. Given the size of the Redevelopment Area and its numerous property owners, the City anticipates this Plan will facilitate a wide array of both large- and small-scale projects.
4. This Redevelopment Plan is initiated by the City to spur reinvestment in the Redevelopment Area, which is currently an aging and blighted retail corridor.
5. There are approximately 385 discrete owners of real property within the Redevelopment Area.

Redevelopment projects that conform to this Plan shall be eligible for the partial real property tax abatement pursuant to Sections 99.700-99.715, RSMo, subject to approval and issuance of a Certificate of Qualification by the Land Clearance for Redevelopment Authority.

XI. EMINENT DOMAIN

Consistent with City policy, land acquisition through the use of eminent domain shall occur only if such actions become necessary, either for infrastructure improvements or removal of blighting conditions. In the event it is deemed necessary, the City shall retain the power of eminent domain, rather than delegating it to a sub-entity or private corporation. The threat of condemnation will not be used to coerce recalcitrant property owners.

EXHIBIT A - LEGAL DESCRIPTION
KEARNEY STREET CORRIDOR REDEVELOPMENT AREA

A PART OF SECTIONS 5, 6, 7, AND 8, ALL IN TOWNSHIP 29 NORTH, RANGE 21 WEST, AND A PART OF SECTIONS 1, 2, 3, 10, 11, AND 12, ALL IN TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 656.25 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH, ALONG THE EAST LINE OF SAID WEST ONE-HALF, A DISTANCE OF 699 FEET;

THENCE WEST A DISTANCE OF 283.55 FEET;

THENCE SOUTH APPROXIMATELY 627.5 FEET TO THE SOUTH LINE OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE WEST, ALONG SAID SECTION LINE, APPROXIMATELY 175.2 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF MERCANTILE PLAZA, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID WEST LINE, AND ALONG ITS SOUTHERLY EXTENSION, APPROXIMATELY 716.22 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WESTERLY, ALONG SAID CENTERLINE OF TURNER STREET, TO A POINT APPROXIMATELY 578.9 FEET WEST OF THE EAST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST, BEING AT THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 053212-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, A DISTANCE OF 412.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND;

THENCE WEST A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF BARTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE CONTINUING WEST, ALONG THE NORTH LINE OF SAID BARTON ADDITION, A DISTANCE OF 193.93 FEET;

THENCE NORTH A DISTANCE OF 29.25 FEET;

THENCE WEST A DISTANCE OF 89.55 FEET TO THE NORTHWEST CORNER OF SAID BARTON ADDITION;

THENCE CONTINUING WEST, ALONG A LINE PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, APPROXIMATELY 266.8 FEET TO THE EAST LINE OF EAST HIGH STREET ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID EAST LINE, APPROXIMATELY 16.5 FEET TO THE SOUTHEAST CORNER OF "LOT-B" OF SAID EAST HIGH STREET ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID "LOT-B" AND OF "LOT-A" OF SAID HIGH STREET ADDITION, A DISTANCE OF 333.28 FEET TO THE SOUTHWEST CORNER OF SAID "LOT-A";

THENCE NORTH APPROXIMATELY 34 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SCOFIELD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, A DISTANCE OF 137.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BEING ON THE EAST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST TO THE SOUTHEAST CORNER OF LOT 14 OF ZONGKER SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST, A DISTANCE OF 140.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BEING ON THE EAST LINE OF CEDARWOOD TERRACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID EAST LINE, TO THE SOUTHEAST CORNER OF LOT 49 OF SAID CEDARWOOD TERRACE;

THENCE WEST, ALONG THE SOUTH LINE OF CEDARWOOD TERRACE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 314.32 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF TERRACE VILLAGE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, A DISTANCE OF 351.67 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 90 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 1 OF HASELTINE'S NORTH EAST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, 143.8 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18;

THENCE NORTH A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG THE EXTENDED SOUTH LINE OF LOT 37 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 150 FEET TO THE CENTERLINE OF ROGERS AVENUE;

THENCE NORTH, A DISTANCE OF 40 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 15 IN BLOCK 2 OF HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 172.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 39 IN BLOCK 2 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 13 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 15 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 39 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 OF JARRETT'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 14 FEET;

THENCE WEST, ALONG A LINE 14 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 21 OF SAID JARRETT'S ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE WEST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE SOUTH, ALONG SAID SECTION LINE, APPROXIMATELY 10.5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN BLOCK 1 OF HOBART'S THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND CONTINUING WEST ALONG THE SOUTH LINE OF LOTS 4, 5, AND 8 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOTS 1, 4, AND 5 IN BLOCK 8 OF SAID HOBART'S THIRD ADDITION, A DISTANCE OF 1166.9 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK 8, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 42 OF SPERRY AND KILHAM'S FIRST SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 10 FEET;

THENCE WEST, ALONG A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 136.7 FEET TO THE EAST RIGHT-OF-WAY LINE OF EAST AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 1 OF MERRILLAN PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 11 AND 12 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOT 12 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 600 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 210 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 280 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 1314.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF BENTON AVENUE, A DISTANCE OF 325 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 56 OF OZARK LAND COMPANY SECOND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 5 OF SAID OZARK LAND COMPANY SECOND ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 509.75 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE SOUTH, APPROXIMATELY 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 OF LAPHAM'S PARK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 220.5 FEET TO THE CENTERLINE OF A 16.5 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 10 FEET TO A POINT 300 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET;

THENCE WEST, ALONG A LINE 300 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, A DISTANCE OF 215.13 FEET TO THE CENTERLINE OF ROBBERSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 36 FEET TO THE EASTERLY EXTENSION OF A LINE 40 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 43 OF DOLING HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF A 20 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 11 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 102 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 17 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 8 OF SAID DOLING HEIGHTS, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF APPROXIMATELY 392.5 FEET TO THE CENTERLINE OF

CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 66 FEET TO A POINT 347 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2993 AT PAGE 4036 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 1921 AT PAGE 2217 OF THE GREENE COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 350 FEET TO THE CENTERLINE OF LYON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 14 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2016 AT PAGE 018951-16 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2311 AT PAGE 1905 OF THE GREENE COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 340 FEET TO THE CENTERLINE OF MAIN AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE A DISTANCE OF 31 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK "A" OF FAIRVIEW ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINES OF LOT 16 IN SAID BLOCK "A" AND OF LOT 5 IN BLOCK "D" OF SAID FAIRVIEW ADDITION, APPROXIMATELY 650 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK "D", BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE CENTERLINE OF CHICAGO STREET;

THENCE WEST, ALONG SAID CENTERLINE OF CHICAGO STREET, TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 6 OF OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF BROADWAY AVENUE;

THENCE WEST, ALONG SAID SOUTH LINE OF LOT 6, AND ALONG THE SOUTH LINE OF LOT 43 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 396 FEET TO THE CENTERLINE OF FRANKLIN AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 55 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 218 FEET TO THE SOUTHWEST CORNER OF SAID LOT 55;

THENCE NORTH, A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 91 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 91, 102 AND 139 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A DISTANCE OF 651.27 FEET TO A POINT IN FORT AVENUE WHICH IS 20 FEET WEST OF THE EAST RIGHT-OF-WAY LINE THEREOF;

THENCE NORTH, ALONG A LINE 20 FEET WEST OF, AND PARALLEL WITH, SAID EAST RIGHT-OF-WAY LINE, APPROXIMATELY 102 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF BOLIVAR ROAD FAMILY HOUSING PROJECT MO 58-6, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 895 FEET TO THE CENTERLINE OF BOLIVAR ROAD;

THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, APPROXIMATELY 450 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE OF TURNER STREET, APPROXIMATELY 540 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE OF KANSAS EXPRESSWAY, APPROXIMATELY 250 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 136 OF MCKOIN PLACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, APPROXIMATELY 170 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 164 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOTS 236, 261 AND 333 OF SAID MCKOIN PLACE, AND ALONG THEIR WESTERLY EXTENSION, A DISTANCE OF 660 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 357 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 165 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF FAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 430 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 455 OF SAID MCKOIN PLACE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 320 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF OAKLAND AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 9.4 FEET TO THE POINT OF INTERSECTION WITH AN EAST-WEST LINE WHICH IS 300 FEET NORTH OF THE NORTHWEST CORNER OF TURNER STREET AND ELIZABETH

AVENUE AS SHOWN ON A COUNTY SURVEY RECORDED IN SURVEY BOOK 42 AT PAGE 331 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID EAST-WEST LINE, A DISTANCE OF 175 FEET TO THE CENTERLINE OF ELIZABETH AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A QUIT-CLAIM DEED RECORDED IN BOOK 2720 AT PAGE 1801 OF THE GREENE COUNTY RECORDER'S OFFICE, AND DESIGNATED AS "TRACT XI" THEREIN;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 155 FEET TO THE SOUTHWEST CORNER OF SAID "TRACT XI";

THENCE NORTH, ALONG THE WEST LINE OF SAID "TRACT XI", A DISTANCE OF 191.75 FEET;

THENCE WEST, A DISTANCE OF 35 FEET; THENCE NORTH, A DISTANCE OF 140 FEET TO THE CENTERLINE OF KEARNEY STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 65 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTERLINE OF ALBERTHA AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF ALBERTHA AVENUE, 320 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 OF MCKOIN'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE A DISTANCE OF 220 FEET;

THENCE NORTH A DISTANCE OF 207 FEET;

THENCE EAST, A DISTANCE OF 200 FEET TO THE EAST LINE OF LOT 2 OF SAID MCKOIN'S SUBDIVISION;

THENCE CONTINUING EAST, A DISTANCE OF 260 FEET TO THE WEST LINE OF HOLIDAY HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE A DISTANCE OF 105.93 FEET TO THE NORTHWEST CORNER OF SAID HOLIDAY HEIGHTS, BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD;

THENCE EASTERLY, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD WHICH IS 620.62 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, AND BEING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1173 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, SAID LINE BEING 620.62 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, APPROXIMATELY 996 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 360 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF COOK'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, APPROXIMATELY 132 FEET TO THE EAST RIGHT-OF-WAY LINE OF BOLIVAR ROAD, BEING AT THE NORTHWEST CORNER OF SAID COOK'S ADDITION;

THENCE CONTINUING EAST, ALONG SAID NORTH LINE OF COOK'S ADDITION, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 813 FEET TO A POINT 375 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH RANGE 22 WEST;

THENCE SOUTH, A DISTANCE OF 254 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 2011 AT PAGE 016418-11 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 375 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE WEST RIGHT-OF-WAY LINE OF FORT AVENUE;

THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 208.6 FEET;

THENCE EAST, A DISTANCE OF 20 FEET TO THE CENTERLINE OF FORT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 2.8 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 63 OF W.H. PIPKIN JR. SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 206.5 FEET TO THE CENTERLINE OF A 16 FEET WIDE PLATTED ALLEY (NOW VACATED);

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 120 FEET TO THE POINT OF INTERSECTION WITH A LINE 20 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 32 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 221.5 FEET TO THE CENTERLINE OF JOHNSTON AVENUE AS IT NOW EXISTS;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 30 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 18 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 212 FEET TO THE NORTHEAST CORNER OF SAID LOT 18, BEING ON THE WEST LINE OF LOT 32 OF HIL CRES SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 18.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 32;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 32, AND ALONG THE NORTH LINE OF LOT 1 OF SAID HIL CRES SUBDIVISION, A DISTANCE OF 330 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, APPROXIMATELY 55.7 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2646 AT PAGE 1734 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 330 FEET TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE CENTERLINE OF DELLA STREET;

THENCE EAST, ALONG SAID CENTERLINE OF DELLA STREET, A DISTANCE OF 1300 FEET TO THE CENTERLINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN BLOCK 4 OF OAK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG THE NORTH LINE OF LOT 6 IN BLOCK 4, OF LOTS 6 AND 19 IN BLOCK 5, AND OF LOTS 6 AND 19 IN BLOCK 6, ALL IN SAID OAK RIDGE ADDITION, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 1310 FEET TO THE CENTERLINE OF CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND

DESCRIBED IN A DEED RECORDED IN BOOK 2313 AT PAGE 1913 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 395 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 178 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1 AND 2 OF DENTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 439.42 FEET TO THE CENTERLINE OF ROBBERSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 158 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1, 2 AND 3 OF KEARNEY PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 501 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 110 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 139 AND 122 OF WILKERSON'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 466.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 125 FEET TO THE POINT OF INTERSECTION WITH A LINE 25 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOTS 85 AND 72 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 381.25 FEET TO THE CENTERLINE OF WASHINGTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 32 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 242 FEET TO THE SOUTHWEST CORNER OF LOT 20 OF SAID WILKERSON'S ADDITION;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 39 FEET;

THENCE EAST, ALONG A LINE 39 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 247.5 FEET TO THE CENTERLINE OF SUMMIT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 43.25 FEET TO THE CENTERLINE OF BOYER STREET;

THENCE EAST, ALONG SAID CENTERLINE OF BOYER STREET, A DISTANCE OF 450.5 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 631, 643, 655 AND 667 OF MASSEY'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 870 FEET TO THE CENTERLINE OF EAST AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 24.02 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 009617-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 340.22 FEET TO THE WEST LINE OF LOT 690 OF SAID MASSEY'S ADDITION;

THENCE NORTH, ALONG SAID WEST LINE, APPROXIMATELY 26.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 690;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 690, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 329.12 FEET TO THE CENTERLINE OF HOWARD AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 275 FEET TO THE CENTERLINE OF JEAN STREET;

THENCE EAST, ALONG SAID CENTERLINE OF JEAN STREET, A DISTANCE OF 663.12 FEET TO THE CENTERLINE OF NATIONAL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE OF NATIONAL AVENUE, A DISTANCE OF 107.25 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 47 IN BLOCK 4 OF HASELTINE'S BOULEVARD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 183 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN BLOCK 4 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 179 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 175 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 38 AND 15 IN BLOCK 3 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 355 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 40 IN BLOCK 2 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN BLOCK 2, AND OF LOTS 38 AND 15 IN BLOCK 1, OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 460.2 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 70 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 024475-15 OF THE GREENE COUNTY RECORDER'S OFFICE, BEING 200 FEET NORTH OF THE SOUTH LINE OF LOT 32 OF JAMES M. WILKERSON'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, 215 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE NORTH, A DISTANCE OF 33 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2680 AT PAGE 2376 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 115 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 37 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1449 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 165 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT;

THENCE SOUTH, ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 52 FEET;

THENCE EAST, ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 65 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 017541-15 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 7 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 121.5 FEET TO THE CENTERLINE OF WELLER AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 52 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 71 FEET OF LOT 13 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 333.5 FEET TO THE WEST LINE OF LOT 8 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 20 FEET TO A POINT 41 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8;

THENCE EAST, ALONG A LINE 41 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 350 FEET TO THE CENTERLINE OF DELAWARE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 106 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF LOT 1 OF ALDI SUBDIVISION REPLAT, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 220.25 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE;

THENCE NORTH, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 150.14 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH 12

ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6,
TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, CONTINUING ALONG SAID BOUNDARY LINE, AND ALONG SAID NORTH LINE OF THE
SOUTH 12 ACRES, APPROXIMATELY 1010 FEET TO THE EAST LINE OF SAID SECTION 6, TOWNSHIP
29 NORTH, RANGE 21 WEST;

THENCE NORTH, ALONG SAID EAST LINE, APPROXIMATELY 498 FEET TO A POINT 426.25 FEET
SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG A LINE 426.5 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF
SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, APPROXIMATELY 1320 FEET TO THE
EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH, ALONG SAID EAST LINE, 426.25 FEET TO THE POINT OF BEGINNING.

EXHIBIT B – LOCATION MAP
KEARNEY STREET CORRIDOR REDEVELOPMENT AREA

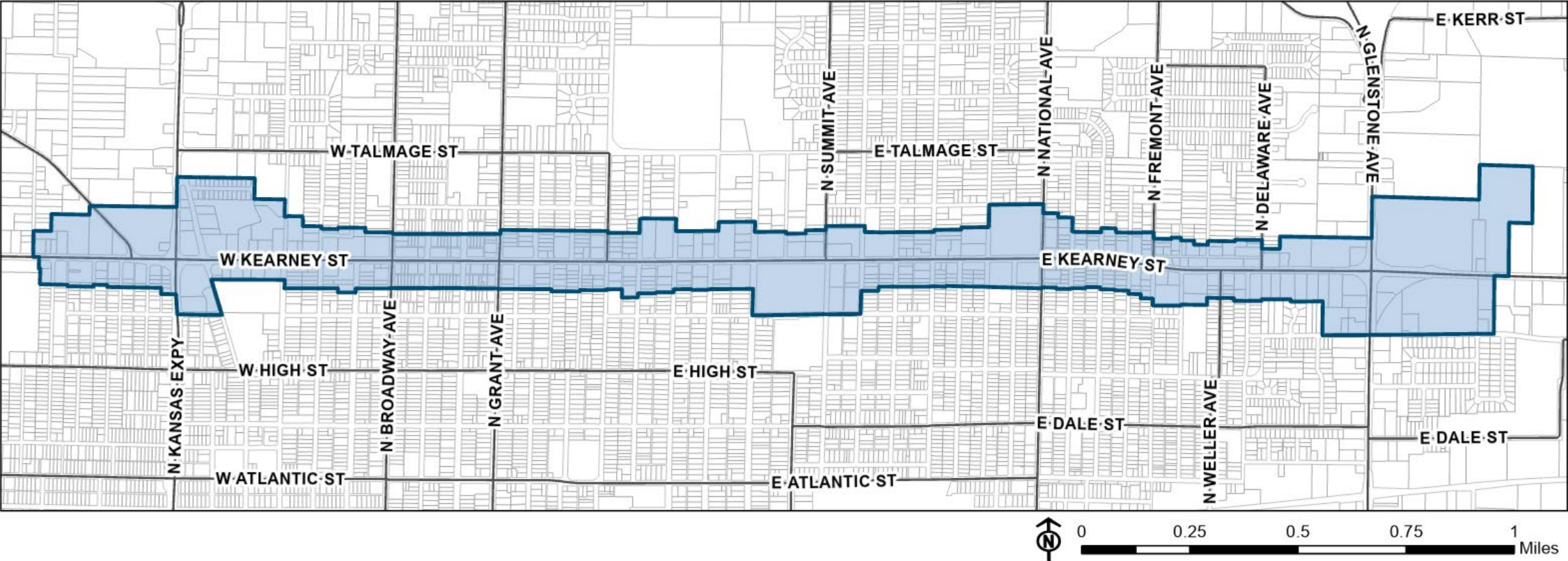


Exhibit 2

Updated Blight Study

Kearney Street Corridor Redevelopment Area

March 2026

City of Springfield, Missouri
Department of Workforce and Economic Vitality



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V. Evidence of Blight – 2026 Update	6
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VII. Conclusion	7

Exhibit A: Photographs of Redevelopment Area

Exhibit B: Location Map

Exhibit C: Legal Description

Exhibit D: 2018 Blight Study

I. INTRODUCTION

In 2016, the City of Springfield hired PGAV Planners to conduct a market study of the Kearney Street Corridor in response to the City Council's request to study the most appropriate means to revive retail activity in the area. The Kearney Street Corridor is generally located along a three-and-a-half-mile section of Kearney Street, extending east from the intersection of North Albertha Avenue and West Kearney Street to a point that is approximately 900 feet west of the intersection of North Barnes Avenue and East Kearney Street. The study included market research and analysis, site prioritization planning, and strategies and incentives planning. The study found that the Kearney Street Corridor had the potential to capture additional retail sales, estimated at \$95 million, from unmet household demand surrounding the corridor. It recommended that the City prepare and adopt a redevelopment plan in accordance with Section 99.300, RSMo, et seq., the Land Clearance for Redevelopment Authority (LCRA) Law ("Chapter 99"), to encourage redevelopment within the Corridor by offering partial real property tax abatement to redevelopment projects that are in conformance with the plan.

On July 16, 2018, the Springfield City Council passed Special Ordinance 27080, declaring the Kearney Street Corridor Redevelopment Area a blighted area and adopting the Redevelopment Plan for said Area. This Ordinance was preceded by the passage of Resolution 10383 declaring the Redevelopment Plan for the Kearney Street Corridor Redevelopment Area a Multi-project Redevelopment Plan as per Chapter 40, Article II, Springfield City Code, the Workable Program. Under this designation, the adopted Redevelopment Plan had an effective life of five years that could be extended by a subsequent resolution prior to its expiration.

The Redevelopment Plan inadvertently lapsed on July 16, 2023. During its five-year term, seven projects were completed using Chapter 99 real property tax abatement incentives. They include the following depicted in Figure 1 below:

- A. Glendalough Convention Center: 2431 N. Glenstone Ave.
- B. Retail Center at former Buckingham's site: 2415 N. Glenstone Ave.
- C. Bigshots Golf: 1930 E. Kearney St.
- D. Chick-fil-A: 2355 N. Glenstone Ave.
- E. Whataburger: 2337 N. Glenstone Ave.
- F. Long Drive Center: 1845 E. Turner St.
- G. MMC Fencing & Railing: 1900 W. Kearney St.

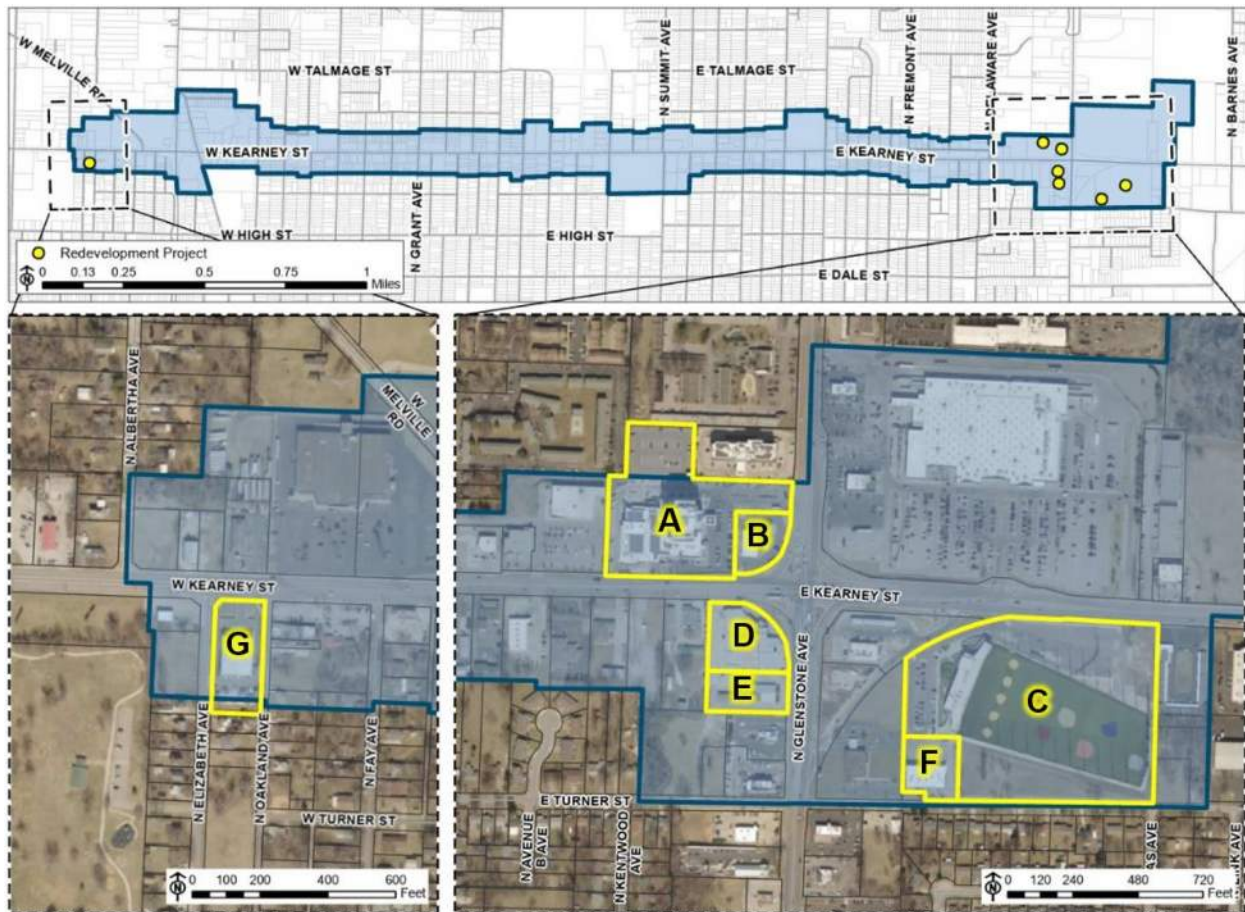


Figure 1 – Project Location Map

The City Council has since directed City Staff to prepare an amended Redevelopment Plan that will reestablish the Redevelopment Area and the redevelopment incentives available therein. As per the Workable Program, before the amended Redevelopment Plan can be adopted, the City Council must reaffirm the Area remains a blighted area through a) an updated blight study, or other evidence that the area still exhibits the blighting factors that existed at the time it was declared a blighted area; or b) a new blight study showing that sufficient blighting factors exist to support a finding that the area meets the definition of a blighted area, per the LCRA Law.

The purpose of this report is to analyze the current conditions within the Redevelopment Area and make findings as to whether it continues to exhibit the blighting factors that existed when it was originally declared blighted in 2018.

II. LOCATION

The Kearney Street Corridor Redevelopment Area is located along a 3.5-mile section of Kearney Street, extending east from the intersection of North Albertha Street and West

Kearney Street to a point approximately 900 ft west of the intersection of North Barnes Avenue and East Kearney Street. It comprises approximately 388 acres and generally encompasses parcels that are entirely or partially located within 300 ft of Kearney Street, including those parcels surrounding major intersections at North Kansas Expressway, North Broadway Street, North Grant Avenue, North National Avenue, and North Glenstone Avenue (*Figure 2*). A legal description and detailed location map of the Kearney Street Redevelopment Area are attached and incorporated herein as *Exhibits B and C*.



Figure 2 – Location Map

III. DEFINITION OF BLIGHTED AREA

Chapter 99 of the Revised Statutes of Missouri (RSMo.), also known as the Land Clearance for Redevelopment Authority (“LCRA”) Law, defines a “blighted area” as:

An area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use. – Section 99.805(1) RSMo¹

¹ The statutory definition of blight was changed in 2021 to remove “defective or inadequate street layout” and “improper Subdivision or Obsolete Platting” as conditions contributing to a blighted area. Accordingly, any references to such conditions in the original blight study have been removed from this report, and the current blight analysis has been conducted based on only the current statutory definition, quoted herein.

IV. EVIDENCE OF BLIGHT – 2018 STUDY

Insanitary or Unsafe Conditions

The 2018 study identified significant and widespread insanitary and unsafe conditions, including:

- **Garbage, Debris, and Illegal Dumping:** The area was characterized by prevalent litter, scattered junk, and evidence of illegal dumping on both public and private property. These conditions create a nuisance and pose a threat to public health by providing harborage for insects and vermin.
- **Exposed Electrical Wiring:** City staff observed numerous instances of damaged signage and lighting fixtures with exposed, accessible wiring, posing a clear risk of electric shock to the public.
- **Lack of Sanitary Sewer Access:** A significant portion of the area, comprising 16 parcels totaling 14.30 acres, lacks direct access to or connection to the municipal sanitary sewer system. This can lead to improper wastewater management, environmental contamination, and unsanitary conditions.
- **Brownfields and Contamination Risk:** The corridor contains a high concentration of brownfields, defined by the EPA as property where the presence of hazardous substances may complicate reuse. The study identified 21 historic gas stations and 29 registered Underground Storage Tanks (USTs), which pose a risk of soil and groundwater contamination.
- **Inadequate Street Layout:** The issues identified in the “Defective and Inadequate Street Layout” section of the 2018 report can be directly re- categorized as either “unsafe conditions” or “deterioration of site improvements.” This is still true for the “Middle Corridor” (National to Grant), where many private parking lots remain crumbled, and buildings are functionally obsolete. It still meets the definition of deterioration of site improvements.

Deterioration of Site Improvements

The physical condition of buildings and site infrastructure was a primary factor in the original blight finding. The 2018 study found that:

- **Poor Building Conditions:** Over two-thirds (70.7%) of the buildings in the area were rated in poor or fair condition. This was attributed to advanced age and a lack of recent investment and upkeep.

- **Aged Building Stock:** Most buildings along the corridor are more than 35 years old and show considerable deferred maintenance. Since 2018, 160 building permits have been issued for the entire Kearney Street Corridor. Of these, 82 permits were for renovations, 13 for building additions, 27 for new construction projects, and 38 for miscellaneous projects—including cell tower upgrades, certificates of occupancy, and other site improvements. To compare this to other corridors, 365 Building Permits were obtained along Glenstone, 336 along Sunshine, 220 along Campbell, and 82 along Division.
- **Deteriorated Site Elements:** Beyond the buildings themselves, private site improvements like parking lots, sidewalks, curb stops, and signage were also found to be in disrepair. Nearly half (47%) of all properties were rated as having "poor" site conditions. Outside of the properties that have been developed, this remains unchanged.
- **Stagnant Property Values:** These deteriorating conditions have had a negative economic impact. In the 11 years preceding the 2018 report, approximately 35% of properties in the area either declined or saw no change in assessed value. The City of Springfield's total assessed value generally increases by 2% to 5% every assessment cycle. For a property to remain flat for 11 years means it effectively lost significant value when adjusted for inflation. On corridors like Campbell, Glenstone, and Sunshine, "no change" in value is almost unheard of unless a building is completely abandoned. High demand for these locations drives land values up, even as the buildings themselves age. While the middle of Kearney Street still struggles with older buildings, the 35% stagnation figure is outdated. The corridor is currently in a rebound phase, though it still lags significantly behind other corridors in total valuation.

Conditions Which Endanger Life or Property by Fire or Other Causes

The prevalence of vacant and unsecured buildings poses a direct risk to public safety.

- **High Vacancy Rate:** While the city-wide vacancy rate for Springfield currently sits at 1.5% to 4.4% (depending on the sector), Kearney Street has historically struggled with double-digit rates in its core, averaging 12%-15% in 2025. Although the edges of the redevelopment area have reduced overall vacancy across the corridor, the core stretch in the middle has not improved. Compared to other corridors, Sunshine, Glenstone, and Campbell all have vacancy rates between 2% and 4%.
- **Increased Risk of Fire and Crime:** Vacant buildings are highly susceptible to trespassers, vandalism, and criminal activity, including arson. These structures

present a significant fire risk to surrounding properties and endanger the lives of first responders.

V. EVIDENCE OF BLIGHT – 2026 UPDATE

The 2018 Redevelopment Plan led to revitalization efforts near the intersection of East Kearney Street and North Glenstone Avenue. Nevertheless, much of the 3.5-mile corridor has seen little change. Many small-scale commercial properties continue to exhibit "fair to poor" building conditions, as the cost of rehabilitation often outweighs the potential market returns for small business owners. Although there have been recent improvements to streets and sidewalks, the area remains plagued by an excessive number of curb cuts and several offset intersections, both of which compromise traffic flow and pedestrian safety. Persistent problems with trash and illegal dumping also continue to impact the area.

According to the 2018 Blight Study, several parcels still lack direct access or connection to the sanitary sewer system due to their location relative to existing sewer mains and lateral connections. Environmental Services has indicated that there are currently no plans to extend sewer service to these areas; instead, the responsibility will fall to private developers, as the city deems it cost-prohibitive. This arrangement poses significant challenges for affected property owners, impeding proper maintenance and connection to the sanitary sewer, and increasing the risk of environmental contamination and insanitary conditions.

Recent images documenting the current conditions within the Redevelopment Area are attached and incorporated herein as *Exhibit A*.

VI. IMPACT OF BLIGHTING FACTORS

The predominance of the factors described above continues to have a detrimental impact on the Kearney Street Corridor. In its present condition, the area:

- **Retards the Provision of Housing Accommodations:** The poor condition of the existing housing stock, combined with deteriorated public infrastructure and a generally unsafe environment as described above, has hindered new investment and rendered the area a less desirable place to live.
- **Constitutes an Economic or Social Liability:** The area suffers from deferred maintenance and a lack of private investment, which prevents it from achieving its highest and best use. This underutilization limits the generation of property-

and sales-tax revenues and discourages reinvestment in surrounding neighborhoods.

- **Constitutes a Menace to Public Health, Safety, and Welfare:** A combination of insanitary conditions, deteriorating structures, and vacant buildings poses serious risks to public health and safety, while also undermining both the perception and overall well-being of this important city corridor.

VII. CONCLUSION

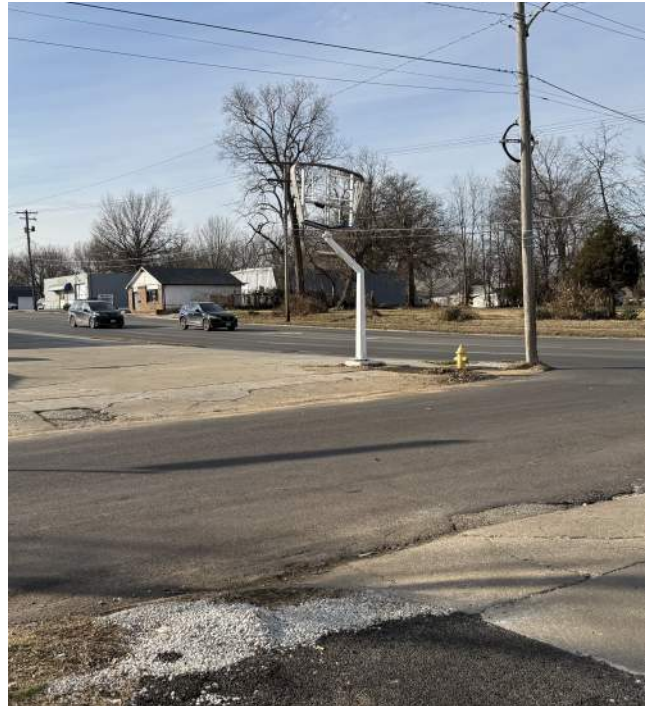
The Kearney Street Corridor Redevelopment Area continues to suffer from a predominance of insanitary and unsafe conditions, deteriorated site conditions, and conditions that endanger life or property by fire and other causes. These factors continue to retard the provision of housing accommodations and constitute an economic and social liability and a menace to public health, safety, and welfare in the Area's present condition and use.

This updated study finds that the Kearney Street Corridor Redevelopment Area qualifies as a blighted area under the LCRA Law. Accordingly, the City of Springfield should declare that the Redevelopment Area remains blighted.

EXHIBIT A
Photographs of Redevelopment Area



Located at 1445 and 1421 W Kearney, Signage with exposed wires falling onto adjacent property.



Located at 400 W Kearney, Signage is exposed and deteriorated. Lack of Sidewalk has gravel and uneven surfaces. Non ADA compliant.



Located at 920 W Kearney, Signage is exposed and deteriorated.



EXHIBIT A
Photographs of Redevelopment Area



Located at 711 W Kearney, Signage has exposed electrical wiring and junction box. Deteriorated signage contributes to the blighted conditions of the corridor.



Located at 930 W Kearney, Building facade deteriorating. No sidewalk or curb. Non ADA Compliant.



Located at 1326 E Kearney, Building deteriorating. Inadequate site layout.

EXHIBIT A
Photographs of Redevelopment Area



Located at 658 W Kearney, No sidewalk or curb. Non ADA Complaint.



Located at 501 W Kearney. Buildings vacant and boarded. Inadequate site layout.



Located at 737 E Kearney. Buildings vacant and boarded. Inadequate site layout.



Parking Stops, Site Constraints, Non ADA Compliant.



Located at 1421 W Kearney Building vacant.



Located at 2407 N Grant, Building vacant and Boarded. Building appears to be in the ROW.

EXHIBIT B
Location Map

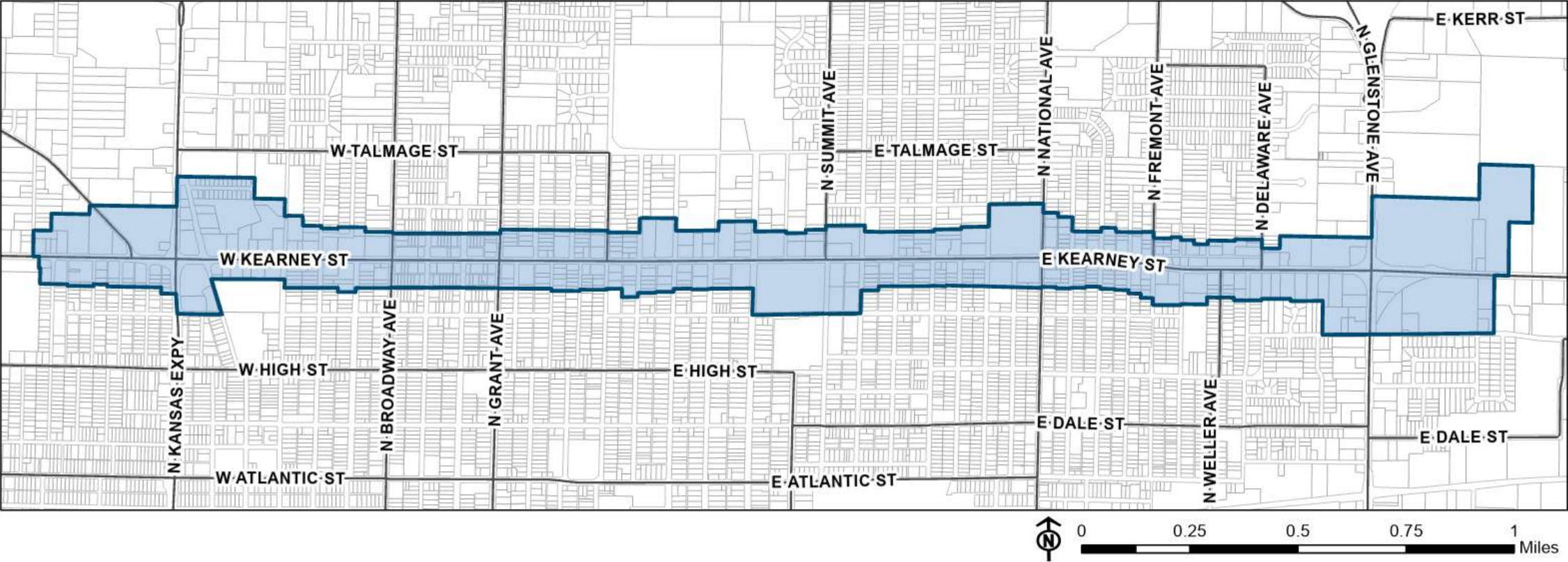


Exhibit C
Legal Description
Kearney Street Corridor Redevelopment Area

A PART OF SECTIONS 5, 6, 7, AND 8, ALL IN TOWNSHIP 29 NORTH, RANGE 21 WEST, AND A PART OF SECTIONS 1, 2, 3, 10, 11, AND 12, ALL IN TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 656.25 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH, ALONG THE EAST LINE OF SAID WEST ONE-HALF, A DISTANCE OF 699 FEET;

THENCE WEST A DISTANCE OF 283.55 FEET;

THENCE SOUTH APPROXIMATELY 627.5 FEET TO THE SOUTH LINE OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE WEST, ALONG SAID SECTION LINE, APPROXIMATELY 175.2 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF MERCANTILE PLAZA, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID WEST LINE, AND ALONG ITS SOUTHERLY EXTENSION, APPROXIMATELY 716.22 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WESTERLY, ALONG SAID CENTERLINE OF TURNER STREET, TO A POINT APPROXIMATELY 578.9 FEET WEST OF THE EAST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST, BEING AT THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 053212-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, A DISTANCE OF 412.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND;

THENCE WEST A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF BARTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE CONTINUING WEST, ALONG THE NORTH LINE OF SAID BARTON ADDITION, A DISTANCE OF 193.93 FEET;

THENCE NORTH A DISTANCE OF 29.25 FEET;

THENCE WEST A DISTANCE OF 89.55 FEET TO THE NORTHWEST CORNER OF SAID BARTON ADDITION;

THENCE CONTINUING WEST, ALONG A LINE PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, APPROXIMATELY 266.8 FEET TO THE EAST LINE OF EAST HIGH STREET ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID EAST LINE, APPROXIMATELY 16.5 FEET TO THE SOUTHEAST CORNER OF "LOT-B" OF SAID EAST HIGH STREET ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID "LOT-B" AND OF "LOT-A" OF SAID HIGH STREET ADDITION, A DISTANCE OF 333.28 FEET TO THE SOUTHWEST CORNER OF SAID "LOT-A";

THENCE NORTH APPROXIMATELY 34 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SCOFIELD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, A DISTANCE OF 137.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BEING ON THE EAST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST TO THE SOUTHEAST CORNER OF LOT 14 OF ZONGKER SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST, A DISTANCE OF 140.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BEING ON THE EAST LINE OF CEDARWOOD TERRACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID EAST LINE, TO THE SOUTHEAST CORNER OF LOT 49 OF SAID CEDARWOOD TERRACE;

THENCE WEST, ALONG THE SOUTH LINE OF CEDARWOOD TERRACE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 314.32 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF TERRACE VILLAGE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, A DISTANCE OF 351.67 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 90 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 1 OF HASELTINE'S NORTH EAST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, 143.8 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18;

THENCE NORTH A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG THE EXTENDED SOUTH LINE OF LOT 37 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 150 FEET TO THE CENTERLINE OF ROGERS AVENUE;

THENCE NORTH, A DISTANCE OF 40 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 15 IN BLOCK 2 OF HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 172.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 39 IN BLOCK 2 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 13 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 15 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 39 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 OF JARRETT'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 14 FEET;

THENCE WEST, ALONG A LINE 14 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 21 OF SAID JARRETT'S ADDITION, AND ALONG IT'S WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE WEST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE SOUTH, ALONG SAID SECTION LINE, APPROXIMATELY 10.5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN BLOCK 1 OF HOBART'S THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND CONTINUING WEST ALONG THE SOUTH LINE OF LOTS 4, 5, AND 8 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOTS 1, 4, AND 5 IN BLOCK 8 OF SAID HOBART'S THIRD ADDITION, A DISTANCE OF 1166.9 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK 8, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 42 OF SPERRY AND KILHAM'S FIRST SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 10 FEET;

THENCE WEST, ALONG A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 136.7 FEET TO THE EAST RIGHT-OF-WAY LINE OF EAST AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 1 OF MERRILLAN PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 11 AND 12 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOT 12 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 600 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 210 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 280 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 1314.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF BENTON AVENUE, A DISTANCE OF 325 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 56 OF OZARK LAND COMPANY SECOND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 5 OF SAID OZARK LAND COMPANY SECOND ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 509.75 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE SOUTH, APPROXIMATELY 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 OF LAPHAM'S PARK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 220.5 FEET TO THE CENTERLINE OF A 16.5 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 10 FEET TO A POINT 300 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET;

THENCE WEST, ALONG A LINE 300 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, A DISTANCE OF 215.13 FEET TO THE CENTERLINE OF ROBBERTSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 36 FEET TO THE EASTERLY EXTENSION OF A LINE 40 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 43 OF DOLING HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF A 20 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 11 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 102 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 17 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 8 OF SAID DOLING HEIGHTS, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF APPROXIMATELY 392.5 FEET TO THE CENTERLINE OF CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 66 FEET TO A POINT 347 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2993 AT PAGE 4036 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 1921 AT PAGE 2217 OF THE GREENE

COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 350 FEET TO THE CENTERLINE OF LYON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 14 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2016 AT PAGE 018951-16 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2311 AT PAGE 1905 OF THE GREENE COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 340 FEET TO THE CENTERLINE OF MAIN AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE A DISTANCE OF 31 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK "A" OF FAIRVIEW ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINES OF LOT 16 IN SAID BLOCK "A" AND OF LOT 5 IN BLOCK "D" OF SAID FAIRVIEW ADDITION, APPROXIMATELY 650 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK "D", BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE CENTERLINE OF CHICAGO STREET;

THENCE WEST, ALONG SAID CENTERLINE OF CHICAGO STREET, TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 6 OF OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF BROADWAY AVENUE;

THENCE WEST, ALONG SAID SOUTH LINE OF LOT 6, AND ALONG THE SOUTH LINE OF LOT 43 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 396 FEET TO THE CENTERLINE OF FRANKLIN AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 55 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 218 FEET TO THE SOUTHWEST CORNER OF SAID LOT 55;

THENCE NORTH, A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 91 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 91, 102 AND 139 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A DISTANCE OF 651.27 FEET TO A POINT IN FORT AVENUE WHICH IS 20 FEET WEST OF THE EAST RIGHT-OF-WAY LINE THEREOF;

THENCE NORTH, ALONG A LINE 20 FEET WEST OF, AND PARALLEL WITH, SAID EAST RIGHT-OF-WAY LINE, APPROXIMATELY 102 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF BOLIVAR ROAD FAMILY HOUSING PROJECT MO 58-6, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 895 FEET TO THE CENTERLINE OF BOLIVAR ROAD;

THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, APPROXIMATELY 450 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE OF TURNER STREET, APPROXIMATELY 540 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE OF KANSAS EXPRESSWAY, APPROXIMATELY 250 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 136 OF MCKOIN PLACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, APPROXIMATELY 170 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 164 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOTS 236, 261 AND 333 OF SAID MCKOIN PLACE, AND ALONG THEIR WESTERLY EXTENSION, A DISTANCE OF 660 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 357 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 165 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF FAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 430 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 455 OF SAID MCKOIN PLACE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 320 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF OAKLAND AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 9.4 FEET TO THE POINT OF INTERSECTION WITH AN EAST-WEST LINE WHICH IS 300 FEET NORTH OF THE NORTHWEST CORNER OF TURNER STREET AND ELIZABETH AVENUE AS SHOWN ON A COUNTY SURVEY RECORDED IN SURVEY BOOK 42 AT PAGE 331 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID EAST-WEST LINE, A DISTANCE OF 175 FEET TO THE CENTERLINE OF ELIZABETH AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A QUIT-CLAIM DEED RECORDED IN BOOK 2720 AT PAGE 1801 OF THE GREENE COUNTY RECORDER'S OFFICE, AND DESIGNATED AS "TRACT XI" THEREIN;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 155 FEET TO THE SOUTHWEST CORNER OF SAID "TRACT XI";

THENCE NORTH, ALONG THE WEST LINE OF SAID "TRACT XI", A DISTANCE OF 191.75 FEET;

THENCE WEST, A DISTANCE OF 35 FEET; THENCE NORTH, A DISTANCE OF 140 FEET TO THE CENTERLINE OF KEARNEY STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 65 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTERLINE OF ALBERTHA AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF ALBERTHA AVENUE, 320 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 OF MCKOIN'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE A DISTANCE OF 220 FEET;

THENCE NORTH A DISTANCE OF 207 FEET;

THENCE EAST, A DISTANCE OF 200 FEET TO THE EAST LINE OF LOT 2 OF SAID MCKOIN'S SUBDIVISION;

THENCE CONTINUING EAST, A DISTANCE OF 260 FEET TO THE WEST LINE OF HOLIDAY HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE A DISTANCE OF 105.93 FEET TO THE NORTHWEST CORNER OF SAID HOLIDAY HEIGHTS, BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD;

THENCE EASTERLY, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD WHICH IS 620.62 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, AND BEING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1173 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, SAID LINE BEING 620.62 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, APPROXIMATELY 996 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 360 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF COOK'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, APPROXIMATELY 132 FEET TO THE EAST RIGHT-OF-WAY LINE OF BOLIVAR ROAD, BEING AT THE NORTHWEST CORNER OF SAID COOK'S ADDITION;

THENCE CONTINUING EAST, ALONG SAID NORTH LINE OF COOK'S ADDITION, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 813 FEET TO A POINT 375 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH RANGE 22 WEST;

THENCE SOUTH, A DISTANCE OF 254 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 2011 AT PAGE 016418-11 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 375 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE WEST RIGHT-OF-WAY LINE OF FORT AVENUE;

THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 208.6 FEET;

THENCE EAST, A DISTANCE OF 20 FEET TO THE CENTERLINE OF FORT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 2.8 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 63 OF W.H. PIPKIN JR. SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 206.5 FEET TO THE CENTERLINE OF A 16 FEET WIDE PLATTED ALLEY (NOW VACATED);

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 120 FEET TO THE POINT OF INTERSECTION WITH A LINE 20 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 32 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 221.5 FEET TO THE CENTERLINE OF JOHNSTON AVENUE AS IT NOW EXISTS;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 30 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 18 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 212 FEET TO THE NORTHEAST CORNER OF SAID LOT 18, BEING ON THE WEST LINE OF LOT 32 OF HIL CRES SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 18.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 32;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 32, AND ALONG THE NORTH LINE OF LOT 1 OF SAID HIL CRES SUBDIVISION, A DISTANCE OF 330 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, APPROXIMATELY 55.7 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2646 AT PAGE 1734 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 330 FEET TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE CENTERLINE OF DELLA STREET;

THENCE EAST, ALONG SAID CENTERLINE OF DELLA STREET, A DISTANCE OF 1300 FEET TO THE CENTERLINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN BLOCK 4 OF OAK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG THE NORTH LINE OF LOT 6 IN BLOCK 4, OF LOTS 6 AND 19 IN BLOCK 5, AND OF LOTS 6 AND 19 IN BLOCK 6, ALL IN SAID OAK RIDGE ADDITION, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 1310 FEET TO THE CENTERLINE OF CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 2313 AT PAGE 1913 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 395 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 178 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1 AND 2 OF DENTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 439.42 FEET TO THE CENTERLINE OF ROBBERSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 158 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1, 2 AND 3 OF KEARNEY PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 501 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 110 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 139 AND 122 OF WILKERSON'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 466.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 125 FEET TO THE POINT OF INTERSECTION WITH A LINE 25 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOTS 85 AND 72 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 381.25 FEET TO THE CENTERLINE OF WASHINGTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 32 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 242 FEET TO THE SOUTHWEST CORNER OF LOT 20 OF SAID WILKERSON'S ADDITION;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 39 FEET;

THENCE EAST, ALONG A LINE 39 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 247.5 FEET TO THE CENTERLINE OF SUMMIT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 43.25 FEET TO THE CENTERLINE OF BOYER STREET;

THENCE EAST, ALONG SAID CENTERLINE OF BOYER STREET, A DISTANCE OF 450.5 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 631, 643, 655 AND 667 OF MASSEY'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 870 FEET TO THE CENTERLINE OF EAST AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 24.02 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND

DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 009617-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 340.22 FEET TO THE WEST LINE OF LOT 690 OF SAID MASSEY'S ADDITION;

THENCE NORTH, ALONG SAID WEST LINE, APPROXIMATELY 26.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 690;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 690, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 329.12 FEET TO THE CENTERLINE OF HOWARD AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 275 FEET TO THE CENTERLINE OF JEAN STREET;

THENCE EAST, ALONG SAID CENTERLINE OF JEAN STREET, A DISTANCE OF 663.12 FEET TO THE CENTERLINE OF NATIONAL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE OF NATIONAL AVENUE, A DISTANCE OF 107.25 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 47 IN BLOCK 4 OF HASELTINE'S BOULEVARD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 183 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN BLOCK 4 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 179 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 175 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 38 AND 15 IN BLOCK 3 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 355 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 40 IN BLOCK 2 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN BLOCK 2, AND OF LOTS 38 AND 15 IN BLOCK 1, OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 460.2 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 70 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 024475-15 OF THE GREENE

COUNTY RECORDER'S OFFICE, BEING 200 FEET NORTH OF THE SOUTH LINE OF LOT 32 OF JAMES M. WILKERSON'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, 215 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE NORTH, A DISTANCE OF 33 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2680 AT PAGE 2376 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 115 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 37 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1449 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 165 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT;

THENCE SOUTH, ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 52 FEET;

THENCE EAST, ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 65 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 017541-15 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 7 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 121.5 FEET TO THE CENTERLINE OF WELLER AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 52 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 71 FEET OF LOT 13 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 333.5 FEET TO THE WEST LINE OF LOT 8 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 20 FEET TO A POINT 41 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8;

THENCE EAST, ALONG A LINE 41 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 350 FEET TO THE CENTERLINE OF DELAWARE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 106 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF LOT 1 OF ALDI SUBDIVISION REPLAT, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 220.25 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE;

THENCE NORTH, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 150.14 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH 12 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, CONTINUING ALONG SAID BOUNDARY LINE, AND ALONG SAID NORTH LINE OF THE SOUTH 12 ACRES, APPROXIMATELY 1010 FEET TO THE EAST LINE OF SAID SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE NORTH, ALONG SAID EAST LINE, APPROXIMATELY 498 FEET TO A POINT 426.25 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG A LINE 426.5 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, APPROXIMATELY 1320 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH, ALONG SAID EAST LINE, 426.25 FEET TO THE POINT OF BEGINNING.

EXHIBIT D



Blight Study

Kearney Street Corridor Redevelopment Area

City of Springfield, Missouri
Department of Planning and Development
April 2018

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Exhibit A: Legal Description

Exhibit B: Location Map

Exhibit C: Building Conditions

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I. INTRODUCTION

In late 2016, the City of Springfield hired PGAV Planners to conduct a market study of the Kearney Street Corridor (between North Kansas Expressway and North Glenstone Avenue) in response to the City Council's request to study the most appropriate means to revive retail activity in the area. PGAV conducted a three-phase Retail Market Feasibility Study, which included market research and analysis, site prioritization planning, and strategies and incentives Planning. Public input was taken by paper and online surveys as well as a public input session held at the Library Station on January 20, 2017. PGAV presented Phase 1 initial findings to City Council on February 7, 2017 and final recommendations to City Council on April 25, 2017. The Study found the Kearney Street Corridor has the potential to capture additional retail sales from an estimated \$95 million dollars of annual unmet household demand in the trade around surrounding the Corridor. The Study made several recommendations for how the City could facilitate revitalization of the Corridor and encourage retail activity. One of those recommendations was for the City to establish a Redevelopment Area pursuant to the Land Clearance for Redevelopment Authority (LCRA) Law to provide partial real property abatement incentives for new improvements within the Corridor that substantially comply with the Redevelopment Plan for the area. On June 12, 2017, the Springfield City Council adopted resolution No. 10327, accepting the *Kearney Street Corridor Study* and the directing City staff to prepare a blight study and redevelopment plan for said Corridor.

The LCRA Law, which is set forth in Sections 99.300 through 99.715 of the Missouri Revised Statutes (RSMo), was enacted in 1951 to help local municipalities eradicate insanitary and blighted areas in the community and to encourage rehabilitation and redevelopment of those areas by private enterprise. The Law enables municipalities and private citizens to work together for the purposes of fostering economic development opportunities, removing blight, and improving property values in municipalities throughout Missouri. Under the LCRA Law, the Springfield LCRA may authorize partial real property tax abatement for individual redevelopment projects that conform to an adopted redevelopment plan and are located within a designated redevelopment area or urban renewal area that City Council has declared as blighted. Partial real property tax abatement may be granted on up to 100% of the assessed value of new construction or rehabilitation for 10 years.

This report has been prepared by the City of Springfield to demonstrate that the Kearney Street Corridor Redevelopment Area should be declared a "blighted area" pursuant to the LCRA Law.

II. LOCATION

The Kearney Street Corridor Redevelopment Area is located along a three-and-half mile section of Kearney Street that extends east from the intersection of North Albertha Street and West Kearney Street to a point located approximately 900 ft west of the intersection of North Barnes Avenue and East Kearney Street. It comprises approximately 388 acres and generally encompasses parcels that are entirely or partially located within 300 ft of Kearney Street, including those parcels surrounding major intersections at North Kansas Expressway, North

Broadway Street, North Grant Avenue, North National Avenue, and North Glenstone Avenue (Figure 1). A legal description and detailed location map of the Kearney Street Redevelopment Area is attached hereto and incorporated herein as *Exhibits A and B*.

Figure 1 – Location Map



III. DEFINITION OF BLIGHTED AREA

The LCRA Law defines a “blighted area” as:

An area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.

- Section 99.320(3), RSMo

Missouri courts have determined that a finding of blight is proper where, when considering an area in its present condition and use, a predominance of one or more factors listed in the first half of the definition of a “blighted area” results in one or more of the circumstances named in the second half of the definition. Although only one of the listed factors needs to be present and result in one of the named circumstances, this blight study will document evidence of blight as measured by all factors and circumstances provided in the definition.

Research and on-site reconnaissance, including findings from the *Kearney Street Corridor Study*, which was prepared by PGAV in 2017, and photographs taken between summer 2017 and spring 2018, were utilized to ascertain the absence or presence of blighting conditions.

This Blight Study concludes with the finding that the Kearney Street Corridor Redevelopment Area meets the statutory definition of a “blighted area” per Section 99.320(3), RSMo.

IV. EVIDENCE OF BLIGHT

This section examines the factors within the proposed Redevelopment Area, which are evidence of blight as outlined in Section 99.320(3), RSMo.

A. Defective and Inadequate Street Layout

Defective or inadequate street layout conditions that exist throughout the Redevelopment Area include the following elements:

- An excessive number of driveway curb cuts exist along the Kearney Street Corridor, which allows an inordinate number of traffic movements and increases the potential for traffic incidents. There are currently 204 curb cuts along Kearney Street of varying size, structure, and condition that provide direct vehicular access onto the street. Based on the total street frontage along the north and south sides of the street (approx. 30,200 In ft), it is estimated there is an average of one curb cut for every 148 linear feet of frontage (*Table 1*). This falls well below the minimum spacing of 250 In ft required for primary arterial streets per the Subdivision Regulations of the City of Springfield.

As illustrated below (*Figures 2 and 3*), the curb cuts along Kearney Street are not uniformly spaced, but rather clustered. Consequently, sections of the street exist where the curb cut spacings are significantly lower than the already substandard average spacing for the street. Such clustering of curb cuts intensifies the number of traffic movements and conflicts, which can negatively impact traffic safety. For example, a significant clustering of curb cuts exists along the section of West Kearney Street between North Bolivar Road and North Fort Avenue (approx. one per 88 In ft of frontage). (*See Figure 3*). According to traffic crash statistics compiled by the City of Springfield Public Works Department, Traffic Engineering Division, this section has been one of the most crash-prone sections along Kearney Street in the City. Although this could be due to many factors, an excessive concentration of curb cuts along this section of Kearney Street appears to be playing a significant role.

Table 1 – Curb Cut Spacing on Kearney Street

Frontage	Length (In ft)	Curb Cuts	Average Spacing (In ft)
North Side	15,500	98	158
South Side	14,700	106	139
Total	30,200	204	148

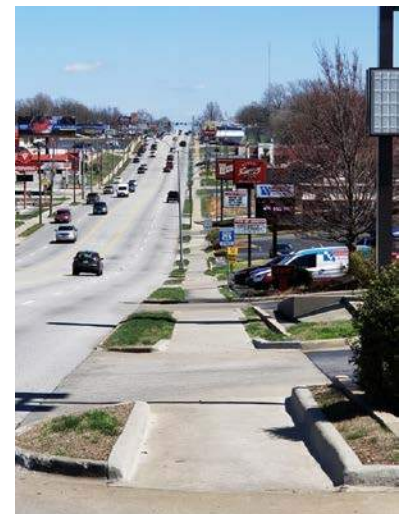
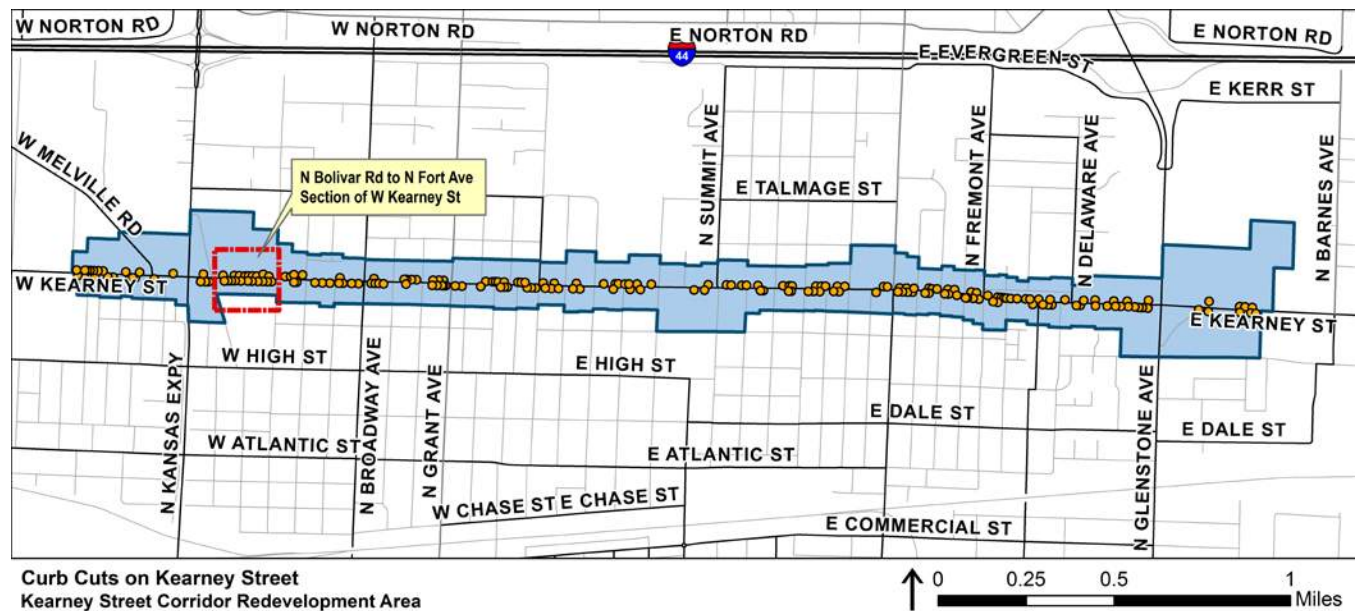


Figure 2 – South side of W Kearney near N Bolivar Rd looking

Figure 3 – Curb Cuts on Kearney Street



- Many of the driveway curb cuts on and in near proximity to Kearney Street are in poor condition and have poorly- defined or nonexistent edges. Besides unsightly and, in some cases, limited in function, their minimally-defined or non-existing edges do not effectively manage access onto the streets, thus increasing the potential for traffic conflicts (*Figures 4 and 5*).



Figure 4 – Curb cut on west side of N Lyon Ave, at NW corner of W Kearney St and N Lyon Ave



Figure 5 – Curb cut on west side of N Douglas Ave at SW corner of NW Kearney St and N Lyon Ave

- The streets throughout the Redevelopment Area are generally narrow and lack the minimum right-of-way and pavement widths prescribed in the Springfield area *Major Thoroughfare Plan* and the *Subdivision Regulations of the City of Springfield* (Table 2). The *Major Thoroughfare Plan* and the *Subdivision Regulations* provide design guidelines and standards for the roadway network throughout the City of Springfield and places roads into categories based on the degree to which they provide access to adjacent land or provide mobility to through-traffic. When the standards and guidelines are not met, traffic problems can result. The maps below show many of the streets in

the Redevelopment Area lack the required right-of-way and pavement widths, which are necessary to accommodate properly functioning streets and sidewalks (Figures 6 through 8).

Table 2 – Street and Sidewalk Requirements

Street Classification	Right-of-Way (ft)	Pavement Width (ft)	Sidewalks
Expressway	130	76	As needed
Primary Arterial	100	69	Both Sides
Secondary Arterial	70	43	Both Sides
Collector	60	37	Both Sides
Local Non-Residential	60	37	One Side
Local Residential	50	27	One Side

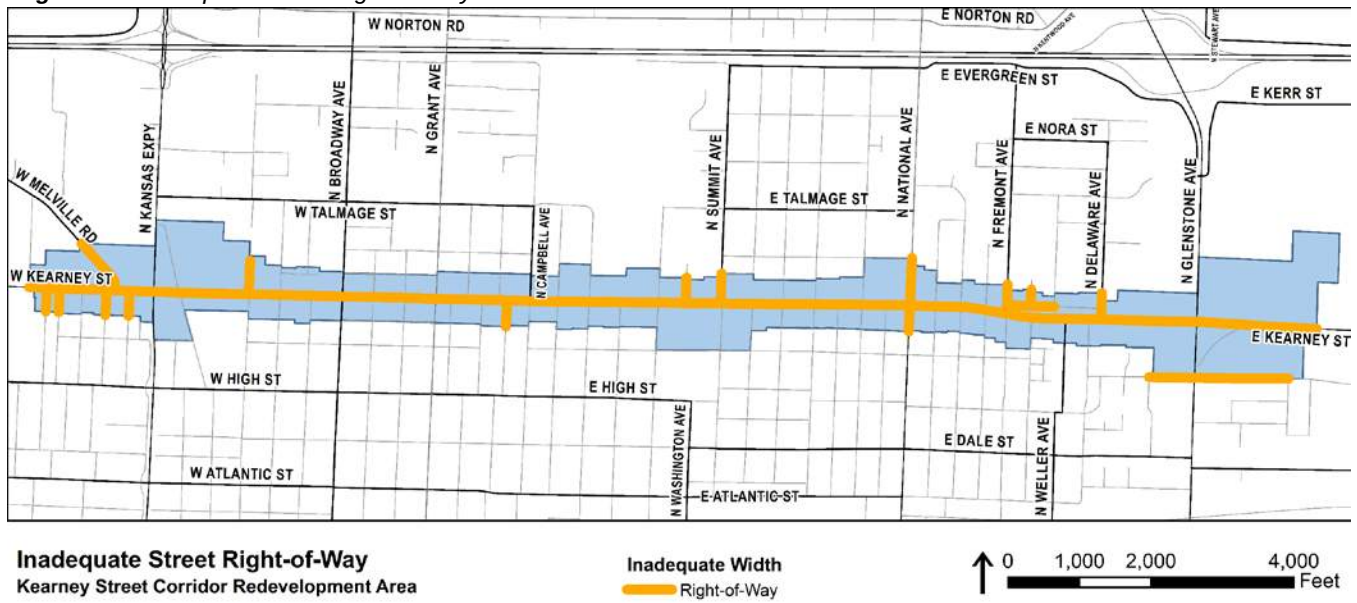
Figure 6 – Example of a narrow street. N Fort Ave, north of W Kearney St



Figure 7 – Major Thoroughfare Plan



Figure 8 – Inadequate Street Right-of-Way



- A sidewalks analysis was conducted and included as part of the *Kearney Street Corridor Study*. According to the data from the analysis, approximately 88.93% of the linear footage of the existing sidewalks were found to be in either excellent (42.56%) or good (46.37%) condition with the remainder of the sidewalks rated as being in fair (8.41%) or poor (2.66%) condition. Despite the relatively good condition of the sidewalks, the analysis also pointed out that existing sidewalks represented approximately 70.26% of the potential sidewalks in the study area. In other words, nearly 30% of the potential sidewalks in the study area have not been constructed. This figure appears to coincide with Staff's finding that several sections of streets within the Redevelopment Area fail to meet the City's sidewalk requirements, which, as noted in *Table 2*, requires local streets to have sidewalks on at least one side and collector streets or higher to have sidewalks on both sides (*Figure 9*).

The sidewalks analysis in the Corridor Study also examined general compliance with the Americans with Disabilities Act (ADA) standards. A passing grade was given to sidewalks and sidewalk ramps with smooth street/driveway transitions, warning surfaces, minimal slopes, and few obstructions. Conversely, failing grades were assigned to those sidewalks that did not have smooth transitions or warning surfaces and were characterized by steep slopes and permanent obstructions. The analysis found a sizable portion of the sidewalk curb ramps did not appear ADA-compliant. Most of these ramps were located on the east and west sides of the Corridor near the intersections of West Kearney Street and North Kansas Expressway, and East Kearney Street and North Glenstone Avenue. Furthermore, the analysis found most of the sidewalks along the side streets adjoining Kearney Street appeared non-ADA compliant as well (*Figure 10*). Overall, these conditions constitute tripping hazards and obstacles, which discourage pedestrian activity and contribute to an overall decrepit streetscape.

Figure 9 – Insufficient Sidewalks

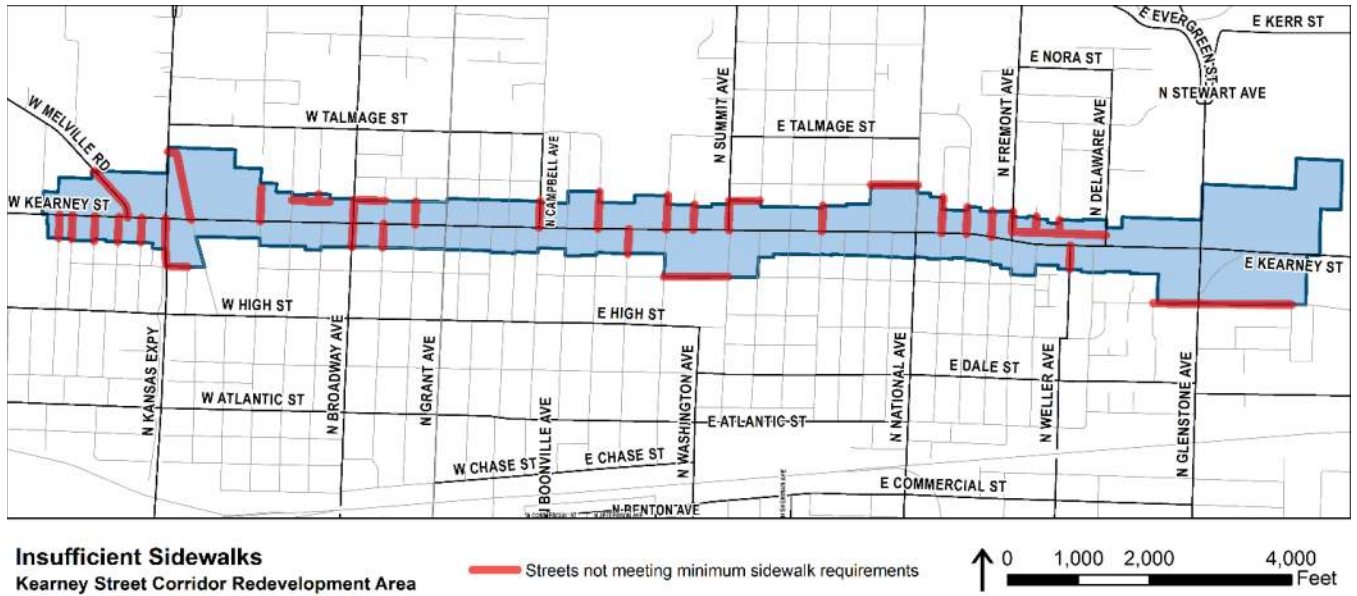


Figure 10 – General ADA Compliance



- Street jogs have been identified in the Redevelopment Area at the intersections listed below. They each have centerline offsets that are well below the 150 ft minimum offset required by the Subdivision Regulation. Such street jogs are not ideal and can increase the potential for traffic collisions.
 - o West Kearney Street and North Melville Road, and West Kearney Street and North Lexington Avenue - 123 ft offset between intersections (*Figure 11*)
 - o West Kearney Street and North Lyon Avenue - 112 ft offset (*Figure 12*)
 - o East Kearney Street and North Summit Avenue - 27 ft offset (*Figure 13*)



Figure 11



Figure 12



Figure 13

- The section North Fort Avenue extending north from West Kearney Street and as well as the section of West Turner Street extending west from North Bolivar Road terminate without appropriate turn-arounds for emergency vehicles. North Fort Avenue is of particular concern because it quickly tapers from an already substandard pavement width of 20 ft at West Kearney Street to approximately 9 ft for the majority of its length. It also terminates on private property at a stream crossing without any nearby improved surface on which emergency vehicles can turn around (*Figures 13 and 14*).



Figure 13 – W Turner St and N Kansas Ave



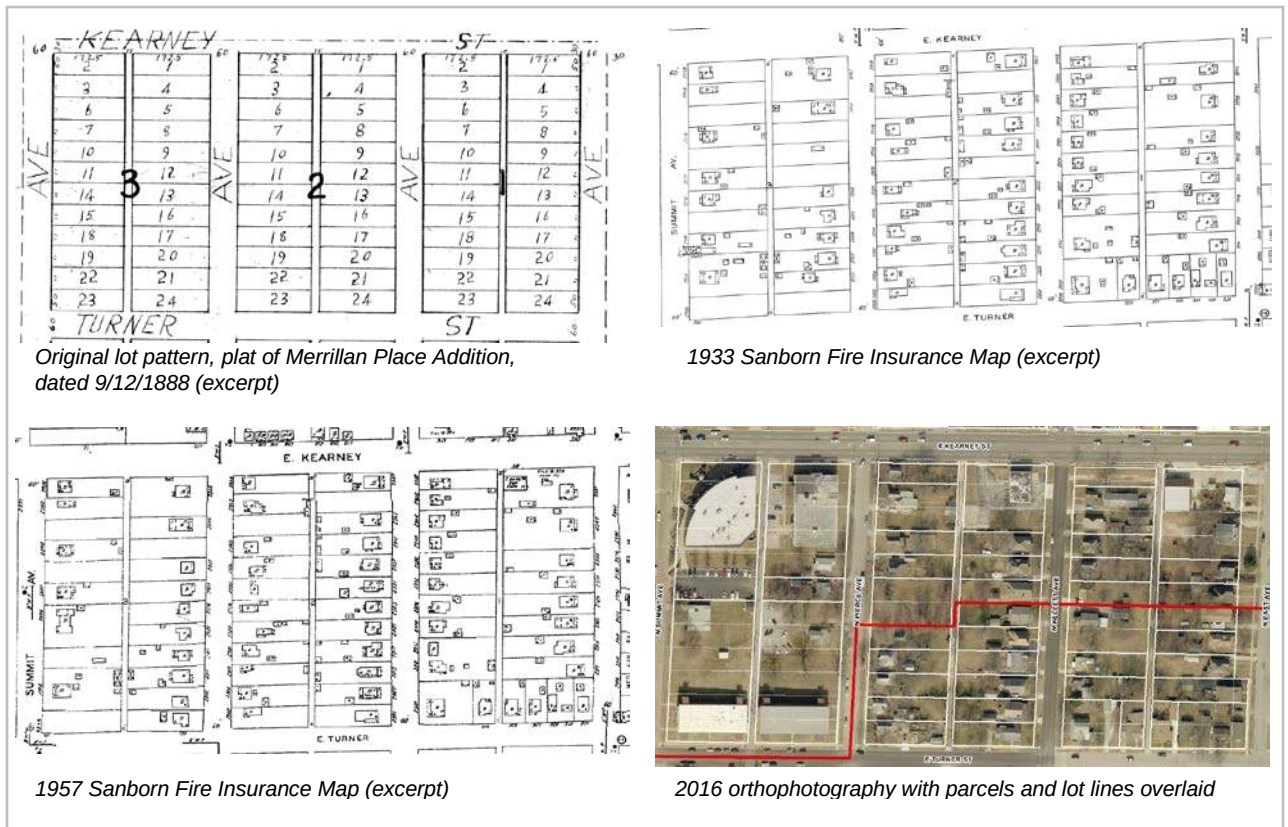
Figure 14 – N Fort Ave, north of W Kearney St

B. Improper Subdivision or Obsolete Platting

An area is typically deemed to suffer from improper subdivision or obsolete platting when the parcels are of a limited or narrow size and configuration, or of irregular size or shape that would be difficult to develop on a planned basis and in a manner comparable with contemporary standards. The Redevelopment Area currently suffers from improper subdivision or obsolete platting primarily in the form of shallow lot depths along the entire length of Kearney Street, as well as in the form of landlocked lots, flag lots, and unimproved platted streets. Additionally, some of the blighted conditions previously described under *Section IV. A. Defective and Inadequate Street Layout* appear to have been caused by improper subdivision and obsolete platting.

- Much of the Kearney Street Corridor was subdivided in the late 19th century prior to the adoption of subdivision regulations and contemporary standards. Staff reviewed the subdivision plats within the Redevelopment Area and noticed the right-of-way dedicated for streets, although likely appropriate at the time, does not meet current minimum width requirements. The entire length of Kearney Street is of particular concern. This street is classified as a Primary Arterial, which requires a minimum right-of-way width of 100 feet. Since the time of platting, there has been little change to the right-of-way width along this street, which varies between 70 and 90 feet. Future upgrades along this corridor that may be necessary to encourage and support redevelopment, such as improved sidewalks, street widening or repaving, landscaping, street furniture, lighting, and public utilities could prove to be more expensive or difficult to complete due to space limitations (see *Figure 8, Section IV. A. Inadequate Street Layout*).
- Subdivision plats and historic Sanborn Fire Insurance maps show much of the Kearney Street Corridor was initially developed for single-family residential use. The typical lot pattern consisted of blocks of small, 50 ft wide residential lots oriented towards and fronting side streets that intersected with and ran perpendicular to Kearney Street. Several of these blocks included alleys behind the lots, which also intersected with and ran perpendicular to Kearney Street. Much of the initial lot pattern remains intact to this day and can be observed on parcel maps. Over time, Kearney Street became a major east-west thoroughfare accross the north side of Springfield as the City grew and as traffic along the Street increased due in part to its designation as part of Route 66. As a result, new development along Kearney Street shifted from single-family residential to retail and commercial uses. As this transformation occurred, new development utilized the existing narrow residential lots. In many cases, multiple lots were assembled and combined to accommodate new commercial and retail development. Although such lots might have been adequate at that time, they might not be able to adequately accommodate new development or redevelopment according to contemporary standards. Consequently, future projects may require additional land assemblage, which may make redevelopment along the Kearney Street Corridor difficult (*Figure 15*).

Figure 15 – Example of original lot pattern and changes in land use along Kearney Street (area bounded by E Kearney St to the north, E Turner St to the south, N East Ave to the east, and N Summit Ave to the west)



- Sections of North Jefferson Avenue and North Pierce Avenue extending north from Kearney Street are platted but have not been constructed. The Major Thoroughfare Plan does not identify either as a future street. As a result, the land that was dedicated as right-of-way remains under-utilized (*Figures 16 and 17*).



Figure 16



Figure 17

C. Insanitary or Unsafe Conditions

Insanitary conditions are usually represented by site or building conditions which create an unhealthy environment to the occupants of the property or to parties who might enter the property. Such conditions can be represented by improper trash disposal, improper or defective storm or sanitary sewer systems or septic systems, improper or defective plumbing fixtures or systems, rodent or insect infestation, or other health hazards. Unsafe conditions are often evidenced by a lack of or deficiencies in public utility or roadway infrastructure, deteriorated building or site conditions, or the presence of continued crime. Such conditions represent a threat to public safety and often also contribute to an image that the area is unsafe.

While conducting research and on-site reconnaissance of the Redevelopment Area, Staff made the following findings, which are indicative of insanitary or unsafe conditions:

- Garbage and junk are prevalent throughout the Redevelopment Area. Much of this is in the form of litter (i.e. cigarette butts, fast food wrappers, small plastic containers, glass bottles, aluminum cans, etc.) scattered along public streets and right-of-way as well on private property. Staff observed several locations where illegal dumping had apparently occurred, as well as several sites, both occupied and vacant, that were strewn with garbage and junk and were generally unkempt due to either neglect or a lack of maintenance. These conditions are nuisances, which pose a threat to public health and safety by providing harborage for insects and vermin that can transmit disease (*Figures 16 through 20*).



Figure 16 – Derelict vehicles, 2400 block N Summit Ave, west side



Figure 17 – Garbage/junk, 800 block W Kearney St, south side

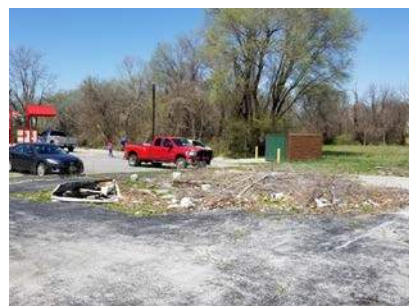


Figure 18 – Apparent illegal dumping, 1200 block W Kearney St, north side



Figure 19 – Apparent illegal dumping, 300 block W Kearney St, north side



Figure 20 – Apparent illegal dumping, 1300 block W Kearney St, north side



Figure 20 – Litter/overgrown vegetation, NW corner W Kearney St and N Johnston Ave

- Staff also observed a site addressed at 1909 W Kearney Street that is zoned R-SF, Single-Family Residential district and apparently being used as a storage yard for vehicles, construction equipment, and materials. In addition to storage, garbage and metal barrels, which appear to have been used for burning waste, are present. Finally, this site is also located on a landlocked lot, which resulted from improper subdivision or obsolete platting (*Figures 21 through 23*).



Figure 21 – Garbage and burn barrels, 1909 W Kearney St



Figure 22 – Equipment and vehicle storage yard, burn barrel in foreground, 1909 W Kearney St



Figure 23 – Equipment and vehicle storage yard, 1909 W Kearney St

- As described in the following section (*Section IV. D. Deterioration of Site Improvements*), the Redevelopment Area is characterized by many aged and deteriorated buildings and sites. Many such lots have damaged and poorly maintained signage and lighting. In some instances, such signage and lighting has exposed wiring that is readily accessible from sidewalks and other public areas. Such condition presents a risk of electric shock (*Figures 24 through 29*).



Figure 24 – Deteriorated signage w/ exposed wires, 1200 E Kearney St, north side



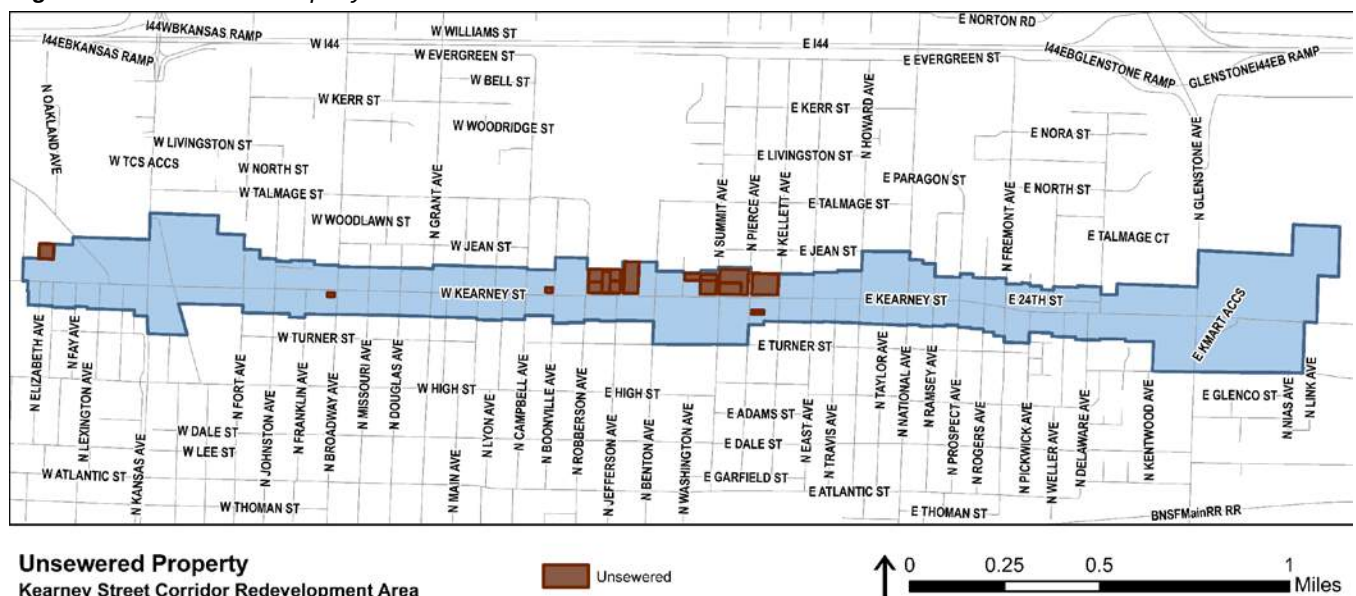
Figure 25 – Deteriorated signage w/ loose wires, 700 block W Kearney St, north side



Figure 26 – Deteriorated signage w/ open junction box & exposed wires, 1200 block W Kearney St, north side



- Significant portions of the Redevelopment Area are not served by sanitary sewer. According to the City of Springfield Environmental Services Department, 16 parcels (14.30 acres) currently do not have either direct access or connection to sanitary sewer due to their location in relation to existing sewer mains and lateral connections (*Figure 30*). It is possible that some of these properties are connected via private laterals that extend through nearby private properties. This type of connection can be very problematic for the affected property owners for several reasons, and it can hinder proper maintenance and connection to sanitary sewer, resulting in environmental contamination and insanitary conditions.



- There is a high concentration of brownfields property within the proposed Redevelopment Area. The EPA defines brownfields as, “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.” 21 historic gas stations have been identified within Redevelopment Area through a survey of the 1933, 1950, and 1957 Sanborn Fire Insurance Maps (*Figure 31*). In addition, there are 29 current registered Underground Storage Tanks (USTs) in the Area (*Figure 32*). These filling stations pre-date modern environmental regulations for tank construction and proper removal and closure, therefore posing a risk for leaking product and contamination of soil and groundwater. Due to other historical uses such as dry cleaning facilities, printing, oil storage, and auto repair, as well as the Redevelopment Area’s location directly adjacent to an auto salvage yard one block north of Kearney Street, the vast majority of property in the Redevelopment Area meets the definition of a brownfield.

The entire length of Kearney Street was part of the alignment of Route 66 through Springfield from 1926 until it was decommissioned by the federal government in 1985. As a major historic byway, there are understandably many related historic uses such as automotive service stations and repair shops that may have contamination associated with their age and former use. Also, due to their proximity to brownfields, the four streams that traverse the Redevelopment Area (the West Fork Doling Branch, East Fork Doling Branch, Grandview Branch, and Packer Branch) are susceptible to contamination via surface runoff and ground water infiltration

The aforementioned factors are potentially hazardous to human health and the environment, as well as a hinderance to redevelopment. There is a need to perform environmental assessments on key properties, particularly on petroleum sites, which are associated with historic gas stations and auto repair facilities, to help facilitate property transactions and environmental cleanups.

Figure 31 – Historic Gas Stations

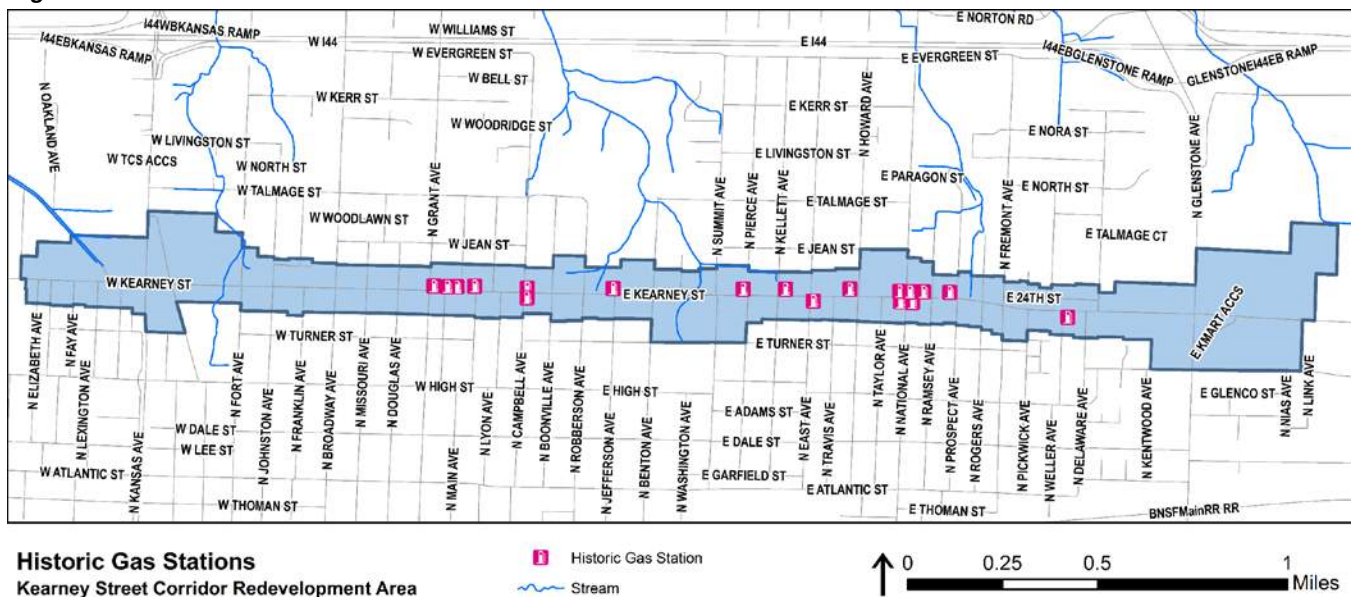
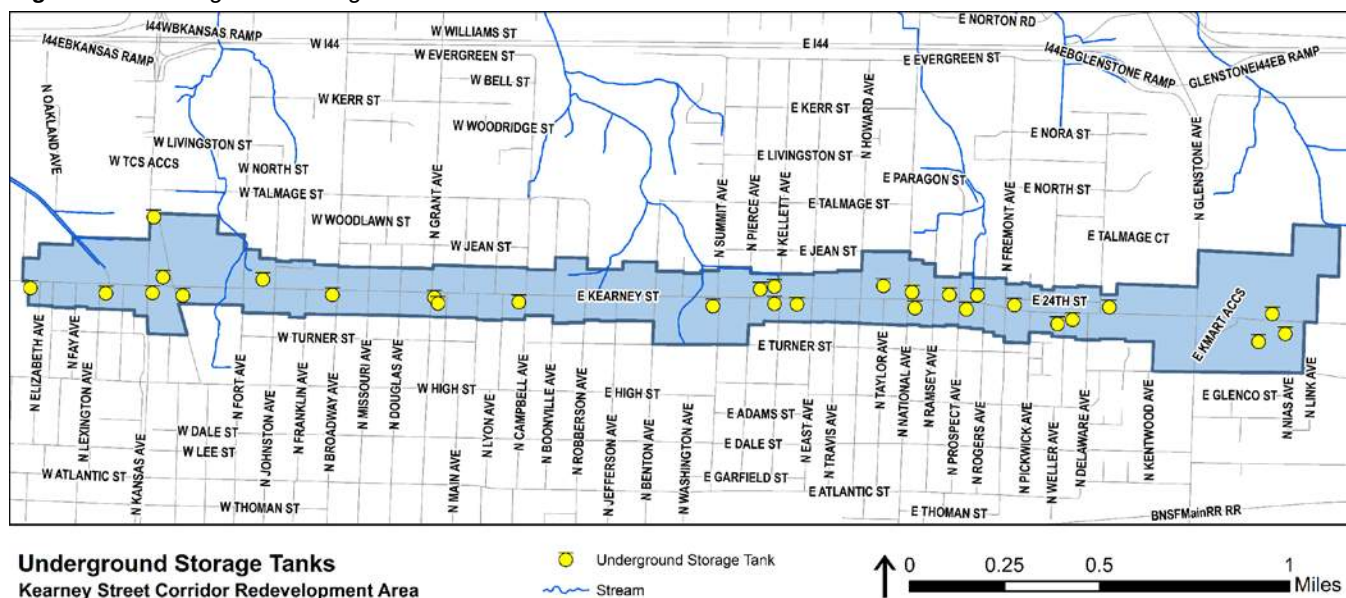


Figure 32 – Underground Storage Tanks



- Over the past 12 months, the City of Springfield received 153 complaints in the Redevelopment Area. Such complaints typically involved nuisances (e.g. tall grass, trash, derelict vehicles, vacant and open buildings, insects/vermin, etc.), dangerous buildings, building and health code violations, and zoning violations. The City does not actively conduct code enforcement, but rather investigates violations and enforces codes as complaints are received. Therefore, the complaints received do not fully illustrate the severity of the problem. While researching the Area and conducting on-site reconnaissance, Staff observed a multitude of apparent code violations ranging in severity that may or may not have been reported to the City. Considering the prevalence of apparent code violations and the public's perception of the Area, it is possible that many such violations, which would otherwise be reported if observed in other parts of the City, are going unreported.



Figure 33 – 1300 block E Kearney St, north side



Figure 34 – 800 block W Turner St, north side

D. Deterioration of Site Improvements

In general, deterioration refers to the physical deterioration of the improvements of the Redevelopment Area both in terms of buildings and other above-ground structures, below-grade supporting structures such as water, sewer, and electric utilities, and surface site improvements such as parking areas, access and circulation roadways and drives, lighting fixtures, and signage.

Deterioration may be evident in basically sound buildings containing minor defects, such as a lack of painting; loose or missing roof tiles, floor or ceiling plates; or holes and cracks over limited areas. Deterioration that is not easily curable and that cannot be cured in the course of normal maintenance includes defects in the primary and secondary building components. Primary building components include the foundation, exterior walls, floors, roofs, wiring, and plumbing. Secondary building components include the doors, windows, frames, fire escapes, gutters, downspouts, siding, and fascia materials.

As part of the *Kearney Street Corridor Study*, PGAV conducted a physical and economic characteristics analysis and found that over two-thirds (70.7%) of the buildings in the Area are in either poor or fair condition and nearly one-quarter (23.7%) in fair or good condition. The analysis found only 5.6% of the buildings in the Area to be excellent condition. It mentioned many buildings were in poor or fair condition due to their advanced age and a lack of recent investment and upkeep. Most of the buildings in the Corridor are over 35 years old and exhibit significant levels of deferred maintenance. Several fully-vacant and partially-vacant buildings are also scattered throughout the Corridor. Furthermore, the Study found the Redevelopment Area is burdened by inadequate or deteriorated public facilities and infrastructure that are incapable of supporting both existing development and future redevelopment.

When evaluating private site improvements such as sidewalks, parking lots, curb stops, nearly half (47%) of the properties were found to be in poor condition, around one-quarter (28%) were considered fair (28%), and relatively few were good or excellent condition (17%). Such factors may have contributed to languishing property values. Over the past 11 years, approximately 35% of the properties declined or saw no change in assessed value. Maps detailing PGAV's findings are attached as *Exhibits C, D, E, and F*. Examples of deteriorated site improvements are provided in the photographs below (*Figures 35 through 43*).



Figure 35 – 2300 block E Kearney St, south side



Figure 36 – 500 block W Kearney St, south side



Figure 37 – 500 block W Kearney St, south side



Figure 38 – 500 block W Kearney St, north side



Figure 39 – 1000 block W Kearney St, north side



Figure 40 – 2400 block N Grant Ave, west side



Figure 41 – 2300 block N Delaware Ave, east side



Figure 42 – 2300 block N Delaware Ave, east side



Figure 43 – 300 block E Kearney St, north side

E. Conditions which Endanger Life or Property by Fire or other Causes

As mentioned in the Section IV. D. Deterioration of Site Improvements, PGAV observed several vacant and partially vacant buildings scattered throughout the Area as they were conducting physical and economic characteristics analysis for the *Kearney Street Corridor Study*. According to their data, Staff estimates approximately 11.4% of the principal buildings in the Area are either fully vacant (9.5%) or partially vacant (1.9%). Vacant buildings are susceptible to trespassers, vandalism, and other criminal activity, including fires, which are oftentimes due to arson or makeshift attempts by trespassers trying to obtain heat and light. Maps detailing the locations of these buildings are attached as Exhibit 4.



Figure 45 – 1700 block E Kearney St, south side



Figure 46 – 1400 block E Kearney St, north side



Figure 47 – 800 block W Kearney St, north side



Figure 48 – Former K-Mart, 1900 block E Kearney St, south side



Figure 49 – 200 block W Kearney St, north side



Figure 50 – 900 block W Kearney St, south side

V. IMPACT OF BLIGHTING FACTORS

Due to the predominance of the blighting factors discussed in Section IV, the Redevelopment Area in its present condition retards the provision of housing accommodations, constitutes an economic and social liability, as well as a menace to public health, safety, morals, and welfare.

A. Retards the provision of housing accommodations

The blighting factors discussed above have significantly hindered the provision of housing accommodations within the Redevelopment Area. This is evident considering the overall poor condition of the existing housing stock, public infrastructure, and neighborhood amenities. Such conditions have rendered the Area a less desirable place to live, which has led to a lack of investment and upkeep of properties.

B. Constitutes an economic or social liability

The existence of blighted factors plaguing the Redevelopment Area constitutes both an economic liability to the City of Springfield and presents a hazard to the well-being of its citizens. Due to the predominance of blighting factors discussed above, the Redevelopment Area is a significant liability to the social welfare and economic independence of the City. The Area suffers from obvious deferred maintenance and lack of investment, which contributes to underutilization of the Redevelopment Area.

In its current condition, the Redevelopment Area is incapable of supporting its highest and best use. This underutilization combined with the poor condition of the Redevelopment Area hinders the economic vitality and independence of the City by failing to generate property and sales tax revenues to its full potential. It also discourages reinvestment in and maintenance of areas in and around the Redevelopment Area.

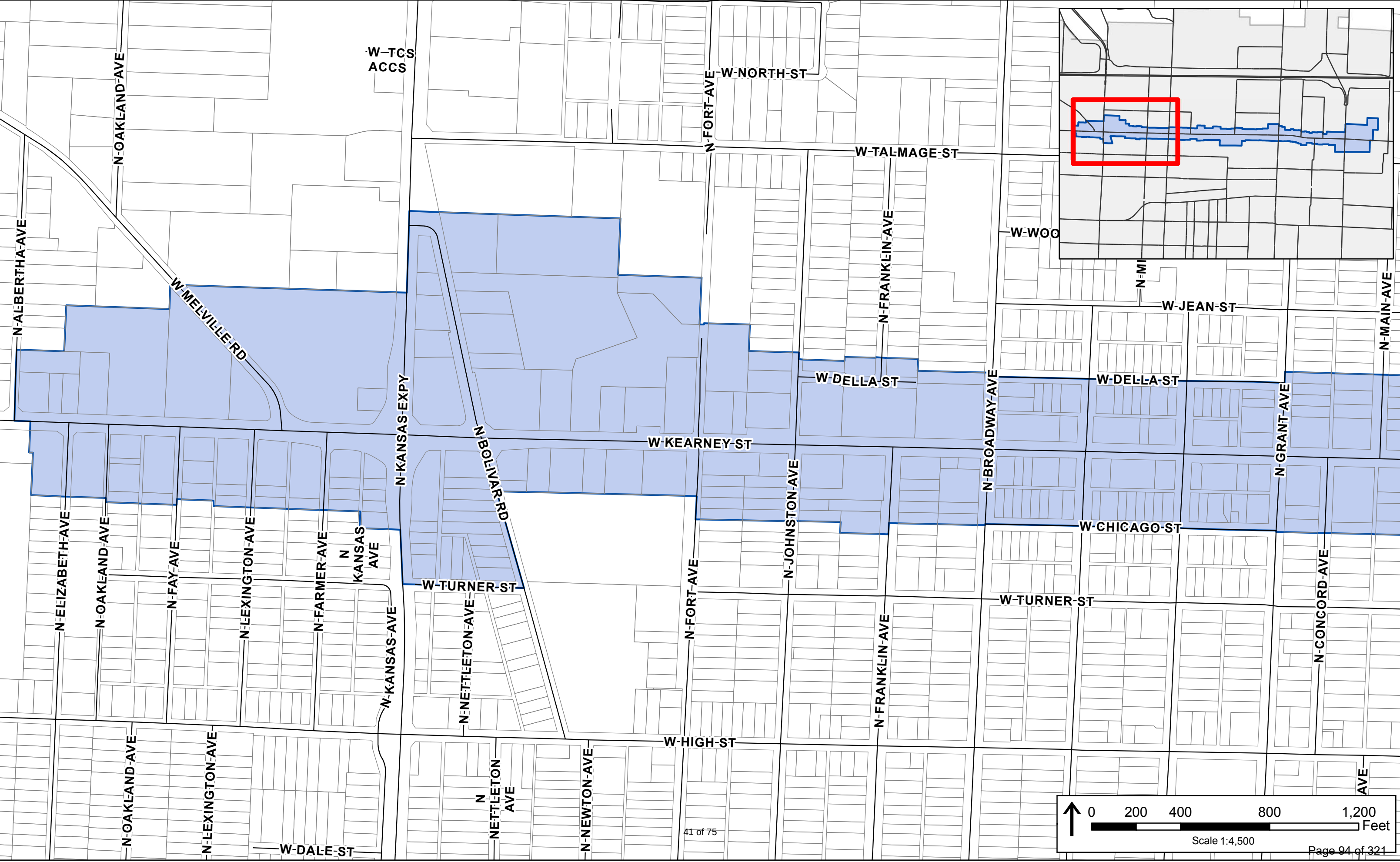
Redevelopment of the Area will be necessary to foster much-needed economic activity and contribute to the revitalization of north Springfield.

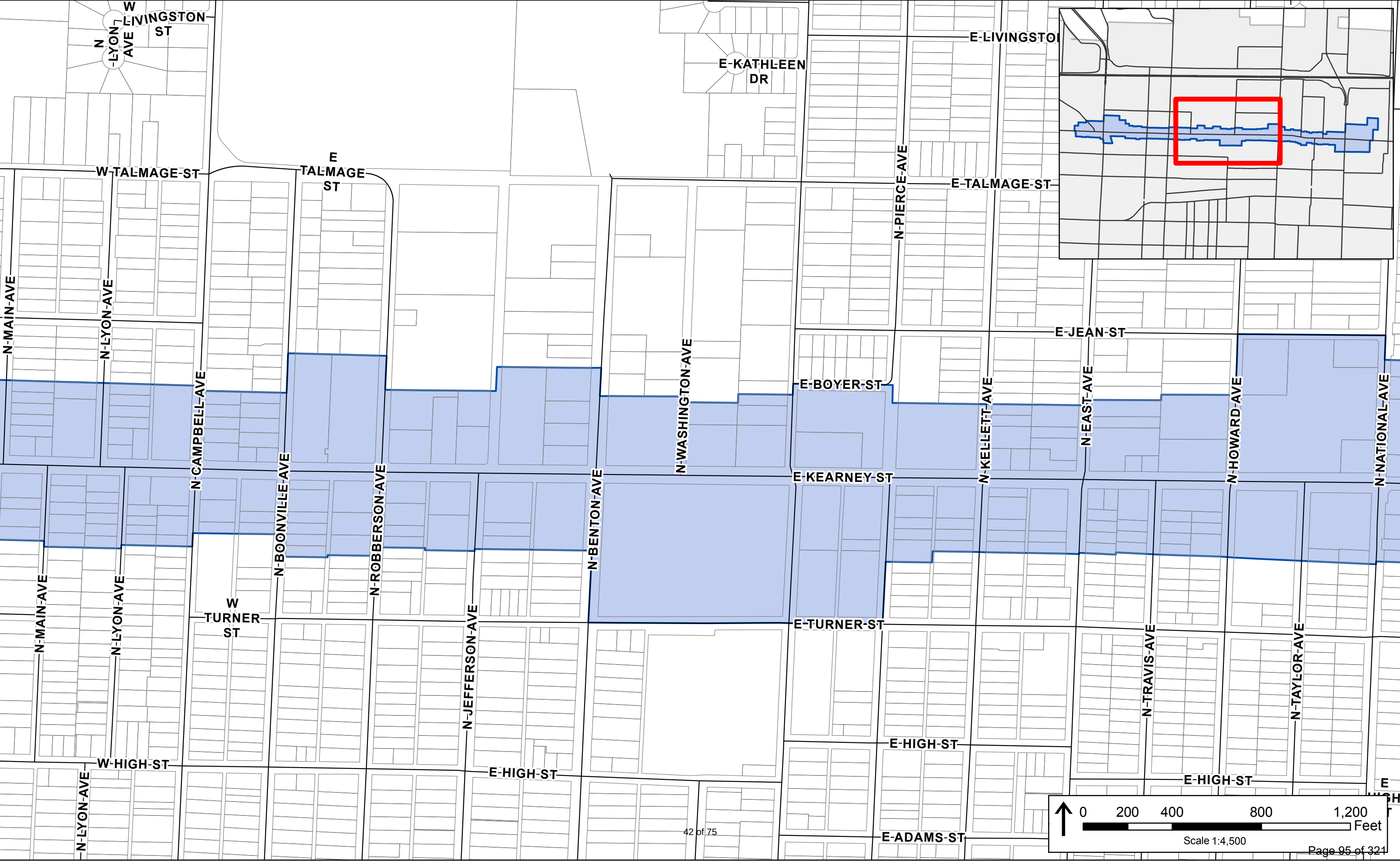
C. Constitutes a menace to the public health, safety, morals, or welfare in its present condition or use

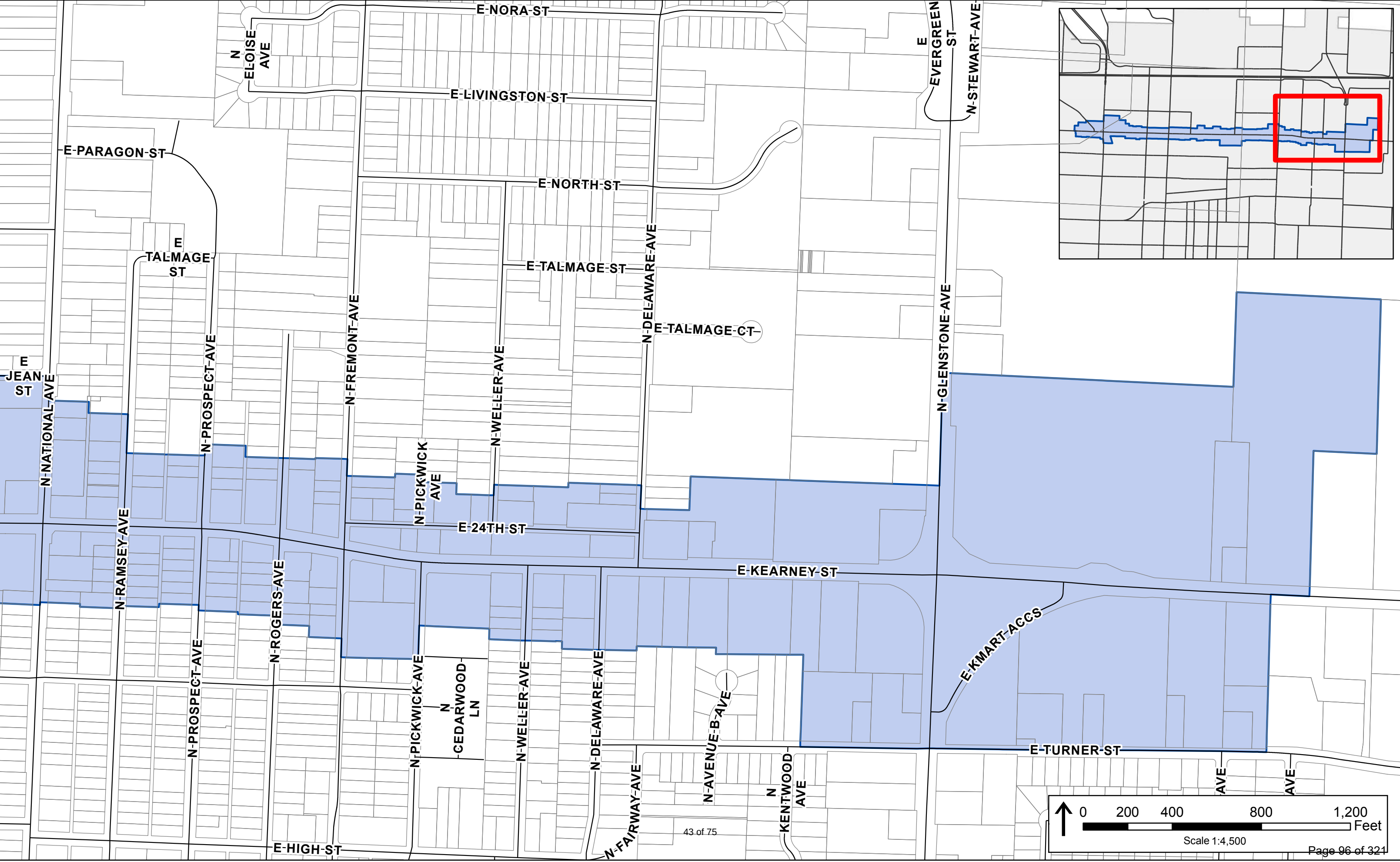
In its present condition, the Redevelopment Area exhibits many factors that constitute a menace to public health, safety, morals, and welfare. The deteriorated and insanitary conditions described (e.g. trash, litter, weeds, limited access to sanitary sewer, etc.) above are a threat to public health, and the unsafe conditions (e.g. dilapidated structures, buckled sidewalks, crime, etc.) are a threat to public safety. Furthermore, the overall condition of the Redevelopment Area and its underutilization diminish the public welfare with respect to the perception of this area of the City.

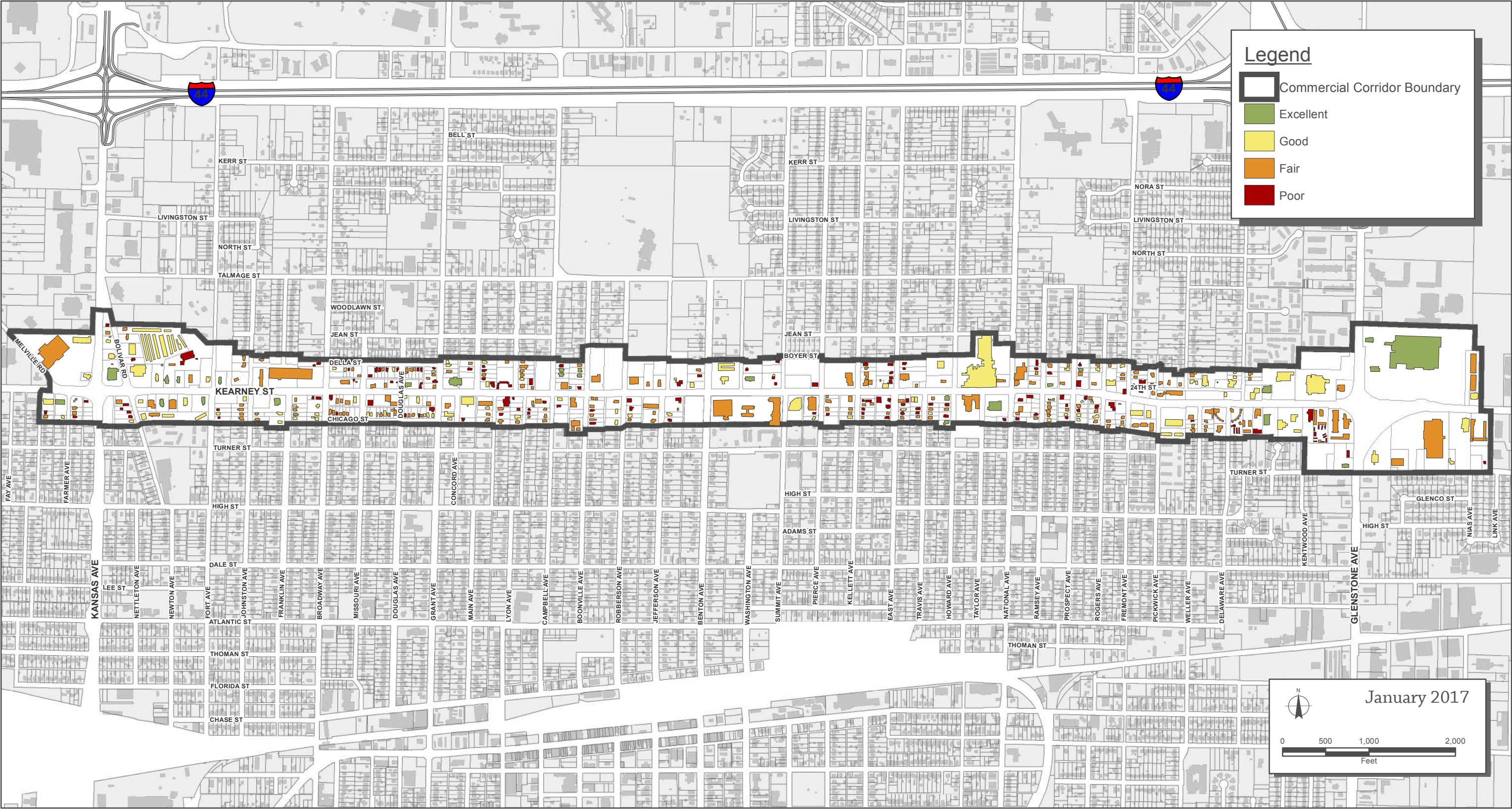
VI. CONCLUSION

Due to the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, and the existence of conditions which endanger life or property by fire and other causes, the Kearney Street Corridor Redevelopment Area retards the provision of housing accommodations and constitutes an economic and social liability and a menace to public health, safety, morals and welfare in its present condition and use. The Redevelopment Area qualifies as a “blighted area” as defined in Section 99.320(3), RSMo. Accordingly, the City of Springfield should declare the Redevelopment Area a blighted area.



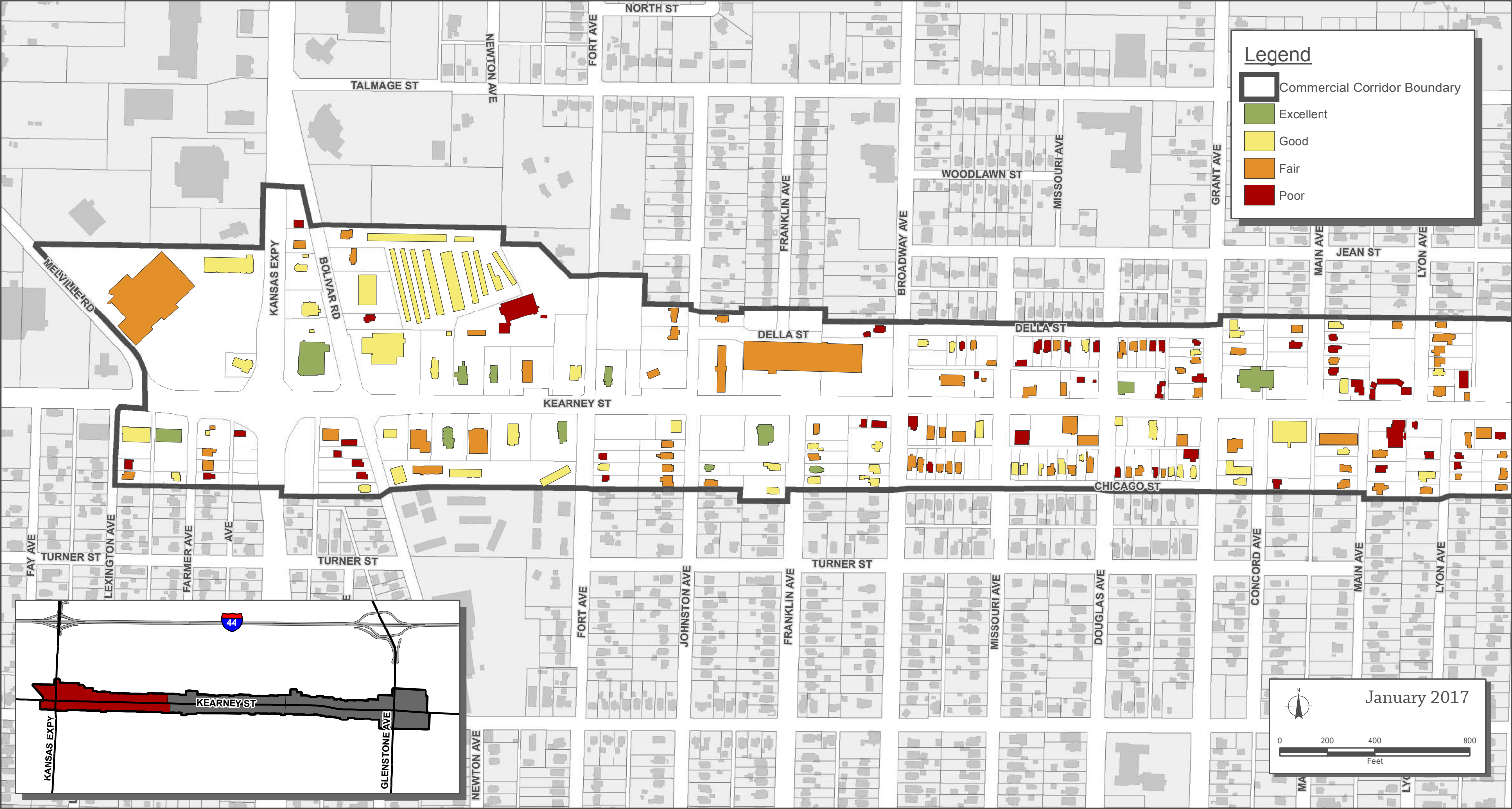






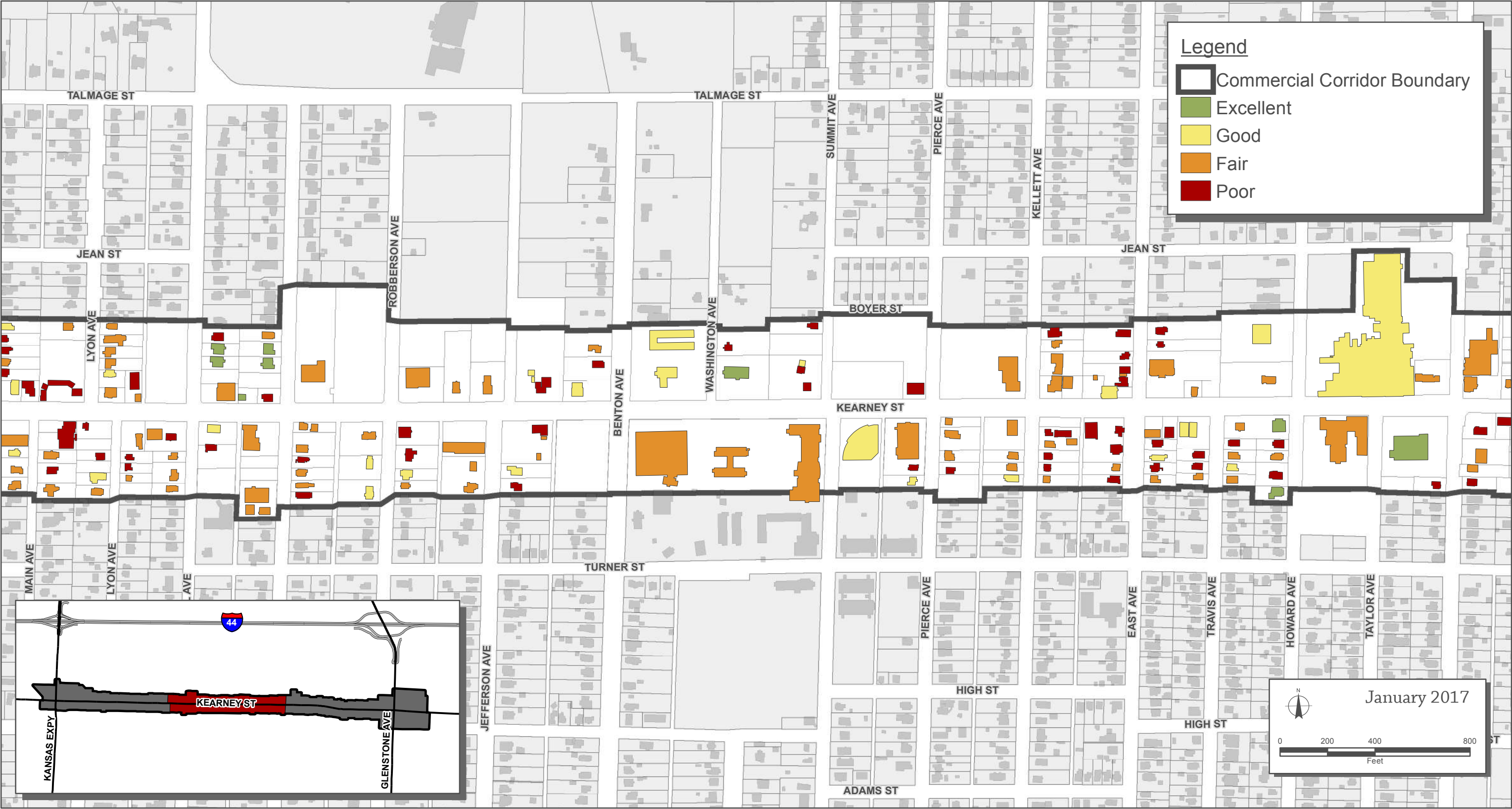
Attachment 1 - Building Conditions

Kearney Street Corridor Study
City of Springfield, Missouri



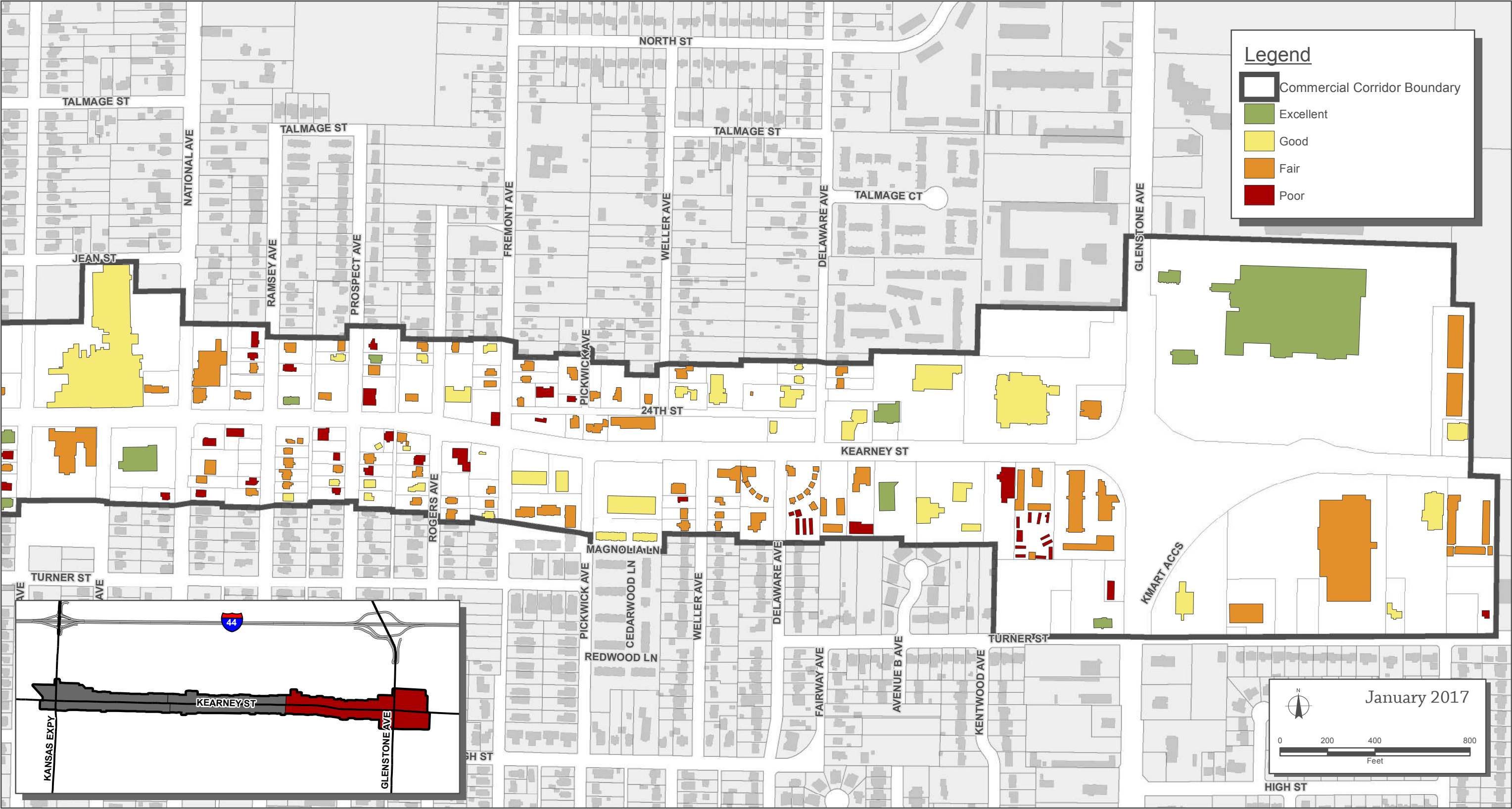
Attachment 1.1 - Building Conditions
(West)

Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 1.2 - Building Conditions
(Central)

Kearney Street Corridor Study
City of Springfield, Missouri



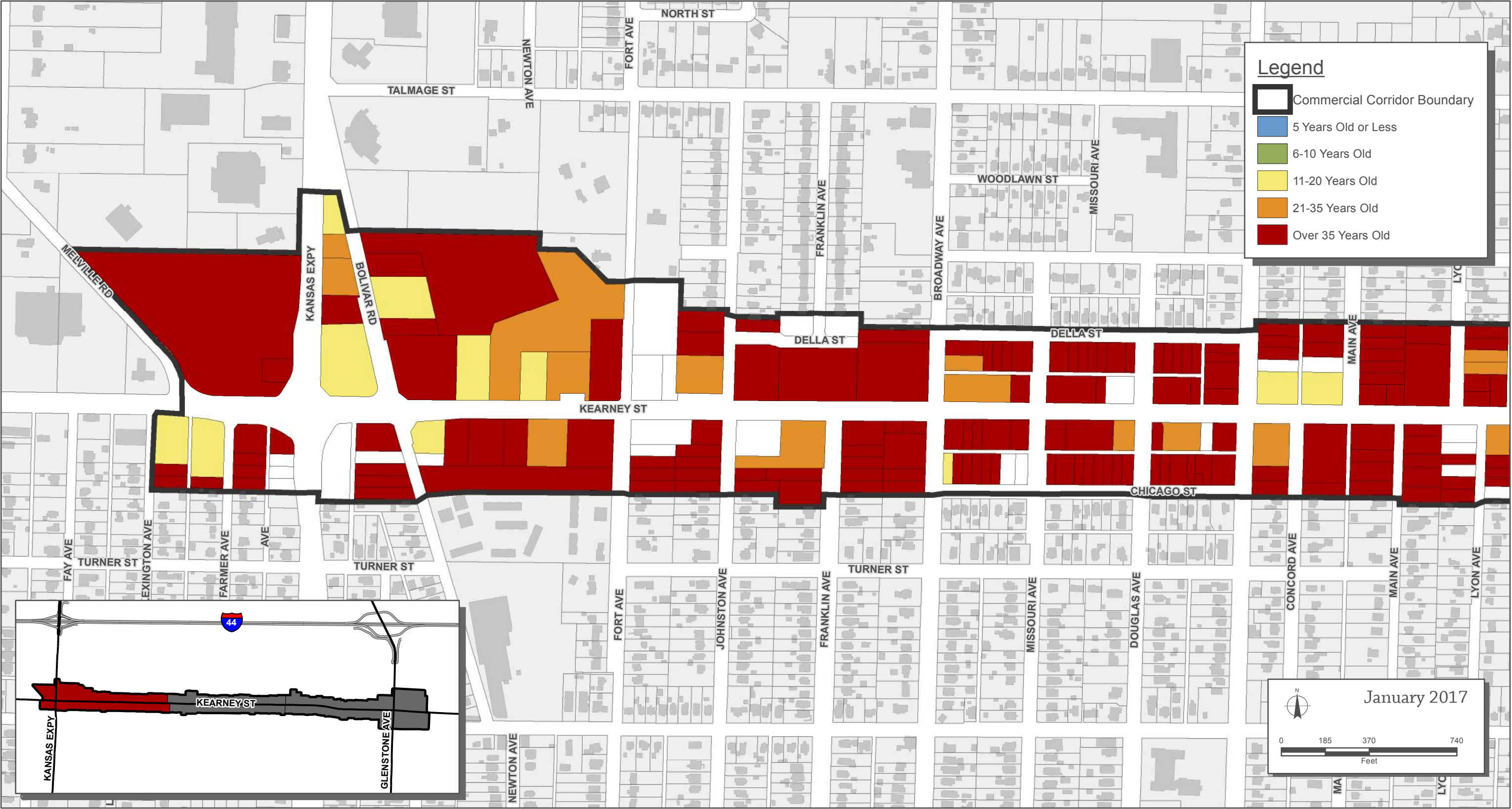
Attachment 1.3 - Building Conditions
(East)

Kearney Street Corridor Study
City of Springfield, Missouri



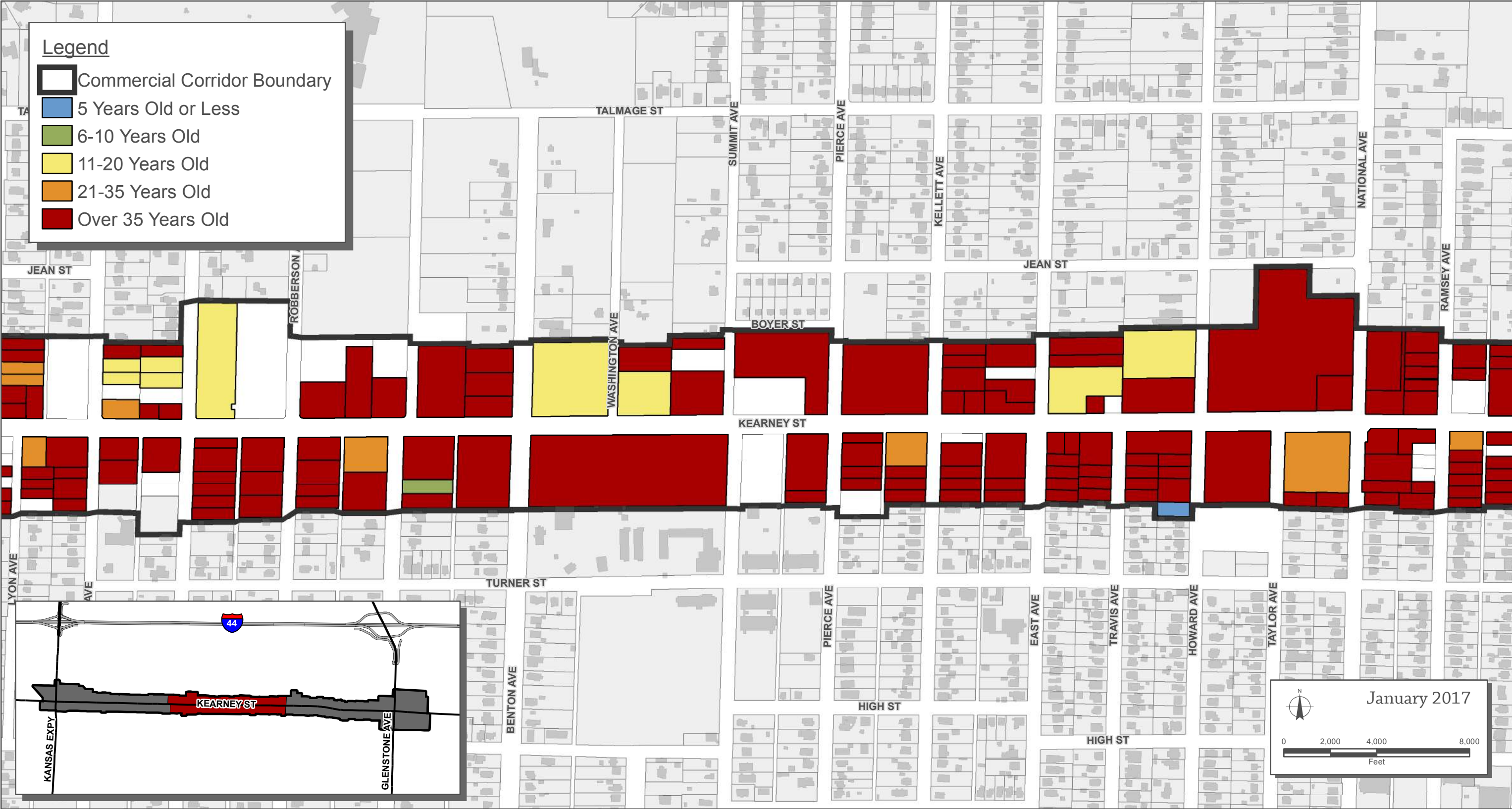
Attachment 2 - Building Age

Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 2.1 - Building Age
(West)

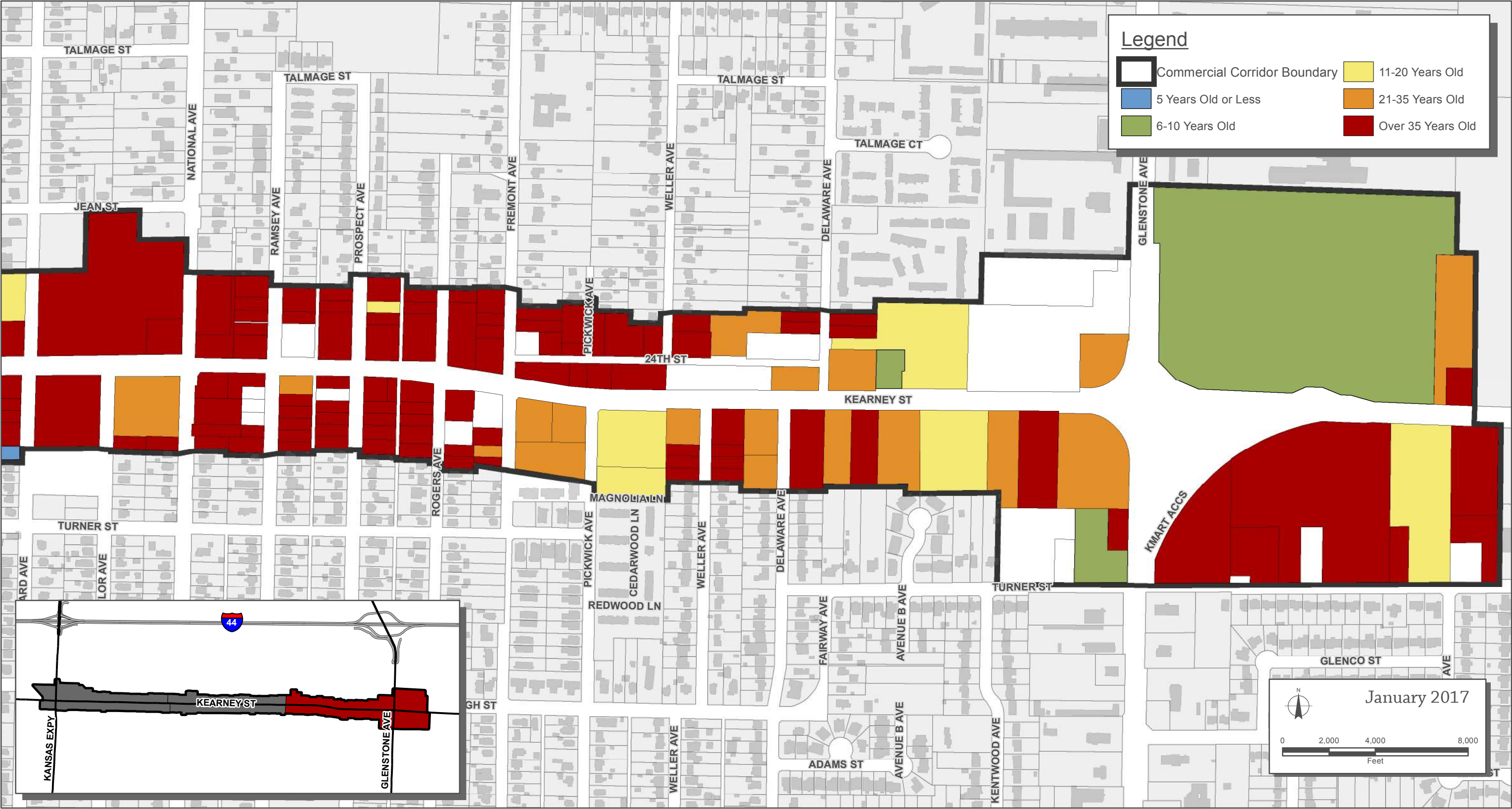
Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 2.2 - Building Age
(Central)

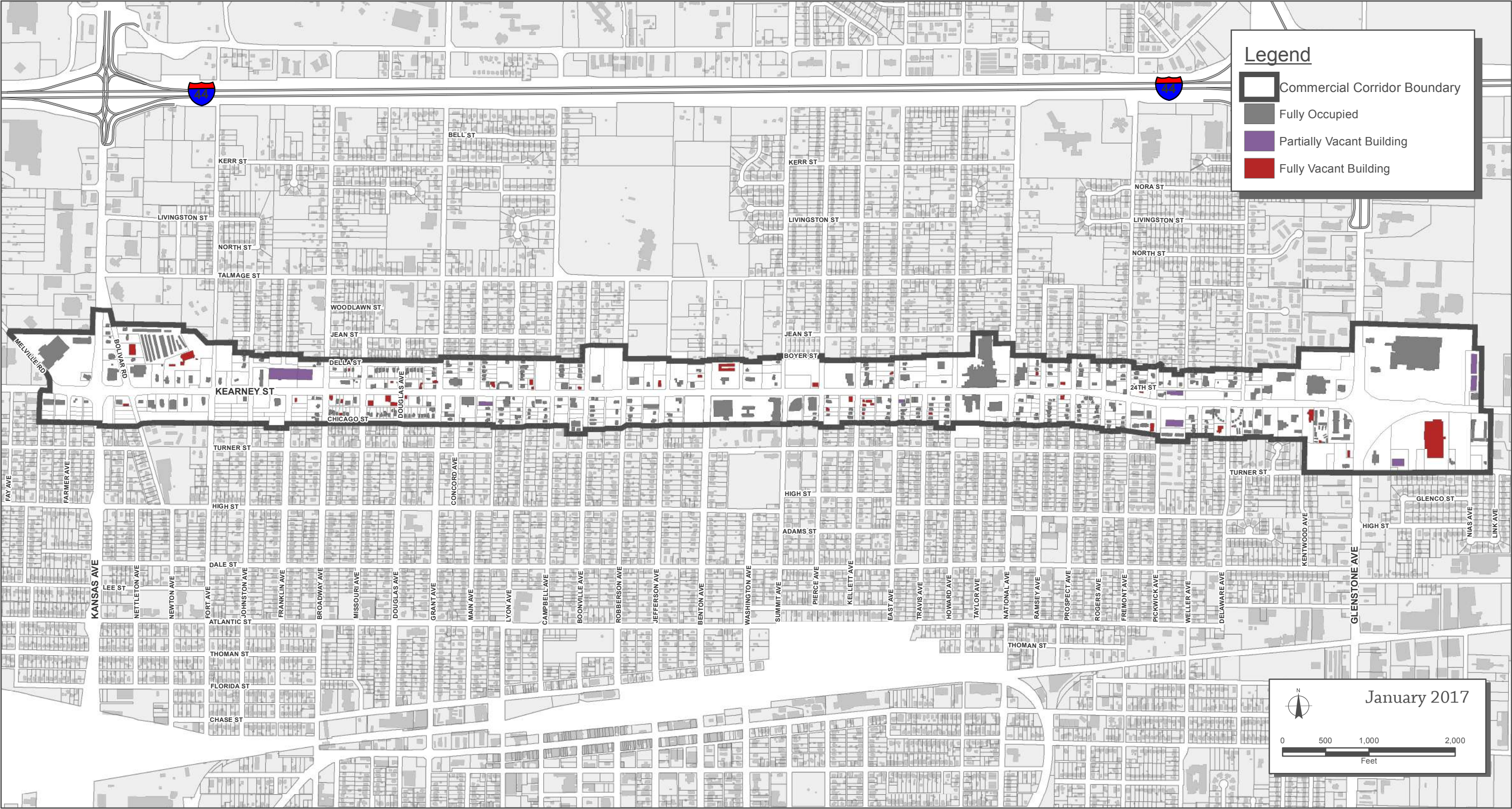
Kearney Street Corridor Study
City of Springfield, Missouri





Attachment 2.3 - Building Age
(East)

Kearney Street Corridor Study
City of Springfield, Missouri

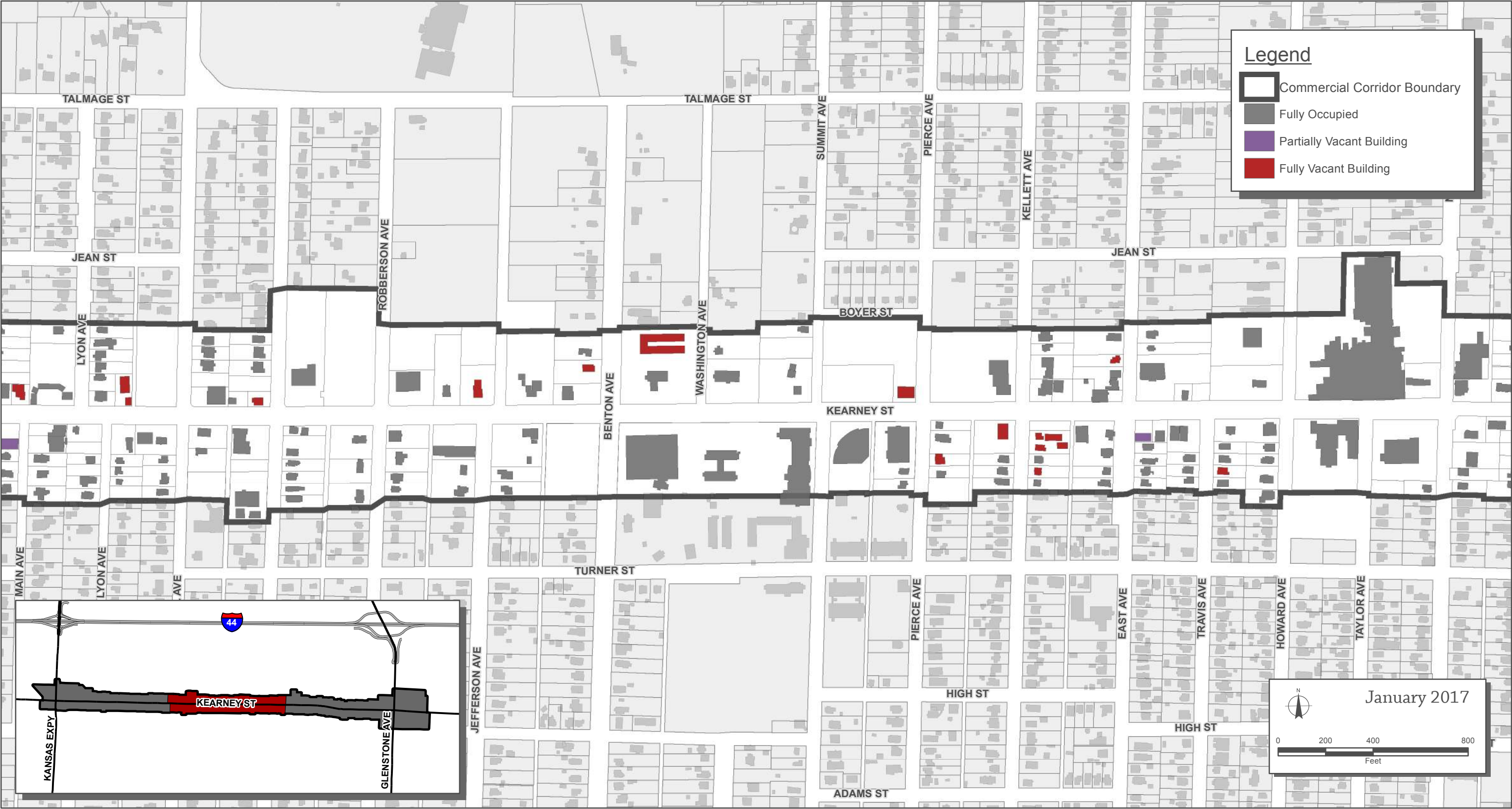


Attachment 4 - Building Vacancy



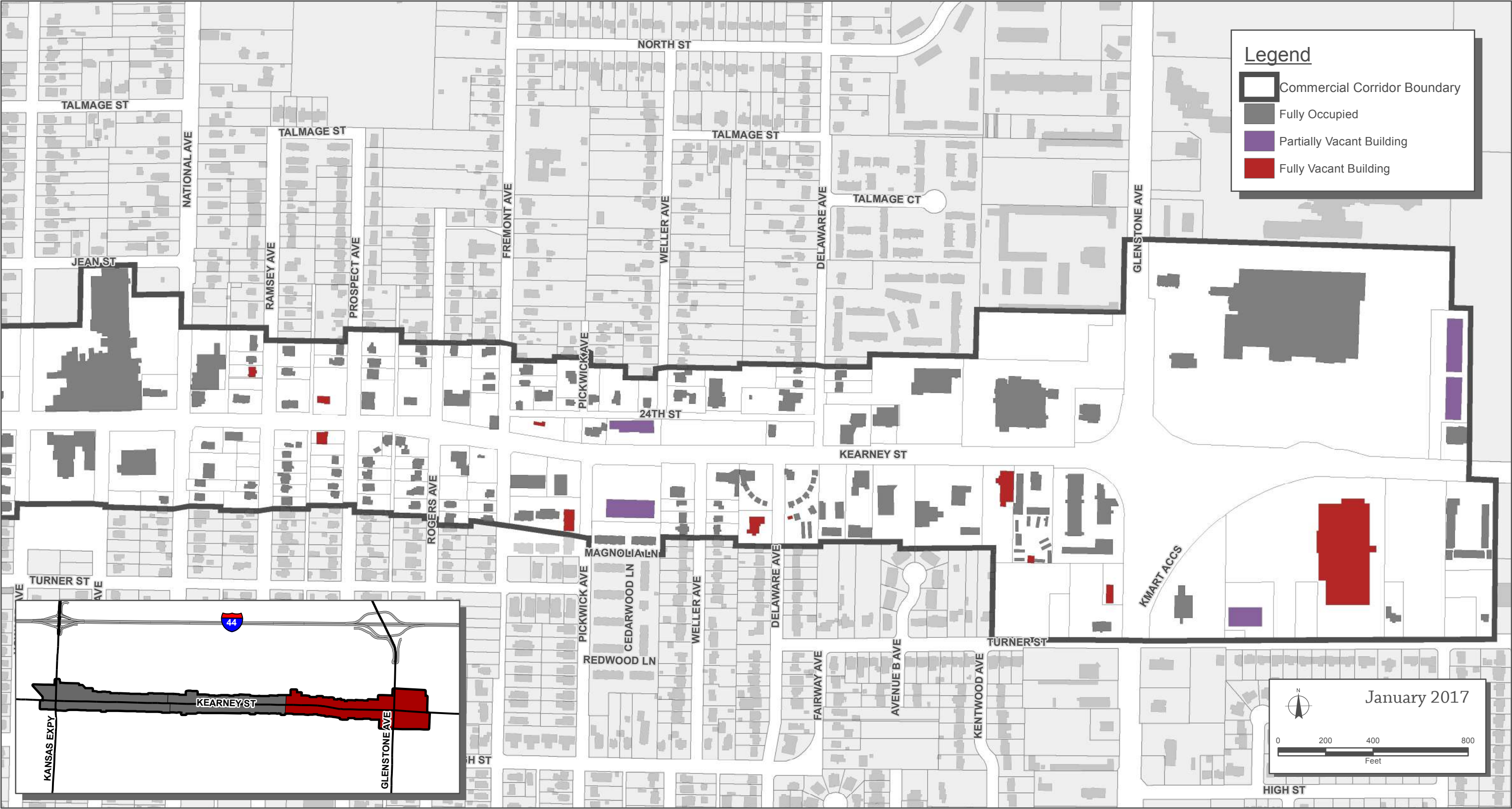
Attachment 4.1 - Building Vacancy
(West)

Kearney Street Corridor Study
City of Springfield, Missouri



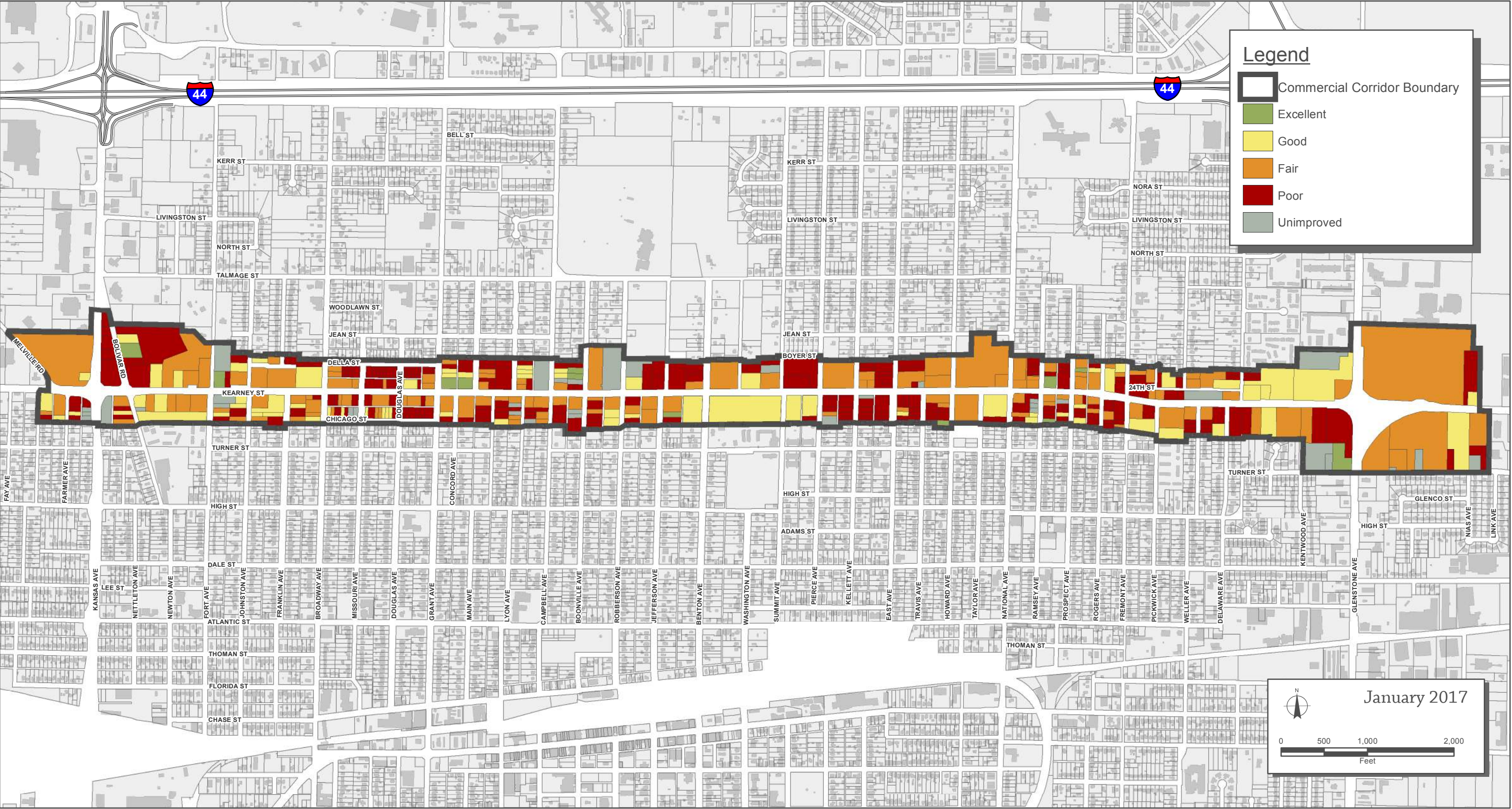
Attachment 4.2 - Building Vacancy
(Central)

Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 4.3 - Building Vacancy
(East)

Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 3 - Site Conditions

Kearney Street Corridor Study
City of Springfield, Missouri



EXPLANATION TO COUNCIL BILL 2026-082 (ADIB-YAZDI)

FILED: 04/10/2026

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-4.01B, 'Official Zoning Map,' by rezoning approximately 7.64 acres of property generally located at 3302 South Maryland Avenue from Planned Development No. 13, 3rd Amendment, and R-SF, Single-Family Residential District, to Planned Development No. 395; and adopting an updated Official Zoning Map. (Bibi Oaks, LLC, 3302 S. Maryland Avenue, Planned Development No. 395)

PURPOSE: Amending the Springfield Land Development Code, Section 36-4.01B, 'Official Zoning Map,' by rezoning approximately 7.64 acres of property generally located at 3302 South Maryland Avenue from Planned Development No. 13, 3rd Amendment, and R-SF, Single-Family Residential District, to Planned Development No. 395. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:

PLANNED DEVELOPMENT NUMBER NO. 395

The applicant is requesting to rezone approximately 7.64 acres of property generally located at 3302 S. Maryland Avenue from Planned Development No. 13, 3rd Amendment and R-SF, Single-Family Residential District to Planned Development No. 395. The applicant is proposing a new four-story multi-family apartment development.

REMARKS: The Planning and Zoning Commission held a public hearing on March 12, 2026, and recommended to approve the application, by a vote of 5 to 2.

The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Comprehensive Plan's Land Use & Development* chapter identifies the area to the east of Maryland Avenue within the Institutional & Employment Center placetype and the area west of Maryland Avenue within the Traditional Neighborhood placetype.

2. This application is consistent with the Institutional and Employment Center placetype (area to the east of Maryland Ave.) which lists multi-family dwellings as a supporting use.
3. This application is consistent with the Traditional Neighborhood placetype (area to the west of Maryland Ave.) which lists Open Space as a supporting use.
4. The submitted application includes a site plan, renderings and elevations of the multi-family building that illustrate the proposed design requirements. Refer to Exhibit 2 showing exterior elevation for apartments.
5. The proposed Planned Development is proposing the following major differences from the current PD 13, 3rd Amendment District:
 - a. The floor area ratio of 0.35 in the existing PD is being eliminated and the proposed development will instead be limited by setbacks, bulk plane, maximum height requirements, open space, off-street parking, open space and landscaping requirements.
 - b. The maximum residential gross density is being increased from 16 dwelling units per acre to 29 dwelling units per acre; however, the current PD includes the area to the north and west which is a total of 22 acres and has no existing residential units on it. The current PD would allow the proposed residential development to have approximately 352 total residential dwelling units. The applicant is proposing 198 units with a maximum allowance of 202 units based on the existing property area east of Maryland Avenue.
 - c. The existing PD has a 45-degree bulk plane from the eastern right-of-way of Maryland Avenue. This is being retained in the new PD. The maximum height is being increased from 2 stories or 35 feet, whichever is less restrictive to 60 feet above finished grade. The applicant is proposing a 4-story building.
 - d. The existing PD has no specific building design requirements while the proposed PD has design requirements, and the elevations and renderings show that it meets the Multi-Family Location and Design Guidelines. The applicant is also proposing 3 development amenities (pool, community space/fitness room and a dog park).
 - e. The same bufferyard Type E is required within Area B as in the existing PD. The bufferyard appears to have missing landscaping and will need to be re-established with the new final development plan and building permits for the proposed development. The new PD will require a 6 ft. solid wood privacy fence or other form of accepted form of screening.
 - f. Perimeter, foundation and interior landscaping of 5% of the parking or vehicular use area will be required with the new PD. The existing PD doesn't have this requirement.
 - g. The existing PD states that access is to be in conformance with the exhibit/site plan. The proposed PD requires a traffic study at the time of development.
 - h. The existing PD states that a final development plan can be reviewed by the city for consideration of the off-street parking requirements while the new PD has a

minimum number of off-street parking spaces for enclosed outdoor and bicycle parking. These appear to match the City's current off-street parking requirements.

- i. The existing PD can be approved with a final development plan administratively in conformance with the requirements of this exhibit. In the new PD, a final development plan shall only be approved if the development is in substantial conformance with Exhibits 1 (text), 2 (site plan) and 3 (elevations) of the PD.
6. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
7. There aren't any changing conditions in the area affected that make the proposed rezoning necessary.
8. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity. The PD to the north allows for medical office, mixed-use and multi-family residential uses. The PD to the east allows for commercial and office uses. The PD to the south allows hospital and medical office uses. The areas to the north, east and south are also within the Institutional and Employment Center placetype.
9. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
10. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. The applicant will be required to perform a traffic study at the time of development.
11. Approval of the proposed zoning will not correct an error in the application of this article but rather will provide a viable use of the property subject to the provisions of the zoning district.
12. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION: Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Institutional and Employment Center and Traditional Neighborhood placetypes and on the finding of facts above.

Submitted By: Daniel Neal, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. PD 395 - 3302 S Maryland Avenue
2. PD 395_exhA
3. PD 395_exhB
4. PD 395_exhC

One-rdg. _____
P. Hrngs. X
Pgs. _____
Filed: 03-31-26

Sponsored by: Adib-Yazdi

First Reading: _____

Second Reading: _____

COUNCIL BILL 2026-082

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-4.01B, 'Official
2 Zoning Map,' by rezoning approximately 7.64 acres of property
3 generally located at 3302 South Maryland Avenue from Planned
4 Development No. 13, 3rd Amendment, and R-SF, Single-Family
5 Residential District, to Planned Development No. 395; and adopting
6 an updated Official Zoning Map.
7 _____
8

9 WHEREAS, an application has been filed for a zoning change of the property
10 generally located at 3302 South Maryland Avenue, and more particularly described in
11 "Exhibit A," attached hereto and incorporated herein by this reference, from Planned
12 Development No. 13, 3rd Amendment, and R-SF, Single-Family Residential District, to
13 Planned Development No. 395; and
14

15 WHEREAS, following proper notice, a public hearing was held before the
16 Planning and Zoning Commission on March 12, 2026, a copy of the Record of
17 Proceedings from said public hearing being attached hereto and incorporated herein by
18 this reference as "Exhibit B," and said Commission recommended approval by a vote of
19 5 to 2; and
20

21 WHEREAS, the City has reviewed the applicant's request and prepared a staff
22 report concerning the application, a copy of which being attached hereto and
23 incorporated herein as "Exhibit C"; and
24

25 WHEREAS, proper notice was given of a public hearing before City Council and
26 said hearing was held in accordance with law.
27

28 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
29 SPRINGFIELD, MISSOURI, as follows, that:
30

31 Section 1 – The property described in "Exhibit A" is hereby rezoned from
32 Planned Development No. 13, 3rd Amendment, and R-SF, Single-Family Residential
33 District, to Planned Development No. 395. Springfield Land Development Code, Section

34 36-4.01B, 'Official Zoning Map,' is hereby amended, changed, and modified consistent
35 with this Ordinance.

36
37 Section 2 – The property described in “Exhibit A” of this Ordinance shall be
38 subject to the requirements and standards included in “Exhibit C – Exhibit 1,” and these
39 requirements and standards shall govern and control the use and development of the
40 land in Planned Development No. 395.

41
42 Section 3 – City Council hereby directs the City Manager, or designee, to update
43 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
44 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
45 Springfield Land Development Code, Section 36-4.01B, 'Official Zoning Map.'

46
47 Section 4 – The Official Zoning Map herein adopted shall be maintained and
48 archived in the same digital form in which this Council has approved its adoption.

49
50 Section 5 – This Ordinance shall be in full force and effect from and after
51 passage.

52
53 Passed at meeting: _____

54
55 _____
56 Mayor

57
58 Attest: _____, City Clerk

59
60 Filed as Ordinance: _____

61
62 Approved as to form: Laura Vales, Assistant City Attorney

63
64
65 Approved for Council action: [Signature], City Manager
66

EXHIBIT A
LEGAL DESCRIPTION

ALL OF LOT TWO (2) AND THREE (3) OF THE ADMINISTRATIVE REPLAT OF LOT 1
SPRINGFIELD PROPERTIES ADDITION & LOTS 1-3 SPRINGFIELD PROPERTIES
1ST ADDITION, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI,
ACCORDING TO THE RECORDED PLAT THEREOF.

AND

ALL OF LOT FOUR (4) SPRINGFIELD PROPERTIES 1ST ADDITION, FINAL PLAT, A
SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI,
ACCORDING TO THE RECORDED PLAT THEREOF.

EXHIBIT B
RECORD OF PROCEEDINGS
Planning and Zoning Commission – March 12, 2026

Planned Development 395
3302 South Maryland Avenue
Applicant: Bibi Oaks, LLC

Mr. Neal stated that this is a request to rezone approximately 7.64 acres of property from Planned Development 13, 3rd Amendment and R-SF, Single-Family Residential District to Planned Development 395.

Commission members asked about the original Planned Development and if there would be a traffic study and if the development would be gated. Mr. Neal gave information on what is being proposed with the number of dwelling units, access, and that it would not be gated and the traffic study is only required at the time of development.

Commissioner Scott opened the public hearing

Mr. Nathan Reynolds, 6440 Meadowview Drive, is one of the developers and noted that it will be approximately 7.64 acres from Planned Development 13, 3rd amendment to Planned Development 395 stating that the site is vacant asphalt and underutilized parking. They are proposing residential community housing is near major employers and services and believes this is in the right location and complements the Medical Mile by providing housing near major employers (Cox South, Mercy clinics), the vertical building design reduces overall footprint, preserving green space, incorporates generous buffers, quality materials, soundproofing, and thoughtful landscaping and the current zoning already allows for a four-story inpatient/outpatient medical clinic, which could generate significantly more traffic than the proposed residential use as well as offering to build a 6ft privacy fence and provide gate access at each adjacent property for neighbors on the west side of Maryland Avenue.

Mr. Brian Kubik, 1554 E. River Oaks Lane gave an overview of the maximum density and noted that the current zoning already allows for a four-story building, and the Montclair Senior Living building is five-story, and this project will be shorter and gave out existing building heights throughout the area. He noted the buffer zone area on the west side of Maryland Avenue, and it has a 30-foot strip with trees (developer will also provide plantings in areas without trees) and offering to build a privacy fence there and provide gates at each one of those neighbor's properties allowing them to have access.

Mr. James Head, 3341 S. Kings Avenue, noted that the residents are already struggling with accumulative effects of growth, traffic safety, crime, and infrastructure that is not keeping pace and stated concern over an estimated 1,300 additional daily trips on already congested Walnut Lawn and Maryland Avenue, stating residents urge a traffic study before rezoning, citing statistical evidence that even a fraction of these trips would be significant.

Ms. Arlene Chriswell, 3312 S. Kings Avenue stated that she is not sure if the proposed development is keeping with Springfield's Comprehensive Plan, noting that the development will be taller than any other building in the immediate area and the four-story height is seen as a "jump up" rather than a "step up," contradicting the Comprehensive Plan's goal of gentle transitions from traditional neighborhoods. She also noted concerns about traffic, privacy, shadows, noise, and potential impact on property values, saying lighting from cars will be shining into their bedroom windows and asks for a traffic study to be completed before the development is approved.

Mr. Christopher Brown, 844 E. Deerfield Street, and voiced his concern over the traffic at the roundabout noting that its capacity size is 12,000 to 14,000 cars for daily traffic and asks for a traffic study prior to approval.

Ms. Abbigale Haralson 3348 S. Kings Avenue stated that she is opposed to this proposed development, but not against progress and that it is an indirect violation of Forward SGF and does not see a gentle transition and it seems to be a watchtower over their backyards. She also noted concerns about potential wind eddies from the four-story building impacting emergency helicopter landings at nearby helipads as well as financial concerns of shifting costs (e.g.,

roundabout restructuring) onto taxpayers and potential Chapter 353 blight tax abatements (developer clarified they did not receive one for a previous project).

Mr. Nathan Reynolds, 6440 Meadowview Drive (rebuttal) stating that he is sensitive to the situation of the neighborhood and that the current zoning is for a four-story medical building that could be 10x the traffic and only planned 310 parking spots and here to work with anyone that's willing to work with us.

Commissioner Scott closed the public hearing.

Commissioners expressed appreciation for the residents' input and the developer's offer of a privacy fence with property access, however concerns were raised regarding the absence of a traffic study prior to rezoning and whether the four-story height was appropriate for the neighborhood with a suggested three-story limit.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Planned Development 395. Commissioner Jacquez seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Souliere, and Commissioner Scott. Nays: Commissioner Pauly and Commissioner Jacquez. Absent: Commissioner Doennig and Commissioner Hunton. Abstain: None.

A handwritten signature in black ink, appearing to read 'Bob Hosmer', written over a horizontal line.

Bob Hosmer, AICP
Planning Manager



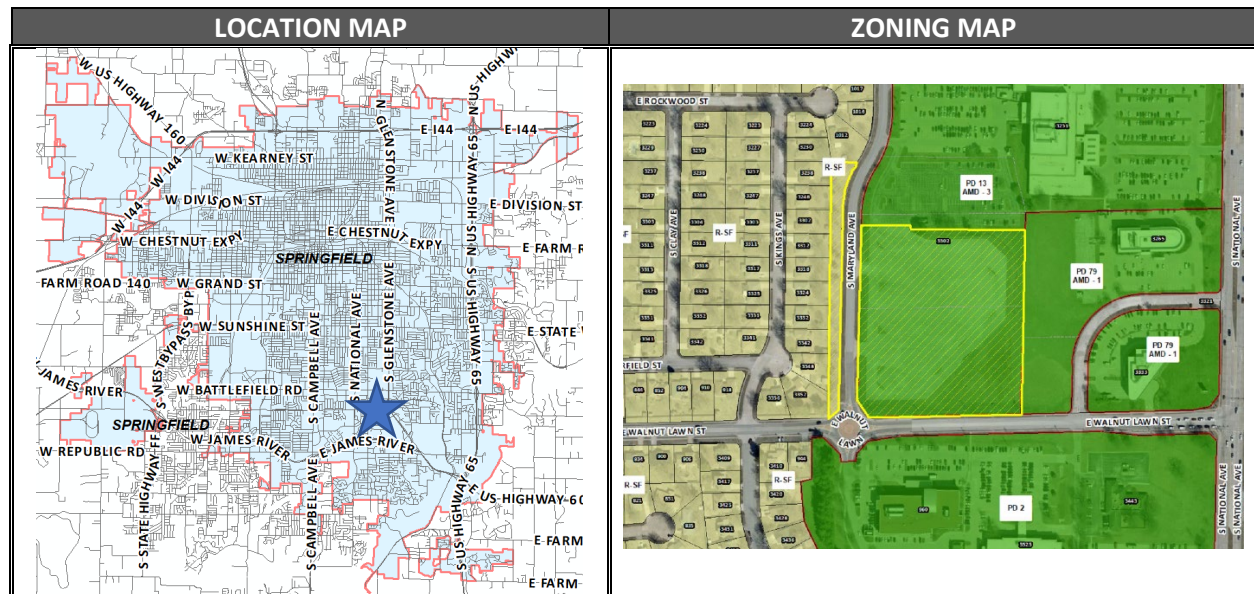
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Planned Development No. 395
Location:	3302 S. Maryland Avenue
Total Acres:	7.64
Applicant:	Bibi Oaks, LLC
Existing Land Use:	Off-street parking and vacant/undeveloped land
Neighborhood Meeting:	February 19, 2026
Planning and Zoning Commission:	March 12, 2026
City Council:	April 6, 2026
Public Notification:	Mail, posted property, and legal in Springfield News-Leader
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of Planned Development No. 395 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to rezone approximately 7.64 acres of property generally located at 3302 S. Maryland Avenue from Planned Development 13, 3rd Amendment and R-SF, Single-Family Residential District to Planned Development No. 395.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was platted and rezoned to Planned Development 13, 3rd Amendment in 1990. The strip area to west of Maryland was rezoned to R-SF in 1995 as part of the citywide rezoning.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

- (a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:
1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
 2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
 3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
 4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
 5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
 6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
 7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
 8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PD 395
Minimum Yard Requirements	See Exhibit 1.
Maximum Structure Height	See Exhibit 1
Minimum Open Space	See Exhibit 1
Buffering and Landscaping	See Exhibit 1

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property east of Maryland Avenue within the Institutional and Employment Center placetype.

The Institutional and Employment Center placetype contains a variety of major medical and office parks, and a collection of institutional and employer campuses. Large campuses are

DEVELOPMENT REVIEW STAFF REPORT

supported by small commercial sales and service business, and a mix of community-orientated amenities. Student housing is also a common component. In the case of universities or colleges, along with mixed housing types located along the fringes and transitional areas, providing housing near major employers is important. Areas within this placetype act as centers of culture, education, and business development, while providing numerous employment opportunities for residents of Springfield and others from the region. As Institutional and Employment Centers provide vital jobs and services to the entire metro area, multimodal accessibility and public transit connectivity are key components of this placetype. Underutilized parcels are assembled and redeveloped into more intense supporting uses or higher density housing developments where appropriate, to increase activity within the center. Planning for Institutional and Employment Center placetype focuses on infrastructure and corridor improvements to facilitate traffic flow, multimodal connectivity, and streetscaping improvements, needed to enhance the character and connectivity of key corridors. As these centers of activity receive high volumes of visitors and commuters into the City, it is essential that the quality of development and visual appeal of the corridors remain attractive and representative of the City's desired image.

Primary Land Uses:

- Universities, colleges, and vocational schools
- Government, healthcare, and institutional facilities

Supporting Land Uses:

- Single-family detached
- Single-family attached
- Multi-family
- Parks, greenways, and open space
- Sports complexes and recreational facilities
- Office, hospitality, retail sales and service
- Maker, artisan, and innovations spaces
- Public and private schools and places of worship

Characteristics

TRANSPORTATION & INFRASTRUCTURE

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors, installed at key destinations, and incorporated into private development plans.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.
- The pedestrian environment is enhanced with expanded sidewalks and pedestrian infrastructure, such as benches, pedestrian-scaled lighting, and street trees.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.

DEVELOPMENT REVIEW STAFF REPORT

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- Character is enhanced by gateway features, landscaping, and branding elements, particularly within university, health care campuses, and innovation districts, to identify entry into campus areas.
- A greater focus on site design, parking access, massing, and building orientation are adopted to ensure development that is complementary to adjacent lower density residential development.
- Lighting, signage, landscaping, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting with a high degree of transparency using clear glass windows and doors to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.

TRANSITIONS:

- Strong connections to local universities, innovation districts, and neighborhoods are established through branding and connectivity.
- More intense institutional and employment uses and supporting uses are sufficiently separated and buffered from lower intensity residential uses.

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property west of Maryland Avenue within the Traditional Neighborhood placetype.

Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance.

Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and

DEVELOPMENT REVIEW STAFF REPORT

trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

PRIMARY USES

- Single-family detached

SUPPORTING USES

- Single-family attached
- Low-intensity multifamily
- Low-intensity, neighborhood commercial
- Parks, greenways, and open space
- Public and private schools and places of worship
- Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

- Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
- Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
- Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.
- As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY - Urban design characteristics that apply to both Center City and Traditional Neighborhoods include:

- The main entrances of new residential developments are oriented towards the primary street.
- Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
- When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.

DEVELOPMENT REVIEW STAFF REPORT

- Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
- New and infill buildings maintain the proportions and architectural features common in the existing block.
- When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

Traditional Neighborhood, Urban design characteristics unique to Traditional Neighborhood character area include:

- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.
- Attached garages are a standard element, typically integrated into the design of the home and make up a dominant part of the front elevation, reducing the on-street parking demands.
- Vehicular driveways are provided for each home and are accessed almost exclusively from the front or side street, limiting on-street parking opportunities.
- Neighborhoods are often self-regulated by covenants that limit use, size, and design of structures, as well as care and use of private amenities and common areas.

Transitions:

- A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
- Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
- The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES														
	Single-Family Detached	Single-Family Attached	Multi-Family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major, Urban & Innovation Spores	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Services, Outdoor Sales & Service	Light Industry	Warehouse & Distribution Facilities
Residential Neighborhood	●	○	◇	○	◇	◇	○								
Mixed Residential	●	●	○	○	◇	◇	○								
Downtown			●	●	●	●	●	●	●	●	●	●	●	●	●
Mixed-Use	○	○	●	○	○	○	●	●	●	●	●	●	●	●	●
City Corridor			●	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center			○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex				○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics				○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation				●	●	○									

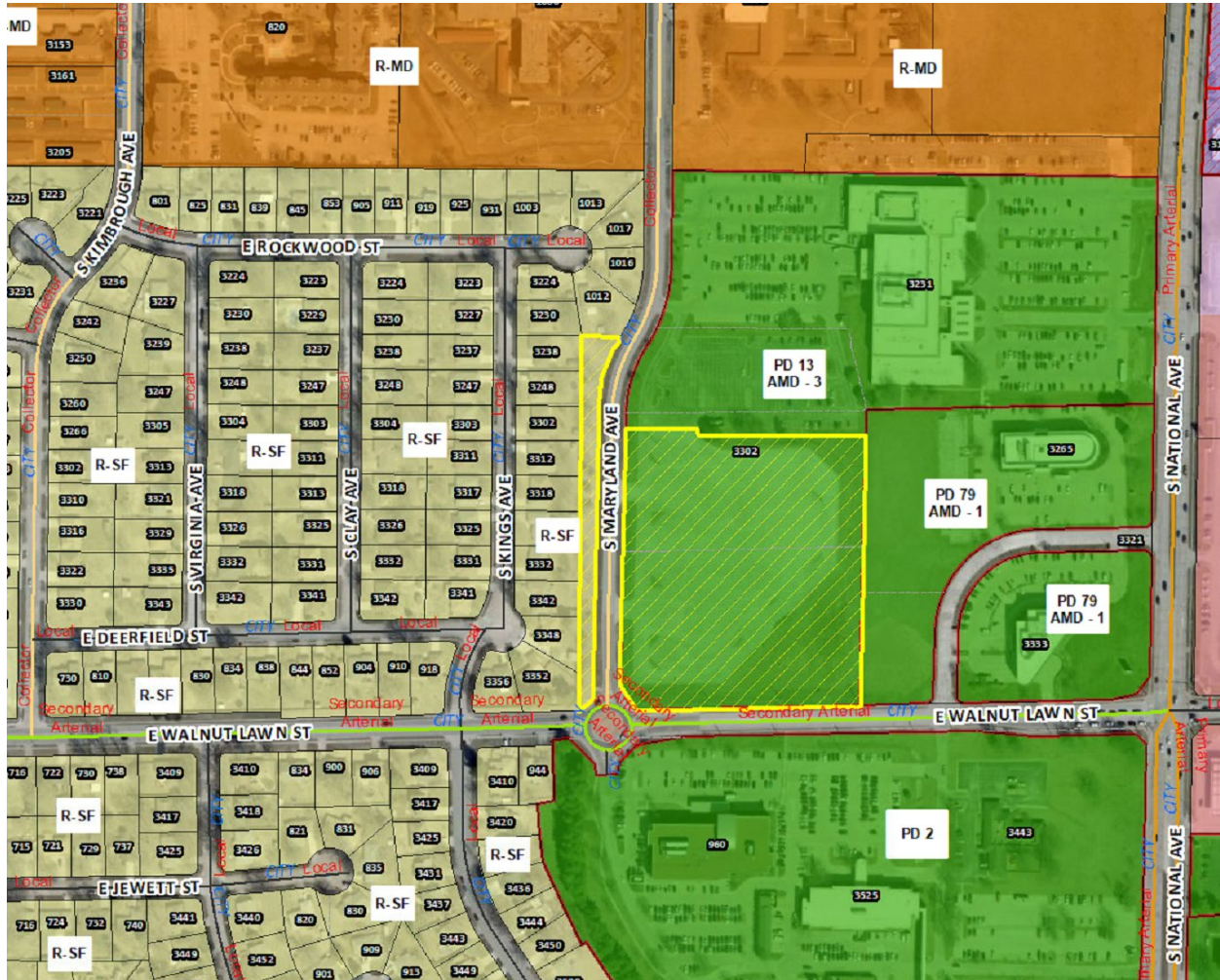
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **Supporting Land Use:**
Less prevalent and serve to support the primary land use.

◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	PD 13, 3 rd Am.	PD 2	PD 79 Amended	R-SF
LAND USE	Hospital and medical offices	Hospital and medical offices	Office uses	Single-family homes
PLACETYPES	Institutional & Employment	Institutional & Employment	Institutional & Employment	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

REVIEWING DEPARTMENTS COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No further comments.

CITY UTILITIES:

No issues with the proposed rezoning, however the property does not have access to CU water currently. A short main extension from either to the east or west will be needed to provide service.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with rezoning. Public sewer is available to the lot.

FIRE DEPARTMENT:

No issues with rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	S Maryland Avenue	Collector	City	30	30	NA	No	Yes	Yes
Street 2	E Walnut Lawn Street	Secondary Arterial	City	35	30	6,200	No	Yes	Yes

ACCESS - All new and existing driveway approaches shall comply with the requirements of the planned development, and current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There are bus stops east of the property on National.

IMPROVEMENTS - No improvements are required for this Planned Development. A traffic study is required at the time of development. Any improvements required based on the traffic study are required to be constructed or funds escrowed prior to issuance of building permits.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/Floodway
3302 S Maryland Ave	Ward Branch	No	No	No	No	No

DEVELOPMENT REVIEW STAFF REPORT

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DETENTION AND DISCHARGE REQUIREMENTS

1. The existing extended dry detention basin was designed under PRJ2002-000141. The existing plat show the drainage easement for the channel and detention basin. The rezoning site plan shows a modified basin. This will trigger a new drainage easement and vacation of the old drainage easement.

WATER QUALITY REQUIREMENTS

1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.

2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

3. Water Quality Credits are available to use in design for preserved trees and newly planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 7.64 acres of property generally located at 3302 S. Maryland Avenue from Planned Development 13, 3rd Amendment and R-SF, Single-Family Residential District to Planned Development No. 395. The applicant is proposing a four-story multi-family apartment building.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the area to the east of Maryland Avenue within the Institutional & Employment Center placetype and the area west of Maryland Avenue within the Traditional Neighborhood placetype.
3. This application is consistent with the Institutional and Employment Center placetype (area to the east of Maryland Ave.) which lists multi-family dwellings as a supporting use.
4. This application is consistent with the Traditional Neighborhood placetype (area to the west of Maryland Ave.) which lists Open Space as a supporting use.
5. The submitted application includes a site plan, renderings and elevations of the multi-family building that illustrate the proposed design requirements. Refer to Exhibit 2 showing exterior elevation for apartments.
6. The proposed Planned Development is proposing the following major differences from the current PD 13, 3rd Amendment District:
 - a. The floor area ratio of 0.35 in the existing PD is being eliminated and the proposed development will instead be limited by setbacks, bulk plane, maximum height requirements, open space, off-street parking, open space and landscaping requirements.
 - b. The maximum residential gross density is being increased from 16 dwelling units per acre to 29 dwelling units per acre; however, the current PD includes the area to the north and west which is a total of 22 acres and has no existing residential units on it. The current PD would allow the proposed residential development to have approximately 352 total residential dwelling units. The applicant is proposing 198 units with a maximum allowance of 202 units based on the existing property area east of Maryland Avenue.
 - c. The existing PD has a 45-degree bulk plane from the eastern right-of-way of Maryland Avenue. This is being retained in the new PD. The maximum height is being increased from 2 stories or 35 feet, whichever is less restrictive to 60 feet above finished grade. The applicant is proposing a 4-story building.
 - d. The existing PD has no specific building design requirements while the proposed PD has design requirements and the elevations and renderings show that it meets the Multi-Family Location and Design Guidelines. The applicant is also proposing 3 development amenities (pool, community space/fitness room and a dog park).
 - e. The same bufferyard Type E is required within Area B as in the existing PD. The bufferyard appears to have missing landscaping and will need to be re-established with the new final development plan and building permits for the

DEVELOPMENT REVIEW STAFF REPORT

- proposed development. The new PD will require a 6 ft. solid wood privacy fence or other form of accepted form of screening.
- f. Perimeter, foundation and interior landscaping of 5% of the parking or vehicular use area will be required with the new PD. The existing PD doesn't have this requirement.
 - g. The existing PD states that access is to be in conformance with the exhibit/site plan. The proposed PD requires a traffic study at the time of development.
 - h. The existing PD states that a final development plan can be reviewed by the city for consideration of the off-street parking requirements while the new PD has a minimum number of off-street parking spaces for enclosed outdoor and bicycle parking. These appear to match the City's current off-street parking requirements.
 - i. The existing PD can be approved with a final development plan administratively in conformance with the requirements of this exhibit. In the new PD, a final development plan shall only be approved if the development is in substantial conformance with Exhibits 1 (text), 2 (site plan) and 3 (elevations) of the PD.
7. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
 8. There aren't any changing conditions in the area affected that make the proposed rezoning necessary.
 9. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity. The PD to the north allows for medical office, mixed-use and multi-family residential uses. The PD to the east allows for commercial and office uses. The PD to the south allows hospital and medical office uses. The areas to the north, east and south are also within the Institutional and Employment Center placetype.
 10. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
 11. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. The applicant will be required to perform a traffic study at the time of development.
 12. Approval of the proposed zoning will not correct an error in the application of this article but rather will provide a viable use of the property subject to the provisions of the zoning district.
 13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
 14. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).

DEVELOPMENT REVIEW STAFF REPORT

15. The applicant held a neighborhood meeting on February 19, 2026, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
16. The public notice was advertised in the Springfield News-Leader at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Institutional and Employment Center and Traditional Neighborhood placetypes and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

Attachment 1

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: PD-13 - Third Amendment to PD-13 - Fourth Amendment
(existing zoning) (proposed zoning)
2. Meeting Date & Time: February 19, 2026 from 4:00pm to 6:30pm
3. Meeting Location: 3100 S. National, Suite 300 in Springfield MO
4. Number of invitations that were sent: 88
5. How the mailing list was generated: city generated
6. Number of neighbors in attendance (attach a sign-in sheet): 18: see attached.
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

1. All neighbors concerned of amount of traffic that Apartment generates.
2. Several neighbors voiced concern about the round-a-bout and its design at the corner of Walnut Lawn and Maryland.
3. Several neighbors concerned about height of building and apartment tenants looking into their backyards on Kings Street. Many neighbors recommended / suggested that the building be only three stories in lieu of four stories, reducing parking and number of units.
4. Neighbors facing west on Kings Street were concerned how they would access their back yards from their east property lines if there were a new privacy fence constructed as part of the buffer yard.
5. One neighbor concerned for Ambulance and Emergency vehicle response time due to additional traffic in the area.
6. Neighbors concerns with the additional crime that could be caused due to additional people living in the neighborhood.
7. Neighbors were concerned with the socio-economical clientele that the apartment would attract.
8. Neighbors were concerned with noise created by construction and rock breaking.

8. List or attach the written comments and how you plan to address any issues:

1. Traffic study to be performed and action of its recommendations would be provided.
2. This is a city street and intersection. The developer will pass on the information to city personnel.
3. The buildings height will be no greater than 60' and will abide by the existing PD language of 45° bulk plane from the east right-a-way line of S. Maryland Avenue.
4. Developer will provide the required buffer yard in area between neighbors east property lines and S. Maryland Avenue. The building facade will be approx 150' away from the east property line of neighbors on Kings Ave with required buffer yard. Developer would consider making accommodations to allow for neighbors to access the rear of their properties though the developers property on west side of S. Maryland Avenue.
5. Developer does believe that the additional traffic from this development will make any difference with emergency response at hospital.
6. Developer explained thier intense back ground check of tenants for this development. Additionally, they anticipate 50-70% of the tenants be hospital employees which go though an even more intense back ground check.
7. Developer anticipates the tenants to be primarily doctors, nurses, and hospital staff workers with middle to upper incomes in Springfield MO.
8. Construction will take approx 14-16 months and the Developer is willing to require contractor to work from hours of 7am-4pm during weekdays.

I, Brian Kubik (print name), attest that the neighborhood meeting was held on February 19, 2026 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Brian Kubik

Printed name of person completing affidavit

Neighborhood Meeting Sign In

PUBLIC NEIGHORHOOD MEETING

DATE OF MEETING: February 19, 2026

MEETING LOCATION: BKD Design Collective

TIME OF MEETING: 4:00pm TO 6:30pm

NAME	ADDRESS	TELEPHONE No.
x ARLENE CHURWELL	3312 S. KINGS	417 882-3234
x Allen Bowers	3310 Skimbrough	417-882-3025
x Rick Barber	3230 S Kings	417-838-9955
x Ann Potter	3223 S. Kings	417-299-6134
x Neva Blakey	3303 S. Clay	417-861-1324
x DALE ROUTH	3325 S. KINGS AVE	417-234 4720
x CAROL PAMPLIN	3223 S KIMBROUGH CT	417-343-8553
x Mike Patterson	3304 S clay Ave	417-844-0237
x Karen Neal		417 300 1417
x Marcella Moore	3324 S. Kings	417-589-1956
x Joe Moore		417 551-1995
x LaDena Mendenhall	1012 E Rockwood	417-416-3109
Joel Standford	4612 E. Farm Road 144 #65808	417-438-6081
Robert Repold's	6440 Meadowview Pl, Ozark MO 65721	417 4968687
x Richard & Janet Curtiss	3342 S Clay Ave	65807
x Abigail Haralson	3348 S. Kings Ave	417 894 3121
Kyle YARBROUGH	4006 S. LOVE FIVE AVE.	417 890 5543
BRIAN KUBIK	1554 E. RIVERDALE LN. SPFD MO	417-299-5000

From: [Janet Cantrell](#)
To: Zoning@springfieldmo.gov
Subject: Project Location 3302 S. Maryland Ave.
Date: Friday, February 20, 2026 1:52:55 PM

I attended the meeting held on Feb 19th with Brian Kubik, AIA, Architect. The developers were in attendance and listened to the neighborhood comments and concerns. The project is a 4 story apartment complex. A building of this size would result in thousands of extra cars trying to navigate the traffic circle at Walnut Lawn and Maryland. This is only 1/2 block from my house. There have been numerous wrecks and at least 1 death at this very sight. I believe careful consideration should be given before changing the zoning to allow any 4 story building at this location. Changes need to be made to accommodate any additional traffic. Anyone who travels Walnut Lawn at any given time of day, but especially during school dismissal from Kickapoo and The Summit schools, would agree that driving on that corridor is a nightmare.

Thank you for your consideration.
Janet Cantrell
3342 S. Clay

From: [Richard Cantrell](#)
To: Zoning@springfieldmo.gov
Subject: 3302 S. Maryland Ave.
Date: Friday, February 20, 2026 2:10:57 PM

I was in attendance at the meeting with Brian Kubik, AIA concerning the building of a 4 story apartment complex at the above referenced property.

I feel that the additional housing complex with 198 units would mean a great influx of traffic that this area and specifically the traffic circle at Walnut Lawn and Maryland is not designed to handle. There have been 2 deaths at the traffic circle in the 8 years I have lived here. I feel that a traffic signal could be one answer for the congestion. Also improvements to the traffic circle should definitely be considered. But a building with only 3 stories would be much more favorable by reducing the traffic flow.

Thanks you,

Richard Cantrell

3342 S Clay Ave, Springfield, MO 65807

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	2/21/2026	Telephone No.	(417) 551-1995
YOUR NAME:	Joe Moore (trustee)		
YOUR ADDRESS:	3324 S. Kings Ave, Springfield, MO 65807		
PROJECT ADDRESS:	3302 S. Maryland Ave, Springfield, MO 65807		
COMMENTS: Concerning the proposed development of the property that has been a parking lot for several decades we have these concerns. 1) traffic has increased substantially over the past thirty years, this project will magnify traffic exponentially. Maryland ave needs to be improved and a turning lane in front of the apartments which can be made from the property west of the street. Walnut Lawn needs to have the East approach to the roundabout improved with a lane to improve right turns to the apartments from the roundabout. 2) The care of the green space west of Maryland ave needs to be assigned to the apartments for future maintenance. In the past this has not been consistent and it is likely that the landscaping will not last if they don't commit to do it.			

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
Application for Zoning Map Amendment & Planned Developments
*Fees are non-refundable

- 3) We feel it would be much better for the surrounding community to limit the building to three levels verses the four that has been proposed. Depending on the fencing and landscaping development, privacy of the neighborhood is a real concern.
- 4) The largest concern is the impact on property values. For decades this community has held it value because the single-family homes form a quiet neighborhood that is diverse but predictable. Adding this complex, even if it is a class A, can't help but disrupt this and affect property values.
- 5) Whatever arrangements are made to the landscaping a fencing to the property west of Maryland ave, gates must be included to allow residents access to their back yards.

From: [Andrea San Paolo](#)
To: Zoning@springfieldmo.gov
Subject: Apartment plans for Walnut Lawn and Maryland
Date: Sunday, February 22, 2026 10:28:32 AM

This is the first time you received an email from this sender (asanpaolo@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

I would like to voice my concern about the proposed apartment complex in our neighborhood at Walnut Lawn and Maryland. I recently moved to 814 E Deerfield and have to access Walnut Lawn frequently. At some hours it's already difficult to find a gap in traffic to enter the street, and I'm concerned that will worsen with the addition of a large apartment complex on the corner. Hoping that possibility will be addressed and planned for before this proposal goes forward.

Thank you.

Andrea San Paolo

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DEVELOPMENT REVIEW NOTICE/COMMENT CARD

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	2-20-2026	Telephone No.	417 234 4720
YOUR NAME:	DALE ROUTH		
YOUR ADDRESS:	3325 S. KINGS AVE SPD 65807		
PROJECT ADDRESS:	3302 S. MARYLAND		

COMMENTS: I HAVE LIVED IN THIS NEIGHBORHOOD FOR 3 1/2 YRS. I LIKE IT BECAUSE IT'S A NICE QUIET NEIGHBORHOOD. I'M A RETIRED KCMOPD DETECTIVE. WHEN ATTEMPTING TO MAKE A LEFT TURN ONTO WALNUT LAWN IVE NOTICED ITS INCREASINGLY DIFFICULT DUE TO MORE TRAFFIC VOLUME. THIS PLANNED DEVELOPMENT WILL LEAD TO A SUBSTANTIAL INCREASE IN TRAFFIC DAY AND NIGHT. I DO BELIEVE THIS SMALL ROUND ABOUT IS NOT DESIGNED TO HANDLE THE INCREASED TRAFFIC LOAD UNLESS ENGINEERS COULD REDESIGN THAT INTERSECTION. TRAVELING EAST ON WALNUT LAWN THERE IS A FENCE THAT BLOCKS YOUR VIEW OF TRAFFIC SOUTHBOUND ON MARYLAND UNTIL THEY ARE ALMOST IN THE ROUND ABOUT. I'M NOT OUTRIGHT OPPOSED TO THIS DEVELOPMENT BUT I'M

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Application for Zoning Map Amendment & Planned Developments

*Fees are non-refundable

Planning and Zoning Commission Page 21 of 41

CONFIDENT YOU WILL SEE AN INCREASE IN VEHICULAR ACCIDENTS. I'VE ALREADY

BACK
Page 139 of 321

SAW SEVERAL INCIDENTS WHERE PEDESTRIANS WERE NEARLY STRUCK
ATTEMPTING TO CROSS THE STREET. I ATTENDED THE MEETING WITH THE
ARCHITECT AND BUILDERS AND I WAS IMPRESSED WITH THE DESIGN,
I'M JUST CONCERNED THE SMALL TWO LANE ROADS AND SMALL ROUNDABOUT
AS IS WILL NOT BE SAFE AS IT STANDS NOW. I HOPE EVERYONE
INVOLVED IN THIS DEVELOPMENT WILL KEEP THAT IN MIND. THE INTERSECTION
ALREADY HAS A HIGH VOLUME OF TRAFFIC TRAVELING EAST/WEST
AND NORTH AND WHEN YOU FACTOR IN THE HIGH INCREASE IN SOUTH
BOUND TRAFFIC THERE WILL BE PROBLEMS. I'VE BEEN STUCK BEHIND
SOME DRIVERS (OFTEN ~~ELDERLY~~ ELDERLY) WHO ARE HESITANT TO ENTER
THE ROUNDABOUT RESULTING IN A TRAFFIC BACKUP.

SORRY FOR THE LENGTHY NOTE AND I DO HOPE YOU WILL TAKE
THESE CONSIDERATIONS IN MIND.

THANKS
Dale Roth

From: [Abbigale Beaver](#)
To: Zoning@springfieldmo.gov
Cc: [Arlene Chriswell](#)
Subject: Opposition to proposed development at 3302 S Maryland Ave
Date: Tuesday, February 24, 2026 6:23:15 PM

To the Springfield Planning & Zoning Commission and City Council:

As invested property owners of the South Kings Avenue neighborhood, we formally enter our opposition to the proposed 4-story development at 3302 S. Maryland Ave. We are not against progress; however, we expect development to follow the Forward SGF 2026 mandates.

Our opposition is based on the following:

This build is in direct violation of Forward SGF:

The 4-story "Hard Edge" ignores the "Gentle Transition" mandate (Duplexes/Townhomes) between commercial and R-1 zones. The 4 story U design also creates an acoustic canyon, decimating our right to quiet enjoyment of our properties.

Safety of Vulnerable Residents:

Protecting long-term, elderly neighbors from privacy invasion and the crime risks of unmonitored parking structures. A 4 story build acts as a watchtower over the very residents who have spent decades investing in our neighborhood, as well as casting a shadow and reduced our sunlight hours significantly, which will result in higher utility costs.

Sustainability:

We oppose shifting roundabout restructuring costs onto taxpayers to support private density. The developers former build (Silverleaf) is located in an area with wide 5 lane arterial roads and significant buffer zones. Dropping that same footprint onto Maryland Ave, a residential transition zone with a 2 lane emergency route is a failure of site planning logic.

As well the vertical sheet flow created by replacing a paved lot w a vertical 4 story mass will likely put drainage stress that out 50 year old pipes cannot withstand. If our properties are damaged, who is liable?

Additionally, we oppose any intent by the developer to seek a Ch 353 "Blight" tax abatement as observed in previous builds by Mr Standeford. If the developer cannot commit to paying his fair share of taxes on a project of this scale, than the city should not be granting him the exception of a rezoning that harms our neighborhood.

III. Constructive Alternatives

Smart Growth: Relocate high-density to 3900 S. Campbell or S. National corridors.

Neighborhood Offer: We remain open to a Gentle Transition (Duplex/Townhome) design for this site.

We are also submitting a Formal Requests for the following Technical Studies

Independent Traffic Impact Study (TIS): Current analysis of the Walnut Lawn roundabout's capacity for emergency response.

Professional Acoustic Study: Evaluation of sound reflection ("Acoustic Canyon") on R-1

properties.

Downstream Stormwater Runoff Analysis: Impact of high-velocity "vertical sheet flow" on 1970s-era neighborhood infrastructure.

Certified Shadow & Photometric Study: Measurement of sunlight loss and verification that light trespass remains below 0.5 foot-candles.

To be clear, we are not against progress or growth; we support development where the infrastructure supports it. What we are against is being pushed into a luxury build by the Density Kings of Springfield.

We expect the Integrity of the Forward SGF plan to be upheld for its citizens, NOT fast tracked for a Favored builder.

In light of the recent controversy regarding planning and zoning, it is our hope our concerns will be met with the appropriate respect and consideration.

Many thanks for your attention to this matter.

Yours truly,

Ray & Abbigale Haralson

Comments regarding PD-395

At the Neighborhood Meeting on February 19, 2026:

1. Expressed my concern that we have tried *for months* to get in touch with the listed owner – BiBi Oaks – to find out plans for trees damaged or uprooted as a result of wind storms. If unresponsive to present concerns regarding their property, what can the neighborhood expect once they own 198 apartments behind us?
2. Requested owners & those associated with proposed property development spend time in High Meadow East neighborhood to assess present difficulty in turning onto Walnut Lawn from Kings Avenue and Kimbrough, then imagine being 80-years old and the additional safety concerns an extra 300-400 vehicles will create.
3. Why not do the traffic study now? Find out the impact the number of proposed apartments will have on our neighborhood before moving forward with proposal!
4. If the development is approved, what would the barrier on west side of Maryland include? If decide to do 6' wooden fence:
 - a. Will a survey be done to confirm property lines?
 - b. Will fence replace existing chain link & older wood fences instead of be side-by-side?
 - c. Would builders include double gates and continue to allow City Utilities and property owners occasional access to backyards on Kings and Rockwood for maintenance?
 - d. Will required trees & shrubs be healthy & staggered to also allow access? Perhaps include an extended warranty on plantings?
 - e. Nate & Joel indicated these would not be problems, but will they put that in writing?
5. Even with a 6' fence, it won't do much to block apartments, lights, or traffic noise from homes on Kings Avenue. Our homes sit on a bit of a hill and we can easily see over our 4' chain link fences. We would be subjected to noise and inconvenience of adding 400 vehicles to the already excessive traffic on Walnut Lawn. Add noise from the pool over summer, light from 198 apartments and you have affected the quality of life for those living in High Meadow East—a relatively quiet, mostly retirement neighborhood.
6. Nate & Joel expressed their desire to create their "legacy" with this build, but there isn't any reason they couldn't build on their legacy in another location—one where it would not affect a quiet neighborhood with limited street access. I can't imagine they would want a four-story apartment complex of this size, with the impact of 400 vehicles in their back yard. Several neighbors have rightfully expressed concerns the apartment complex as proposed will lower our property values and it will certainly affect our quality of life.
7. Have developers communicated with local medical facilities to confirm whether housing for short-term medical personnel is even still a need in the community? Seems like that would have been the first question for them to ask, rather than build an expensive complex and assume they can rent to their preferred doctors & nurses. Perhaps condos or townhouses would be more appropriate for the developers intended renters.

PROPOSAL to Also Include Above Concerns:

1. Preferably, build on another property where it won't affect neighbors' quality of life.
2. Keep zoning & build to currently approved 35'. No other immediate structures are more than three stories. If approve zoning for 60', will developers then build five or six stories? What would keep them from doing that?
3. Lower the number of units per acre so complex doesn't have 198 apartments.
4. Enforce the 1:1 ratio, so building will be set back from Maryland equal to height.
5. Give weight to potential increase in vehicles. Traffic engineer mentioned 6.6 trips per unit x 198 units equals an approximate 1300 trips per day! Walnut Lawn already a concern leaving neighborhood from either Kings Avenue or Kimbrough.
6. If move forward with proposal, specify what will be done on buffer strip along west side of Maryland Avenue; address above specifics in proposal.
7. Advised to work out differences with BKD, but how will we know what is included in final proposal?

Respectfully submitted,

Arlene Chriswell, CAPT, NC, USNR (Retired)
3312 S. Kings Avenue
Springfield, MO 65807

From: [Brian Kubik](#)
To: [Arlene Chriswell](#); Zoning@springfieldmo.gov
Cc: [Nathan Reynolds](#)
Subject: RE: PD-395 Comment
Date: Wednesday, February 25, 2026 12:50:23 PM
Attachments: [image001.png](#)

Ms. Chriswell,

Thank you for including me in your communications with the Zoning Department. I believe the developers were referring to traveling nurses and doctors for which I am confident that Cox and Mercy Hospitals work with continuously. Additionally, there are many medical professional in our area that are not affiliated with Cox or Mercy (ie, Vision Clinic, Swan Dermatology, Eustasis, etc.) that have professional staff that requires housing.

The developers of this property are proposing to spend \$30-40M in our community in a city that has clearly indicated that middle income workforce housing is needed. I feel fairly confident that they have done their research.

I have copied this communication with the developers so that they are able to response to your concern as well.

Respectfully,

Brian Kubik

BRIAN KUBIK, AIA, NCARB | PRESIDENT



417-890-5543 X102 | BKUBIK@BK-DC.COM
3100 S NATIONAL AVE, STE 300 | SPRINGFIELD, MO 65807

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From: Arlene Chriswell <highmeadoweastneighborwatch@gmail.com>
Sent: Wednesday, February 25, 2026 12:30 PM
To: zoning@springfieldmo.gov; Brian Kubik <bkubik@bk-dc.com>
Subject: PD-395 Comment

I am just off the phone with Shawna in Recruitment at Cox Human Resources. She stated Cox doesn't hire ANY temporary workers now, with the possible exception of a specialized, high-demand position for which there is no one local to fill it.

The developers could certainly have made that call and perhaps removed some of the dollar

signs from their eyes based on actual community need, instead of dreaming that there might still be a market for temporary housing for medical personnel like there was during the Covid pandemic.

Please consider that the developers have not researched the housing need, and their request for a zoning change in order to build their dream doesn't hold up to actual demands. That ship has sailed.

Arlene Chriswell
High Meadow East

P.S. Shawna gave me permission to use her name. The Cox Human Resources number is 417 269-6954.

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	2/23/24	Telephone No.	417-343-0553
YOUR NAME:	CAROL PAMPLIN		
YOUR ADDRESS:	3223 S. KIMBROUGH CH.		
PROJECT ADDRESS:	MARYLAND AVE. & WALNUT LAWN ST. - APT COMPLEX		
COMMENTS:	I am concerned about the increase in traffic and congestion from the project in an area that already experiences a heavy flow at all times of the day. Traffic will be cutting through and speeding on the feeder streets - Kimbrough, King, Walnut Lawn, Jefferson, Maryland and North & South of Walnut Lawn; all 2 lane street with STOP signs. Are there any plans for infrastructure improvements like widening streets, adding traffic lights like Bottled and Maryland?		

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611

Application for Zoning Map Amendment & Planned Developments

*Fees are non-refundable

From: [Nathan Reynolds](#)
To: [Brian Kubik](#)
Cc: [Arlene Chriswell](#); Zoning@springfieldmo.gov
Subject: Re: PD-395 Comment
Date: Friday, February 27, 2026 11:05:59 AM
Attachments: [image001.png](#)

Ms. Chriswell, Mr. Kubik, and Zoning Department,

Thank you for the opportunity to address the comments submitted regarding PD-395. I want to clarify the demand thesis for The Reserve at Medical Mile and ensure the record accurately reflects the intent of this development.

The Reserve at Medical Mile is designed for permanently employed medical professionals and their families: physicians, nurses, nurse practitioners, physician assistants, residents, fellows, and the broader clinical and administrative workforce within the Medical Mile corridor. This is not a traveling nurse or temporary housing concept.

The Medical Mile corridor is home to one of Springfield's largest and most stable employment bases. CoxHealth and Mercy Health Systems together employ over 22,000 people in the Springfield area. These are permanent, full-time professionals who work demanding schedules and deserve quality housing close to their workplace. The development is also designed to serve the many independent medical professionals in our community including those affiliated with vision clinics, dermatology practices, specialty care providers, and other healthcare facilities throughout the corridor, as Mr. Kubik noted.

Have a great weekend,
Nate Reynolds

On Wed, Feb 25, 2026 at 12:50 PM Brian Kubik <bkubik@bk-dc.com> wrote:

Ms. Chriswell,

Thank you for including me in your communications with the Zoning Department. I believe the developers were referring to traveling nurses and doctors for which I am confident that Cox and Mercy Hospitals work with continuously. Additionally, there are many medical professional in our area that are not affiliated with Cox or Mercy (ie, Vision Clinic, Swan Dermatology, Eustasis, etc.) that have professional staff that requires housing.

The developers of this property are proposing to spend \$30-40M in our community in a city that has clearly indicated that middle income workforce housing is needed. I feel fairly confident that they have done their research.

I have copied this communication with the developers so that they are able to response to your concern as well.

Respectfully,

Brian Kubik

BRIAN KUBIK, AIA, NCARB | PRESIDENT



417-890-5543 X102 | BKUBIK@BK-DC.COM

3100 S NATIONAL AVE, STE 300 | SPRINGFIELD, MO 65807

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From: Arlene Chriswell <highmeadoweastneighborwatch@gmail.com>

Sent: Wednesday, February 25, 2026 12:30 PM

To: zoning@springfieldmo.gov; Brian Kubik <bkubik@bk-dc.com>

Subject: PD-395 Comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Caution: The sender name (Arlene Chriswell) is different from their email address (highmeadoweastneighborwatch@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

I am just off the phone with Shawna in Recruitment at Cox Human Resources. She stated Cox doesn't hire ANY temporary workers now, with the possible exception of a specialized, high-demand position for which there is no one local to fill it.

The developers could certainly have made that call and perhaps removed some of the dollar signs from their eyes based on actual community need, instead of dreaming that there might still be a market for temporary housing for medical personnel like there was during the Covid pandemic.

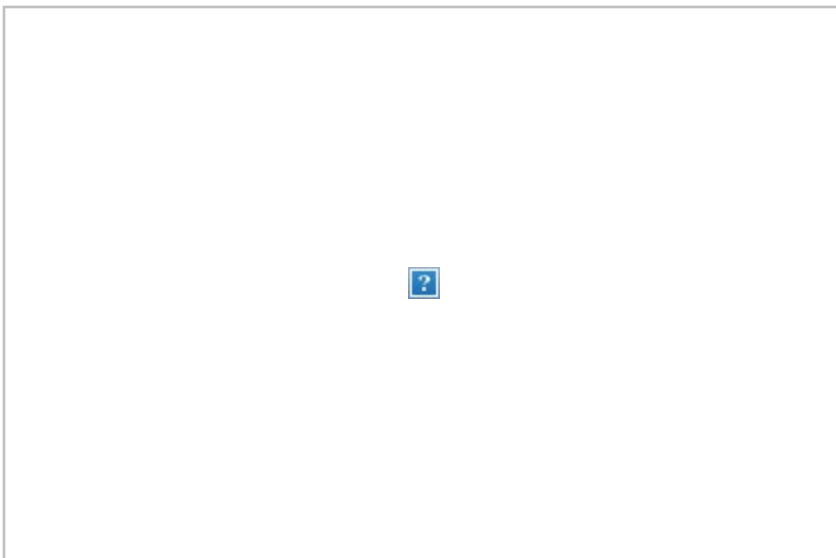
Please consider that the developers have not researched the housing need, and their request for a zoning change in order to build their dream doesn't hold up to actual demands. That ship has sailed.

Arlene Chriswell

High Meadow East

P.S. Shawna gave me permission to use her name. The Cox Human Resources number is 417 269-6954.

--



Fwd: PD-395 Request

1 message

Arlene Chriswell <highmeadoweastneighborwatch@gmail.com>
To: Arlene Chriswell <highmeadoweastneighborwatch@gmail.com>

Wed, Mar 11, 2026 at 3:40 PM

----- Forwarded message -----

From: **Arlene Chriswell** <highmeadoweastneighborwatch@gmail.com>
Date: Wed, Mar 11, 2026 at 3:39 PM
Subject: PD-395 Request
To: bkubik@bk-dc.com <bkubik@bk-dc.com>
Cc: <bruce.adib-yazdi@springfieldmo.gov>, <heather.hardinger@springfieldmo.gov>, <chosmer@springfieldmo.gov>

Mr. Kubik,

On behalf of High Meadow East, I am requesting you postpone your proposal to Planning and Zoning until a traffic study can be done. This would go a long way toward respecting our neighborhood and helping us to better understand the impact the additional 400 vehicles will have on our safety, property values and quality of life.

In addition, you indicated after the Neighborhood Meeting in February that you believed you could get the developers to agree to limiting the proposed complex to three stories. How can we know their intentions and trust whether they will indeed stop at three stories if Planning and Zoning approves the 60' height requested? If I understood our City Council representatives correctly, you already have approval for three-stories, so is there even a need to take this to Planning & Zoning?

If approved to proceed, will the fence and required plantings on the buffer behind our neighborhood be done in advance of construction on the complex? It would at least help block the view and perhaps help a bit with construction noise. And we would appreciate having in writing the developers agreement to include double gates when replacing the fencing. Thank you for your consideration.

Regards,
Arlene Chriswell
High Meadow East

EXHIBIT 1
Requirements and Standards Applicable
To Planned Development District No. 395

A. APPLICATION

Building or other permits may not be issued for development permitted by this Planned Development, nor can any changes be made to this property until the Final Development Plan has been approved in the manner described at the end of this exhibit.

All requirements of the Springfield Land Development Code shall apply unless modified by the requirements and standards that follow.

B. INTENT

The intent of this Planned Development Amendment is to accommodate a 4-story multi-family building.

C. DEFINITIONS

The definitions contained in the Land Development Code shall apply to this ordinance.

D. USES PERMITTED

The following uses are permitted in Area A:

1. Administrative and Professional Offices
2. Finance, Insurance and Real Estate Services
3. Medical Offices and Medical Support Activities
4. Hospitals, Health Institutions and Clinics
5. Psychiatric Health Institutions and Clinics
6. Education and Religious Institutions and Facilities
7. Community Service Facilities
8. Retail Activities Incidental to Institutional, Office and Residential Uses
9. Community Recreational Facilities
10. Residential Uses, Including Multifamily Dwellings

Area B shall be devoted to open space only with no structures, parking, other uses or signs erected thereon.

E. USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in Section 36-485 in the *Springfield* Land Development Code.
2. No use shall emit an odor that creates a nuisance as determined by the *Springfield City Code*.

F. INTENSITY OF DEVELOPMENT

Development within Area A shall adhere to the following standards:

1. The maximum residential density shall not exceed 29 dwelling units per acre.

G. BULK, AREA, AND HEIGHT REQUIREMENTS

Development within this district shall adhere to following bulk, area, and height requirements:

1. All structures, drives, parking, open space and pedestrian facilities on Tracts A shall be situated in substantial conformance with Exhibit 2, Site Plan.
2. *Maximum structure height:* Sixty (60) feet above finished grade or a 45-degree bulk plan from the eastern right-of-way line of Maryland Avenue whichever is more restrictive.
3. The following minimum setbacks shall be required:
 - a. Fifty (50) feet for building and parking lot purposes next to Walnut Lawn Street.
 - b. Twenty-five (25) feet for building and parking lot purposes next to Maryland Avenue.
 - c. Fifteen (15) feet for parking lot purposes next to the north/east property lines between Area A and adjacent Planned Developments.
4. The impervious surface ratio shall not exceed 0.80 in Area A.

H. DESIGN REQUIREMENTS

Development within this district shall adhere to the following design requirements:

1. *Exterior building materials:* All construction must utilize a combination of brick cladding veneer and Hardie Board siding (or similar cement fiber siding). Hardie Board siding (or such similar material) shall be used in a combination of vertical and horizontal patterns in solid colors and traditional wood appearance (see Exhibit 2, renderings provided by Buxton Kubik Dodd Design Collective).
2. *Architectural articulations:* All front façades shall incorporate architectural articulations which result in a difference in the vertical plane of such wall of at least 18 inches; in addition, all front façades shall be further enhanced through the incorporation of stoops, awnings, windows, bay window projections, and balconies (see Exhibit 2, renderings provided by Buxton Kubik Dodd Design Collective).
3. *Pedestrian circulation:* In general alignment with Exhibit 2, Site Plan, four-foot-wide pedestrian walkways shall be provided throughout the entirety of the development, connecting to one another and public sidewalks located in adjacent public right-of-way. The front entry of the building shall be connected to the pedestrian circulation system or public sidewalks, as applicable.
4. *Development amenities:*
 - a. *Proposed Pool Area with Pergola and Grills*, per Exhibit 2, Site Plan.

- b. *Community Space on the 1st Floor of entrance.* It will include community rooms and a fitness room.
- c. *Dog park.* Per Exhibit 2, Site Plan, a fenced dog park shall be provided internally to the development for use by the development's residents. The dog park must be a minimum of 2000 square feet in area.

I. OPEN SPACE, LANDSCAPING AND SCREENING

The landscaping and screening provisions are intended to improve the physical appearance of the district; to improve the environmental performance by contributing to the abatement of heat, glare, and noise, and by promoting natural percolation of stormwater and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

1. Open space requirements:

- a. *Minimum open space.* Not less than 20 percent of the total lot area shall be devoted to open space, including the required bufferyard. Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.
- b. *Maximum impervious surface.* The combined area occupied by all main and accessory buildings or structures, parking, loading and other paved areas and any other surfaces which reduce and prevent absorption of stormwater shall not exceed 80 percent of the total lot area.

2. Bufferyards: A bufferyard E, as described in Section 36-482 of the *Springfield Zoning Ordinance*, must be installed along the west property line where adjacent to property zoned R-SF and Tract B.

- a. *Minimum width.* The bufferyard E shall have a minimum width of ten feet, as identified in Exhibit 2, Site Plan.
- b. *Minimum plantings.* The minimum plantings within the bufferyard E shall include 18 canopy trees, 12 understory trees, 12 evergreen trees, and 96 shrubs to be evenly distributed throughout the entirety of the bufferyard area as depicted in Exhibit 2, Site Plan.
- c. *Screening.* The bufferyard E shall include a six-foot wood privacy fence, or other form of accepted screening as described in Section 36-480 of the *Springfield Zoning Ordinance*, throughout the entirety of the bufferyard's area.

3. Interior landscaping:

- a. *Minimum area.* A minimum of five (5) percent of the parking or vehicular traffic use area shall be devoted to living landscaping which includes grass, ground cover, plants, shrubs, and trees.
- b. *Minimum plantings.* The minimum plantings within the interior landscape area shall include twenty-two (22) understory trees and eleven (11) canopy trees, as depicted in Exhibit 2, Site Plan.

4. Perimeter landscaping:

- a. *Minimum area.* A minimum area of 10 square foot per linear foot of street frontage is required.

- b. *Minimum plantings.* The plantings within the perimeter landscape area shall consist of at least one canopy tree, one understory, ornamental or evergreen tree and four shrubs per 100 linear feet of street frontage.
- 5. *Foundation landscaping:* To further soften the architectural impact of the development on adjacent public right-of-way and to improve the streetscape, the following plantings shall be provided at least 18 inches from the foundation of each building's front façade.
 - a. *Minimum area.* The foundation landscape area shall include a three (3) foot-wide strip of space containing at least nine (9) square feet of landscape area per dwelling frontage.
 - b. *Minimum plantings.* Each foundation landscape area shall contain at least one (1) evergreen shrub, two (2) deciduous shrubs, and four (4) perennial flowers.
- 6. A landscape plan, showing conformance with these requirements, shall be submitted with the final development plan.

J. EXTERIOR LIGHTING

The requirements and standards of Section 36-484 of the *Springfield Zoning Ordinance*, in effect at the time of development, shall apply.

K. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shown in Exhibit 2, Site Plan, shall be governed by the existing standards of the City of Springfield for the applicable street classification.

L. OFF-STREET PARKING

Vehicular and bicycle off-street parking facilities shall be provided in conformance with Exhibit 2, Site Plan and Site Calculations.

- 1. *Enclosed parking.* A minimum of 60 vehicular parking spaces shall be provided via the garage unit spaces planned north of the proposed building.
- 2. *Outdoor parking.* A minimum of 14 vehicular parking spaces shall be provided as parallel parking along the south internal drive. The remaining 236 spaces shall be located in the parking lot area.
- 3. *Bicycle parking.* A minimum of 10 bicycle racks, meeting the design standards of Section 36-483 of the *Springfield Zoning Ordinance*, shall be distributed throughout the development as depicted in Exhibit 2, Site Plan.

M. SIGNS

The requirements and standards of Section 36-454 of the *Springfield Zoning Ordinance*, in effect at the time of development, shall apply.

N. REQUIRED IMPROVEMENTS

A traffic study, in a format acceptable to the City, must be submitted at the time of development, and development shall be permitted only after this study is approved by the City's Public Works Department. The requirements of this study shall be incorporated in a site plan, Public Improvement Project, or other permits as applicable, and in accordance with *City Code* Section 36-250 and Section 9 of the *Public Works Design Standards*. Any necessary improvements that are identified in the traffic study shall be constructed at the expense of the developer. All public improvements must be constructed and approved, or funds escrowed, prior to the issuance of a building permit.

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by duly constituted property owners' association meeting all legal requirements prescribed by the City Attorney.

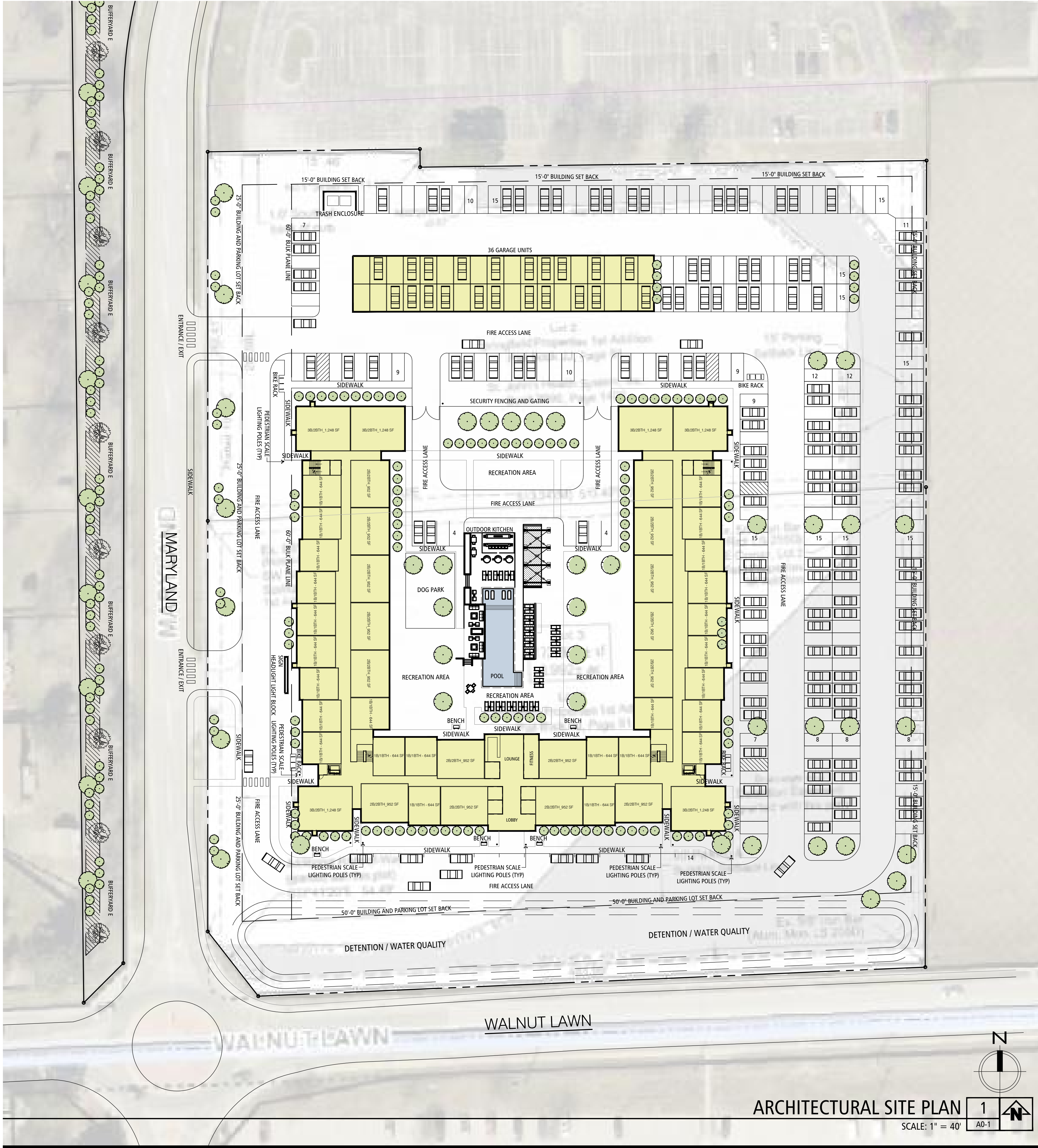
P. PHASING

Development within this District may be phased at the discretion of the developer(s) provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult. The required bufferyard shall be provided with the approval of the final development plan.

Q. FINAL DEVELOPMENT PLAN

A Final Development Plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. Development in this district shall be in accordance with the approved Final Development Plan.

1. A Final Development Plan shall only be approved if it is in substantial conformance with Exhibits 1, 2 and 3 as defined by subsection 36-405 (9) (c) of the *Zoning Ordinance*.
2. The Final Development Plan shall be submitted to the Administrative Review Committee for final action, either as a whole or in phases. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:
 - a. Any use within the district other than those specifically prescribed by the ordinance.
 - b. Any increase in the intensity of use permitted within the district.



PROPOSED DEVELOPMENT FOR:

THE RESERVE APARTMENTS ON THE MEDICAL MILE

3302 SOUTH MARYLAND AVE, SPRINGFIELD, MO
SPRINGFIELD, GREENE COUNTY, MISSOURI

FEBRUARY 11, 2026: REVISED 03/3/26

PROJECT: THE RESERVE AT MEDICAL MILE
LOCATION: 3302 S. MARYLAND AVE, SPRINGFIELD, MO

1. INVESTMENT THESIS
THE RESERVE IS A PROPOSED 198-UNIT CLASS-A MULTIFAMILY COMMUNITY STRATEGICALLY LOCATED IN THE "MEDICAL MILE" OF SOUTH SPRINGFIELD. THE PROJECT CAPITALIZES ON THE HIGH DEMAND FOR PREMIUM RENTAL HOUSING DRIVEN BY COX SOUTH HOSPITAL (0.6 MILES AWAY) AND THE SURROUNDING MEDICAL DISTRICT BY UTILIZING A 4-STORY EFFICIENT FOOTPRINT, THE RESERVE MAXIMIZES DENSITY WHILE PRESERVING OVER 50% OF THE SITE FOR GREEN SPACE AND AMENITIES, CREATING A UNIQUE "PARK-LIKE" PRODUCT THAT OUTPERFORMS TRADITIONAL GARDEN-STYLE COMPETITORS.

2. SITE & ZONING OVERVIEW:
ADDRESS: 3302 S. MARYLAND AVE, SPRINGFIELD, MO
TOTAL LAND AREA: APPROX. 6.98 ACRES (~304,050 SF)
CURRENT ZONING: PD-13 THIRD AMENDMENT (PLANNED DEVELOPMENT 13-3A)
PROPOSED ZONING: PD-13 FOURTH AMENDMENT (PLANNED DEVELOPMENT 13-4A) - IN PROCESS

3. OBJECTIVE:
AN AMENDMENT TO THE PLANNED DEVELOPMENT TO INCREASE THE MAXIMUM BUILDING HEIGHT FROM 35' (CURRENT TEXT) TO 60' (PROPOSED TO ACCOMMODATE THE 4-STORY MULTI-FAMILY BUILDING).

4. DEVELOPMENT PROGRAM
DESIGNED FOR MEDICAL STAFF (TRAVEL NURSES) AND MEDICAL RESIDENTS.

5. BUILDING DATA
SQUARE FOOTAGE: 50,104 SF PER FLOOR W/ FOUR FLOORS
TOTAL SF : 200,416 SF
MAX HEIGHT OF 60'0"
HEIGHT
UNITS
MAIN FLOOR: 48 UNITS
SECOND FLOOR: 50 UNITS
THIRD FLOOR: 50 UNITS
FOURTH FLOOR: 50 UNITS
TOTAL 198 UNITS

UNIT MIX:
104 - ONE BEDROOM / ONE BATH : 52% OF ALL UNITS
67 - TWO BEDROOM/ TWO BATH : 34% OF ALL UNITS
27 - THREE BEDROOM / TWO BATH : 14% OF ALL UNITS

TOTAL RESIDENTIAL OF 198 TOTAL UNITS INCLUSIVE OF COMMUNITY CLUBHOUSE, LEASE OFFICE, SWIMMING POOL, AND OTHER OUTDOOR AMENITIES.

6. PARKING:
344 PARKING SPACES REQUIRED
10% BIKE PARKING REDUCTION = 310 PARKING SPACES REQUIRED
313 PARKING SPACES (277 PARKING / 36 GARAGE SPACES)

7. OTHER REQUIREMENTS

OPEN SPACE:
OPEN SPACE REQUIRED: 20%
OPEN SPACE PROPOSED: 27% (91,580 SF)

IMPERVIOUS SURFACE:
IMPERVIOUS SURFACE MAX: 80%
IMPERVIOUS SURFACE PROPOSED: 73%

INTERIOR LANDSCAPING:
A MINIMUM OF FIVE PERCENT (5%) OF THE PARKING OR VEHICULAR TRAFFIC USE AREA SHALL BE DEVOTED TO LIVING LANDSCAPE WHICH INCLUDES GRASS, GROUND COVER, PLANTS, SHRUBS, AND TREES.

FOUNDATION LANDSCAPING:
THE FOUNDATION LANDSCAPE AREA WILL INCLUDE A THREE (3) FOOT-WIDE STRIP OF SPACE CONTAINING AT LEAST NINE (9) SQUARE FEET OF LANDSCAPE AREA PER DWELLING FRONTAGE.

AMENITY SPACES:
1. PROPOSED POOL AREA WITH PERGULA AND GRILLS.
2. COMMUNITY SPACE ON 1ST FLOOR OF ENTRANCE. WILL INCLUDE COMMUNITY ROOMS AND FITNESS ROOM.
3. 2000 SQ FT DOG PARK

DESIGN REQUIREMENTS:
ALL FACADES WILL INCORPORATE ARCHITECTURAL ARTICULATIONS WHICH WILL RESULT IN A DIFFERENCE OF AT LEAST 18 INCHES. THESE INCLUDE BALCONIES AND FURRED OUT AREAS



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NOT FOR CONSTRUCTION



PROPOSED DEVELOPMENT FOR:

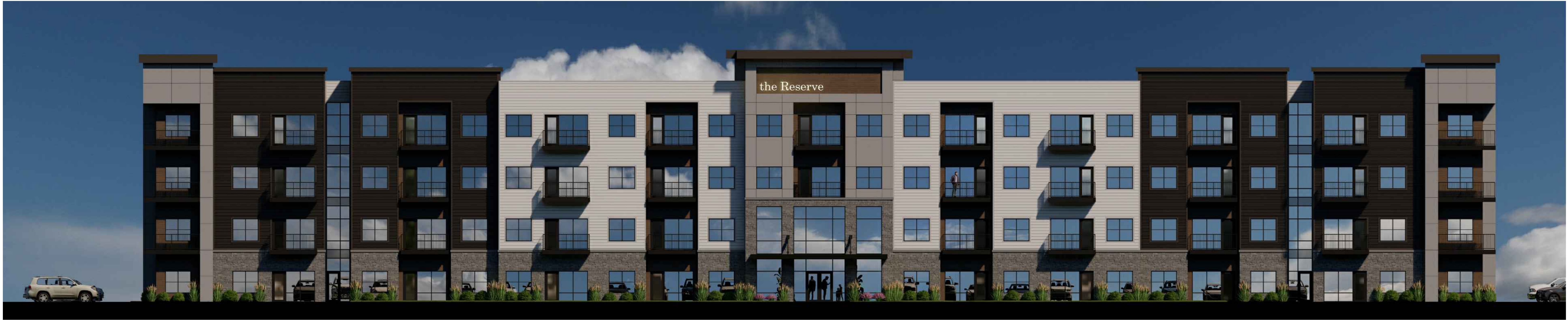
THE RESERVE APARTMENTS ON THE MEDICAL MILE

3302 SOUTH MARYLAND AVE, SPRINGFIELD, MO
 SPRINGFIELD, GREENE COUNTY, MISSOURI

FEBRUARY 11, 2026



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 NOT FOR CONSTRUCTION



FRONT / SOUTH ELEVATION FACING WALNUT LAWN

1
A0-3

NOT TO SCALE



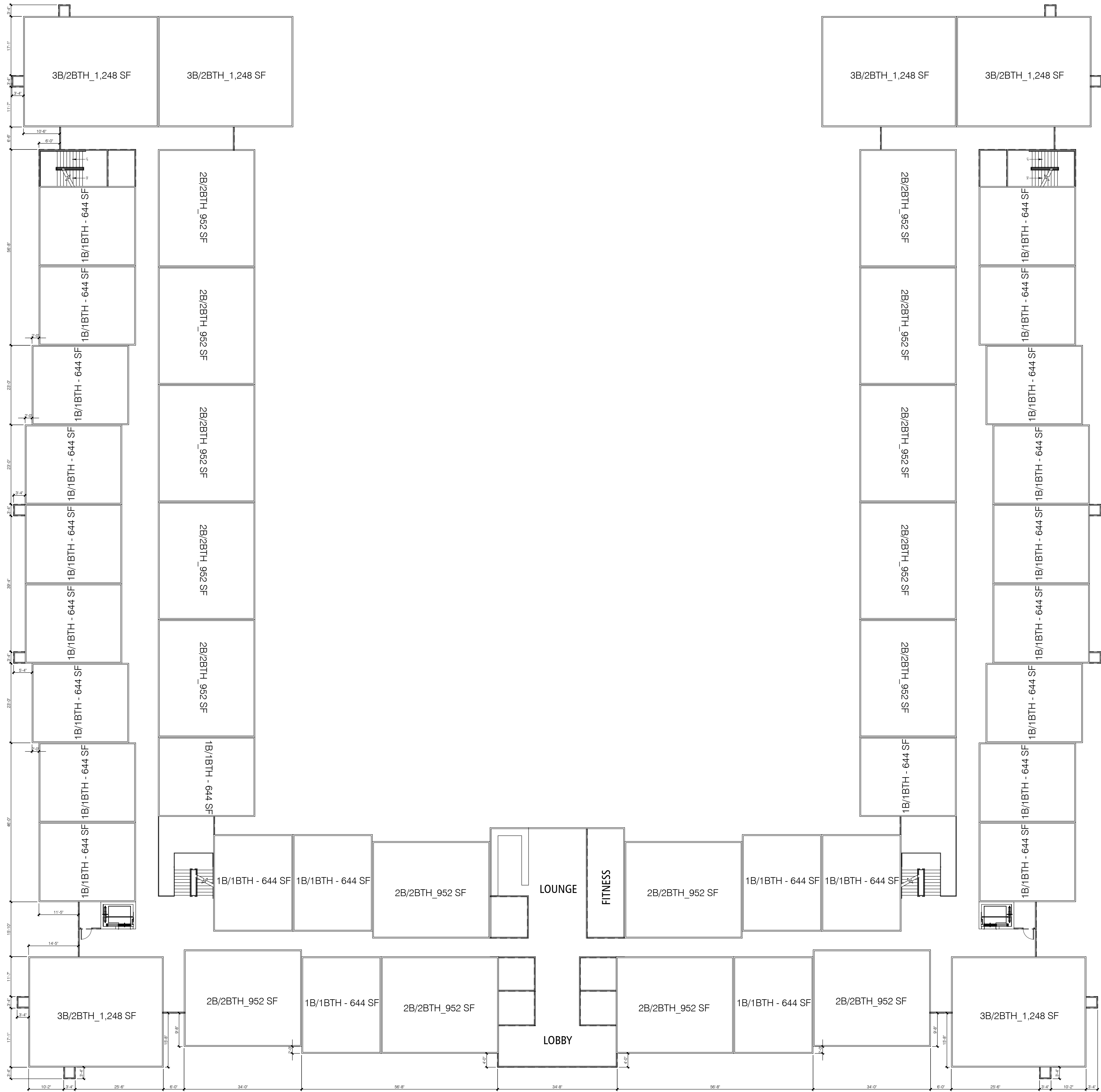
SIDE / WEST ELEVATION FACING MARYLAND

2
A0-3

NOT TO SCALE

PROPOSED DEVELOPMENT FOR:
THE RESERVE APARTMENTS ON THE MEDICAL MILE
 3302 SOUTH MARYLAND AVE, SPRINGFIELD, MO
 SPRINGFIELD, GREENE COUNTY, MISSOURI

FEBRUARY 11, 2026



FLOOR / ARTICULATION PLAN 1 A0-1

PROPOSED DEVELOPMENT FOR:

THE RESERVE APARTMENTS ON THE MEDICAL MILE

3302 SOUTH MARYLAND AVE, SPRINGFIELD, MO
SPRINGFIELD, GREENE COUNTY, MISSOURI

FEBRUARY 11, 2026





EXPLANATION TO COUNCIL BILL 2026-085 (HARDINGER)

FILED: 04/10/2026

ORIGINATING DEPARTMENT: Environmental Services

TITLE: A special ordinance amending the budget of the Department of Environmental Services for Fiscal Year 2025-2026 in the amount of \$8,450,000 to appropriate retained earnings from the Clean Water Enterprise Fund for the design and construction of the Sanitary Sewer Improvements for the Interstate 44 and Route MM Project.

PURPOSE: To approve a budget adjustment to amend the Fiscal Year 2025-2026 Budget for the Department of Environmental Services in the amount of \$8,450,000 to appropriate retained earnings of the Clean Water Enterprise Fund for the design and construction of the Sanitary Sewer Improvements for the Interstate 44 and Route MM Project.

BACKGROUND INFORMATION: Design of the Sanitary Sewer Improvements for the Interstate 44 and Route MM Project, 2025PW0062, will be completed in 2026. The purpose of the Sanitary Sewer Improvements for the Interstate 44 and Route MM Project is to install a new public lift station, a new gravity sewer main to serve the Interstate 44 and Route MM intersection, and a new force sewer main for the lift station to discharge into the existing Deer Lake Trunk Main that travels to the Southwest Wastewater Treatment Plant to support development in the area ("Exhibit B").

Environmental Services is requesting funding approval prior to bidding to decrease the time between receiving bids and construction completion. The requested budget adjustment includes contingency funding to allow for market fluctuations, and all unspent contingency funding will be returned to the Clean Water Enterprise Fund upon project completion.

This Project is currently scheduled to bid in April 2026. This budget adjustment is necessary for Environmental Services to appropriate funding for the Project within this fiscal year.

REMARKS: Plans, specifications, and cost estimates have been prepared and are on file with the Environmental Services Department. The Project will be advertised through the City's Division of Purchasing. Bids will be advertised, publicly opened and awarded pending a review by the City's evaluation committee. The requested budget adjustment ("Exhibit A") of \$8,450,000 includes the design, construction, contingency, and additional materials that will be utilized for construction.

RECOMMENDATIONS: The Department of Environmental Services recommends approval of this Council bill and budget adjustment.

Submitted By: Ron Petering, Assistant Director of Environmental Services

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. ES I44 & MM
2. I44 & MM CIP BudgetAdj_Map_Exh B

3. I44 & MM CIP BudgetAdj_BA_ExhA

One-rdg. _____
P. Hrngs. _____
Pgs. _____
Filed: 03-31-26

Sponsored by: Hardinger

First Reading _____

Second Reading _____

COUNCIL BILL 2026-085

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the budget of the Department of Environmental Services for Fiscal
2 Year 2025-2026 in the amount of \$8,450,000 to appropriate retained
3 earnings from the Clean Water Enterprise Fund for the design and
4 construction of the Sanitary Sewer Improvements for the Interstate
5 44 and Route MM Project.
6 _____
7

8 WHEREAS, the Sanitary Sewer Improvements for the Interstate 44 and Route
9 MM Project, 2025PW0062, will install a new public lift station, a new gravity sewer trunk
10 main to serve the Interstate 44 and Route MM intersection, and a new force sewer main
11 for the lift station to discharge into the existing Deer Lake Trunk Main that travels to the
12 Southwest Wastewater Treatment Plant to support development in the area, a map of
13 which is attached hereto and incorporated herein by reference as "Exhibit B"; and
14

15 WHEREAS, design of the Sanitary Sewer Improvement for the Interstate 44 and
16 Route MM Project will be completed in 2026; and
17

18 WHEREAS, the Department of Environmental Services is requesting funding
19 prior to bidding, currently scheduled for April 2026, to decrease the time between
20 receiving bids and construction completion; and
21

22 WHEREAS, the amended budget includes the design and construction of the
23 project as well as contingency funding to allow for market fluctuations with all unspent
24 contingency funding to be returned to the Clean Water Enterprise Fund upon project
25 completion; and
26

27 WHEREAS, an amendment to the budget of the Department of Environmental
28 Services Clean Water Fund for Fiscal Year 2025-2026, in the amount of \$8,450,000,
29 has been recommended by the Director of Environmental Services; and
30

31 WHEREAS, the City intends to recover its project costs through collection of a
32 cost recovery fee, at time of connection to the sewer gravity main or future extension
33 thereof, for properties that benefit from the project.

34 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
35 SPRINGFIELD, MISSOURI, as follows, that:

36
37 Section 1 – The budget for the Fiscal Year 2025-2026 of the Department of
38 Environmental Services of the City of Springfield is hereby amended in the accounts
39 and in the amounts as shown on Budget Adjustment No. 052, a copy of which is
40 attached hereto and incorporated herein by reference as “Exhibit A.”

41
42 Section 2 – City Council finds that the budget adjustment made above has been
43 recommended by the City Manager.

44
45 Section 3 – The City Manager, or designee, is directed to cause the appropriate
46 accounting entries to be made in the books and records of the City.

47
48 Section 4 – This Ordinance shall be in full force and effect from and after
49 passage.

50
51 Passed at meeting: _____

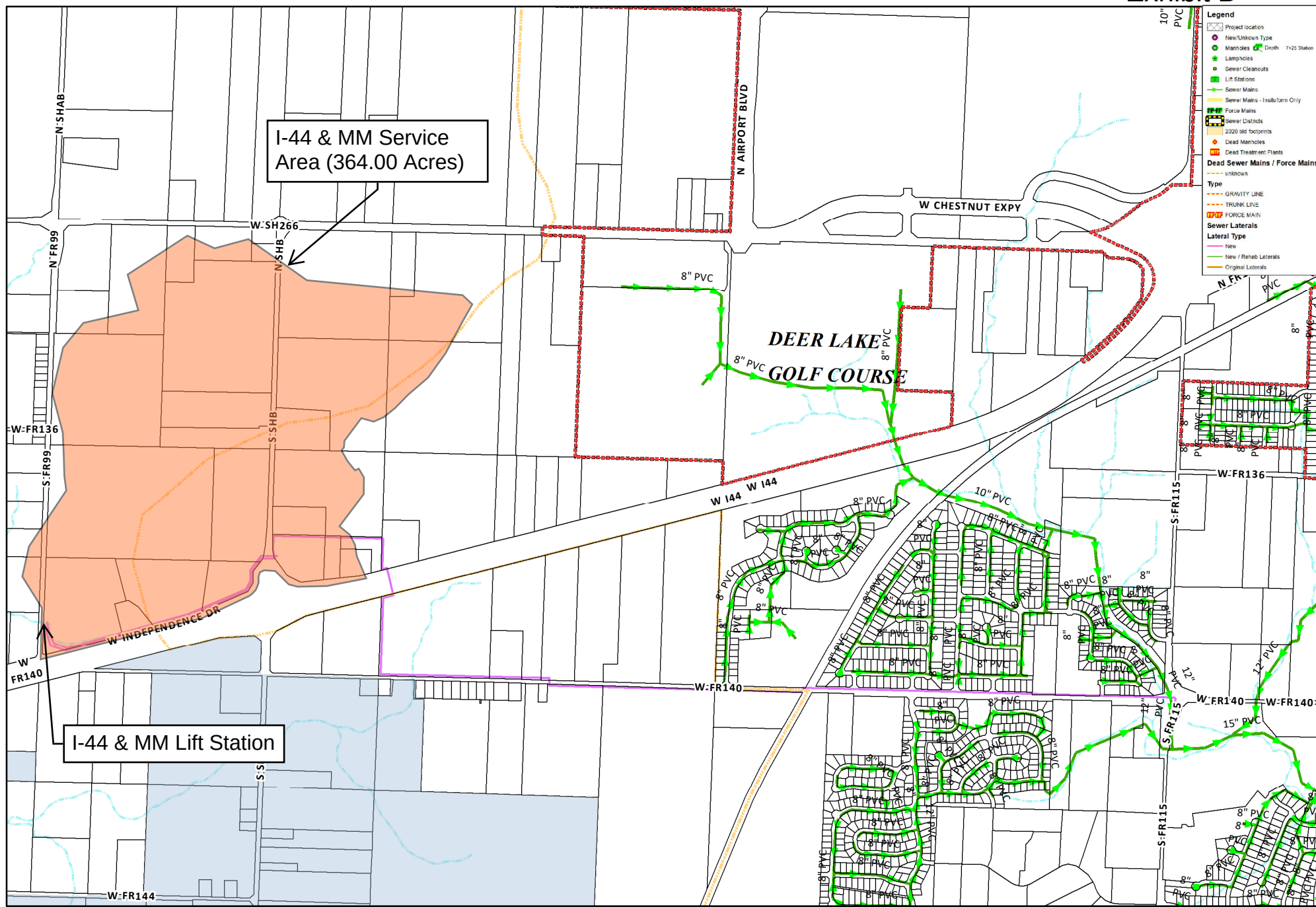
52
53
54 _____
55 Mayor

56 Attest: _____, City Clerk

57
58 Filed as Ordinance: _____

59
60 Approved as to form: Marcy Maest, Assistant City Attorney

61
62
63 Approved for Council action: [Signature], City Manager
64



CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
052

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
Net Revenue Adjustment						\$ -	

Expenditures:

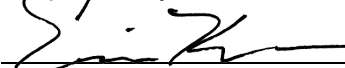
Fund	Dept	Org	Account	P&G	Location	Amount	Description
53020	08	33520	509110	103684	00000	\$8,450,000	Interstate 44 & Route MM Sanitary Sewer Improvements
Net Expenditure Adjustment						\$8,450,000	

Fund Balance Appropriation:

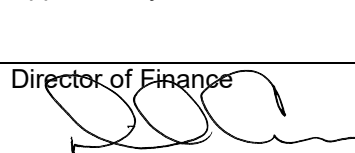
Fund	Title	Amount
53020	Clean Water Capital Imp. Fund	(8,450,000)

Explanation: To amend the FY2025-26 budget of the Department of Environmental Services by appropriating Clean Water Capital Improvement Enterprise Fund reserves of \$8,450,000 for the Interstate 44 & Route MM Sanitary Sewer Improvements.

Requested By:


Department Head 4-1-26
Date

Approved By:


Director of Finance 4-1-26
City Manager Date

Authorization:

Council Bill No. 2026-085
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2026-086 (SCHRAG)

FILED: 04/13/2026

ORIGINATING DEPARTMENT: City Clerk

TITLE: A resolution declaring the results of the Special Municipal Election held on April 7, 2026, under the Home Rule Charter of the City of Springfield, Missouri, on the question of whether to impose an additional three percent (3%) license tax on the business of renting, leasing, or letting living quarters, sleeping accommodations, rooms, or a part thereof, in connection with any hotel, motel, tourist court, or short-term rental, derived from or paid by transient guests for sleeping accommodations, for the purpose of attracting travel and tourism, including the construction, operation, and maintenance of a regional convention and events center.

PURPOSE: To declare the results of the April 7, 2026 special municipal election.

BACKGROUND INFORMATION: On April 7, 2026, a Special Municipal Election was held in the City of Springfield, Missouri, under the Home Rule Charter of the City to determine if the City of Springfield, Missouri, could impose an additional three percent (3%) license tax on the business of renting, leasing, or letting living quarters, sleeping accommodations, rooms, or a part thereof, in connection with any hotel, motel, tourist court, or short-term rental, derived from or paid by transient guests for sleeping accommodations, for the purpose of attracting travel and tourism, including the construction, operation, and maintenance of a regional convention and events center? The additional three percent (3%) license tax shall automatically expire after a period of thirty-five (35) years.

The official returns of said election have been certified to City Council as required by the State Verification Board, and it is desired to declare the results of said election to be Yes-5,470 and No-7,523. Therefore, the measure was not successful.

Submitted By: Anita Cotter, City Clerk

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

David Cameron, City Manager 04/15/2026

Attachments:

1. Declaring the Results Res
2. City of Springfield

One-rdg. X
P. Hrngs.
Pgs.
Filed: 04-14-26

Sponsored by: Schrag

COUNCIL BILL RESOLUTION

A RESOLUTION

1 DECLARING the results of the Special Municipal Election held on April 7, 2026,
2 under the Home Rule Charter of the City of Springfield, Missouri, on
3 the question of whether to impose an additional three percent (3%)
4 license tax on the business of renting, leasing, or letting living
5 quarters, sleeping accommodations, rooms, or a part thereof, in
6 connection with any hotel, motel, tourist court, or short-term rental,
7 derived from or paid by transient guests for sleeping
8 accommodations, for the purpose of attracting travel and tourism,
9 including the construction, operation, and maintenance of a regional
10 convention and events center.

11 _____
12
13 WHEREAS, on April 7, 2026, a Special Municipal Election was held in the City of
14 Springfield, Missouri, under the Home Rule Charter of the City; and

15
16 WHEREAS, the official returns of said election have been certified to City Council
17 as required by the State Verification Board, and it is desired to declare the results of
18 said election.

19
20 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
21 SPRINGFIELD, MISSOURI, as follows, that:

22
23 Section 1 – The election heretofore referred to has been found to have been held
24 in all respects as required by the laws of the State of Missouri and the City of
25 Springfield, at designated voting places, that all qualified electors of the City of
26 Springfield and no others were permitted to vote, and that the results of the elections
27 are found and declared to be as follows:

28
29 Question 1

30
31 Shall the City of Springfield, Missouri, impose an additional three percent (3%) license
32 tax on the business of renting, leasing, or letting living quarters, sleeping
33 accommodations, rooms, or a part thereof, in connection with any hotel, motel, tourist
34 court, or short-term rental, derived from or paid by transient guests for sleeping
35 accommodations, for the purpose of attracting travel and tourism, including the

36 construction, operation, and maintenance of a regional convention and events center?
37 The additional three percent (3%) license tax shall automatically expire after a period of
38 thirty-five (35) years.

39
40 Yes – 5,470

41 No – 7,523

42
43 Section 2 – It is accordingly found and declared that the City of Springfield shall
44 not be authorized to impose an additional three percent (3%) license tax on the
45 business of renting, leasing, or letting living quarters, sleeping accommodations, rooms,
46 or a part thereof, in connection with any hotel, motel, tourist court, or short-term rental,
47 derived from or paid by transient guests for sleeping accommodations, for the purpose
48 of attracting travel and tourism, including the construction, operation, and maintenance
49 of a regional convention and events center.

50
51 Section 3 – This Resolution shall be in effect immediately upon adoption.

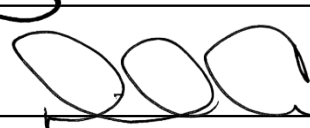
52
53 Passed at meeting: _____

54
55
56 _____
57 Mayor

58
59 Attest: _____, City Clerk

60
61
62 Filed as Resolution: _____

63
64
65 Approved as to form:  _____, City Attorney

66
67
68 Approved for Council action:  _____, City Manager

April 7, 2026 General Municipal Election

We, the undersigned representatives of opposite political parties, hereby certify that on the 7th day of April, 2026, we did tabulate all returns of the General Municipal Election held at the various voting locations within said county between the hours of 6:00 a.m. and 7:00 p.m., the following being a true and accurate account of the vote at said polling places, as well as the absentee ballots, and as certified by the verification board as provided in 115.507, RSMo.

City of Springfield

Question 1

Shall the City of Springfield, Missouri, impose an additional three percent (3%) license tax on the business of renting, leasing, or letting living quarters, sleeping accommodations, rooms, or a part thereof, in connection with any hotel, motel, tourist court, or short-term rental, derived from or paid by transient guests for sleeping accommodations, for the purpose of attracting travel and tourism, including the construction, operation, and maintenance of a regional convention and events center? The additional three percent (3%) license tax shall automatically expire after a period of thirty-five (35) years.

Yes

5470

No

7523


Democratic Supervisory Judge


Republican Supervisory Judge

STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

IN TESTIMONY WHEREOF, I, Shane Schoeller, County Clerk, hereunto set my hand and affix the Seal of the County of Greene, at my office in Springfield, Missouri, this 10th day of April, 2026.


SHANE SCHOELLER
COUNTY CLERK



EXPLANATION TO COUNCIL BILL 2026-087 (HORTON, MCGULL)

FILED: 04/02/2026

ORIGINATING DEPARTMENT: Economic Vitality and Workforce Development

TITLE: A resolution declaring the First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area a Multi-Project Redevelopment Plan pursuant to Chapter 40, Article II, Section 40-19 of the Springfield City Code.

PURPOSE: To declare the First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area a Multi-Project Redevelopment Plan as per the Workable Program in Chapter 40, Article II, Section 40-19 of the Springfield City Code.

BACKGROUND INFORMATION: The City Council adopted and codified the Workable Program in Chapter 40, Article II, of the Springfield City Code on March 26, 2018, by General Ordinance 6437. The Workable Program establishes a framework for the City of Springfield to evaluate and implement requests for real property tax abatement pursuant to Sections 99.300 through 99.715, RSMo., also known as the Land Clearance for Redevelopment Authority ("LCRA") Law. It includes elements such as a but-for test, tax-impact analysis, verification of blight within legacy blighted areas, and enhanced notification requirements.

The Workable Program allows the City Council to grant an exception to the but-for test and tax-impact analysis requirements if it declares a redevelopment plan to be a multi-project redevelopment plan by resolution. The purpose of this exception is to allow flexibility to ensure that tax abatement is available for future redevelopment or areas of the City which contain widespread evidence of blight and where an area-wide plan, as opposed to a project-specific plan, for redevelopment is thus necessary to remediate said blight.

The City Council shall consider the following factors when designating a multi-project redevelopment plan, with only one affirmative finding necessary to qualify for an exception:

Factors	Comments
1. Size of the redevelopment area.	The size of the Redevelopment Area is approximately 388 acres.
2. If land assemblage is required.	Land assemblage will likely be required for redevelopment due to the shallow lot

	depths and obsolete platting.
3. Whether the entire scope of the potential redevelopment project within the Redevelopment Area is known at the time of the application.	The scope of the potential redevelopment projects is unknown. Given the size of the Redevelopment Area and its numerous property owners, the City anticipates this Plan will facilitate a wide array of both large- and small-scale projects.
4. Whether the subject redevelopment plan was initiated by the City to facilitate redevelopment in the area.	This Redevelopment Plan is initiated by the City to spur reinvestment in the Redevelopment Area, which is currently an aging and blighted retail corridor.
5. Whether there are multiple land owners of discrete parcels or properties within the redevelopment area.	There are approximately 385 discrete owners of real property within the Redevelopment Area.

REMARKS: Staff recommends the First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area be declared a Multi-Project Redevelopment Plan.

Submitted By: Matthew Schaefer, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 04/10/2026

Attachments: 1. Amended and Restated Kearney Street Corridor Multi-Project Declaration

One-rdg. X
P. Hrngs.
Pgs.
Filed 04-14-26

Sponsored by Horton, McGull

COUNCIL BILL 2026-087 RESOLUTION

A RESOLUTION

1 DECLARING the First Amended and Restated Redevelopment Plan for the Kearney
2 Street Corridor Redevelopment Area a Multi-Project Redevelopment
3 Plan pursuant to Chapter 40, Article II, Section 40-19 of the
4 Springfield City Code.
5
6 _____

7 WHEREAS, the City of Springfield has established a Workable Program, codified
8 in Chapter 40, Article II of the Springfield City Code, to evaluate and implement
9 requests for real property tax abatement pursuant to the Land Clearance for
10 Redevelopment Authority ("LCRA") Law, Sections 99.300 through 99.715, RSMo.; and
11

12 WHEREAS, pursuant to City Code Section 40-19, City Council may exempt
13 certain projects from the but-for test and tax-impact analysis requirements of the
14 Workable Program by designating and declaring, by resolution, that a redevelopment
15 plan qualifies as a multi-project redevelopment plan; and
16

17 WHEREAS, the purpose of the exemption set forth in City Code Section 40-19 is
18 to allow flexibility regarding applicability of the Workable Program to ensure that tax
19 abatement is available for future redevelopment of an area of the City that contains
20 widespread evidence of blight, and where an area-wide plan for redevelopment is
21 required to remediate said blight; and
22

23 WHEREAS, the First Amended and Restated Redevelopment Plan for the
24 Kearney Street Corridor Redevelopment Area encompasses a 3.5-mile stretch of
25 Kearney Street with approximately 385 individual owners of real property, and as such
26 is a multi-project redevelopment plan; and
27

28 WHEREAS, City Code Section 40-19(c) sets forth five factors for City Council to
29 consider when designating a redevelopment plan as a multi-project redevelopment plan:
30 (1) the size of the redevelopment area; (2) if land assemblage is required; (3) whether
31 the entire scope of the potential redevelopment projects within the redevelopment area
32 is known at the time of application; (4) whether the redevelopment plan was initiated by
33 the city to facilitate redevelopment in a particular area; and (5) whether there are
34 multiple land owners of discrete parcels or properties within the redevelopment area;
35 and

36
37 WHEREAS, City Council finds that the First Amended and Restated
38 Redevelopment Plan for the Kearney Street Corridor Redevelopment Area qualifies as
39 a multi-project redevelopment plan pursuant to City Code Section 40-19.
40

41 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
42 SPRINGFIELD, MISSOURI as follows, that:
43

44 Section 1 – City Council hereby designates and declares that the First Amended
45 and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment
46 Area qualifies as a multi-project redevelopment plan based on the following factors set
47 forth in City Code Section 40-19(c): (1) the size of the Redevelopment Area is
48 approximately 388 acres; (2) land assemblage is expected, as the current lots within the
49 Redevelopment Area are shallow and platting is obsolete; (3) the entire scope of the
50 potential projects within the Redevelopment Area is not yet known, given the size of the
51 area and large number of individual owners involved; (4) the Redevelopment Plan was
52 initiated by the City to spur reinvestment in the Redevelopment Area, which is currently
53 aging and blighted; and (5) there are approximately 388 individual property owners
54 within the Redevelopment Area.
55

56 Section 2 – This Resolution shall be in effect immediately upon adoption.
57

58 Passed at meeting: _____
59

60 _____
61 Mayor
62

63 Attest: _____, City Clerk
64

65 Filed as Resolution _____
66

67
68 Approved as to form: Laura Vales, Assistant City Attorney
69

70
71 Approved for Council action: [Signature], City Manager



EXPLANATION TO COUNCIL BILL 2026-088 (HORTON)

FILED: 04/02/2026

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending Chapter 36, Article 4, Section 4.01B of the Land Development Code, 'Official Zoning Map,' by rezoning certain properties from R-SF, Single-family Residential, to R-MX1, Mixed-density Neighborhood - Low.

PURPOSE: The purpose of this ordinance is to rezone certain properties from R-SF, Single-Family Residential District to R-MX1, Mixed Density Neighborhood – Low District in accordance with the adopted Land Development Code and the Forward SGF Comprehensive Plan. (Planning and Zoning Commission recommends approval of the amended alternative map.)

BACKGROUND INFORMATION: The Citywide Remapping was originally presented to the Planning and Zoning Commission as a single action updating the Official Zoning Map to align existing zoning classifications with those established in the new Land Development Code. The proposal included both the direct transition of existing zoning districts and the proposed rezoning of certain Center City and Traditional Neighborhood properties from R-SF to R-MX1. Following the close of the public hearing on February 26, 2026, the Commission voted to divide the question and consider these items separately. The Commission unanimously recommended approval of the direct zoning district transitions and postponed consideration of the R-SF to R-MX1 rezonings until its March 26, 2026, meeting.

Staff initially identified 3,775 properties for the R-SF to R-MX1 rezoning through a series of nine neighborhood workshops. Following community engagement and direct notification to property owners, 87 owners requested removal and 54 callers confirmed their request to remain R-SF, reducing the total to 3,672 properties; these removals are reflected in the map as presented at Exhibit C. Staff recommended approval of the original map as presented, stating that it reflects the adopted Land Development Code, incorporates neighborhood engagement, and is consistent with Forward SGF.

At its March 26, 2026, meeting, the Commission considered both the original staff-recommended map and an alternative map limiting the R-SF to R-MX1 rezoning to approximately 1,009 parcels along collector streets and corridors; with owner requests for removal, that total currently stands at 978 properties, with these removals reflected in Exhibit E. Commissioners cited their individual interpretations of Forward SGF and the Land Development Code indicating their preference for “missing middle” housing and “higher” density residential uses should be strategically placed along corridors, collectors, and neighborhood edges rather than broadly applied within the interior of established neighborhoods. Commissioners also acknowledged that although the city



staff conducted an award-winning citizen engagement process, that process resulted in a overall low turn-out based on a total percentage of the entire neighborhood.

Five members of the public provided testimony during the public hearing. Testimony reflected a preference to a scaled-back approach to RMX-1 rezoning.

Although staff retains its recommendation for approval of the original map based on its neighborhood engagement efforts, at the close of the public hearing, Commissioner Scott moved to amend the item by replacing the staff-recommended map with the alternative map.

The motion passed unanimously (7-0). The ordinance before Council reflects the amended map as recommended by the Planning and Zoning Commission.

Submitted By: Justin Crighton, Assistant Director of Planning and Development

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 04/15/2026

- Attachments:**
1. Citywide Remapping Council Bill - R-SF to R-MX1
 2. RSF_RMX1_Remapping_exhA
 3. RSF_RMX1_Remapping_exhB
 4. RSF_RMX1_Remapping_exhC
 5. RSF_RMX1_Remapping_exhD
 6. RSF_RMX1_Remapping_exhE

One-rdg. _____
P. Hrngs. _____
Pgs. _____
Filed: 04-14-26

Sponsored by: Carroll

First Reading: _____

Second Reading: _____

COUNCIL BILL 2026-088

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING Chapter 36, Article 4, Section 4.01B of the Land Development
2 Code, 'Official Zoning Map,' by rezoning certain properties from R-
3 SF, Single-family Residential, to R-MX1, Mixed-density
4 Neighborhood - Low.
5 _____
6

7 WHEREAS, General Ordinance 6917 was adopted March 24, 2025, adopting a
8 new Chapter 36 of the Springfield City Code (the "new Land Development Code"), not
9 to become effective until the City Council adopted a new zoning map for the entire City
10 adjusting the boundaries of the zoning districts, and until the City Council declared that
11 such condition has been satisfied; and
12

13 WHEREAS, a map was proposed by City staff that included both the direct
14 transition of current zoning classifications to their equivalent classifications under the
15 new Land Development Code (the "Direct Transitions") and the rezoning of 3,775
16 properties from R-SF, Single-family Residential, to R-MX1, Mixed-density Neighborhood
17 – Low (the "Rezoning"); and
18

19 WHEREAS, after property owners of affected properties were given the
20 opportunity to withdraw their properties from consideration of rezoning to R-MX1, the list
21 of properties proposed by City staff to be rezoned from R-SF to R-MX1 stands at 3,672,
22 a list of which is attached hereto and incorporated herein as "Exhibit C," along with an
23 illustrative map; and
24

25 WHEREAS, following proper notice, the Planning and Zoning Commission held a
26 public hearing on February 26, 2026, a copy of the Record of Proceedings from said
27 public hearing being attached hereto and incorporated herein by this reference as
28 "Exhibit D"; and
29

30 WHEREAS, following the closure of the public hearing, the Planning and Zoning
31 Commission unanimously voted to divide the question and consider the Direct
32 Transitions and Rezoning separately; and
33

34 WHEREAS, the Planning and Zoning Commission recommended approval of the
35 Direct Transitions by a vote of 9 to 0; and
36

37 WHEREAS, the Planning and Zoning Commission unanimously voted to
38 postpone consideration of the Rezoning until the March 26, 2026, meeting; and
39

40 WHEREAS, at its March 26, 2026, meeting, the Planning and Zoning
41 Commission amended the proposed rezoning to include only those properties situated
42 along streets classified as 'collectors' and above, reducing the number of properties
43 included in the proposed rezoning to 1,011; and
44

45 WHEREAS, following the removal of properties requested to be withdrawn by the
46 property owners, this number currently stands at 978, with a list of these properties and
47 a corresponding illustrative map attached hereto and incorporated herein by this
48 reference as "Exhibit E"; and
49

50 WHEREAS, the Planning and Zoning Commission recommended approval of the
51 proposed rezoning as amended by a vote of 7 to 0; and
52

53 WHEREAS, a copy of the Record of Proceedings from the March 26, 2026,
54 Planning and Zoning Commission meeting is attached hereto and incorporated herein
55 by this reference as "Exhibit A"; and
56

57 WHEREAS, on April 6, 2026, the City Council approved the Direct Transitions via
58 General Ordinances 6996 and 6997, thus triggering the implementation of the new Land
59 Development Code, effective as of 12:00a.m. on April 7, 2026; and
60

61 WHEREAS, the City has prepared a staff report concerning the application,
62 which is attached hereto and incorporated herein by this reference as "Exhibit B"; and
63

64 WHEREAS, proper notice was given of a public hearing before City Council, and
65 said hearing was held in accordance with the law.
66

67 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
68 SPRINGFIELD, MISSOURI, as follows, that:
69

70 Section 1 – The properties depicted in the map located at "Exhibit E," are hereby
71 rezoned from R-SF, Single-family Residential, to R-MX1, Mixed-density Neighborhood –
72 Low. The new Land Development Code, Section 36-4.01B, 'Official Zoning Map,' is
73 hereby amended, changed, and modified consistent with this Ordinance.
74

75 Section 2 – City Council hereby directs the City Manager, or designee, to update
76 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
77 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
78 the Land Development Code, Section 36-4.01B, 'Official Zoning Map.'
79

80 Section 3 – The Official Zoning Map herein adopted shall be maintained and
81 archived in the same digital form in which this Council has approved its adoption.
82

83 Section 4 – Savings Clause. Nothing in this ordinance shall be construed to
84 affect any suit or proceeding now pending in any court or any rights acquired or liability
85 incurred nor any cause or causes of action occurred or existing, under any act or
86 ordinance repealed hereby, nor shall any right or remedy of any character be lost,
87 impaired, or affected by this ordinance.
88

89 Section 5 – Severability Clause. If any section, subsection, sentence, clause, or
90 phrase of this ordinance is for any reason held to be invalid, such decision shall not
91 affect validity of the remaining portions of this ordinance. The City Council hereby
92 declares that it would have adopted the ordinance and each section, subsection,
93 sentence, clause, or phrase thereof, irrespective of the fact that any one or more
94 sections, subsections, sentences, clauses, or phrases be declared invalid.
95

96 Section 6 – This Ordinance shall be in full force and effect from and after
97 passage.
98

99 Passed at meeting: _____
100

101 _____
102 Mayor
103

104 Attest: _____, City Clerk
105

106 Filed as Ordinance: _____
107

108
109 Approved as to form: Laura Vales, Assistant City Attorney
110

111
112 Approved for Council action: [Signature], City Manager

EXHIBIT A
RECORD OF PROCEEDINGS
Planning and Zoning Commission – March 26, 2026

Update to the Official Zoning Map / Proposed R-SF to R-MX1 Remapping
Citywide

Applicant: City of Springfield

Mr. Crighton presented the second component of the overall citywide remapping (R-SF, Single-Family Residential District to R-MX1, Mixed Density Neighborhood – Low District, noting that the Commission voted to divide the question to consider separately the direct translation of current zoning classifications to their counterparts in the new Land Development Code and to consider rezoning properties currently zoned R-SF, Single-Family Residential District to R-MX1, Mixed-Density Neighborhood – Low District) that was postponed to this date and presented the subset of the original map.

He presented the following updated information after the second notice was sent out.

3,775 — Properties identified by neighborhood workshops	3,670 — Properties remaining after owner removal requests	87 - Property owners have requested removal across all engagement	54 - Callers confirmed request to remain R-SF	90-day no-cost appeal window available to all owners after adoption
---	---	---	---	---

Staff recommend approval of the original map as presented as it reflects the adopted Land Development Code, incorporates neighborhood engagement, and is consistent with Forward SGF.

Commissioner Scott questioned staff's interpretation of specific text from "Forward SGF" regarding "complete neighborhoods" (Chapter 7, Goal 1) and the integration of missing middle housing to "preserve single family character in the heart of the neighborhoods" (Chapter 7, Goal 2.2). He contended the plan suggested staying *out* of the neighborhood core and expressed concern that R-MX1 rezoning could lead to increased rentals, potentially making Springfield a "rental capital," rather than promoting homeownership. He noted that public input for the staff map seemed less positive than presented, with low attendance at meetings and the "opt-out" notification method potentially leading to skewed results.

Mr. Crighton stated that staff's position is the map as originally presented does align with Forward SGF and the goal is about creating complete neighborhoods, diversifying housing options and integrating density into neighborhoods as part the strategy. He noted the idea is to expand or diversify housing choices and concentrate density along the corridors and integrate missing middle housing across existing neighborhoods. Commenting that R-MX1 zoning would not have a detrimental effect on homeownership and would possibly add more housing units that would help the housing shortage.

Commissioner McClure wanted clarification on the start of the 90-day appeal window and Mr. Crighton stated that it is tentatively scheduled for April 7, 2026.

Commissioner Doennig clarified that the Commission had already unanimously approved the "organic transition" of 4,881 parcels citywide (number confirmed by Assistant Attorney Laura Vales) from old zoning (R-TH) to the new R-MX1 under the new Land Development Code, stating that the commission had not ignored missing middle housing.

Commissioner Scott again referred to the public comments and stated that it was hard to find a positive comment from the 47 submitted. Mr. Crighton stated that the general sense of support comes from the overwhelming number of people who were notified of the change and that there was an additional round of notifications that were sent out and several more people did request to be removed from the transition to R-MX1.

Commissioner Doennig noted that the original motion and second from the February 26, 2026 meeting is still on the floor.

Commissioner Scott handed out his written comments and noted that city staff had these for a week and half, allowing them to make comments or have questions and proceeded to read the following:

"The role of a Planning and Zoning Commissioner requires us, by oath, to follow the adopted ordinances of the City of Springfield. Where room for interpretation exists in areas that lack explicit language, Commissioners exercise their personal and professional judgement and look for overriding themes to make our determinations. Such is the case with the Forward SGF strategic plan. It is a far-reaching document that combines explicit statements with implied themes to guide our work.

This can be directly applied to the evaluation of the two proposed remapping options. The first option indicates remapping of 3775 parcels to R-MX1, reaching significantly into the heart of neighborhoods in north and west Springfield, while the second proposed remapping limits the R-MX1 rezoning to 1009 parcels along collector streets and corridors. The essential question: Which option is more reflective of the goals of Forward SGF? The following analyzes this through various excerpts from the comprehensive plan and the new Land Development Code. *Italics are added for emphasis to some of the quoted text.*

Chapter 2 - Forward SGF Vision

1) Page 9 - The number one goal stated in the Forward SGF TOP 10 goal initiative is Restore SGF - Neighborhood Revitalization which "includes Restore SGF, a local initiative that aims to *encourage reinvestment and homeownership in Springfield's neighborhoods.*"

Chapter 5 - Land Use and Development

2) Page 34 contains a section titled Placetype Assignment and Transitions which includes seven characteristics and several sub-characteristics with an introductory statement stating, "The following conditions and land characteristics should be considered when changes or amendments are proposed to and within a placetype." One of the considerations says, "*Greater focus on integrating diverse uses at the edges and areas of transition.*"

3) Page 35 shows a detailed City map of Future Placetypes. There is no indication on this "Future" map that large portions of Traditional and Center City Neighborhoods are planned to become Mixed Residential placetype.

4) Page 35 also provides a definition of Residential Neighborhood-Center City indicating that it is "typically characterized by a diverse range of *single-family homes...*"

5) Page 35 also provides a definition of Residential Neighborhoods-Traditional as, "post-war residential neighborhoods that contain *predominantly single-family detached dwellings...*"

6) Page 37 establishes how transitions should occur within Traditional and City Center Neighborhoods, stating, "(a) 'stepped down' approach is used to transition between higher density/intensity residential and non-residential uses to single-family homeland uses, *with the greater densities/intensities located on higher function roadways, at the periphery of the neighborhood.*"

7) Page 38 illustrates the City Center Neighborhood Placetype Diagram. Keynote Two states, "Missing middle and diverse housing types and other supportive uses such as neighborhood-scale commercial *are located along the perimeter*, and historic streetcar stops, prominent intersections that bisect the neighborhood, or where other community facilities and abilities already exist."

8) Page 39 illustrates the Traditional Neighborhood Placetype Diagram. Keynote Two states, "Missing middle and diverse housing types and other supportive uses such as neighborhood-scale commercial *are located along the perimeter*, and around major intersections that bisect the neighborhood."

Chapter 7 - Housing and Neighborhoods contains several key references:

9) Page 69, Goal 2 - Diversify Housing Choices contains an entire section titled, "*Strategic Multi-family Along Commercial Corridors*"

10) Page 70 - The "Step Down Development Intensity" section states, "as redevelopment occurs, single-family attached, and multifamily development should be established *along key corridors* and surrounding activity centers..."

11) Page 70 also has a 3-D diagram, showing intensity resolving within the first two blocks of a neighborhood edge. There is no indication of increased density within the core of a neighborhood.

12) Page 72 section titled Increasing Housing Diversity has text stating "the following graphic is an example of how missing middle housing type could be seamlessly mixed into a residential area, with *higher density housing oriented towards higher intensity roadways to preserve the single-family character in the heart of the neighborhoods.*"

13) Page 72 - The 3D graphic itself illustrates increased density resolving with the first two blocks of a major roadway, with no increased density in the neighborhood core, except Accessory Dwelling Units (ADUs) as the appropriate way to increase density in the heart of a neighborhood.

14) Page 73 - Attach or detached ADUs are allowed in single-family zoning. Thus, rezoning to R-MX1 is not required.

15) Page 75 states, "*Reinvestment in Springfield's existing housing stock must be prioritized to ensure the continued high quality of life for residents and to support thriving authentic neighborhoods.*"

Chapter 8 - Economic Development

16) Page 96 includes a section titled Integrated Higher Density Residential which restates discussions from Chapter 2.1 and Chapter 7; "...*context sensitive higher density residential development should also be encouraged along neighborhood edges...*".

Land Development Code

17) Table 4-1 provides a Code based perspective of where higher density residential and neighborhood scale commercial should be placed in Traditional and City Center Neighborhoods.

- a) The table indicates that higher density zoning of R-MX1 (additionally R-MX2 (pending text amendment 3), R-MX3, and C-MX1) are appropriate in either Transition Areas of Traditional and Strategically Integrated in Center City Neighborhoods previously zoned R-SF.
- b) Transition Area is defined in the footnotes of this table, stating "(t)he zoning district may be appropriate *within an area of transition between the designated placetype or along the edge of a neighborhood*".
- c) Strategic Integration is defined as a "zoning district that may be located within a placetype in a deliberate and coordinated way to further the goals of Forward SGF...". The terms 'strategic' and 'deliberate' suggest limited use within a placetype.

These multiple references stated above provide mostly explicit language and overarching implied themes supporting the idea that broad rezoning to R-MX1 in the heart of neighborhoods is neither supported by Forward SGF nor the new Land Development Code. Furthermore, it seems like there has been an over-emphasis on the neighborhood meetings, if less than one percent of the property owners of these neighborhoods should determine the rezoning of over eighteen percent of the parcels. On a related note, it has also not been indicated to the Commission that the attendees were, in fact, verified landowners within the neighborhoods where the meetings occurred.

In conclusion, it should be stated that this analysis does not diminish the efforts of the staff in their community engagement and remapping efforts in any way. They are to be congratulated in their efforts and deserve the recognition they have been awarded. This is simply a case of "agree to disagree" on the appropriate interpretation of Forward SGF and the resulting number of parcels that should be included in the R-MX1 remapping.

I cannot ignore a total of twenty direct quotes or clearly illustrated diagrams that support the Corridors and Collectors alternate map. I believe my oath and my professional judgement requires me to support the alternate map."

Commissioner Pauly stated he supports the measured approach, acknowledging staff's outreach efforts but noting historically low turnout at such meetings.

He commented, "I've been to many of these meetings before that would align with this, align with other projects as well that that turnout unfortunately tends to be very low. But at some point, you have to make that decision that without those voices being heard, that perhaps either you have those that may not be interested, they may agree, or they may disagree with things, but you do have to go forward with your process. I think that we have sufficiently erred on the side of caution, which I am very happy for and I'm glad that we now have this before us in order to go ahead and make a decision on."

Commissioner McClure supported the amended map as a "phasing" step, allowing for future expansion as opportunities arise and stressed the importance of a healthy housing ecosystem with diverse types (owned/rental) that can create a path to homeownership.

She commented, "I'm comfortable with both maps, but I'm most comfortable with the amended map, but I would say that I see it as a step toward more of a, of a phasing toward exploring and adding more housing units overall. The data does indicate that more housing units of multiple types, owned, rental, all of those different categories are needed and because of that ecosystem, the interrelation of different types of housing that creates a stronger, more healthy market and it creates a situation in which individuals can rent at rates where they can own that can become a better ladder and path to home ownership. So, I think it's important not to villainize any particular type of housing, but to recognize that ecosystem and interrelationship and the importance of more housing units overall. Ultimately, I'm very, very comfortable with the approach of the second map in the hope that it demonstrates the success of this type of housing and that we can continue to move forward from those examples with more of that type of housing as those opportunities open."

Commissioner Souliere agreed with Commissioner Scott, seeing conflicts with "Forward SGF" regarding the strategic placement of R-MX1 and feared that blanket rezoning would make it easier to replace single-family homes with higher-density units, leading to future incompatibility and displacement.

He commented, "I just fail to see the connectivity there of the R-MX1 and how that transition and strategic placement fit the proposed map and thinks there's conflict with what Forward SGF, and the plan provides us. I also understand the missing middle housing, but where should it be? I don't think single-family housing should be the last resort. Single-family housing should be looked at as a priority and not look at as a place for R-MX1 and feel like I'm in a similar scenario which I've tried to research and I don't know when it happened, but where I live in the past, either the area was rezoned or during initial zoning a single family-home, but it's a high density residential area and over many years a lot of apartment buildings are around single-family homes and it doesn't fit. I hate to think that that's what decision we're making for somebody many years down the road and I think that when the time comes to rezone for whatever reason may occur in the future, that that's when it gets rezoned. Not today, when it doesn't fit because it feels like the only thing that that accomplishes is making a process easier down the road for someone to remove a street of homes and feel like the alternative map fits a lot better for the objective and that's what I'll be voting for."

Commissioner Knuckles emphasized preserving neighborhood integrity and supported the amended map for aligning with "Forward SGF's" intent to place higher density along edges and major roadways.

He commented, "I too feel that the integrity of a neighborhood is something that's very important and to start putting cracks in it with R-MX1 by "just kind of blanket voting" is not a good method and other Commissioners identified the sections stating that it's kind of meant to be around higher density roadway traffic and on the edges of neighborhoods to protect the integrity of the inside of the neighborhood. I also like the amended map better because I feel it meets the Forward SGF and what we're trying to accomplish with that. So, I'm much more comfortable with the amended map based on those ideas."

Commissioner Doennig also supported the alternative map due to concerns about transparency, the low number of property owners who influenced the original map (e.g., 8-11 attendees identifying 3,775 parcels), and the lack of specific notification in the initial letter. He highlighted that the remaining ~2,700 parcels from the original map could still be rezoned individually via a standard, cost-free process, allowing neighborhoods to make more informed decisions.

He commented, "First, I feel that it is important to clarify, hopefully to avoid additional misrepresentation or misinterpretation, that at the February 26, 2026 meeting of the Planning and Zoning Commission, obviously the remapping question was split, but this Commission did vote unanimously to recommend approval of the organic transition of zoning classifications based on the table provided in page three of the staff report from the old Land Development Code to the new one, provided that that recommendation is approved by City Council next month. There are 4,881 parcels in the city which will become R-MX1 and the notion that missing middle zoning was somehow jettisoned or disappeared by act of this commission is simply not true. However, we have the question of the additional non organic transition of properties from R-SF1 to R-MX1 and how many additional properties should be moved as a part of the remapping process, I want to commend city staff for their efforts to create opportunities to educate and engage the public in neighborhood and zone meetings. Unfortunately, attendance at those meetings was shy of 200 people across the nine neighborhoods. That number also included staff, press and other people who were not property owners in those neighborhoods and based on the information provided in the staff report, the Grant Beach, Mid-Town and Tom Watkins neighborhood meetings had only 11, 9 and 8 possible owner attendees respectively. Yet those small groups identified

the additional 3,775 parcels which are to be non-organically or additionally rezoned on that original map. Letters were mailed to every property owner in the city, but for those 3,775 owners, the letter offered no specific notice that their property was changing from R-SF to R-MX1 and there was also no specific notification of how many parcels in their neighborhood were affected. Each property owner was asked to go to a map and figure it out; I feel like a great deal of responsibility was placed on those property owners to understand all of the ramifications of this process. Now a second set of letters which did specifically notify property owners of the change on their properties were sent and there's been a much higher response rate from those owners asking not to be rezoned. This makes me feel like we're winning if we give property owners more information and that the result is potentially going to be better. While I feel like missing middle housing is a very important issue for the City of Springfield, the rush to better facilitate it should not come at the expense of transparency in the process or at the expense of neighborhoods which may not have a clear understanding of compliance with the Comprehensive Plan or the potential impact that added missing middle housing may have on ownership rates or density in their neighborhood. For that reason, I'm supportive of the more measured approach offered in the alternative map amendment. It is important to note that beyond the 983 additional R-MX1 parcels adoption of this map will create in the city, that's 983 on top of the 4,881 we've already recommended approval for. The remaining roughly 2,700 parcels identified on that original map are still eligible to be considered separately for zoning to R-MX1 during the 90 days following passage by City Council, however, this process will be a standard rezoning process with postings and neighborhood meetings, but at no cost to the applicant. I believe that process will allow the neighborhoods to better understand the scope of the potential additional rezoning and make a more informed decision, both as individuals and as neighborhoods in support of those zoning changes and intend to support the alternative map."

Commissioner Doennig noted that public hearing had already been closed, but he would allow anyone who wants to speak to the original proposal or the new amended proposal.

Mr. Doennig opened the public hearing.

Mr. Rusty Worley, 807 W. Walnut Street, supported the amended map and acknowledged the need for housing diversity but emphasized concerns about declining homeownership (West Central neighborhood at 30%) and market encroachment by college housing. Advocated for "guardrails" and a "measured approach" for density to protect the homeownership fabric of neighborhoods.

Mr. Brendan Griesemer, 1409 W. Sunshine Street, urged caution on the scale and depth of rezoning and reiterated his previous advice to limit missing middle housing to neighborhood edges, collector/arterial streets, or near activity centers. He warned that the original proposal's scale (60-70% change in some neighborhoods near 50/50 owner-renter balance) could destabilize struggling neighborhoods. He noted that it would be difficult to reverse and advocate for a "phased or pilot approach" as well as guardrails to promote homeownership and is in opposition to the original proposal and in support of the amendment.

Mr. Jay Byrd, 1020 Delaware Avenue, supported missing middle housing as a pathway to homeownership, arguing that economic realities (wages, affordability) are the core problem, not the housing type itself. He acknowledged the need for zoning to prevent uncontrolled college student encroachment but emphasized the crucial role of middle housing.

Mr. Vince Gabriel, 2748 W. Harrison Street, expressed concern as a 40-year homeowner about duplexes or quadplexes being built next door if his property was rezoned to R-MX1, potentially lowering property values. Staff clarified R-MX1 allows duplexes or townhomes, not tiny homes, with overall building size based on lot size and confirmed he had opted out of the rezoning.

Commissioner Scott asked about the number of units per acre and Mr. Crighton noted that it is lower than 11 units per acre.

Ms. Becky Volz, 1910 N. Grant Avenue, emphasized a holistic approach to neighborhood development, stressing the need for a balance between homeownership and rentals. She supported missing middle housing but sought more education on its reality and guardrails to prevent large investors from converting properties to rentals and cited research on the benefits of homeownership for stabilizing neighborhoods and improving residents' quality of life.

Mr. Doennig closed the public hearing.

COMMISSION ACTION: (amended)

Planning and Zoning Commissioner Scott moved to amend Item 5.1 (Update to the Official Zoning Map / Proposed R-SF to R-MX1 Remapping) by replacing the map as presented by City staff regarding the properties proposed to transition from R-SF to R-MX1 with the map as presented in Item 5.1.1. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Hunton, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Souliere, and Commissioner Scott. Nays: None. Absent: Commissioner Gunther and Commissioner Jacquez. Abstain: None.

A handwritten signature in black ink, appearing to read 'Bob Hosmer', written over a horizontal line.

Bob Hosmer, AICP
Planning Manager

DEVELOPMENT REVIEW STAFF REPORT

PROJECT SUMMARY:

This staff report addresses the second component of the Citywide Remapping action initiated at the February 26, 2026, Planning and Zoning Commission meeting. At that meeting, the Commission voted unanimously to divide the remapping into two separate questions and to approve the first — the direct translation of all existing zoning districts to their Land Development Code counterparts pursuant to Table 4-2. The Commission also voted unanimously to postpone the second question to this meeting. This report addresses that postponed item: the rezoning of properties currently zoned R-SF, Single-Family Residential, to R-MX1, Mixed-Density Neighborhood – Low, pursuant to the Land Development Code adopted by City Council via ordinances 6917 and 6971.

Link of the proposed zoning map: <https://www.springfieldmo.gov/citywideremapping>

PROPERTY HISTORY:

Springfield's Citywide Remapping initiative began following City Council's adoption of the updated Land Development Code via ordinances 6917 and 6971 in March 2025. The remapping is the map implementation step required to bring the official zoning map into alignment with the new Code's district framework and terminology.

Staff initiated the first phase of public engagement in the spring of 2025, focusing specifically on the R-SF properties now proposed for R-MX1 rezoning. Nine structured Missing Middle workshops were held in Center City neighborhoods from May through July 2025. Approximately 200 neighborhood residents and property owners participated in a facilitated mapping exercise in which they identified sites within their neighborhoods appropriate for missing middle housing.

That process produced 4,569 neighborhood-identified sites, of which 3,775 are currently zoned R-SF and are the subject of this request. An open house was held on October 2, 2025 at Cox North Hospital to share the full workshop results with all participating neighborhoods and the general public.

On August 12, 2025, staff presented a two-hour workshop to the Planning and Zoning Commission covering the remapping strategy, the proposed citywide approach, public notification procedures, protest rights, the appeals process, and implementation timeline. The workshop also reported on the completion of the nine Center City Missing Middle workshops and advised the Commission that results would be presented to City Council on September 30, 2025.

Staff initiated the second phase of public engagement in the fall of 2025, covering the full citywide remapping including the R-SF to R-MX1 properties. A citywide notification letter was mailed to over 51,000 property owners in mid-October 2025, serving as both legal notice and neighborhood meeting notice. This letter constituted the first formal legal notice to the owners of the R-SF properties proposed for R-MX1 rezoning. Five zone-based public remapping meetings were held from late October through mid-November 2025, a general citywide session was held on November 13, 2025, and 12 neighborhood meetings were conducted from August through November 2025. Open public office hours were available throughout this period with no closing date, and staff conducted individual appointments on request. Staff received approximately 700 phone inquiries, 42 emails, and 16 walk-in visits during this period.

At its February 26, 2026 meeting, the Planning and Zoning Commission held a public hearing on the Citywide Remapping. The Commission voted unanimously to divide the remapping into two components and approved the direct translation of existing districts to their LDC counterparts. The Commission voted unanimously to postpone the second component — the rezoning of R-SF properties to R-MX1 — to this meeting.

DEVELOPMENT REVIEW STAFF REPORT

The postponement and re-notice for the March 26, 2026 hearing constitutes a third opportunity for affected property owners to ask about the proposed R-SF to R-MX1 rezoning, and request their property remain zoned R-SF (approximately 3000 additional letters were sent out).

Following adoption, a 90-day no-cost appeal window will provide a further individual remedy for any property owner who wishes to return to R-SF designation.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. - Amendments.

- (1) *Authority.* The city council may from time to time by ordinance amend, supplement, change, modify or repeal the boundaries of the districts or regulations herein or subsequently established. The planning and zoning commission's role with respect to rezoning applications is advisory. Any report or recommendation made by the planning and zoning commission shall not be binding on the city council, nor shall such recommendation or report limit the city council's legislative authority.

Before an amendment shall be approved by ordinance, the planning and zoning commission shall have first had a public hearing regarding the proposed amendment and made an official report to the city council regarding the planning and zoning commission's recommendation regarding said amendment. Once the planning and zoning commission has made its official report, any further review by the planning and zoning commission shall not be required unless the city council elects to refer a matter back to the planning and zoning commission for further review.

- (2) *Initiation of amendment.* Amendments may be proposed by the council, the planning and zoning commission, or by a person owning or having an interest in property in the City of Springfield. If the council initiates an amendment, its proposal shall be transmitted to the planning and zoning commission for the commission's report and recommendation.

- (7) Findings by the commission.

- (a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

DEVELOPMENT REVIEW STAFF REPORT

DISTRICT TRANSLATIONS:

This report addresses one specific component of the Citywide Remapping: the rezoning of properties currently zoned R-SF, Single-Family Residential, to R-MX1, Mixed-Density Neighborhood – Low.

The district translation framework governing all other remapping actions was established by City Council through the adoption of the Land Development Code in March 2025 via ordinances 6917 and 6971.

Future development and redevelopment on all remapped properties remain subject to all applicable LDC standards and any required discretionary approvals and public hearing processes.

COMPATABILITY WITH THE COMPREHENSIVE PLAN:

The rezoning of R-SF properties to R-MX1 is consistent with the Springfield Comprehensive Plan across multiple goals, chapters, and policy frameworks directly applicable to residential neighborhood land use.

Forward SGF Chapter 7, Goal 1 calls for the creation of Complete Neighborhoods — places where residents have access to a range of housing types, services, and amenities within walkable distance. The Center City and Traditional Neighborhood placetypes, which encompass the R-SF properties proposed for rezoning, are specifically identified in the plan as areas where this goal should be pursued. Their compact, gridded form and connected street networks are precisely the conditions that make incremental housing diversity viable without disrupting neighborhood character.

Forward SGF Chapter 7, Goal 2, Objective 2.2 calls on the City to encourage creative housing solutions, stating that missing middle housing types should be integrated into Springfield's existing neighborhoods to increase housing diversity and provide a wider, more equitable range of housing choices. The objective explicitly directs that the Land Development Code allows for such housing types in the Residential Neighborhood placetype, where they can be targeted for infill development. The LDC's R-MX1 district is the direct regulatory implementation of this objective. The rezoning of R-SF properties to R-MX1 is the map action required to put that implementation into effect.

Forward SGF Chapter 5 establishes that the Residential Neighborhood placetype can also contain supporting uses such as low-intensity multifamily, and that more diversity in housing types, affordability, and availability should be considered when changes or amendments are proposed to and within a placetype. The Traditional Neighborhood placetype characteristics explicitly include support for low-intensity multi-family as appropriate neighborhood use. R-MX1 is the lowest-intensity mixed-density district in the LDC, and its by-right uses are limited to housing types similar in scale to single-family homes.

The 2023 Housing Study, adopted by City Council via Resolution 10736, independently corroborates the need for this rezoning. The study projected that Springfield must accommodate 3,782 additional owner households and 29,376 additional renter households by 2040. With 92% of existing housing stock consisting of single-family detached homes, the study found that existing zoning regulations restrict housing options for residents and explicitly recommend modifying those regulations.

Implementation Strategy 1.1 — Increase Home Ownership Rate to 50% or Higher — specifically identifies a wider range of for-purchase housing types, such as missing middle, as the mechanism to improve Springfield's homeownership rate and stabilize neighborhoods. The Housing Study Steering Committee voted 88% in favor of building new housing types in neighborhoods. The study also found, through extensive stakeholder engagement, that there is less community opposition to missing middle housing than to multifamily development generally,

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confirming that R-MX1's limited, contextual scale is calibrated to what Springfield neighborhoods are willing to accept.

LDC Table 4-1 identifies R-MX1 as appropriate within Traditional City Neighborhood placetypes. The table recognizes both transition areas and strategic integration within these placetypes as appropriate contexts. R-MX1 is not restricted to edges or corridors by the adopted LDC's own framework.

FUTURE PLACETYPE MAP:

The Comprehensive Plan's future placetype map is a long-range land use policy guide that identifies intended character and development patterns for all areas of the city, including its residential neighborhoods. The placetype map is explicitly not regulatory — Forward SGF states that it is a policy guide intended to inform decision making, and that the City must update its development regulations to support the plan's vision. The R-SF to R-MX1 rezoning is that regulatory implementation, carried out through the district framework City Council adopted for that purpose.

Placetype designations identify general character areas and inform the application of zoning standards; they do not establish parcel-level zoning boundaries or predetermine district eligibility. LDC Table 4-1 governs the relationship between zoning districts and placetypes and expressly identifies R-MX1 as appropriate within both Traditional and Center City Neighborhood placetypes — recognizing transition areas and strategic integration within each as appropriate contexts. The determination of which specific parcels within those placetypes are appropriate for R-MX1 is a function of physical context, consistency with Comprehensive Plan goals, conformance with LDC standards, and, in this case, the structured input of neighborhood residents through the Missing Middle workshop process.

A restrictive reading that would limit R-MX1 eligibility within Traditional Neighborhood placetypes to or to specific corridor edges or to a transition area would constitute a departure from the precedent established by staff in its analysis and supported by the approval of this commission.

STAFF ANALYSIS AND RECOMMENDATION:

1. The City is requesting approval of the rezoning of R-SF, Single-Family Residential properties to R-MX1, Mixed-Density Neighborhood – Low, as the second component of the Citywide Remapping action postponed from the February 26, 2026, Planning and Zoning Commission meeting.
2. The R-SF to R-MX1 rezoning is a map implementation action of the Comprehensive Plan and the adopted Land Development Code. City Council adopted the LDC district framework, including the R-MX1 district and its applicable placetype relationships, through ordinances 6917 and 6971. LDC Table 4-1 lists R-MX1 as appropriate within Traditional and Center City Neighborhood placetypes — the same placetypes that encompass the R-SF parcels proposed for rezoning. The table recognizes both transition areas and strategic integration within these placetypes as appropriate contexts; it does not restrict R-MX1 exclusively to edges or corridors. The Commission's role at this stage is to evaluate whether the rezoning is consistent with that adopted framework already established.
3. The R-MX1 district was specifically designed as the Land Development Code's vehicle for missing middle housing. Neighborhoods were guided to identify sites for housing types similar in size to single-family homes and designed to fit contextually within their neighborhoods — not large-scale multifamily development. By-right permitted uses in R-MX1 are limited to single-family detached houses, duplexes, multi-unit houses of 2–4 units, and townhouses on large lots with a 6-unit maximum. Uses with a greater potential impact on neighborhood character, including small-lot townhouses — require a Conditional Use Permit and a separate public notification and hearing process. Existing single-family uses are permitted in R-MX1 and may

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continue without interruption. Rezoning does not require redevelopment or any immediate change in use.

4. The proposed R-SF to R-MX1 parcels were identified through a structured, resident-driven process. Nine Missing Middle workshops were held in Center City neighborhoods from May through July 2025, in which approximately 200 neighborhood residents and property owners participated. Participants were presented with the definition of missing middle housing, the criteria for R-MX1 eligibility, and the scale and contextual fit requirements of the district. Through a facilitated mapping exercise, residents identified 4,569 individual sites that they considered appropriate for missing middle housing. Of those, 3,775 are currently zoned R-SF.

The results by neighborhood were as follows:

Neighborhood	R-SF Parcels Selected	Percent of R-SF Parcels
Doling	180	9.6%
Grant Beach	535	63.5%
Heart of the Westside	123	9.7%
Mid-Town	180	27.4%
Tom Watkins	821	69.7%
Weller	39	4.4%
West Central	46	4.7%
Westside	1,424	59.4%
Woodland Heights	427	25.0%

The parcel counts and their geographic distribution reflect neighborhood residents' own assessment of where missing middle housing is appropriate in their communities. The map before the Commission tonight is the portion of the larger map the neighborhoods drew.

5. Affected property owners have had three distinct opportunities to engage with the proposed R-SF to R-MX1 rezoning. The first was direct participation in the 2025 Missing Middle neighborhood workshops, in which residents helped produce the map now before the Commission. The second was the October 2025 citywide mailed notice and subsequent zone meetings, neighborhood meetings, open office hours, and individual appointments that formed the broader remapping public engagement process. The third is the re-notice for this March 26, 2026 hearing following the Commission's postponement on February 26, 2026. Only 87 individual property owners to date have requested removal from the proposed R-SF to R-MX1 transition across the entirety of that engagement.
6. Following adoption, a 90-day appeal window will allow property owners to request rezoning back to R-SF at no cost, providing a meaningful individual remedy that ensures the adequacy of the process is not solely dependent on pre-adoption participation levels.
7. The rezoning is consistent with all applicable findings under Sec. 36-367(7). The R-MX1 district classification is consistent with the Springfield Comprehensive Plan and the independently prepared 2023 Housing Study, both adopted by City Council. The Housing Study's primary homeownership strategy explicitly calls for a wider range of for-purchase housing types, such as missing middle, to improve Springfield's homeownership rate and stabilize neighborhoods.

References in Forward SGF to density near corridors describe intensity patterns for higher-density development such as R-MX2 and R-MX3; they do not restrict the modest housing diversity that R-MX1 enables. The Housing Study found less community opposition to missing

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middle than to multifamily development generally, reflecting that R-MX1's scale and character requirements are appropriately matched to neighborhood conditions. R-MX1 is the lowest-intensity mixed-density district in the LDC, and its by-right uses are purposefully limited to housing types similar in scale and character to existing single-family development.

8. City departments have reviewed the proposed rezoning and have no objections.
9. The Commission's recommendation on this item, together with the direct translation recommendation made on February 26, 2026, will constitute the Commission's complete official report to City Council on the Citywide Remapping. Per Sec. 36-367, that recommendation is advisory. City Council retains full legislative authority over the final zoning map adoption and is not bound by the Commission's recommendation.
10. Based on the findings above, and on the multi-year public record supporting this action, staff recommends approval of the rezoning of R-SF, Single-Family Residential properties to R-MX1, Mixed-Density Neighborhood – Low, as presented.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning of properties currently zoned R-SF, Single-Family Residential, to R-MX1, Mixed-Density Neighborhood – Low, because it supports the adopted Land Development Code, is consistent with the goals and objectives of the Forward SGF Comprehensive Plan and the 2023 Housing Study, reflects the results of a structured resident-driven engagement process, preserves existing single-family use rights, limits by-right development to housing types similar in scale and appearance to the single-family homes found throughout and around these neighborhoods, and includes a 90-day no-cost appeal window for affected property owners.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with the proposed update to the official zoning map:

1. Recommend against the proposed update to the official zoning map.
2. Recommend approval of the update to the official zoning map.
3. Recommend approval of the update to the official zoning map together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of the adopted Land Development Code.

MEETINGS					
R-MX1 Presentation and Charette Activity			Zoning District Transition – Regularly scheduled neighborhood meeting		
Center City Neighborhood	Day & Time	Location	Neighborhood	Day & Time	Location
Woodland Heights	May 20, 6:30 PM	Doling on Atlantic	Bissett	October 14, 6:30 PM	Eden Village 2
West Central	May 27, 6:30 PM	Resurrection Church	Bradford Park	TBD	
Westside	June 16, 6:30 PM	Wilson's Creek Nursing Home, 3403 W Mt Vernon St	Brentwood	September 29, 6:30 PM	Unity of Springfield
Heart of the Westside	June 17, 6:00 PM	Passion Assembly of God Church	Delaware	October 7, 6:00 PM	Delaware Elementary School Community Room
Grant Beach	July 8, 6:30 PM	The Fairbanks (1126 N Broadway Ave)	Galloway Village	October 21, 6:30 PM	Galloway Baptist Church
Tom Watkins	July 16, 6:00 PM	Library Station	Greater Parkcrest	October 16, 6:30 PM	Pasta Express on Republic
Doling	July 17, 6:30 PM	Hillcrest Presbyterian Church	Mark Twain	September 9, 6:00 PM	Sunset Church of Christ
Midtown	July 15, 6:30 PM	OTC	Meador Park & Seminole Holland	October 23, 6:30 PM	Cowden Elementary
Weller	July 21, 6:00 PM	Weller Community Church	Oak Grove	October 28, 6:00 PM	Oak Grove Community Center
			Phelps Grove	October 21, 7:00 PM	Fire Station #1
			Robberson	August 19, 6:30 PM	Pathways United Methodist Church
			Rountree	November 18, 7:00 PM	University Heights Baptist Church

COMMENTS	
Woodland Heights	
1	Pass rental inspections and revitalize alleys before going forward.
2	You have to review the infrastructure to be sure it could handle the new additional load. You have to review and address all the alleys - city & vacated! - to be sure they too can handle the new traffic - both vehicle and pedestrian.
3	Alleys need to be revitalized, rental inspection.
4	Thank you! My issue is to protect the homeownership to rentals as well. Not allow clock to convert and overtake homeowners but figure out a way to continue to build a cohesive neighborhood and support homeownership. Incentivize HC corridors to mixed use - lots of crime issues & beautification needed there. Keep historic homes in mind!
5	Please revitalize alleys and have a landlord (person only) registry before going forward. Please require better architecture and not the landlord special that Restore SGF did at Atlantic and Campbell.
6	So happy Springfield is doing this! Huge concern is the focus on NW neighborhoods. There are needs all over town. City probably has a few lots elsewhere, as well. Perhaps you should be wary of being accused of focusing on neighborhoods based on demographics, with the intent to help, yet creating invisible boundaries.
7	Would like to talk more about C-MX1 development along the Chase St Corridor? Revitalize alleyways by end of 2026 (prior to development).
8	No more rentals. Lots too small. Encourage homeownership. Making sure houses fit neighborhood. No government housing. We want to improve our neighborhood. Please no more rentals. Read your initiative #1.
9	We would not have bought our house if we thought duplexes, multifamily nearby. Don't want additional parking on streets.
10	We are a high rental neighborhood more than anywhere else in Springfield. We need more single-family homes, not multi rentals, more traffic, less parking, etc. I'm against more rental.
11	Upgrade alleys, city run trash service, clean up rentals, bad landlords, more home ownership, less tenants.
12	Mixed use would be better. Mixed use on Kearney would be helpful.
13	Fix the alleys first before R-MX1. Fix the MIA landlords before R-MX1. i.e. fix the old problems first then talk about new problems.

COMMENTS	
14	How does this address lowering of owner-occupied homes? Will City put into place livability codes and standards for units? Any plans to make rental owners have City licenses? What are plans to require cleanliness of units? What plans are there for resident parking?
West Central	
1	Condos! Ownership of condos/unit means occupants will have skin-in-the-game. Homeowner - myself included - being more favorable toward multi-unit condos.
2	Incentives for resident occupancy. Rusty mentioned forgivable loans of some amount or down payment grants - maybe tied to a certain amount of years living at the home.
3	Off street parking is a necessity but places for children to play is important. Children shouldn't be forced to play in the front yard or the street.
4	I would like to see some intra-agency communications to address long-term, persistent nuisance properties and their owners. In West Central we are forced to endure too many absent and/or negligent property owners including Stan Adams, Chris Gately, and Pierce Properties. One such property at 219 S Broadway, A Stan Adams blog, is a perpetual hub for criminal activity including thefts, drug use and distribution and homicide, domestic assault, and more. We need more forceful action from City depts & police to address these issues.
5	ADA Compliant Housing
6	What Springfield needs the most is income-based housing. "Affordable" is often more than people can afford. Parking would be a problem with small lots and multiple cars.
7	Green space is very important! But children can play in parks before lawns are conserved over parking lots. I would prefer lawn change to parking to support a local family's vehicles than to restruct development so that hypothetical children have a "place to play". What kids in a neighborhood where families are priced out? Conservation offsets and more robust tree regulations etc. can take care of the green space.
8	WCNA has long desired to promote single family home ownership. Stormwater concerns - concrete driveways, less trees? Yard space. Parking problems with increased density. WC has small lots and quality of life issues. Vehicle noise may deter developers and not attract buyers (also crime and nuisance properties). Less air quality - higher pollution and vehicles due to increased density.
9	I really think you should establish minimum square foot standard for accessory dwellings. Otherwise it will be abused. There is a functional minimum! Ross Chapin's blog details a 4-micro unit house that are <350sf. That looks pretty small. Don't know how one can go much smaller. MO is not Manhattan.
10	Affordability- what is the income range? Rentals - Missouri has been under a rent control ban since August 28, 1989 - Title XXIX Chapter 441, Section 043. ADA ought to be "standard".
11	Making tax abatement more accessible - not so costly and restrictive. Parking that is adequate by bedroom, not unit. Stormwater concerns.
WESTSIDE	
1	Sidewalks: 2507 & 2508 W Monroe, 723 & 739 S West, 736 S Glenn, 302 S Ivy, 212 N Nolting, 3317 W State, 2703 W Elm, 807 S West. West Ave Grand to Mt. Vernon. Bus route w/ sidewalks, but needs stop signs or speed bumps lots of speeding.
2	Hilton street improvement ditches and curbs don't work. Personally have drains underground don't know what to do with them after until a decision is done
3	Shirley Anderson: 500 block S Scenic - east side of the street - sidewalk needed. New development along scenic could be good. Please do extensive studies on storm water runoff and make sure it's not a problem. Enhance and improve historic route 66.
4	I would like to see more home ownership in my neighborhood. I have lived here for 46 years and have seen less home ownership, and more rentals.
5	Sidewalks West Madison Scenic East to Park St (park, school)
6	Too restrictive and too much government is bad. The city tends to agree but then betrays citizens. I like the idea of matching the style of the existing neighborhood and new homes. New homes should be single ownership who live in the home - very limited rental. Where did the information about the number in need of housing come from? What is the #?
HEART OF THE WESTSIDE	
1	Put this is your speed monitor on Nichols and West Avenue. Need flashing stop sign at Nichols and West intersection. Need a gate to block off the entrance to Nichols Park at night to stop drug traffic.
2	Water mitigation at Fulbright and Brower. More lighting in Nichols Park.
3	Alleys need better maintained. Stormwater management improvement. Improve, add, maintain sidewalks. Encompass back/front yards for appeal to small/young families.
4	The Ball Diamond on the Southeast corner of Nichols Park needs to be returned back to a playable condition restore the baseline and pitcher mound and bring back little league to Nichols Park.
GRANT BEACH	
	None
MID-TOWN	
1	1311 N Clay Avenue. How did this structure get approved? It looks like an ugly hotel - totally inappropriate. Is it a registered Air BNB?

COMMENTS	
2	1311 N Clay St is being used as an AIR BNB. Also 1120 or 1108 is also being used as an AIR BNB.
3	Overall, I don't see this adding value or providing affordable housing. It will crowd a nice historic area. I also do not see how it is incentivizing people to live in that area. Rents will continue to be high. Housing is so expensive to buy or rent. You still have to qualify for a loan to buy a house and potential income doesn't figure into the loan.
TOM WATKINS	
1	Loose dogs. Oakland + sled in back people living in it. On East/South of 1917 - 1959 W Atlantic. PAR officer not responsive. Homeland.
DOLING	
1	HK Notes - Fort/Kearney development, Garfield townhomes. 32' houses, 40' townhouses, 2.5 stories. Woodbridge/Missouri SW corner easement? That goes on main tained(?).
WELLER	
1	I appreciate your efforts to improve our neighborhood. I think large vacant lots known for camping are good places for development.
2	Division - city property. Overgrown - across from Evangel. Smith Park - disrepair. Symphony house - disrepair. GM Behind railroad apartments.
3	You are a fantastic speaker and fielded difficult questions expertly. The picture of "historic" townhouses and duplexes in the slideshow was really helpful to imagine them on empty lots.

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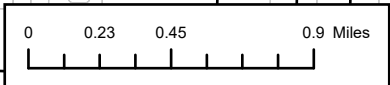
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City of Springfield Remapping



Neighborhood Workshop RMX-1 Selections



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Neighborhood Workshop Selections — Property Addresses

Address	Address	Address	Address	Address
2722 N NATIONAL AVE	2621 N FREMONT AVE	2639 N FREMONT AVE	2645 N FREMONT AVE	2653 N FREMONT AVE
E PARAGON ST	1303 E PACIFIC ST	1307 E PACIFIC ST	1317 E PACIFIC ST	1413 E BLAINE ST
1419 E BLAINE ST	1423 E BLAINE ST	1429 E BLAINE ST	1433 E BLAINE ST	1439 E BLAINE ST
1403 E BLAINE ST	1442 E PACIFIC ST	1606 E BLAINE ST	1616 N WELLER AVE	1604 N WELLER AVE
1544 N WELLER AVE	1540 N WELLER AVE	1536 N WELLER AVE	1526 N WELLER AVE	1522 N WELLER AVE
1505 E DIVISION ST	1651 E DIVISION ST	1657 E DIVISION ST	1661 E DIVISION ST	1668 E LOCUST ST
1672 E LOCUST ST	1660 E LOCUST ST	1665 E DIVISION ST	1639 E DIVISION ST	1647 E DIVISION ST
1707 E DIVISION ST	1701 E DIVISION ST	1675 E DIVISION ST	1671 E DIVISION ST	1528 N WAVERLY AVE
1711 E DIVISION ST	1717 E DIVISION ST	1001 N ROGERS AVE	1532 E PYTHIAN ST	1504 E PYTHIAN ST
2857 N SUMMIT AVE	444 E EVERGREEN ST	418 E EVERGREEN ST	404 E EVERGREEN ST	2838 N CAMPBELL AVE
2828 N CAMPBELL AVE	2822 N CAMPBELL AVE	2814 N CAMPBELL AVE	2808 N CAMPBELL AVE	2802 N CAMPBELL AVE
N SUMMIT AVE	2559 N BOONVILLE AVE	2538 N CAMPBELL AVE	2530 N CAMPBELL AVE	2524 N CAMPBELL AVE
2518 N CAMPBELL AVE	2514 N CAMPBELL AVE	2508 N CAMPBELL AVE	2502 N CAMPBELL AVE	2460 N CAMPBELL AVE
2450 N CAMPBELL AVE	2428 N CAMPBELL AVE	2433 N BOONVILLE AVE	2449 N BOONVILLE AVE	2455 N BOONVILLE AVE
2505 N BOONVILLE AVE	2513 N BOONVILLE AVE	2517 N BOONVILLE AVE	2521 N BOONVILLE AVE	2527 N BOONVILLE AVE
2545 N BOONVILLE AVE	2553 N BOONVILLE AVE	2434 N CAMPBELL AVE	2548 N CAMPBELL AVE	2554 N CAMPBELL AVE
2445 N BOONVILLE AVE	2444 N CAMPBELL AVE	2441 N BOONVILLE AVE	2427 N BOONVILLE AVE	2419 N BOONVILLE AVE
2413 N BOONVILLE AVE	2424 N CAMPBELL AVE	2418 N CAMPBELL AVE	2541 N BOONVILLE AVE	2560 N BOONVILLE AVE
2552 N BOONVILLE AVE	2544 N BOONVILLE AVE	2536 N BOONVILLE AVE	2512 N BOONVILLE AVE	2504 N BOONVILLE AVE
2454 N BOONVILLE AVE	2505 N ROBBERSON AVE	2513 N ROBBERSON AVE	2523 N ROBBERSON AVE	2531 N ROBBERSON AVE
2545 N ROBBERSON AVE	2549 N ROBBERSON AVE	2553 N ROBBERSON AVE	220 E TALMAGE ST	2539 N ROBBERSON AVE
2539 N ROBBERSON AVE	2518 N BOONVILLE AVE	2526 N BOONVILLE AVE	2449 N ROBBERSON AVE	2556 N ROBBERSON AVE
N ROBBERSON AVE	2506 N ROBBERSON AVE	2500 N ROBBERSON AVE	2421 N BENTON AVE	2435 N BENTON AVE

Address	Address	Address	Address	Address
2453 N BENTON AVE	2457 N BENTON AVE	2521 N BENTON AVE	2533 N BENTON AVE	2537 N BENTON AVE
2461 N BENTON AVE	2509 N BENTON AVE	2445 N BENTON AVE	2557 N SUMMIT AVE	N WASHINGTON AVE
2448 N WASHINGTON AVE	2451 N SUMMIT AVE	2525 N SUMMIT AVE	2551 N SUMMIT AVE	2509 N SUMMIT AVE
2519 N SUMMIT AVE	N BENTON AVE	810 E JEAN ST	2528 N HOWARD AVE	2805 N GRANT AVE
404 W BELL ST	410 W BELL ST	2803 N CAMPBELL AVE	2809 N CAMPBELL AVE	404 W EVERGREEN ST
419 W BELL ST	405 W BELL ST	2825 N FORT AVE	1400 W EVERGREEN ST	1426 W EVERGREEN ST
1340 W EVERGREEN ST	2765 N FORT AVE	1113 W TALMAGE ST	1415 W LIVINGSTON ST	1333 W LIVINGSTON ST
1327 W LIVINGSTON ST	1323 W LIVINGSTON ST	1321 W LIVINGSTON ST	1315 W LIVINGSTON ST	1311 W LIVINGSTON ST
1305 W LIVINGSTON ST	2717 N FORT AVE	2729 N FORT AVE	2735 N FORT AVE	1435 W LIVINGSTON ST
2747 N FORT AVE	N FORT AVE	1404 W LIVINGSTON ST	1410 W TALMAGE ST	2540 N KANSAS EXPY
1533 W DOLING LN	1525 W DOLING LN	1517 W DOLING LN	1509 W DOLING LN	1501 W DOLING LN
1459 W DOLING LN	1451 W DOLING LN	1443 W DOLING LN	1435 W DOLING LN	1427 W DOLING LN
1419 W DOLING LN	1411 W DOLING LN	1403 W DOLING LN	1402 W DOLING LN	1410 W DOLING LN
1418 W DOLING LN	1426 W DOLING LN	1434 W DOLING LN	1442 W DOLING LN	1450 W DOLING LN
1458 W DOLING LN	1500 W DOLING LN	1508 W DOLING LN	1516 W DOLING LN	1524 W DOLING LN
2743 N CAMPBELL AVE	405 W WOODRIDGE ST	434 W KERR ST	2755 N CAMPBELL AVE	N GRANT AVE
2708 N GRANT AVE	404 W WOODRIDGE ST	2660 N GRANT AVE	2657 N CAMPBELL AVE	2649 N CAMPBELL AVE
2639 N CAMPBELL AVE	405 W LIVINGSTON ST	2625 N CAMPBELL AVE	2556 N BROADWAY AVE	2453 N CAMPBELL AVE
2447 N CAMPBELL AVE	2439 N CAMPBELL AVE	2431 N CAMPBELL AVE	2423 N CAMPBELL AVE	2555 N CAMPBELL AVE
2501 N CAMPBELL AVE	2513 N CAMPBELL AVE	2517 N CAMPBELL AVE	2525 N CAMPBELL AVE	2533 N CAMPBELL AVE
2541 N CAMPBELL AVE	2543 N CAMPBELL AVE	2545 N CAMPBELL AVE	2707 W CHICAGO ST	2715 W CHICAGO ST
2723 W CHICAGO ST	2731 W CHICAGO ST	2737 W CHICAGO ST	2745 W CHICAGO ST	2753 W CHICAGO ST
2759 W CHICAGO ST	2767 W CHICAGO ST	2706 W TURNER ST	2714 W TURNER ST	2722 W TURNER ST
2730 W TURNER ST	2230 N COTTAGE AVE	2222 N COTTAGE AVE	2216 N COTTAGE AVE	2208 N COTTAGE AVE
2715 W HIGH ST	2707 W HIGH ST	2221 N FULBRIGHT AVE	2231 N FULBRIGHT AVE	2744 W TURNER ST
2752 W TURNER ST	2760 W TURNER ST	2766 W TURNER ST	2774 W TURNER ST	2782 W TURNER ST
2230 N ALINE AVE	2224 N ALINE AVE	2216 N ALINE AVE	2208 N ALINE AVE	2744 W SYLVIA CT

Address	Address	Address	Address	Address
2752 W SYLVIA CT	2761 W SYLVIA CT	2759 W SYLVIA CT	2751 W SYLVIA CT	2743 W SYLVIA CT
2758 W SYLVIA CT	2762 W SYLVIA CT	2706 W CHICAGO ST	2714 W CHICAGO ST	2722 W CHICAGO ST
2730 W CHICAGO ST	2736 W CHICAGO ST	2744 W CHICAGO ST	2752 W CHICAGO ST	2758 W CHICAGO ST
2766 W CHICAGO ST	2774 W CHICAGO ST	2806 W CHICAGO ST	2816 W CHICAGO ST	2828 W CHICAGO ST
2838 W CHICAGO ST	2262 N DRURY AVE	2252 N DRURY AVE	2246 N DRURY AVE	2238 N DRURY AVE
2230 N DRURY AVE	2224 N DRURY AVE	2216 N DRURY AVE	2208 N DRURY AVE	2207 N ALINE AVE
2215 N ALINE AVE	2223 N ALINE AVE	2229 N ALINE AVE	2237 N ALINE AVE	2245 N ALINE AVE
2251 N ALINE AVE	2787 W TURNER ST	2781 W TURNER ST	2775 W TURNER ST	2767 W TURNER ST
2759 W TURNER ST	2753 W TURNER ST	2745 W TURNER ST	2737 W TURNER ST	2731 W TURNER ST
2723 W TURNER ST	2715 W TURNER ST	2707 W TURNER ST	2207 N DRURY AVE	2215 N DRURY AVE
2223 N DRURY AVE	2229 N DRURY AVE	2237 N DRURY AVE	2245 N DRURY AVE	2251 N DRURY AVE
2259 N DRURY AVE	2267 N DRURY AVE	2275 N DRURY AVE	2837 W CHICAGO ST	2831 W CHICAGO ST
2823 W CHICAGO ST	2815 W CHICAGO ST	2807 W CHICAGO ST	2317 N KANSAS EXPY	2311 N KANSAS EXPY
2305 N KANSAS EXPY	2301 N KANSAS EXPY	2326 N FARMER AVE	2330 N FARMER AVE	2336 N FARMER AVE
2340 N FARMER AVE	2325 N KANSAS EXPY	2335 N KANSAS EXPY	2331 N KANSAS EXPY	2341 N KANSAS EXPY
2333 N FARMER AVE	2325 N FARMER AVE	2320 N LEXINGTON AVE	2330 N LEXINGTON AVE	2336 N LEXINGTON AVE
2339 N LEXINGTON AVE	2331 N LEXINGTON AVE	2327 N LEXINGTON AVE	2336 N FAY AVE	2326 N FAY AVE
2331 N FAY AVE	2325 N FAY AVE	2330 N OAKLAND AVE	2326 N OAKLAND AVE	2306 N ELIZABETH AVE
2300 N PARK AVE	2257 N FAY AVE	2253 N FAY AVE	2233 N FAY AVE	2227 N FAY AVE
2245 N FAY AVE	2217 N FAY AVE	2221 N FAY AVE	2212 N FAY AVE	2214 N FAY AVE
2234 N FAY AVE	2238 N FAY AVE	2248 N FAY AVE	2258 N FAY AVE	2247 N KANSAS AVE
2243 N KANSAS AVE	2229 N KANSAS AVE	2219 N KANSAS AVE	2217 N KANSAS AVE	2233 N KANSAS AVE
2239 N KANSAS AVE	2253 N KANSAS AVE	2259 N KANSAS AVE	1616 W HIGH ST	1620 W HIGH ST
1628 W HIGH ST	1702 W HIGH ST	1706 W HIGH ST	1710 W HIGH ST	1716 W HIGH ST
1718 W HIGH ST	2140 N LEXINGTON AVE	2130 N LEXINGTON AVE	2126 N LEXINGTON AVE	2120 N LEXINGTON AVE
2116 N LEXINGTON AVE	2110 N LEXINGTON AVE	2108 N LEXINGTON AVE	2102 N LEXINGTON AVE	2074 N LEXINGTON AVE
2068 N LEXINGTON AVE	1723 W LEE ST	1719 W LEE ST	1707 W LEE ST	1701 W LEE ST

Address	Address	Address	Address	Address
1635 W LEE ST	1631 W LEE ST	1625 W LEE ST	1621 W LEE ST	1617 W LEE ST
1613 W LEE ST	2061 N KANSAS AVE	2071 N KANSAS AVE	1610 W DALE ST	1618 W DALE ST
1622 W DALE ST	1626 W DALE ST	1702 W DALE ST	1706 W DALE ST	1710 W DALE ST
1717 W DALE ST	1703 W DALE ST	1635 W DALE ST	1629 W DALE ST	1625 W DALE ST
1617 W DALE ST	2101 N KANSAS EXPY	2107 N KANSAS AVE	2115 N KANSAS AVE	1606 W HIGH ST
1709 W LEE ST	1715 W LEE ST	1707 W DALE ST	2146 N LEXINGTON AVE	1607 W LEE ST
1603 W LEE ST	1727 W LEE ST	1729 W LEE ST	1712 W DALE ST	2058 N LEXINGTON AVE
2064 N LEXINGTON AVE	2125 N KANSAS AVE	2147 N LEXINGTON AVE	2141 N LEXINGTON AVE	2137 N LEXINGTON AVE
2131 N LEXINGTON AVE	2127 N LEXINGTON AVE	2121 N LEXINGTON AVE	2117 N LEXINGTON AVE	2111 N LEXINGTON AVE
2107 N LEXINGTON AVE	2103 N LEXINGTON AVE	2075 N LEXINGTON AVE	2069 N LEXINGTON AVE	2065 N LEXINGTON AVE
2059 N LEXINGTON AVE	1811 W LEE ST	1815 W LEE ST	1819 W LEE ST	1825 W LEE ST
1829 W LEE ST	2058 N OAKLAND AVE	2112 N OAKLAND AVE	2116 N OAKLAND AVE	2120 N OAKLAND AVE
2126 N OAKLAND AVE	2130 N OAKLAND AVE	2136 N OAKLAND AVE	2140 N OAKLAND AVE	2146 N OAKLAND AVE
2055 N LEXINGTON AVE	2047 N LEXINGTON AVE	2064 N OAKLAND AVE	2074 N OAKLAND AVE	2106 N OAKLAND AVE
2147 N OAKLAND AVE	2141 N OAKLAND AVE	2137 N OAKLAND AVE	2131 N OAKLAND AVE	2117 N OAKLAND AVE
2113 N OAKLAND AVE	2107 N OAKLAND AVE	2101 N OAKLAND AVE	2075 N OAKLAND AVE	2071 N OAKLAND AVE
2065 N OAKLAND AVE	2057 N OAKLAND AVE	1901 W LEE ST	1905 W LEE ST	1917 W LEE ST
1925 W LEE ST	2050 N ELIZABETH AVE	2064 N ELIZABETH AVE	2068 N ELIZABETH AVE	2074 N ELIZABETH AVE
2100 N ELIZABETH AVE	2106 N ELIZABETH AVE	2110 N ELIZABETH AVE	2116 N ELIZABETH AVE	2120 N ELIZABETH AVE
2126 N ELIZABETH AVE	2130 N ELIZABETH AVE	2134 N ELIZABETH AVE	2140 N ELIZABETH AVE	1926 W HIGH ST
2054 N ELIZABETH AVE	2127 N OAKLAND AVE	2147 N ELIZABETH AVE	2141 N ELIZABETH AVE	2135 N ELIZABETH AVE
2129 N ELIZABETH AVE	2125 N ELIZABETH AVE	2111 N ELIZABETH AVE	2105 N ELIZABETH AVE	2045 N ELIZABETH AVE
2041 N ELIZABETH AVE	2050 N ALBERTHA AVE	2062 N ALBERTHA AVE	2066 N ALBERTHA AVE	2070 N ALBERTHA AVE
2074 N ALBERTHA AVE	2110 N ALBERTHA AVE	2116 N ALBERTHA AVE	2120 N ALBERTHA AVE	2126 N ALBERTHA AVE
2130 N ALBERTHA AVE	1959 W LEE ST	2115 N ELIZABETH AVE	2121 N ELIZABETH AVE	2100 N ALBERTHA AVE
2144 N ALBERTHA AVE	2134 N ALBERTHA AVE	2073 N ELIZABETH AVE	2101 N ELIZABETH AVE	2067 N ELIZABETH AVE
2059 N ELIZABETH AVE	2051 N ELIZABETH AVE	2111 N ALBERTHA AVE	2105 N ALBERTHA AVE	2101 N ALBERTHA AVE

Address	Address	Address	Address	Address
2073 N ALBERTHA AVE	2069 N ALBERTHA AVE	2057 N ALBERTHA AVE	2041 N ALBERTHA AVE	2042 N MARION AVE
2046 N MARION AVE	2062 N MARION AVE	2104 N MARION AVE	2112 N MARION AVE	2016 W HIGH ST
2050 N MARION AVE	2060 N MARION AVE	2076 N MARION AVE	2100 N MARION AVE	2016 W HIGH ST
2051 N ALBERTHA AVE	2063 N ALBERTHA AVE	2128 N MARION AVE	2114 N MARION AVE	2116 N MARION AVE
2117 N ALBERTHA AVE	2123 N ALBERTHA AVE	2121 N ALBERTHA AVE	2102 W HIGH ST	2122 W HIGH ST
2116 N HOFFMAN AVE	2112 N HOFFMAN AVE	2119 N MARION AVE	2125 N MARION AVE	2110 W HIGH ST
2136 N HOFFMAN AVE	2107 N MARION AVE	2105 N MARION AVE	2063 N MARION AVE	2057 N MARION AVE
2051 N MARION AVE	2045 N MARION AVE	2041 N MARION AVE	2113 W LEE ST	2050 N HOFFMAN AVE
2075 N MARION AVE	2071 N MARION AVE	2064 N HOFFMAN AVE	2074 N HOFFMAN AVE	2072 N HOFFMAN AVE
2048 N HOFFMAN AVE	2040 N HOFFMAN AVE	2132 W HIGH ST	2138 W HIGH ST	2144 W HIGH ST
2131 N HOFFMAN AVE	2127 N HOFFMAN AVE	2123 N HOFFMAN AVE	2117 N HOFFMAN AVE	2111 N HOFFMAN AVE
2067 N HOFFMAN AVE	2061 N HOFFMAN AVE	2055 N HOFFMAN AVE	2049 N HOFFMAN AVE	2045 N HOFFMAN AVE
2041 N HOFFMAN AVE	2033 N HOFFMAN AVE	2025 N HOFFMAN AVE	2019 N HOFFMAN AVE	2013 N HOFFMAN AVE
2141 W ATLANTIC ST	2135 W ATLANTIC ST	2131 W ATLANTIC ST	2103 N HOFFMAN AVE	2071 N HOFFMAN AVE
2075 N HOFFMAN AVE	2026 W LEE ST	2100 W LEE ST	2104 W LEE ST	2028 N HOFFMAN AVE
2018 N HOFFMAN AVE	2012 N HOFFMAN AVE	2123 W ATLANTIC ST	2117 W ATLANTIC ST	2113 W ATLANTIC ST
2109 W ATLANTIC ST	2101 W ATLANTIC ST	2029 W ATLANTIC ST	2021 W ATLANTIC ST	2007 W ATLANTIC ST
2001 W ATLANTIC ST	2011 W ATLANTIC ST	2012 W LEE ST	2020 W LEE ST	2006 W LEE ST
2033 N ALBERTHA AVE	2116 W LEE ST	2112 W LEE ST	1800 W LEE ST	1804 W LEE ST
1808 W LEE ST	1822 W LEE ST	1828 W LEE ST	1832 W LEE ST	1900 W LEE ST
1918 W LEE ST	1922 W LEE ST	1926 W LEE ST	1930 W LEE ST	1934 W LEE ST
1948 W LEE ST	1954 W LEE ST	2034 N ALBERTHA AVE	2012 N ALBERTHA AVE	1959 W ATLANTIC ST
1945 W ATLANTIC ST	1925 W ATLANTIC ST	1921 W ATLANTIC ST	1917 W ATLANTIC ST	1911 W ATLANTIC ST
1905 W ATLANTIC ST	1901 W ATLANTIC ST	1841 W ATLANTIC ST	1837 W ATLANTIC ST	1833 W ATLANTIC ST
1821 W ATLANTIC ST	1815 W ATLANTIC ST	1811 W ATLANTIC ST	1805 W ATLANTIC ST	1801 W ATLANTIC ST
1814 W LEE ST	1942 W LEE ST	1953 W ATLANTIC ST	1823 W ATLANTIC ST	W ATLANTIC ST
1935 W ATLANTIC ST	1910 W LEE ST	1904 W LEE ST	1600 W LEE ST	1608 W LEE ST

Address	Address	Address	Address	Address
1612 W LEE ST	1616 W LEE ST	1620 W LEE ST	1634 W LEE ST	1708 W LEE ST
1714 W LEE ST	1718 W LEE ST	1722 W LEE ST	1721 W ATLANTIC ST	1717 W ATLANTIC ST
1713 W ATLANTIC ST	1707 W ATLANTIC ST	1633 W ATLANTIC ST	1631 W ATLANTIC ST	1627 W ATLANTIC ST
1621 W ATLANTIC ST	1617 W ATLANTIC ST	1706 W LEE ST	1639 W ATLANTIC ST	1701 W ATLANTIC ST
1630 W LEE ST	1626 W LEE ST	2338 N ROOSEVELT AVE	2326 N ROOSEVELT AVE	2320 N ROOSEVELT AVE
2312 N ROOSEVELT AVE	2302 N ROOSEVELT AVE	2246 N ROOSEVELT AVE	2238 N ROOSEVELT AVE	2232 N ROOSEVELT AVE
2224 N ROOSEVELT AVE	2218 N ROOSEVELT AVE	2217 W HIGH ST	2211 W HIGH ST	2205 W HIGH ST
2217 N PARK AVE	2223 N PARK AVE	2227 N PARK AVE	2233 N PARK AVE	2237 N PARK AVE
2243 N PARK AVE	2247 N PARK AVE	2253 N PARK AVE	2259 N PARK AVE	2303 N PARK AVE
2307 N PARK AVE	2313 N PARK AVE	2319 N PARK AVE	2323 N PARK AVE	2327 N PARK AVE
2333 N PARK AVE	2339 N PARK AVE	2258 N ROOSEVELT AVE	2252 N ROOSEVELT AVE	2247 N GRACE AVE
2241 N GRACE AVE	2237 N GRACE AVE	2231 N GRACE AVE	2227 N GRACE AVE	2223 N GRACE AVE
2217 N GRACE AVE	2345 W HIGH ST	2339 W HIGH ST	2333 W HIGH ST	2323 W HIGH ST
2317 W HIGH ST	2309 W HIGH ST	2305 W HIGH ST	2223 N ROOSEVELT AVE	2227 N ROOSEVELT AVE
2233 N ROOSEVELT AVE	N ROOSEVELT AVE	2311 N ROOSEVELT AVE	2305 N ROOSEVELT AVE	2301 N ROOSEVELT AVE
2257 N ROOSEVELT AVE	2220 N GRACE AVE	2224 N GRACE AVE	2230 N GRACE AVE	2234 N GRACE AVE
2240 N GRACE AVE	2244 N GRACE AVE	2250 N GRACE AVE	2254 N GRACE AVE	2258 N GRACE AVE
2300 N GRACE AVE	2304 N GRACE AVE	2310 N GRACE AVE	2314 N GRACE AVE	2318 N GRACE AVE
2315 N GRACE AVE	2309 N GRACE AVE	2305 N GRACE AVE	2301 N GRACE AVE	2255 N GRACE AVE
2253 N ROOSEVELT AVE	2249 N ROOSEVELT AVE	2506 W HIGH ST	2510 W HIGH ST	2516 W HIGH ST
2532 W HIGH ST	2511 W ATLANTIC ST	2509 W ATLANTIC ST	2501 W ATLANTIC ST	2015 N COLUMBIA AVE
2041 N COLUMBIA AVE	N COLUMBIA AVE	2049 N COLUMBIA AVE	2067 N COLUMBIA AVE	2073 N COLUMBIA AVE
2077 N COLUMBIA AVE	2111 N COLUMBIA AVE	2121 N COLUMBIA AVE	2127 N COLUMBIA AVE	2055 N COLUMBIA AVE
2101 N COLUMBIA AVE	2522 W HIGH ST	2528 W HIGH ST	2029 N COLUMBIA AVE	2019 N COLUMBIA AVE
2513 W ATLANTIC ST	2500 W HIGH ST	2540 W HIGH ST	2542 W HIGH ST	2548 W HIGH ST
2554 W HIGH ST	2400 W HIGH ST	2406 W HIGH ST	2412 W HIGH ST	2424 W HIGH ST
2116 N COLUMBIA AVE	2110 N COLUMBIA AVE	2106 N COLUMBIA AVE	2100 N COLUMBIA AVE	2074 N COLUMBIA AVE

Address	Address	Address	Address	Address
2064 N COLUMBIA AVE	2058 N COLUMBIA AVE	2056 N COLUMBIA AVE	2048 N COLUMBIA AVE	2044 N COLUMBIA AVE
2028 N COLUMBIA AVE	2024 N COLUMBIA AVE	2425 W ATLANTIC ST	2407 W ATLANTIC ST	2015 N GRACE AVE
2019 N GRACE AVE	2023 N GRACE AVE	2029 N GRACE AVE	2033 N GRACE AVE	2039 N GRACE AVE
2045 N GRACE AVE	2049 N GRACE AVE	2053 N GRACE AVE	2059 N GRACE AVE	2063 N GRACE AVE
2075 N GRACE AVE	2101 N GRACE AVE	2107 N GRACE AVE	2111 N GRACE AVE	2115 N GRACE AVE
2121 N GRACE AVE	2127 N GRACE AVE	2131 N GRACE AVE	2422 W HIGH ST	2126 N COLUMBIA AVE
2034 N COLUMBIA AVE	2421 W ATLANTIC ST	2069 N GRACE AVE	2010 N COLUMBIA AVE	2020 N COLUMBIA AVE
2147 N ROOSEVELT AVE	2316 W HIGH ST	2320 W HIGH ST	2324 W HIGH ST	2130 N GRACE AVE
2126 N GRACE AVE	2122 N GRACE AVE	2102 N GRACE AVE	2078 N GRACE AVE	2068 N GRACE AVE
2064 N GRACE AVE	2058 N GRACE AVE	2048 N GRACE AVE	2044 N GRACE AVE	2038 N GRACE AVE
2034 N GRACE AVE	2028 N GRACE AVE	2024 N GRACE AVE	2018 N GRACE AVE	2325 W ATLANTIC ST
2317 W ATLANTIC ST	2311 W ATLANTIC ST	2301 W ATLANTIC ST	2015 N ROOSEVELT AVE	2019 N ROOSEVELT AVE
2025 N ROOSEVELT AVE	2029 N ROOSEVELT AVE	2033 N ROOSEVELT AVE	2039 N ROOSEVELT AVE	2053 N ROOSEVELT AVE
2057 N ROOSEVELT AVE	2063 N ROOSEVELT AVE	2067 N ROOSEVELT AVE	2073 N ROOSEVELT AVE	2101 N ROOSEVELT AVE
2107 N ROOSEVELT AVE	2121 N ROOSEVELT AVE	2127 N ROOSEVELT AVE	2129 N ROOSEVELT AVE	2135 N ROOSEVELT AVE
2143 N ROOSEVELT AVE	2111 N ROOSEVELT AVE	2043 N ROOSEVELT AVE	2116 N GRACE AVE	2110 N GRACE AVE
2200 W HIGH ST	2210 W HIGH ST	2146 N ROOSEVELT AVE	2140 N ROOSEVELT AVE	2136 N ROOSEVELT AVE
2130 N ROOSEVELT AVE	2126 N ROOSEVELT AVE	2110 N ROOSEVELT AVE	2106 N ROOSEVELT AVE	2068 N ROOSEVELT AVE
2062 N ROOSEVELT AVE	2054 N ROOSEVELT AVE	2038 N ROOSEVELT AVE	2032 N ROOSEVELT AVE	2028 N ROOSEVELT AVE
2022 N ROOSEVELT AVE	2018 N ROOSEVELT AVE	2014 N ROOSEVELT AVE	2225 W ATLANTIC ST	2213 W ATLANTIC ST
2211 W ATLANTIC ST	2207 W ATLANTIC ST	2201 W ATLANTIC ST	2009 N PARK AVE	2023 N PARK AVE
2029 N PARK AVE	2039 N PARK AVE	2065 N PARK AVE	2069 N PARK AVE	2073 N PARK AVE
2101 N PARK AVE	2107 N PARK AVE	2121 N PARK AVE	2127 N PARK AVE	2131 N PARK AVE
2116 N ROOSEVELT AVE	2049 N PARK AVE	2113 N PARK AVE	2117 N PARK AVE	N PARK AVE
2084 N ROOSEVELT AVE	2100 N ROOSEVELT AVE	2017 N PARK AVE	2019 N PARK AVE	2148 W HIGH ST
2152 W HIGH ST	2156 W HIGH ST	2130 N PARK AVE	2126 N PARK AVE	2122 N PARK AVE
2104 N PARK AVE	2100 N PARK AVE	2072 N PARK AVE	2068 N PARK AVE	2064 N PARK AVE

Address	Address	Address	Address	Address
2058 N PARK AVE	2054 N PARK AVE	2048 N PARK AVE	2044 N PARK AVE	2038 N PARK AVE
2018 N PARK AVE	2014 N PARK AVE	2010 N PARK AVE	2032 N PARK AVE	2028 N PARK AVE
2116 N PARK AVE	2108 N PARK AVE	2000 N PARK AVE	2004 N PARK AVE	2210 W ATLANTIC ST
2216 W ATLANTIC ST	2230 W ATLANTIC ST	2236 W ATLANTIC ST	2240 W ATLANTIC ST	2246 W ATLANTIC ST
2200 W ATLANTIC ST	2206 W ATLANTIC ST	2220 W ATLANTIC ST	2220 W ATLANTIC ST	1936 N ROCK ISLAND AVE
1930 N ROCK ISLAND AVE	1904 N ROCK ISLAND AVE	1924 N ROCK ISLAND AVE	1916 N ROCK ISLAND AVE	1912 N ROCK ISLAND AVE
2318 W ATLANTIC ST	1931 N ROCK ISLAND AVE	1925 N ROCK ISLAND AVE	1923 N ROCK ISLAND AVE	1917 N ROCK ISLAND AVE
1920 N HANCOCK AVE	1932 N HANCOCK AVE	1911 N ROCK ISLAND AVE	1620 W ATLANTIC ST	1626 W ATLANTIC ST
1630 W ATLANTIC ST	1636 W ATLANTIC ST	1700 W ATLANTIC ST	1706 W ATLANTIC ST	1712 W ATLANTIC ST
1720 W ATLANTIC ST	1726 W ATLANTIC ST	1730 W ATLANTIC ST	1734 W ATLANTIC ST	1737 W THOMAN ST
1731 W THOMAN ST	1727 W THOMAN ST	1721 W THOMAN ST	1717 W THOMAN ST	1711 W THOMAN ST
1707 W THOMAN ST	1701 W THOMAN ST	1637 W THOMAN ST	1631 W THOMAN ST	1627 W THOMAN ST
1621 W THOMAN ST	1616 W ATLANTIC ST	1617 W THOMAN ST	1800 W ATLANTIC ST	1806 W ATLANTIC ST
1818 W ATLANTIC ST	1820 W ATLANTIC ST	1826 W ATLANTIC ST	1900 W ATLANTIC ST	1906 W ATLANTIC ST
1910 W ATLANTIC ST	1916 W ATLANTIC ST	1920 W ATLANTIC ST	1926 W ATLANTIC ST	1930 W ATLANTIC ST
1917 W THOMAN ST	1911 W THOMAN ST	1907 W THOMAN ST	1903 W THOMAN ST	1827 W THOMAN ST
1821 W THOMAN ST	1815 W THOMAN ST	1811 W THOMAN ST	1801 W THOMAN ST	1912 N PRAIRIE AVE
1927 W THOMAN ST	1921 W THOMAN ST	1812 W ATLANTIC ST	1940 W ATLANTIC ST	1944 W ATLANTIC ST
1946 W ATLANTIC ST	1956 W ATLANTIC ST	1962 W ATLANTIC ST	2002 W ATLANTIC ST	2020 W ATLANTIC ST
2026 W ATLANTIC ST	2030 W ATLANTIC ST	2100 W ATLANTIC ST	2106 W ATLANTIC ST	2110 W ATLANTIC ST
2114 W ATLANTIC ST	2120 W ATLANTIC ST	2126 W ATLANTIC ST	2142 W ATLANTIC ST	2010 W ATLANTIC ST
2136 W ATLANTIC ST	1711 W FLORIDA ST	1701 W FLORIDA ST	1627 W FLORIDA ST	1621 W FLORIDA ST
1617 W FLORIDA ST	1879 N KANSAS EXPY	1611 W FLORIDA ST	1731 W FLORIDA ST	2309 N CONCORD AVE
2301 N CONCORD AVE	2333 N CONCORD AVE	2329 N CONCORD AVE	2321 N CONCORD AVE	2315 N CONCORD AVE
733 W CHICAGO ST	729 W CHICAGO ST	717 W CHICAGO ST	713 W CHICAGO ST	711 W CHICAGO ST
725 W CHICAGO ST	835 W CHICAGO ST	829 W CHICAGO ST	823 W CHICAGO ST	819 W CHICAGO ST
817 W CHICAGO ST	2333 N DOUGLAS AVE	809 W CHICAGO ST	805 W CHICAGO ST	935 W CHICAGO ST

Address	Address	Address	Address	Address
931 W CHICAGO ST	925 W CHICAGO ST	921 W CHICAGO ST	917 W CHICAGO ST	915 W CHICAGO ST
909 W CHICAGO ST	903 W CHICAGO ST	2323 N MISSOURI AVE	910 W CHICAGO ST	916 W CHICAGO ST
920 W CHICAGO ST	924 W CHICAGO ST	930 W CHICAGO ST	934 W CHICAGO ST	931 W TURNER ST
921 W TURNER ST	915 W TURNER ST	909 W TURNER ST	903 W TURNER ST	2311 N MISSOURI AVE
2317 N MISSOURI AVE	2323 N DOUGLAS AVE	810 W CHICAGO ST	814 W CHICAGO ST	818 W CHICAGO ST
822 W CHICAGO ST	2326 N MISSOURI AVE	2314 N MISSOURI AVE	833 W TURNER ST	827 W TURNER ST
821 W TURNER ST	801 W TURNER ST	2317 N DOUGLAS AVE	815 W TURNER ST	700 W CHICAGO ST
716 W CHICAGO ST	732 W CHICAGO ST	733 W TURNER ST	709 W TURNER ST	2309 N GRANT AVE
729 W TURNER ST	713 W TURNER ST	721 W TURNER ST	710 W CHICAGO ST	720 W CHICAGO ST
724 W CHICAGO ST	2257 N CONCORD AVE	630 W TURNER ST	2251 N CONCORD AVE	2245 N CONCORD AVE
2233 N CONCORD AVE	2229 N CONCORD AVE	2223 N CONCORD AVE	2241 N CONCORD AVE	2240 N GRANT AVE
2201 N CONCORD AVE	N CONCORD AVE	2336 N FORT AVE	2330 N FORT AVE	2326 N FORT AVE
2322 N FORT AVE	2316 N FORT AVE	2306 N FORT AVE	2301 N JOHNSTON AVE	2313 N JOHNSTON AVE
2317 N JOHNSTON AVE	2323 N JOHNSTON AVE	2325 N JOHNSTON AVE	2331 N JOHNSTON AVE	2335 N JOHNSTON AVE
2343 N JOHNSTON AVE	2259 N NETTLETON AVE	1511 W HIGH ST	1501 W HIGH ST	2219 N NETTLETON AVE
2223 N NETTLETON AVE	2231 N NETTLETON AVE	2233 N NETTLETON AVE	2247 N NETTLETON AVE	2253 N NETTLETON AVE
2240 N KANSAS EXPY	2230 N KANSAS AVE	2224 N KANSAS EXPY	2218 N KANSAS EXPY	2237 N NETTLETON AVE
1522 W TURNER ST	2250 N KANSAS EXPY	2263 N BOLIVAR RD	2256 N NETTLETON AVE	2228 N NETTLETON AVE
1451 W HIGH ST	1445 W HIGH ST	1431 W HIGH ST	2215 N BOLIVAR RD	2219 N BOLIVAR RD
2225 N BOLIVAR RD	2233 N BOLIVAR RD	2239 N BOLIVAR RD	2249 N BOLIVAR RD	2255 N BOLIVAR RD
2259 N BOLIVAR RD	2242 N NETTLETON AVE	2216 N NETTLETON AVE	1000 W HIGH ST	2116 N FRANKLIN AVE
2110 N FRANKLIN AVE	2106 N FRANKLIN AVE	2100 N FRANKLIN AVE	1019 W DALE ST	2101 N FRANKLIN AVE
2105 N FRANKLIN AVE	2109 N FRANKLIN AVE	2155 N JOHNSTON AVE	1220 W HIGH ST	1228 W HIGH ST
1232 W HIGH ST	2142 N FORT AVE	2136 N FORT AVE	2132 N FORT AVE	2126 N FORT AVE
2120 N FORT AVE	2116 N FORT AVE	2110 N FORT AVE	2101 N JOHNSTON AVE	2121 N JOHNSTON AVE
2131 N JOHNSTON AVE	2139 N JOHNSTON AVE	2143 N JOHNSTON AVE	2147 N JOHNSTON AVE	2117 N JOHNSTON AVE
2134 N NEWTON AVE	2118 N NEWTON AVE	2110 N NEWTON AVE	2122 N NEWTON AVE	2100 N NEWTON AVE

Address	Address	Address	Address	Address
2130 N NEWTON AVE	2124 N NEWTON AVE	2146 N NEWTON AVE	N NEWTON AVE	1411 W DALE ST
2111 N NEWTON AVE	2125 N NEWTON AVE	2131 N NEWTON AVE	2135 N NEWTON AVE	2139 N NEWTON AVE
2143 N NEWTON AVE	2147 N NEWTON AVE	2105 N NEWTON AVE	2117 N NEWTON AVE	1524 W HIGH ST
1527 W DALE ST	2106 N KANSAS AVE	2112 N KANSAS AVE	2114 N KANSAS AVE	2120 N KANSAS AVE
2124 N KANSAS AVE	2132 N KANSAS EXPY	2134 N KANSAS AVE	1522 W HIGH ST	1522 W DALE ST
1523 W LEE ST	1526 W DALE ST	1533 W LEE ST	1522 W LEE ST	1526 W LEE ST
1532 W LEE ST	W LEE ST	1533 W ATLANTIC ST	1521 W ATLANTIC ST	1423 W ATLANTIC ST
1301 W ATLANTIC ST	2059 N FRANKLIN AVE	2051 N FRANKLIN AVE	2058 N FRANKLIN AVE	2052 N FRANKLIN AVE
2006 N FRANKLIN AVE	2000 N FRANKLIN AVE	W ATLANTIC ST	1019 W ATLANTIC ST	2013 N BROADWAY AVE
2033 N BROADWAY AVE	2027 N BROADWAY AVE	1520 W ATLANTIC ST	1526 W ATLANTIC ST	1532 W ATLANTIC ST
1536 W ATLANTIC ST	1535 W THOMAN ST	1531 W THOMAN ST	1527 W THOMAN ST	1501 W THOMAN ST
1521 W THOMAN ST	1520 W THOMAN ST	1526 W THOMAN ST	1532 W THOMAN ST	1536 W THOMAN ST
1537 W FLORIDA ST	1531 W FLORIDA ST	1527 W FLORIDA ST	1521 W FLORIDA ST	1400 W THOMAN ST
1406 W THOMAN ST	1410 W THOMAN ST	1416 W THOMAN ST	1420 W THOMAN ST	1426 W THOMAN ST
1430 W THOMAN ST	1433 W FLORIDA ST	1427 W FLORIDA ST	1419 W FLORIDA ST	1409 W FLORIDA ST
1401 W FLORIDA ST	1100 W THOMAN ST	1106 W THOMAN ST	1110 W THOMAN ST	1128 W THOMAN ST
1131 W FLORIDA ST	1127 W FLORIDA ST	1121 W FLORIDA ST	1117 W FLORIDA ST	1111 W FLORIDA ST
1101 W FLORIDA ST	1116 W THOMAN ST	1122 W THOMAN ST	1100 W FLORIDA ST	1110 W FLORIDA ST
1116 W FLORIDA ST	1120 W FLORIDA ST	1126 W FLORIDA ST	1130 W FLORIDA ST	1131 W CHASE ST
1127 W CHASE ST	1121 W CHASE ST	1117 W CHASE ST	1111 W CHASE ST	1841 N FRANKLIN AVE
1300 W CHASE ST	1920 N LYON AVE	1910 N LYON AVE	1900 N LYON AVE	1898 N LYON AVE
1892 N LYON AVE	1886 N LYON AVE	1878 N LYON AVE	1872 N LYON AVE	1875 N CAMPBELL AVE
1881 N CAMPBELL AVE	1889 N CAMPBELL AVE	1895 N CAMPBELL AVE	1913 N CAMPBELL AVE	1919 N CAMPBELL AVE
1912 N LYON AVE	428 W ATLANTIC ST	1911 N CAMPBELL AVE	1903 N CAMPBELL AVE	1916 N MAIN AVE
1908 N MAIN AVE	1902 N MAIN AVE	1898 N MAIN AVE	1890 N MAIN AVE	1884 N MAIN AVE
1880 N MAIN AVE	1874 N MAIN AVE	1870 N MAIN AVE	1866 N MAIN AVE	1860 N MAIN AVE
1873 N LYON AVE	1879 N LYON AVE	1885 N LYON AVE	1889 N LYON AVE	1895 N LYON AVE

Address	Address	Address	Address	Address
1899 N LYON AVE	1903 N LYON AVE	1907 N LYON AVE	1911 N LYON AVE	1913 N LYON AVE
1924 N MAIN AVE	1930 N MAIN AVE	604 W ATLANTIC ST	1851 N MAIN AVE	1857 N MAIN AVE
1918 N DOUGLAS AVE	1912 N DOUGLAS AVE	1906 N DOUGLAS AVE	1900 N DOUGLAS AVE	1896 N DOUGLAS AVE
1890 N DOUGLAS AVE	1886 N DOUGLAS AVE	1882 N DOUGLAS AVE	1876 N DOUGLAS AVE	1870 N DOUGLAS AVE
1866 N DOUGLAS AVE	1860 N DOUGLAS AVE	1856 N DOUGLAS AVE	1857 N GRANT AVE	1863 N GRANT AVE
1867 N GRANT AVE	1875 N GRANT AVE	1877 N GRANT AVE	1885 N GRANT AVE	1889 N GRANT AVE
1897 N GRANT AVE	1901 N GRANT AVE	1911 N GRANT AVE	1919 N GRANT AVE	722 W ATLANTIC ST
1933 N DOUGLAS AVE	818 W ATLANTIC ST	824 W ATLANTIC ST	828 W ATLANTIC ST	1920 N MISSOURI AVE
1914 N MISSOURI AVE	1908 N MISSOURI AVE	1902 N MISSOURI AVE	1898 N MISSOURI AVE	1892 N MISSOURI AVE
1888 N MISSOURI AVE	1884 N MISSOURI AVE	1870 N MISSOURI AVE	N MISSOURI AVE	1868 N MISSOURI AVE
1862 N MISSOURI AVE	1856 N MISSOURI AVE	1851 N DOUGLAS AVE	1857 N DOUGLAS AVE	1861 N DOUGLAS AVE
1865 N DOUGLAS AVE	1881 N DOUGLAS AVE	1885 N DOUGLAS AVE	1891 N DOUGLAS AVE	1897 N DOUGLAS AVE
1901 N DOUGLAS AVE	1907 N DOUGLAS AVE	1913 N DOUGLAS AVE	1919 N DOUGLAS AVE	1923 N DOUGLAS AVE
1929 N DOUGLAS AVE	1874 N MISSOURI AVE	1871 N DOUGLAS AVE	1875 N DOUGLAS AVE	1914 N BROADWAY AVE
1904 N BROADWAY AVE	1900 N BROADWAY AVE	1890 N BROADWAY AVE	1886 N BROADWAY AVE	1880 N BROADWAY AVE
1876 N BROADWAY AVE	1872 N BROADWAY AVE	921 W FLORIDA ST	915 W FLORIDA ST	1873 N MISSOURI AVE
1881 N MISSOURI AVE	1885 N MISSOURI AVE	1889 N MISSOURI AVE	1897 N MISSOURI AVE	1901 N MISSOURI AVE
1907 N MISSOURI AVE	1911 N MISSOURI AVE	1917 N MISSOURI AVE	1921 N MISSOURI AVE	900 W FLORIDA ST
908 W FLORIDA ST	912 W FLORIDA ST	918 W FLORIDA ST	922 W FLORIDA ST	928 W FLORIDA ST
932 W FLORIDA ST	502 W PACIFIC ST	518 W PACIFIC ST	1622 N MAIN AVE	1616 N MAIN AVE
1612 N MAIN AVE	1608 N MAIN AVE	1602 N MAIN AVE	521 W LOCUST ST	513 W LOCUST ST
509 W LOCUST ST	1603 N LYON AVE	1609 N LYON AVE	1611 N LYON AVE	1617 N LYON AVE
1623 N LYON AVE	1629 N LYON AVE	1638 N MAIN AVE	1628 N MAIN AVE	504 W PACIFIC ST
510 W PACIFIC ST	617 W LOCUST ST	1601 N MAIN AVE	1607 N MAIN AVE	1613 N MAIN AVE
1617 N MAIN AVE	1623 N MAIN AVE	1627 N MAIN AVE	1633 N MAIN AVE	1639 N MAIN AVE
612 W PACIFIC ST	600 W LOCUST ST	606 W LOCUST ST	612 W LOCUST ST	616 W LOCUST ST
603 W DIVISION ST	1507 N MAIN AVE	1513 N MAIN AVE	1519 N MAIN AVE	1523 N MAIN AVE

Address	Address	Address	Address	Address
N MAIN AVE	536 W LOCUST ST	528 W LOCUST ST	520 W LOCUST ST	2325 N BENTON AVE
2319 N BENTON AVE	2311 N BENTON AVE	2307 N BENTON AVE	2301 N BENTON AVE	411 E TURNER ST
407 E TURNER ST	2308 N JEFFERSON AVE	2343 N BOONVILLE AVE	2335 N BOONVILLE AVE	2315 N BOONVILLE AVE
2311 N BOONVILLE AVE	2303 N BOONVILLE AVE	2338 N CAMPBELL AVE	2206 N JEFFERSON AVE	2200 N JEFFERSON AVE
423 E HIGH ST	427 E HIGH ST	2211 N BENTON AVE	433 E HIGH ST	439 E HIGH ST
2156 N ROBBERSON AVE	219 W ATLANTIC ST	2004 N CAMPBELL	2010 N CAMPBELL AVE	2004 N JEFFERSON AVE
E ATLANTIC ST	1918 N BENTON AVE	1914 N BENTON AVE	1910 N BENTON AVE	518 E ATLANTIC ST
413 E CHASE ST	325 E CHASE ST	323 E CHASE ST	1890 N BOONVILLE AVE	1890 N CAMPBELL AVE
1884 N CAMPBELL AVE	1880 N CAMPBELL AVE	1878 N CAMPBELL AVE	1874 N CAMPBELL AVE	1515 N ROBBERSON AVE
231 E DIVISION ST	227 E DIVISION ST	1746 N TEXAS AVE	1740 N TEXAS AVE	1015 E BLAINE ST
1021 E BLAINE ST	1037 E BLAINE ST	1043 E BLAINE ST	1053 E BLAINE ST	1057 E BLAINE ST
1061 E BLAINE ST	1067 E BLAINE ST	1073 E BLAINE ST	1077 E BLAINE ST	1027 E BLAINE ST
1031 E BLAINE ST	1078 E BLAINE ST	1070 E BLAINE ST	1064 E BLAINE ST	1060 E BLAINE ST
1054 E BLAINE ST	1050 E BLAINE ST	1042 E BLAINE ST	1038 E BLAINE ST	1036 E BLAINE ST
1028 E BLAINE ST	1022 E BLAINE ST	1016 E BLAINE ST	1010 E BLAINE ST	1002 E BLAINE ST
1747 N TEXAS AVE	1740 N SHERMAN AVE	1736 N SHERMAN AVE	1728 N SHERMAN AVE	1722 N SHERMAN AVE
1718 N SHERMAN AVE	1712 N SHERMAN AVE	1708 N SHERMAN AVE	923 E PACIFIC ST	1001 E PACIFIC ST
1007 E PACIFIC ST	1011 E PACIFIC ST	1017 E PACIFIC ST	1025 E PACIFIC ST	1029 E PACIFIC ST
1035 E PACIFIC ST	1039 E PACIFIC ST	1045 E PACIFIC ST	1049 E PACIFIC ST	1053 E PACIFIC ST
1059 E PACIFIC ST	1065 E PACIFIC ST	1071 E PACIFIC ST	1077 E PACIFIC ST	1717 N HAMPTON AVE
915 E PACIFIC ST	1702 N SHERMAN AVE	1700 N SHERMAN AVE	1734 N SUMMIT AVE	1730 N SUMMIT AVE
1722 N SUMMIT AVE	1718 N SUMMIT AVE	1712 N SUMMIT AVE	1706 N SUMMIT AVE	711 E PACIFIC ST
715 E PACIFIC ST	721 E PACIFIC ST	731 E PACIFIC ST	735 E PACIFIC ST	1727 N CLAY AVE
1731 N CLAY AVE	1735 N CLAY AVE	1719 N CLAY AVE	1518 N CLAY AVE	1522 N CLAY AVE
814 E LOCUST ST	1534 N CLAY AVE	1022 E LOCUST ST	1016 E LOCUST ST	1008 E LOCUST ST
1000 E LOCUST ST	930 E LOCUST ST	922 E LOCUST ST	916 E LOCUST ST	912 E LOCUST ST
906 E LOCUST ST	1633 N HAMPTON AVE	1066 E PACIFIC ST	1056 E PACIFIC ST	1050 E PACIFIC ST

Address	Address	Address	Address	Address
1040 E PACIFIC ST	1026 E PACIFIC ST	1020 E PACIFIC ST	1016 E PACIFIC ST	1010 E PACIFIC ST
1620 N TEXAS AVE	1624 N TEXAS AVE	1628 N TEXAS AVE	1006 E PACIFIC ST	1000 E PACIFIC ST
916 E PACIFIC ST	912 E PACIFIC ST	1636 N SHERMAN AVE	1628 N SHERMAN AVE	1622 N SHERMAN AVE
1616 N SHERMAN AVE	1610 N SHERMAN AVE	903 E LOCUST ST	913 E LOCUST ST	923 E LOCUST ST
929 E LOCUST ST	933 E LOCUST ST	1001 E LOCUST ST	1007 E LOCUST ST	1011 E LOCUST ST
1029 E LOCUST ST	1033 E LOCUST ST	1035 E LOCUST ST	1041 E LOCUST ST	1051 E LOCUST ST
1055 E LOCUST ST	1067 E LOCUST ST	1609 N HAMPTON AVE	1617 N HAMPTON AVE	1627 N HAMPTON AVE
1631 N HAMPTON AVE	1046 E PACIFIC ST	1030 E PACIFIC ST	E PACIFIC ST	1019 E LOCUST ST
1021 E LOCUST ST	1050 E LOCUST ST	1046 E LOCUST ST	1042 E LOCUST ST	1032 E LOCUST ST
1523 N HAMPTON AVE	1060 E LOCUST ST	1056 E LOCUST ST	1064 E LOCUST ST	1036 E LOCUST ST
1117 E LOCUST ST	1111 E LOCUST ST	1109 E LOCUST ST	1103 E LOCUST ST	1616 N HAMPTON AVE
1620 N HAMPTON AVE	1630 N HAMPTON	1640 N HAMPTON AVE	1112 E PACIFIC ST	1116 E PACIFIC ST
1114 E BLAINE ST	1108 E BLAINE ST	1100 E BLAINE ST	1718 N HAMPTON AVE	1708 N HAMPTON AVE
1702 N HAMPTON AVE	1103 E BLAINE ST	1105 E BLAINE ST	1107 E BLAINE ST	1450 N FRISCO AVE
1446 N FRISCO AVE	1440 N FRISCO AVE	1436 N FRISCO AVE	1430 N FRISCO AVE	1426 N FRISCO AVE
1420 N FRISCO AVE	1414 N FRISCO AVE	1415 N HAMPTON AVE	1419 N HAMPTON AVE	1423 N HAMPTON AVE
1429 N HAMPTON AVE	1447 N HAMPTON AVE	1451 N HAMPTON AVE	1433 N HAMPTON AVE	1437 N HAMPTON AVE
1455 N HAMPTON AVE	1460 N FRISCO AVE	1321 N ROBBERSON AVE	1327 N ROBBERSON AVE	500 W DIVISION ST
504 W DIVISION ST	508 W DIVISION ST	512 W DIVISION ST	516 W DIVISION ST	520 W DIVISION ST
528 W DIVISION ST	534 W DIVISION ST	540 W DIVISION ST	600 W DIVISION ST	604 W DIVISION ST
608 W DIVISION ST	631 W HOVEY ST	627 W HOVEY ST	625 W HOVEY ST	619 W HOVEY ST
615 W HOVEY ST	609 W HOVEY ST	601 W HOVEY ST	521 W HOVEY ST	517 W HOVEY ST
513 W HOVEY ST	507 W HOVEY ST	503 W HOVEY ST	614 W DIVISION ST	620 W DIVISION ST
645 W HOVEY ST	639 W HOVEY ST	714 W DIVISION ST	724 W DIVISION ST	1466 N DOUGLAS AVE
1458 N DOUGLAS AVE	723 W HOVEY ST	717 W HOVEY ST	711 W HOVEY ST	1449 N GRANT AVE
1453 N GRANT AVE	1459 N GRANT AVE	900 W DIVISION ST	904 W DIVISION ST	910 W DIVISION ST
1464 N MISSOURI AVE	1471 N MISSOURI AVE	930 W DIVISION ST	936 W DIVISION ST	1462 N BROADWAY AVE

Address	Address	Address	Address	Address
1456 N BROADWAY AVE	1450 N BROADWAY AVE	923 W HOVEY ST	922 W HOVEY ST	1436 N BROADWAY AVE
1432 N BROADWAY AVE	1426 N BROADWAY AVE	1420 N BROADWAY AVE	1416 N BROADWAY AVE	1410 N BROADWAY AVE
1404 N BROADWAY AVE	1402 N BROADWAY AVE	1437 N GRANT AVE	718 W HOVEY ST	724 W HOVEY ST
1424 N DOUGLAS AVE	1403 N GRANT AVE	1411 N GRANT AVE	1415 N GRANT AVE	1417 N GRANT AVE
1425 N GRANT AVE	1431 N GRANT AVE	1441 N CONCORD AVE	652 W HOVEY ST	1434 N GRANT AVE
1428 N GRANT AVE	1424 N GRANT AVE	1422 N GRANT AVE	1416 N GRANT AVE	1403 N CONCORD AVE
1417 N CONCORD AVE	1423 N CONCORD AVE	1435 N CONCORD AVE	647 W LYNN ST	1410 N GRANT AVE
657 W LYNN ST	651 W LYNN ST	1427 N CONCORD AVE	1431 N CONCORD AVE	516 W HOVEY ST
520 W HOVEY ST	600 W HOVEY ST	610 W HOVEY ST	620 W HOVEY ST	626 W HOVEY ST
630 W HOVEY ST	1422 N CONCORD AVE	1416 N CONCORD AVE	629 W LYNN ST	625 W LYNN ST
619 W LYNN ST	611 W LYNN ST	607 W LYNN ST	601 W LYNN ST	543 W LYNN ST
616 W HOVEY ST	520 W LYNN ST	532 W LYNN ST	538 W LYNN ST	1346 N MAIN AVE
527 W CALHOUN ST	525 W CALHOUN ST	515 W CALHOUN ST	513 W CALHOUN ST	505 W CALHOUN ST
1313 N LYON AVE	1317 N LYON AVE	1331 N LYON AVE	528 W LYNN ST	1340 N MAIN AVE
1314 N MAIN AVE	1322 N MAIN AVE	1336 N MAIN AVE	1318 N MAIN AVE	533 W CALHOUN ST
537 W CALHOUN ST	1327 N LYON AVE	1319 N LYON AVE	1330 N MAIN AVE	1347 N MAIN AVE
618 W LYNN ST	626 W LYNN ST	628 W LYNN ST	1338 N CONCORD AVE	1334 N CONCORD AVE
1328 N CONCORD AVE	1320 N CONCORD AVE	1318 N CONCORD AVE	1314 N CONCORD AVE	629 W CALHOUN ST
623 W CALHOUN ST	617 W CALHOUN ST	1303 N MAIN AVE	1305 N MAIN AVE	1309 N MAIN AVE
1315 N MAIN AVE	1321 N MAIN AVE	1325 N MAIN AVE	1331 N MAIN AVE	1337 N MAIN AVE
1341 N MAIN AVE	1345 N MAIN AVE	638 W LYNN ST	642 W LYNN ST	1344 N GRANT AVE
1336 N GRANT AVE	1330 N GRANT AVE	1322 N GRANT AVE	1316 N GRANT AVE	1302 N GRANT AVE
651 W CALHOUN ST	645 W CALHOUN ST	641 W CALHOUN ST	1307 N CONCORD AVE	1313 N CONCORD AVE
1319 N CONCORD AVE	1321 N CONCORD AVE	1329 N CONCORD AVE	1333 N CONCORD AVE	1339 N CONCORD AVE
1343 N CONCORD AVE	1306 N GRANT AVE	1350 N GRANT AVE	646 W LYNN ST	1349 N GRANT AVE
1338 N DOUGLAS AVE	1330 N DOUGLAS AVE	1324 N DOUGLAS AVE	1318 N DOUGLAS AVE	1312 N DOUGLAS AVE
721 W CALHOUN ST	715 W CALHOUN ST	1313 N GRANT AVE	1317 N GRANT AVE	1335 N GRANT AVE

Address	Address	Address	Address	Address
1303 N GRANT AVE	1333 N GRANT AVE	1323 N GRANT AVE	800 W HOVEY ST	806 W HOVEY ST
808 W HOVEY ST	812 W HOVEY ST	816 W HOVEY ST	820 W HOVEY ST	824 W HOVEY ST
828 W HOVEY ST	832 W HOVEY ST	836 W HOVEY ST	842 W HOVEY ST	1352 N BROADWAY AVE
1348 N BROADWAY AVE	1342 N BROADWAY AVE	1336 N BROADWAY AVE	1330 N BROADWAY AVE	1326 N BROADWAY AVE
1322 N BROADWAY AVE	1316 N BROADWAY AVE	1305 N IRVING AVE	1306 N BROADWAY AVE	1302 N BROADWAY AVE
929 W CALHOUN ST	1230 N BROADWAY AVE	1224 N BROADWAY AVE	1220 N BROADWAY AVE	1212 N BROADWAY AVE
937 W WEBSTER ST	1231 N GRANT AVE	714 W CALHOUN ST	720 W CALHOUN ST	726 W CALHOUN ST
800 W CALHOUN ST	804 W CALHOUN ST	808 W CALHOUN ST	814 W CALHOUN ST	828 W CALHOUN ST
832 W CALHOUN ST	836 W CALHOUN ST	840 W CALHOUN ST	839 W WEBSTER ST	833 W WEBSTER ST
827 W WEBSTER ST	821 W WEBSTER ST	815 W WEBSTER ST	811 W WEBSTER ST	807 W WEBSTER ST
801 W WEBSTER ST	731 W WEBSTER ST	723 W WEBSTER ST	719 W WEBSTER ST	1211 N GRANT AVE
1219 N GRANT AVE	1225 N GRANT AVE	820 W CALHOUN ST	824 W CALHOUN ST	711 W WEBSTER ST
715 W WEBSTER ST	640 W CALHOUN ST	1230 N GRANT AVE	1226 N GRANT AVE	1220 N GRANT AVE
1212 N GRANT AVE	1202 N GRANT AVE	649 W WEBSTER ST	645 W WEBSTER ST	639 W WEBSTER ST
646 W CALHOUN ST	1219 N CONCORD AVE	1231 N MAIN AVE	618 W CALHOUN ST	622 W CALHOUN ST
628 W CALHOUN ST	629 W WEBSTER ST	625 W WEBSTER ST	619 W WEBSTER ST	613 W WEBSTER ST
1201 N MAIN AVE	1209 N MAIN AVE	1211 N MAIN AVE	1221 N MAIN AVE	504 W CALHOUN ST
510 W CALHOUN ST	514 W CALHOUN ST	524 W CALHOUN ST	528 W CALHOUN ST	530 W CALHOUN ST
536 W CALHOUN ST	531 W WEBSTER ST	527 W WEBSTER ST	507 W WEBSTER ST	501 W WEBSTER ST
1213 N LYON AVE	1219 N LYON AVE	1223 N LYON AVE	1217 N LYON AVE	523 W WEBSTER ST
511 W WEBSTER ST	517 W WEBSTER ST	535 W WEBSTER ST	500 W WEBSTER ST	506 W WEBSTER ST
512 W WEBSTER ST	516 W WEBSTER ST	522 W WEBSTER ST	528 W WEBSTER ST	1130 N MAIN AVE
1128 N MAIN AVE	525 W SCOTT ST	515 W SCOTT ST	N MAIN AVE	1110 N MAIN AVE
1131 N MAIN AVE	610 W WEBSTER ST	616 W WEBSTER ST	620 W WEBSTER ST	624 W WEBSTER ST
628 W WEBSTER ST	1120 N CONCORD AVE	621 W SCOTT ST	615 W SCOTT ST	609 W SCOTT ST
1101 N MAIN AVE	1111 N MAIN AVE	1121 N MAIN AVE	638 W WEBSTER ST	647 W SCOTT ST
641 W SCOTT ST	637 W SCOTT ST	1121 N CONCORD AVE	1125 N CONCORD AVE	1129 N CONCORD AVE

Address	Address	Address	Address	Address
712 W WEBSTER ST	716 W WEBSTER ST	715 W SCOTT ST	713 W SCOTT ST	709 W SCOTT ST
701 W SCOTT ST	1107 N GRANT AVE	1113 N GRANT AVE	708 W WEBSTER ST	1034 N BROADWAY AVE
1028 N BROADWAY AVE	1024 N BROADWAY AVE	1020 N BROADWAY AVE	717 W NICHOLS ST	1003 N GRANT AVE
1033 N GRANT AVE	1022 N GRANT AVE	1016 N GRANT AVE	659 W NICHOLS ST	655 W NICHOLS ST
651 W NICHOLS ST	645 W NICHOLS ST	641 W NICHOLS ST	1015 N CONCORD AVE	1021 N CONCORD AVE
1025 N CONCORD AVE	1032 N GRANT AVE	1028 N GRANT AVE	642 W SCOTT ST	646 W SCOTT ST
1035 W HOVEY ST	1031 W HOVEY ST	1435 N BROADWAY AVE	1403 N BROADWAY AVE	1411 N BROADWAY AVE
1417 N BROADWAY AVE	1421 N BROADWAY AVE	1427 N BROADWAY AVE	1431 N BROADWAY AVE	1353 N BROADWAY AVE
1040 W LYNN ST	1106 W LYNN ST	1325 N BROADWAY AVE	1331 N BROADWAY AVE	1343 N BROADWAY AVE
1347 N BROADWAY AVE	1335 N BROADWAY AVE	1315 N BROADWAY AVE	1012 W HAMILTON ST	1301 N BROADWAY AVE
1309 N BROADWAY AVE	1231 N BROADWAY AVE	1050 W CALHOUN ST	1049 W WEBSTER ST	1031 W WEBSTER ST
1201 N BROADWAY AVE	1205 N BROADWAY AVE	1215 N BROADWAY AVE	1221 N BROADWAY AVE	1225 N BROADWAY AVE
1131 N BROADWAY AVE	1018 W WEBSTER ST	1101 N BROADWAY AVE	1105 N BROADWAY AVE	1113 N BROADWAY AVE
1121 N BROADWAY AVE	1125 N BROADWAY AVE	1035 N BROADWAY AVE	1010 W SCOTT ST	1019 N BROADWAY AVE
1025 N BROADWAY AVE	1029 N BROADWAY AVE	1014 N JOHNSTON AVE	1107 W NICHOLS ST	1101 W NICHOLS ST
1113 W NICHOLS ST	1119 W NICHOLS ST	1129 W NICHOLS ST	W NICHOLS ST	1110 W HAMILTON ST
1227 W NICHOLS ST	1211 W NICHOLS ST	1201 W NICHOLS ST	928 N CONCORD AVE	924 N CONCORD AVE
920 N CONCORD AVE	914 N CONCORD AVE	621 W CENTRAL ST	618 W NICHOLS ST	632 W NICHOLS ST
638 W NICHOLS ST	642 W NICHOLS ST	648 W NICHOLS ST	654 W NICHOLS ST	658 W NICHOLS ST
932 N GRANT AVE	918 N GRANT AVE	914 N GRANT AVE	912 N GRANT AVE	908 N GRANT AVE
647 W CENTRAL ST	901 N CONCORD AVE	909 N CONCORD AVE	911 N CONCORD AVE	913 N CONCORD AVE
919 N CONCORD AVE	923 N CONCORD AVE	935 N CONCORD AVE	931 N CONCORD AVE	927 N CONCORD AVE
922 N GRANT AVE	926 N GRANT AVE	945 N GRANT AVE	718 W NICHOLS ST	948 N DOUGLAS AVE
942 N DOUGLAS AVE	936 N DOUGLAS AVE	932 N DOUGLAS AVE	928 N DOUGLAS AVE	922 N DOUGLAS AVE
916 N DOUGLAS AVE	729 W CENTRAL ST	723 W CENTRAL ST	717 W CENTRAL ST	901 N GRANT AVE
909 N GRANT AVE	911 N GRANT AVE	917 N GRANT AVE	923 N GRANT AVE	927 N GRANT AVE
931 N GRANT AVE	935 N GRANT AVE	943 N GRANT AVE	947 N DOUGLAS AVE	818 W NICHOLS ST

Address	Address	Address	Address	Address
822 W NICHOLS ST	826 W NICHOLS ST	832 W NICHOLS ST	836 W NICHOLS ST	934 N MISSOURI AVE
926 N MISSOURI AVE	922 N MISSOURI AVE	916 N MISSOURI AVE	837 W CENTRAL ST	831 W CENTRAL ST
825 W CENTRAL ST	823 W CENTRAL ST	817 W CENTRAL ST	813 W CENTRAL ST	807 W CENTRAL ST
801 W CENTRAL ST	917 N DOUGLAS AVE	925 N DOUGLAS AVE	929 N DOUGLAS AVE	933 N DOUGLAS AVE
943 N DOUGLAS AVE	937 N DOUGLAS AVE	937 N MISSOURI AVE	914 W NICHOLS ST	924 W NICHOLS ST
941 W CENTRAL ST	935 W CENTRAL ST	933 W CENTRAL ST	927 W CENTRAL ST	923 W CENTRAL ST
917 W CENTRAL ST	913 W CENTRAL ST	907 W CENTRAL ST	903 W CENTRAL ST	917 N MISSOURI AVE
925 N MISSOURI AVE	927 N MISSOURI AVE	935 N MISSOURI AVE	918 N CLEVELAND AVE	N CLEVELAND AVE
1330 N MARION AVE	1341 N LAFONTAINE AVE	1708 W CALHOUN ST	1724 W CALHOUN ST	1732 W CALHOUN ST
1711 W WEBSTER ST	1701 W WEBSTER ST	2005 W WEBSTER ST	2033 W NICHOLS ST	2015 W NICHOLS ST
2001 W NICHOLS ST	1335 N WEST AVE	1331 N WEST AVE	1327 N WEST AVE	1323 N WEST AVE
1319 N WEST AVE	1311 N WEST AVE	1305 N WEST AVE	1336 N WEST AVE	1330 N WEST AVE
1328 N WEST AVE	1320 N WEST AVE	1316 N WEST AVE	1310 N WEST AVE	2435 W CALHOUN ST
2425 W NICHOLS ST	1020 N WEST AVE	1026 N WEST AVE	1034 N WEST AVE	1106 N WEST AVE
1112 N WEST AVE	1116 N WEST AVE	1120 N WEST AVE	1126 N WEST AVE	1130 N WEST AVE
1136 N WEST AVE	1202 N WEST AVE	1206 N WEST AVE	1210 N WEST AVE	1216 N WEST AVE
1220 N WEST AVE	1226 N WEST AVE	1232 N WEST AVE	1233 N WEST AVE	1225 N WEST AVE
1213 N WEST AVE	1209 N WEST AVE	1205 N WEST AVE	1201 N WEST AVE	1133 N WEST AVE
1127 N WEST AVE	1123 N WEST AVE	1117 N WEST AVE	1113 N WEST AVE	1107 N WEST AVE
1103 N WEST AVE	1043 N WEST AVE	1037 N WEST AVE	1033 N WEST AVE	1025 N WEST AVE
2515 W NICHOLS ST	1217 N WEST AVE	2422 W NICHOLS ST	2428 W NICHOLS ST	2434 W NICHOLS ST
916 N WEST AVE	910 N WEST AVE	906 N WEST AVE	900 N WEST AVE	824 N WEST AVE
814 N WEST AVE	816 N WEST AVE	810 N WEST AVE	804 N WEST AVE	800 N WEST AVE
927 N WEST AVE	921 N WEST AVE	913 N WEST AVE	905 N WEST AVE	901 N WEST AVE
827 N WEST AVE	823 N WEST AVE	817 N WEST AVE	811 N WEST AVE	805 N WEST AVE
2600 W NICHOLS ST	757 N WEST AVE	751 N WEST AVE	745 N WEST AVE	741 N WEST AVE
737 N WEST AVE	731 N WEST AVE	727 N WEST AVE	721 N WEST AVE	717 N WEST AVE

Address	Address	Address	Address	Address
701 N WEST AVE	746 N BROWN AVE	2526 W BROWER ST	702 N WEST AVE	712 N WEST AVE
716 N WEST AVE	730 N WEST AVE	736 N WEST AVE	740 N WEST AVE	746 N WEST AVE
750 N WEST AVE	2434 W BROWER ST	726 N WEST AVE	614 N WEST AVE	620 N WEST AVE
626 N WEST AVE	630 N WEST AVE	636 N WEST AVE	637 N WEST AVE	627 N WEST AVE
621 N WEST AVE	617 N WEST AVE	611 N WEST AVE	2011 W CHESTNUT ST	1701 W CHESTNUT ST
827 N MARION AVE	731 N MARION AVE	2101 W CHESTNUT ST	2733 W WATER ST	2737 W WATER ST
338 N HOMEWOOD AVE	342 N HOMEWOOD AVE	2745 W WATER ST	2743 W WATER ST	343 N HOMEWOOD AVE
2817 W WATER ST	2827 W WATER ST	2843 W WATER ST	2847 W WATER ST	2931 W WATER ST
2927 W WATER ST	2917 W WATER ST	2957 W WATER ST	2953 W WATER ST	2935 W WATER ST
2941 W WATER ST	3047 W WATER ST	3041 W WATER ST	3037 W WATER ST	3023 W WATER ST
3011 W WATER ST	3007 W WATER ST	3001 W WATER ST	3031 W WATER ST	547 S GOLDEN AVE
553 S GOLDEN AVE	559 S GOLDEN AVE	3000 W LINCOLN ST	543 S HILLCREST AVE	549 S HILLCREST AVE
553 S HILLCREST AVE	559 S HILLCREST AVE	3001 W MT VERNON ST	3007 W MT VERNON ST	3026 W LINCOLN ST
3014 W LINCOLN ST	3006 W LINCOLN ST	3021 W MT VERNON ST	3027 W MT VERNON ST	558 S GOLDEN AVE
3010 W ELM ST	3016 W ELM ST	3020 W ELM ST	3026 W ELM ST	3030 W ELM ST
3036 W ELM ST	3040 W ELM ST	508 S GOLDEN AVE	3035 W LINCOLN ST	3027 W LINCOLN ST
3021 W LINCOLN ST	3015 W LINCOLN ST	3011 W LINCOLN ST	3001 W LINCOLN ST	3002 W ELM ST
520 S GOLDEN AVE	3006 W ELM ST	3002 W WALNUT ST	407 S HILLCREST AVE	411 S HILLCREST AVE
423 S HILLCREST AVE	3011 W ELM ST	3017 W ELM ST	3025 W ELM ST	3035 W ELM ST
432 S GOLDEN AVE	424 S GOLDEN AVE	3046 W WALNUT ST	3034 W WALNUT ST	3028 W WALNUT ST
3024 W WALNUT ST	3026 W WALNUT ST	3010 W WALNUT ST	3000 W COLLEGE ST	3026 W COLLEGE ST
3032 W COLLEGE ST	210 S GOLDEN AVE	3027 W WALNUT ST	3021 W WALNUT ST	3017 W WALNUT ST
3011 W WALNUT ST	3001 W WALNUT ST	3012 W COLLEGE ST	3047 W WALNUT ST	3033 W WALNUT ST
3039 W WALNUT ST	3022 W COLLEGE ST	W COLLEGE ST	3000 W OLIVE ST	3020 W OLIVE ST
3026 W OLIVE ST	3030 W OLIVE ST	3045 W COLLEGE ST	3041 W COLLEGE ST	3039 W COLLEGE ST
3021 W COLLEGE ST	3001 W COLLEGE ST	3035 W COLLEGE ST	3044 W OLIVE ST	3042 W OLIVE ST
3009 W COLLEGE ST	3008 W OLIVE ST	3014 W WATER ST	3022 W WATER ST	3030 W WATER ST

Address	Address	Address	Address	Address
3036 W WATER ST	3042 W WATER ST	324 N GOLDEN AVE	3047 W OLIVE ST	3041 W OLIVE ST
3037 W OLIVE ST	3031 W OLIVE ST	3027 W OLIVE ST	3011 W OLIVE ST	3007 W OLIVE ST
3000 W WATER ST	3021 W OLIVE ST	W OLIVE ST	2944 W WATER ST	2950 W WATER ST
2954 W WATER ST	2957 W OLIVE ST	2951 W OLIVE ST	2941 W OLIVE ST	2903 W OLIVE ST
311 N GLENN AVE	2915 W OLIVE ST	2927 W OLIVE ST	2931 W OLIVE ST	2930 W WATER ST
2936 W WATER ST	2926 W WATER ST	2920 W WATER ST	221 N GLENN AVE	2910 W OLIVE ST
2916 W OLIVE ST	2922 W OLIVE ST	2930 W OLIVE ST	2956 W OLIVE ST	2937 W COLLEGE ST
2925 W COLLEGE ST	2919 W COLLEGE ST	2911 W COLLEGE ST	2909 W COLLEGE ST	2901 W COLLEGE ST
2955 W COLLEGE ST	2936 W OLIVE ST	2940 W OLIVE ST	2946 W OLIVE ST	2900 W COLLEGE ST
W COLLEGE ST	2938 W COLLEGE ST	2942 W COLLEGE ST	2954 W COLLEGE ST	W COLLEGE ST
2957 W WALNUT ST	2953 W WALNUT ST	2947 W WALNUT ST	2943 W WALNUT ST	2937 W WALNUT ST
2933 W WALNUT ST	2927 W WALNUT ST	2921 W WALNUT ST	2917 W WALNUT ST	2911 W WALNUT ST
2907 W WALNUT ST	2901 W WALNUT ST	2928 W COLLEGE ST	2932 W COLLEGE ST	411 S GLENN AVE
2910 W WALNUT ST	2916 W WALNUT ST	2920 W WALNUT ST	2924 W WALNUT ST	2954 W WALNUT ST
416 S HILLCREST AVE	2957 W ELM ST	2951 W ELM ST	2947 W ELM ST	2943 W ELM ST
2935 W ELM ST	2933 W ELM ST	2927 W ELM ST	2915 W ELM ST	2911 W ELM ST
2901 W ELM ST	2932 W WALNUT ST	2936 W WALNUT ST	2940 W WALNUT ST	2946 W WALNUT ST
2910 W ELM ST	W ELM ST	2926 W ELM ST	2932 W ELM ST	2934 W ELM ST
2942 W ELM ST	2946 W ELM ST	2950 W ELM ST	2956 W ELM ST	2957 W LINCOLN ST
2951 W LINCOLN ST	2947 W LINCOLN ST	2943 W LINCOLN ST	2935 W LINCOLN ST	2917 W LINCOLN ST
2913 W LINCOLN ST	2901 W LINCOLN ST	509 S GLENN AVE	2906 W ELM ST	2920 W ELM ST
2919 W LINCOLN ST	2931 W LINCOLN ST	2925 W LINCOLN ST	2900 W LINCOLN ST	2910 W LINCOLN ST
2930 W LINCOLN ST	2934 W LINCOLN ST	2950 W LINCOLN ST	2935 W MT VERNON ST	2931 W MT VERNON ST
2925 W MT VERNON ST	2953 W MT VERNON ST	2952 W LINCOLN ST	2956 W LINCOLN ST	2947 W MT VERNON ST
2941 W MT VERNON ST	2917 W MT VERNON ST	2911 W MT VERNON ST	2907 W MT VERNON ST	2920 W LINCOLN ST
2924 W LINCOLN ST	2800 W LINCOLN ST	2806 W LINCOLN ST	2836 W LINCOLN ST	2842 W LINCOLN ST
2854 W LINCOLN ST	2855 W MOUNT VERNON ST	2849 W MT VERNON ST	W MT VERNON ST	2817 W MT VERNON ST

Address	Address	Address	Address	Address
2813 W MT VERNON ST	2801 W MT VERNON ST	2833 W MT VERNON ST	2821 W MT VERNON ST	2825 W MT VERNON ST
2820 W LINCOLN ST	2832 W LINCOLN ST	2804 W ELM ST	2850 W ELM ST	2856 W ELM ST
2857 W LINCOLN ST	2851 W LINCOLN ST	2847 W LINCOLN ST	2837 W LINCOLN ST	2833 W LINCOLN ST
2825 W LINCOLN ST	2807 W LINCOLN ST	2801 W LINCOLN ST	2836 W ELM ST	2830 W ELM ST
2826 W ELM ST	2811 W LINCOLN ST	2800 W ELM ST	2802 W ELM ST	2846 W ELM ST
2842 W ELM ST	2820 W WALNUT ST	2836 W WALNUT ST	2850 W WALNUT ST	2854 W WALNUT ST
2857 W ELM ST	2851 W ELM ST	2847 W ELM ST	2837 W ELM ST	2835 W ELM ST
2831 W ELM ST	2825 W ELM ST	2821 W ELM ST	W ELM ST	2801 W ELM ST
2802 W WALNUT ST	W COLLEGE ST	2822 W COLLEGE ST	2826 W COLLEGE ST	2842 W COLLEGE ST
2848 W COLLEGE ST	2854 W COLLEGE ST	2855 W WALNUT ST	2851 W WALNUT ST	2847 W WALNUT ST
2841 W WALNUT ST	2827 W WALNUT ST	2821 W WALNUT ST	2811 W WALNUT ST	2807 W WALNUT ST
2803 W WALNUT ST	2825 W WALNUT ST	2804 W COLLEGE ST	2808 W COLLEGE ST	2810 W COLLEGE ST
W WALNUT ST	W OLIVE ST	2806 W OLIVE ST	2808 W OLIVE ST	2826 W OLIVE ST
2834 W OLIVE ST	2854 W OLIVE ST	2853 W COLLEGE ST	2847 W COLLEGE ST	2841 W COLLEGE ST
2839 W COLLEGE ST	2833 W COLLEGE ST	2827 W COLLEGE ST	2807 W COLLEGE ST	2803 W COLLEGE ST
N HOMEWOOD AVE	2822 W OLIVE ST	2811 W COLLEGE ST	2815 W COLLEGE ST	2802 W WATER ST
2816 W WATER ST	2832 W WATER ST	2811 W OLIVE ST	2805 W OLIVE ST	2801 W OLIVE ST
W WATER ST	2824 W WATER ST	2853 W OLIVE ST	2843 W OLIVE ST	2837 W OLIVE ST
2825 W OLIVE ST	316 N GLENN AVE	2846 W WATER ST	2838 W WATER ST	2836 W WATER ST
320 N HOMEWOOD AVE	310 N HOMEWOOD AVE	306 N HOMEWOOD AVE	2759 W OLIVE ST	2749 W OLIVE ST
2743 W OLIVE ST	2737 W OLIVE ST	2731 W OLIVE ST	2723 W OLIVE ST	2750 W WATER ST
2742 W WATER ST	2736 W WATER ST	2718 W WATER ST	2721 W COLLEGE ST	2725 W COLLEGE ST
2731 W COLLEGE ST	2733 W COLLEGE ST	2747 W COLLEGE ST	2753 W COLLEGE ST	210 N HOMEWOOD AVE
2752 W OLIVE ST	2742 W OLIVE ST	2736 W OLIVE ST	2726 W OLIVE ST	2716 W OLIVE ST
2750 W OLIVE ST	2727 W WALNUT ST	2731 W WALNUT ST	2741 W WALNUT ST	2751 W WALNUT ST
2757 W WALNUT ST	2756 W COLLEGE ST	2736 W COLLEGE ST	2732 W COLLEGE ST	2724 W COLLEGE ST
2722 W COLLEGE ST	2714 W COLLEGE ST	2719 W WALNUT ST	2723 W WALNUT ST	2746 W COLLEGE ST

Address	Address	Address	Address	Address
2716 W WALNUT ST	2720 W WALNUT ST	2724 W WALNUT ST	2732 W WALNUT ST	2738 W WALNUT ST
2740 W WALNUT ST	2759 W ELM ST	2753 W ELM ST	2733 W ELM ST	2725 W ELM ST
2723 W ELM ST	2717 W ELM ST	2747 W ELM ST	2741 W ELM ST	2756 W WALNUT ST
2750 W WALNUT ST	414 S HOMEWOOD AVE	2715 W LINCOLN ST	2721 W LINCOLN ST	2727 W LINCOLN ST
2741 W LINCOLN ST	2747 W LINCOLN ST	2751 W LINCOLN ST	2759 W LINCOLN ST	2758 W ELM ST
2752 W ELM ST	2746 W ELM ST	2740 W ELM ST	2736 W ELM ST	2716 W ELM ST
2735 W LINCOLN ST	2731 W LINCOLN ST	2722 W ELM ST	2728 W ELM ST	2732 W ELM ST
2737 W MT VERNON ST	2765 W MT VERNON ST	2756 W LINCOLN ST	2746 W LINCOLN ST	2740 W LINCOLN ST
2730 W LINCOLN ST	2747 W MT VERNON ST	W MT VERNON ST	2727 W MT VERNON ST	2731 W MT VERNON ST
2716 W LINCOLN ST	2726 W LINCOLN ST	2720 W LINCOLN ST	3127 W MT VERNON ST	3113 W MT VERNON ST
3153 W MT VERNON ST	3139 W MT VERNON ST	3135 W MT VERNON ST	3131 W MT VERNON ST	611 S GOLDEN AVE
621 S GOLDEN AVE	631 S GOLDEN AVE	641 S GOLDEN AVE	3151 W HARRISON ST	3203 W HARRISON ST
3211 W HARRISON ST	3264 W MT VERNON ST	3212 W MT VERNON ST	3210 W MT VERNON ST	3204 W MT VERNON ST
3156 W MT VERNON ST	3150 W MT VERNON ST	3132 W MT VERNON ST	3240 W MT VERNON ST	3135 W HARRISON ST
3139 W HARRISON ST	3131 W HARRISON ST	3127 W HARRISON ST	3213 W HARRISON ST	3217 W HARRISON ST
3226 W MT VERNON ST	3136 W MT VERNON ST	3146 W MT VERNON ST	3119 W HARRISON ST	3125 W HARRISON ST
3121 W HARRISON ST	3128 W MT VERNON ST	3118 W MT VERNON ST	3113 W HARRISON ST	606 S LAUREL AVE
616 S LAUREL AVE	630 S LAUREL AVE	626 S LAUREL AVE	3430 W STATE ST	3104 W LOMBARD ST
3114 W LOMBARD ST	3122 W LOMBARD ST	3136 W LOMBARD ST	3152 W LOMBARD ST	3156 W LOMBARD ST
3164 W LOMBARD ST	3214 W LOMBARD ST	3224 W LOMBARD ST	3232 W LOMBARD ST	3244 W LOMBARD ST
3254 W LOMBARD ST	902 S LAUREL AVE	3231 W GRAND ST	3227 W GRAND ST	3217 W GRAND ST
3137 W GRAND ST	3105 W GRAND ST	3132 W LOMBARD ST	3126 W LOMBARD ST	3153 W GRAND ST
3149 W GRAND ST	3141 W GRAND ST	3145 W GRAND ST	3255 W GRAND ST	923 S GOLDEN AVE
3101 W GRAND ST	929 S GOLDEN AVE	935 S GOLDEN AVE	3205 W GRAND ST	3203 W GRAND ST
3163 W GRAND ST	3161 W GRAND ST	3102 W PAGE ST	859 S GOLDEN AVE	3123 W LOMBARD ST
3161 W LOMBARD ST	3211 W LOMBARD ST	3215 W LOMBARD ST	3225 W LOMBARD ST	3243 W LOMBARD ST
3250 W PAGE ST	3246 W PAGE ST	3242 W PAGE ST	3222 W PAGE ST	3154 W PAGE ST

Address	Address	Address	Address	Address
3146 W PAGE ST	3140 W PAGE ST	3138 W PAGE ST	3134 W PAGE ST	3126 W PAGE ST
3120 W PAGE ST	3114 W PAGE ST	3201 W LOMBARD ST	3205 W LOMBARD ST	3255 W LOMBARD ST
3125 W LOMBARD ST	3145 W LOMBARD ST	3200 W PAGE ST	3260 W PAGE ST	3240 W PAGE ST
3232 W PAGE ST	3115 W LOMBARD ST	3245 W LOMBARD ST	3247 W LOMBARD ST	3216 W PAGE ST
3210 W PAGE ST	3101 W LOMBARD ST	801 S GOLDEN AVE	W MADISON ST	3120 W MADISON ST
3126 W MADISON ST	3130 W MADISON ST	3150 W MADISON ST	3160 W MADISON ST	3170 W MADISON ST
3206 W MADISON ST	3222 W MADISON ST	3226 W MADISON ST	3232 W MADISON ST	3236 W MADISON ST
3242 W MADISON ST	3248 W MADISON ST	3260 W MADISON ST	3243 W PAGE ST	3221 W PAGE ST
3159 W PAGE ST	3133 W PAGE ST	3121 W PAGE ST	3113 W PAGE ST	819 S GOLDEN AVE
811 S GOLDEN AVE	839 S GOLDEN AVE	831 S GOLDEN AVE	825 S GOLDEN AVE	3263 W PAGE ST
3216 W MADISON ST	3212 W MADISON ST	3235 W PAGE ST	3231 W PAGE ST	3247 W PAGE ST
3241 W PAGE ST	W PAGE ST	3201 W PAGE ST	3140 W MADISON ST	3144 W MADISON ST
3149 W PAGE ST	3139 W PAGE ST	3126 W STATE ST	3128 W STATE ST	3134 W STATE ST
3144 W STATE ST	3152 W STATE ST	3204 W STATE ST	3208 W STATE ST	3228 W STATE ST
726 S LAUREL AVE	734 S LAUREL AVE	3245 W MADISON ST	3235 W MADISON ST	3223 W MADISON ST
3211 W MADISON ST	3203 W MADISON ST	3159 W MADISON ST	3151 W MADISON ST	3149 W MADISON ST
3145 W MADISON ST	3109 W MADISON ST	3101 W MADISON ST	725 S GOLDEN AVE	3112 W STATE ST
3118 W STATE ST	713 S GOLDEN AVE	3100 W STATE ST	3106 W STATE ST	3240 W STATE ST
3238 W STATE ST	3129 W MADISON ST	3133 W MADISON ST	3244 W STATE ST	3242 W STATE ST
3248 W STATE ST	3246 W STATE ST	3119 W MADISON ST	3125 W MADISON ST	3219 W MADISON ST
3215 W MADISON ST	3110 W HARRISON ST	3122 W HARRISON ST	3136 W HARRISON ST	3140 W HARRISON ST
3210 W HARRISON ST	3220 W HARRISON ST	3240 W HARRISON ST	3252 W HARRISON ST	654 S LAUREL AVE
3239 W STATE ST	3235 W STATE ST	3223 W STATE ST	3211 W STATE ST	3201 W STATE ST
3151 W STATE ST	3147 W STATE ST	3143 W STATE ST	3137 W STATE ST	3133 W STATE ST
3129 W STATE ST	3125 W STATE ST	3105 W STATE ST	3255 W STATE ST	3245 W STATE ST
W HARRISON ST	3152 W HARRISON ST	3230 W HARRISON ST	3100 W HARRISON ST	3104 W HARRISON ST
3113 W STATE ST	3119 W STATE ST	2721 W HARRISON ST	2731 W HARRISON ST	2741 W HARRISON ST

Address	Address	Address	Address	Address
2747 W HARRISON ST	2801 W HARRISON ST	2811 W HARRISON ST	2821 W HARRISON ST	2831 W HARRISON ST
2841 W HARRISON ST	2857 W HARRISON ST	626 S GLENN AVE	2838 W MT VERNON ST	2830 W MT VERNON ST
2820 W MT VERNON ST	2750 W MT VERNON ST	2740 W MT VERNON ST	2732 W MT VERNON ST	2722 W MT VERNON ST
2759 W HARRISON ST	2800 W MT VERNON ST	602 S GLENN AVE	2842 W MT VERNON ST	610 S GLENN AVE
619 S GLENN AVE	2912 W MT VERNON ST	2920 W MT VERNON ST	2932 W MT VERNON ST	2948 W MT VERNON ST
3000 W MT VERNON ST	3002 W MT VERNON ST	3018 W MT VERNON ST	3028 W MT VERNON ST	3050 W MT VERNON ST
3052 W MT VERNON ST	3058 W MT VERNON ST	636 S GOLDEN AVE	640 S GOLDEN AVE	3057 W HARRISON ST
3051 W HARRISON ST	3041 W HARRISON ST	3031 W HARRISON ST	3027 W HARRISON ST	3021 W HARRISON ST
3017 W HARRISON ST	3011 W HARRISON ST	3007 W HARRISON ST	3001 W HARRISON ST	2957 W HARRISON ST
2951 W HARRISON ST	2945 W HARRISON ST	2939 W HARRISON ST	2935 W HARRISON ST	2933 W HARRISON ST
2909 W HARRISON ST	637 S GLENN AVE	629 S GLENN AVE	2915 W HARRISON ST	2919 W HARRISON ST
2940 W MT VERNON ST	3030 W MT VERNON ST	3038 W MT VERNON ST	2900 W HARRISON ST	2910 W HARRISON ST
2914 W HARRISON ST	2920 W HARRISON ST	2924 W HARRISON ST	2930 W HARRISON ST	2938 W HARRISON ST
2940 W HARRISON ST	2958 W HARRISON ST	2962 W HARRISON ST	3000 W HARRISON ST	3056 W HARRISON ST
672 S GOLDEN AVE	3047 W STATE ST	3045 W STATE ST	3023 W STATE ST	3011 W STATE ST
3005 W STATE ST	2955 W STATE ST	2945 W STATE ST	2935 W STATE ST	681 S GLENN AVE
673 S GLENN AVE	661 S GLENN AVE	2929 W STATE ST	2921 W STATE ST	3030 W HARRISON ST
3052 W HARRISON ST	3048 W HARRISON ST	3044 W HARRISON ST	3040 W HARRISON ST	3020 W HARRISON ST
3016 W HARRISON ST	3012 W HARRISON ST	2900 W STATE ST	2904 W STATE ST	2910 W STATE ST
2914 W STATE ST	2920 W STATE ST	2926 W STATE ST	3000 W STATE ST	3014 W STATE ST
3024 W STATE ST	3034 W STATE ST	3042 W STATE ST	3054 W STATE ST	3057 W MADISON ST
3045 W MADISON ST	3041 W MADISON ST	3033 W MADISON ST	3027 W MADISON ST	3007 W MADISON ST
3001 W MADISON ST	2959 W MADISON ST	2955 W MADISON ST	2939 W MADISON ST	2935 W MADISON ST
2929 W MADISON ST	2923 W MADISON ST	2919 W MADISON ST	2915 W MADISON ST	739 S GLENN AVE
2940 W STATE ST	2943 W MADISON ST	2953 W MADISON ST	2954 W STATE ST	2960 W STATE ST
3019 W MADISON ST	3015 W MADISON ST	805 S GLENN AVE	813 S GLENN AVE	2943 W PAGE ST
2947 W PAGE ST	2955 W PAGE ST	3001 W PAGE ST	3003 W PAGE ST	3031 W PAGE ST

Address	Address	Address	Address	Address
3035 W PAGE ST	3037 W PAGE ST	826 S GOLDEN AVE	816 S GOLDEN AVE	3056 W MADISON ST
3046 W MADISON ST	3028 W MADISON ST	3020 W MADISON ST	3018 W MADISON ST	3010 W MADISON ST
3006 W MADISON ST	3002 W MADISON ST	2960 W MADISON ST	2942 W MADISON ST	2930 W MADISON ST
2920 W MADISON ST	3038 W MADISON ST	2912 W MADISON ST	2952 W MADISON ST	2956 W MADISON ST
3009 W PAGE ST	3005 W PAGE ST	2937 W PAGE ST	2931 W PAGE ST	2927 W PAGE ST
2923 W PAGE ST	819 S GLENN AVE	825 S GLENN AVE	2919 W PAGE ST	2915 W PAGE ST
2900 W PAGE ST	2912 W PAGE ST	2922 W PAGE ST	2944 W PAGE ST	2950 W PAGE ST
3004 W PAGE ST	3018 W PAGE ST	3028 W PAGE ST	3044 W PAGE ST	3054 W PAGE ST
3055 W LOMBARD ST	3047 W LOMBARD ST	3037 W LOMBARD ST	3027 W LOMBARD ST	3011 W LOMBARD ST
2907 W LOMBARD ST	2903 W LOMBARD ST	2911 W LOMBARD ST	2915 W LOMBARD ST	2935 W LOMBARD ST
2921 W LOMBARD ST	3000 W PAGE ST	2936 W PAGE ST	2930 W PAGE ST	3036 W PAGE ST
3038 W PAGE ST	W LOMBARD ST	2949 W LOMBARD ST	W LOMBARD ST	2900 W LOMBARD ST
2912 W LOMBARD ST	2914 W LOMBARD ST	2936 W LOMBARD ST	2942 W LOMBARD ST	2958 W LOMBARD ST
3000 W LOMBARD ST	3002 W LOMBARD ST	3020 W LOMBARD ST	3024 W LOMBARD ST	3032 W LOMBARD ST
3036 W LOMBARD ST	3040 W LOMBARD ST	3046 W LOMBARD ST	3054 W LOMBARD ST	944 S GOLDEN AVE
3061 W GRAND ST	3053 W GRAND ST	3025 W GRAND ST	3017 W GRAND ST	3009 W GRAND ST
3001 W GRAND ST	2995 W GRAND ST	2965 W GRAND ST	2955 W GRAND ST	2949 W GRAND ST
2941 W GRAND ST	2939 W GRAND ST	2931 W GRAND ST	2925 W GRAND ST	2901 W GRAND ST
3021 W GRAND ST	3019 W GRAND ST	3008 W LOMBARD ST	3004 W LOMBARD ST	907 S OAK PARK AVE
906 S GLENN AVE	915 S OAK PARK AVE	914 S GLENN AVE	2849 W GRAND ST	2719 W GRAND ST
2725 W GRAND ST	2733 W GRAND ST	2741 W GRAND ST	2749 W GRAND ST	2753 W GRAND ST
2805 W GRAND ST	2833 W GRAND ST	2812 W LOMBARD ST	2806 W LOMBARD ST	2754 W LOMBARD ST
2746 W LOMBARD ST	2740 W LOMBARD ST	2732 W LOMBARD ST	2726 W LOMBARD ST	2716 W LOMBARD ST
2830 W LOMBARD ST	2822 W LOMBARD ST	2821 W GRAND ST	2825 W GRAND ST	2723 W LOMBARD ST
2731 W LOMBARD ST	2735 W LOMBARD ST	2741 W LOMBARD ST	2749 W LOMBARD ST	2755 W LOMBARD ST
2801 W LOMBARD ST	846 S HOMEWOOD AVE	840 S HOMEWOOD AVE	834 S HOMEWOOD AVE	828 S HOMEWOOD AVE
2811 W PAGE ST	2819 W PAGE ST	2829 W PAGE ST	2830 W MADISON ST	2822 W MADISON ST

Address	Address	Address	Address	Address
2812 W MADISON ST	2802 W MADISON ST	2756 W MADISON ST	2746 W MADISON ST	2738 W MADISON ST
2730 W MADISON ST	2722 W MADISON ST	864 S HOMEWOOD AVE	858 S HOMEWOOD AVE	2809 W LOMBARD ST
868 S HOMEWOOD AVE	833 S HOMEWOOD AVE	841 S HOMEWOOD AVE	856 S OAK PARK AVE	S HOMEWOOD AVE
877 S HOMEWOOD AVE	2819 W LOMBARD ST	2829 W LOMBARD ST	2830 W PAGE ST	862 S OAK PARK AVE
868 S OAK PARK AVE	2850 W MADISON ST	847 S OAK PARK AVE	867 S OAK PARK AVE	871 S OAK PARK AVE
879 S OAK PARK AVE	2847 W LOMBARD ST	866 S GLENN AVE	860 S GLENN AVE	852 S GLENN AVE
842 S GLENN AVE	828 S GLENN AVE	816 S GLENN AVE	2856 W MADISON ST	839 S OAK PARK AVE
2861 W LOMBARD ST	857 S OAK PARK AVE	861 S OAK PARK AVE	819 S OAK PARK AVE	825 S OAK PARK AVE
2719 W MADISON ST	2735 W MADISON ST	2741 W MADISON ST	2747 W MADISON ST	2755 W MADISON ST
2803 W MADISON ST	2815 W MADISON ST	2839 W MADISON ST	2849 W MADISON ST	736 S GLENN AVE
732 S GLENN AVE	714 S GLENN AVE	700 S GLENN AVE	2838 W STATE ST	2830 W STATE ST
2820 W STATE ST	2810 W STATE ST	2802 W STATE ST	2756 W STATE ST	2750 W STATE ST
2726 W STATE ST	2722 W STATE ST	2718 W STATE ST	2821 W MADISON ST	2722 W HARRISON ST
2730 W HARRISON ST	2740 W HARRISON ST	2748 W HARRISON ST	2756 W HARRISON ST	2800 W HARRISON ST
2810 W HARRISON ST	2820 W HARRISON ST	2830 W HARRISON ST	2856 W HARRISON ST	660 S GLENN AVE
664 S GLENN AVE	672 S GLENN AVE	2839 W STATE ST	2831 W STATE ST	2803 W STATE ST
2757 W STATE ST	2751 W STATE ST	2739 W STATE ST	2731 W STATE ST	2723 W STATE ST
2840 W HARRISON ST	2809 W STATE ST	2821 W STATE ST	2145 W WALNUT ST	2139 W WALNUT ST
2135 W WALNUT ST	2131 W WALNUT ST	2125 W WALNUT ST	2121 W WALNUT ST	2115 W WALNUT ST
2101 W WALNUT ST	2041 W WALNUT ST	2035 W WALNUT ST	2031 W WALNUT ST	2025 W WALNUT ST
2021 W WALNUT ST	2011 W WALNUT ST	2001 W WALNUT ST	2107 W WALNUT ST	2111 W WALNUT ST
1920 W ELM ST	2601 W COLLEGE ST	2607 W COLLEGE ST	2615 W COLLEGE ST	2623 W COLLEGE ST
2629 W COLLEGE ST	2633 W COLLEGE ST	2637 W COLLEGE ST	2643 W COLLEGE ST	2602 W COLLEGE ST
2606 W COLLEGE ST	2604 W COLLEGE ST	2616 W COLLEGE ST	2622 W COLLEGE ST	2642 W COLLEGE ST
2643 W WALNUT ST	2623 W WALNUT ST	2613 W WALNUT ST	2626 W COLLEGE ST	2601 W WALNUT ST
2627 W WALNUT ST	2600 W WALNUT ST	2610 W WALNUT ST	2616 W WALNUT ST	2620 W WALNUT ST
2626 W WALNUT ST	2632 W WALNUT ST	2643 W ELM ST	2639 W ELM ST	2633 W ELM ST

Address	Address	Address	Address	Address
2627 W ELM ST	2623 W ELM ST	2617 W ELM ST	2613 W ELM ST	2607 W ELM ST
2603 W ELM ST	2638 W WALNUT ST	2600 W ELM ST	2606 W ELM ST	2612 W ELM ST
2618 W ELM ST	2622 W ELM ST	2628 W ELM ST	2634 W ELM ST	2638 W ELM ST
2642 W ELM ST	2643 W LINCOLN ST	2637 W LINCOLN ST	2629 W LINCOLN ST	2623 W LINCOLN ST
2617 W LINCOLN ST	2611 W LINCOLN ST	2609 W LINCOLN ST	2601 W LINCOLN ST	2600 W LINCOLN ST
2610 W LINCOLN ST	2612 W LINCOLN ST	2618 W LINCOLN ST	2624 W LINCOLN ST	2632 W LINCOLN ST
2625 W MT VERNON ST	2627 W MT VERNON ST	2623 W MT VERNON ST	2617 W MT VERNON ST	2605 W MT VERNON ST
2603 W MT VERNON ST	2635 W MT VERNON ST	2636 W LINCOLN ST	539 S WEST AVE	543 S WEST AVE
549 S WEST AVE	2511 W MT VERNON ST	2531 W MT VERNON ST	2537 W MT VERNON ST	2541 W MT VERNON ST
2547 W MT VERNON ST	2557 W MT VERNON ST	2556 W LINCOLN ST	2550 W LINCOLN ST	2546 W LINCOLN ST
2536 W LINCOLN ST	2520 W LINCOLN ST	2516 W LINCOLN ST	2530 W LINCOLN ST	2526 W LINCOLN ST
555 S WEST AVE	2503 W MT VERNON ST	2509 W MT VERNON ST	2502 W ELM ST	2510 W ELM ST
2516 W ELM ST	2520 W ELM ST	2536 W ELM ST	2540 W ELM ST	2546 W ELM ST
2550 W ELM ST	2556 W ELM ST	2557 W LINCOLN ST	2551 W LINCOLN ST	2547 W LINCOLN ST
2541 W LINCOLN ST	2537 W LINCOLN ST	2529 W LINCOLN ST	2525 W LINCOLN ST	2521 W LINCOLN ST
2519 W LINCOLN ST	2509 W LINCOLN ST	2503 W LINCOLN ST	515 S WEST AVE	2526 W ELM ST
2530 W ELM ST	403 S WEST AVE	407 S WEST AVE	419 S WEST AVE	421 S WEST AVE
429 S WEST AVE	2517 W ELM ST	2521 W ELM ST	2527 W ELM ST	2533 W ELM ST
2537 W ELM ST	2541 W ELM ST	2547 W ELM ST	2551 W ELM ST	2557 W ELM ST
2556 W WALNUT ST	2550 W WALNUT ST	2546 W WALNUT ST	2540 W WALNUT ST	2536 W WALNUT ST
2530 W WALNUT ST	2526 W WALNUT ST	2520 W WALNUT ST	2516 W WALNUT ST	206 S CLIFTON AVE
208 S CLIFTON AVE	300 S CLIFTON AVE	2551 W WALNUT ST	2541 W WALNUT ST	2537 W WALNUT ST
2533 W WALNUT ST	2527 W WALNUT ST	2521 W WALNUT ST	2517 W WALNUT ST	2511 W WALNUT ST
2503 W WALNUT ST	2557 W WALNUT ST	2419 W WALNUT ST	2411 W WALNUT ST	2407 W WALNUT ST
2401 W WALNUT ST	2427 W WALNUT ST	2423 W WALNUT ST	2400 W WALNUT ST	2412 W WALNUT ST
2416 W WALNUT ST	2424 W WALNUT ST	413 S FOREST AVE	2300 W WALNUT ST	2312 W WALNUT ST
2318 W WALNUT ST	2322 W WALNUT ST	2326 W WALNUT ST	2330 W WALNUT ST	2338 W WALNUT ST

Address	Address	Address	Address	Address
2308 W WALNUT ST	W WALNUT ST	2337 W WALNUT ST	2333 W WALNUT ST	2327 W WALNUT ST
2323 W WALNUT ST	2317 W WALNUT ST	2311 W WALNUT ST	2307 W WALNUT ST	2301 W WALNUT ST
301 S WARREN AVE	2237 W WALNUT ST	2227 W WALNUT ST	2201 W WALNUT ST	2223 W WALNUT ST
2200 W WALNUT ST	2206 W WALNUT ST	2214 W WALNUT ST	2218 W WALNUT ST	2222 W WALNUT ST
2226 W WALNUT ST	2232 W WALNUT ST	2236 W WALNUT ST	411 S PARK AVE	2500 W MT VERNON ST
2502 W MT VERNON ST	2516 W MT VERNON ST	2528 W MT VERNON ST	2530 W MT VERNON ST	2540 W MT VERNON ST
2544 W MT VERNON ST	2548 W MT VERNON ST	2554 W MT VERNON ST	2551 W HARRISON ST	2545 W HARRISON ST
2541 W HARRISON ST	2537 W HARRISON ST	2521 W HARRISON ST	2517 W HARRISON ST	2505 W HARRISON ST
627 S WEST AVE	619 S WEST AVE	2527 W HARRISON ST	2531 W HARRISON ST	2612 W MT VERNON ST
2618 W MT VERNON ST	2622 W MT VERNON ST	2628 W MT VERNON ST	2632 W MT VERNON ST	2633 W HARRISON ST
2629 W HARRISON ST	2600 W MT VERNON ST	2603 W HARRISON ST	2629 W STATE ST	2623 W STATE ST
2619 W STATE ST	2615 W STATE ST	2607 W STATE ST	2608 W HARRISON ST	2520 W HARRISON ST
2530 W HARRISON ST	2536 W HARRISON ST	2540 W HARRISON ST	2544 W HARRISON ST	646 S CLIFTON AVE
2557 W STATE ST	2551 W STATE ST	2545 W STATE ST	2541 W STATE ST	2535 W STATE ST
2531 W STATE ST	2527 W STATE ST	2521 W STATE ST	2501 W STATE ST	2500 W HARRISON ST
2504 W HARRISON ST	701 S WEST AVE	707 S WEST AVE	2541 W MONROE ST	2545 W MONROE ST
2551 W MONROE ST	2557 W MONROE ST	2556 W STATE ST	2550 W STATE ST	2544 W STATE ST
2540 W STATE ST	2534 W STATE ST	2530 W STATE ST	2526 W STATE ST	2516 W STATE ST
2529 W MONROE ST	727 S WEST AVE	713 S WEST AVE	719 S WEST AVE	2600 W STATE ST
2606 W STATE ST	2618 W STATE ST	2622 W STATE ST	2630 W STATE ST	2634 W STATE ST
2638 W STATE ST	2644 W STATE ST	2645 W MONROE ST	2637 W MONROE ST	2633 W MONROE ST
2629 W MONROE ST	2613 W MONROE ST	2607 W MONROE ST	717 S CLIFTON AVE	707 S CLIFTON AVE
2623 W MONROE ST	2619 W MONROE ST	2600 W MONROE ST	2608 W MONROE ST	2612 W MONROE ST
2618 W MONROE ST	2622 W MONROE ST	2626 W MONROE ST	2632 W MONROE ST	2638 W MONROE ST
2642 W MONROE ST	2643 W MADISON ST	2617 W MADISON ST	2611 W MADISON ST	2609 W MADISON ST
2603 W MADISON ST	2631 W MADISON ST	2623 W MADISON ST	751 S WEST AVE	759 S WEST AVE
2505 W MADISON ST	2517 W MADISON ST	2521 W MADISON ST	2527 W MADISON ST	2531 W MADISON ST

Address	Address	Address	Address	Address
2535 W MADISON ST	2541 W MADISON ST	2545 W MADISON ST	2551 W MADISON ST	2557 W MADISON ST
2550 W MONROE ST	2540 W MONROE ST	2534 W MONROE ST	2528 W MONROE ST	2526 W MONROE ST
2520 W MONROE ST	2514 W MONROE ST	S WEST AVE	W MADISON ST	2506 W MADISON ST
2510 W MADISON ST	2516 W MADISON ST	2520 W MADISON ST	2526 W MADISON ST	2540 W MADISON ST
2557 W PAGE ST	2551 W PAGE ST	2547 W PAGE ST	2541 W PAGE ST	2537 W PAGE ST
2531 W PAGE ST	2525 W PAGE ST	2521 W PAGE ST	2517 W PAGE ST	829 S WEST AVE
2546 W MADISON ST	2556 W MADISON ST	2530 W MADISON ST	2538 W MADISON ST	2606 W MADISON ST
2612 W MADISON ST	2618 W MADISON ST	2622 W MADISON ST	2626 W MADISON ST	2634 W MADISON ST
2642 W MADISON ST	2650 W MADISON ST	2639 W PAGE ST	2629 W PAGE ST	2621 W PAGE ST
2615 W PAGE ST	2609 W PAGE ST	2601 W PAGE ST	2645 W PAGE ST	845 S CLIFTON AVE
2608 W PAGE ST	2610 W PAGE ST	2626 W PAGE ST	2644 W PAGE ST	2645 W LOMBARD ST
2639 W LOMBARD ST	2635 W LOMBARD ST	2631 W LOMBARD ST	2625 W LOMBARD ST	2619 W LOMBARD ST
2613 W LOMBARD ST	2609 W LOMBARD ST	2601 W LOMBARD ST	2616 W PAGE ST	2622 W PAGE ST
839 S WEST AVE	843 S WEST AVE	849 S WEST AVE	855 S WEST AVE	861 S WEST AVE
865 S WEST AVE	2527 W LOMBARD ST	2545 W LOMBARD ST	2551 W LOMBARD ST	2557 W LOMBARD ST
2556 W PAGE ST	2550 W PAGE ST	2546 W PAGE ST	2540 W PAGE ST	2530 W PAGE ST
2526 W PAGE ST	2516 W PAGE ST	2525 W LOMBARD ST	2515 W LOMBARD ST	2539 W LOMBARD ST
2531 W LOMBARD ST	901 S WEST AVE	905 S WEST AVE	911 S WEST AVE	917 S WEST AVE
2526 W LOMBARD ST	2520 W LOMBARD ST	916 S CLIFTON AVE	910 S CLIFTON AVE	2550 W LOMBARD ST
2544 W LOMBARD ST	2540 W LOMBARD ST	2534 W LOMBARD ST	2538 W LOMBARD ST	2604 W LOMBARD ST
2644 W LOMBARD ST	2628 W LOMBARD ST	2632 W LOMBARD ST	2638 W LOMBARD ST	537 S NEWTON AVE
1401 W MT VERNON ST	1405 W MT VERNON ST	1409 W MT VERNON ST	1413 W MT VERNON ST	1417 W MT VERNON ST
1115 W ELM ARCADE ST	1121 W ELM ARCADE ST	1205 W ELM ARCADE ST	1219 W ELM ARCADE ST	1212 W ELM ST
1206 W ELM ST	1200 W ELM ST	1124 W ELM ST	1120 W ELM ST	1118 W ELM ST
1051 W STATE ST	707 S BROADWAY AVE	1050 W STATE ST	1054 W STATE ST	1058 W STATE ST
718 S NEW AVE	726 S NEW AVE	701 S NEW AVE	657 S NEW AVE	661 S NEW AVE
1117 W STATE ST	1121 W STATE ST	1129 W STATE ST	1203 W STATE ST	1209 W STATE ST

Address	Address	Address	Address	Address
1213 W STATE ST	1219 W STATE ST	1223 W STATE ST	1126 W MT VERNON ST	1404 W MT VERNON ST
905 S NEW AVE	911 S NEW AVE	915 S NEW AVE	921 S NEW AVE	636 S MISSOURI AVE
900 W STATE ST	908 W STATE ST	914 W STATE ST	821 S DOUGLAS AVE	W MADISON ST

EXHIBIT D
RECORD OF PROCEEDINGS
Planning and Zoning Commission – February 26, 2026

Update to the Official Zoning Map
Citywide

Applicant: City of Springfield

Update to the Official Zoning Map
Citywide

Applicant: City of Springfield

Mr. Crighton stated that this is an update to the official Zoning Map – Citywide (all parcels within Springfield city limits). He gave out the following information.

Outreach and Notice of Public Engagement:

51,000+ mailed notices (October 10, 2025)	Interactive map – 10,600+ views	5 public remapping meetings + citywide session
8 Center City Missing Middle workshops	12 Traditional Neighborhood meetings	700 calls; 42 emails and 16 walk-ins

Outreach exceeded statutory requirements and was recognized by Missouri APA for outreach efforts.

Appeal Process: Post-adoption, a 90-day appeal window will allow property owners to request rezoning back to RSF (Single Family Residential) at no cost.

Staff Recommendation: Approval, citing alignment with the adopted code, clarity, consistency, extensive public engagement, and implementation of a City Council-approved framework.

Commissioner Doennig opened the public hearing.

No speakers

Commissioner Doennig closed the public hearing.

COMMISSION ACTION: (no action taken on vote)

Planning and Zoning Commissioner Knuckles moved to approve the Update to the Official Zoning Map for the Planning and Zoning Commission. Commissioner Gunther seconded the motion. No action taken.

COMMISSION ACTION: (divide the question)

Planning and Zoning Commissioner Scott motioned to Divide the Question to consider separately the direct translation of current zoning classifications to their counterparts in the new Land Development Code pursuant to Table 42 of the new Land Development Code and to consider rezoning of properties currently zoned RSF single family residential to R-MX1 mixed density neighborhood low. Commissioner Knuckles seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

COMMISSION ACTION: (direct translation)

Planning and Zoning Commissioner Scott motioned to Recommend approval of the direct translation of current zoning classifications to their counterparts in the new Land Development Code pursuant to Table 4-2 of the new Land Development Code as adopted by City Council via ordinances 6917 and 6971. Commissioner Knuckles seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton, and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

COMMISSION ACTION: (rezoning from R-SF to R-MX1 – no action taken on vote)

Planning and Zoning Commissioner Scott motioned to recommend approval of the rezoning of those properties currently zoned R-SF, Single Family Residential and proposed in the staff report to be rezoned to R-MX1 mixed density residential low, pursuant to the new Land Development Code as adopted by City council via ordinances 6917 and 6971. Commissioner Knuckles seconded the motion. No action taken.

COMMISSION ACTION: (postponement of R-SF to R-MX1)

Planning and Zoning Commissioner Scott motioned to postpone the rezoning of those properties currently zoned R-SF, Single Family Residential and proposed to be rezoned to R-MX1 mixed density residential low to the March 26, 2026 Planning and Zoning Commission meeting. Commissioner Knuckles seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Nays: None. Absent: None. Abstain: None.



Bob Hosmer, AICP
Planning Manager

City of Springfield Remapping



Along Major Roads — Property Addresses

Address	Address	Address	Address	Address
2722 N NATIONAL AVE	2621 N FREMONT AVE	2639 N FREMONT AVE	2645 N FREMONT AVE	2653 N FREMONT AVE
1616 N WELLER AVE	1604 N WELLER AVE	1544 N WELLER AVE	1540 N WELLER AVE	1536 N WELLER AVE
1526 N WELLER AVE	1522 N WELLER AVE	1505 E DIVISION ST	1651 E DIVISION ST	1657 E DIVISION ST
1661 E DIVISION ST	1665 E DIVISION ST	1639 E DIVISION ST	1647 E DIVISION ST	1707 E DIVISION ST
1701 E DIVISION ST	1675 E DIVISION ST	1671 E DIVISION ST	1711 E DIVISION ST	1717 E DIVISION ST
1001 N ROGERS AVE	1532 E PYTHIAN ST	1504 E PYTHIAN ST	2857 N SUMMIT AVE	N SUMMIT AVE
2538 N CAMPBELL AVE	2530 N CAMPBELL AVE	2524 N CAMPBELL AVE	2518 N CAMPBELL AVE	2514 N CAMPBELL AVE
2508 N CAMPBELL AVE	2502 N CAMPBELL AVE	2460 N CAMPBELL AVE	2450 N CAMPBELL AVE	2428 N CAMPBELL AVE
2434 N CAMPBELL AVE	2548 N CAMPBELL AVE	2554 N CAMPBELL AVE	2444 N CAMPBELL AVE	2424 N CAMPBELL AVE
2418 N CAMPBELL AVE	2557 N SUMMIT AVE	2451 N SUMMIT AVE	2525 N SUMMIT AVE	2551 N SUMMIT AVE
2509 N SUMMIT AVE	2519 N SUMMIT AVE	2805 N GRANT AVE	1113 W TALMAGE ST	1410 W TALMAGE ST
2540 N KANSAS EXPY	2708 N GRANT AVE	2660 N GRANT AVE	2625 N CAMPBELL AVE	2556 N BROADWAY AVE
2453 N CAMPBELL AVE	2447 N CAMPBELL AVE	2439 N CAMPBELL AVE	2431 N CAMPBELL AVE	2423 N CAMPBELL AVE
2555 N CAMPBELL AVE	2501 N CAMPBELL AVE	2513 N CAMPBELL AVE	2517 N CAMPBELL AVE	2525 N CAMPBELL AVE
2533 N CAMPBELL AVE	2541 N CAMPBELL AVE	2543 N CAMPBELL AVE	2545 N CAMPBELL AVE	2707 W CHICAGO ST
2706 W TURNER ST	2208 N COTTAGE AVE	2715 W HIGH ST	2707 W HIGH ST	2221 N FULBRIGHT AVE
2231 N FULBRIGHT AVE	2208 N ALINE AVE	2744 W SYLVIA CT	2752 W SYLVIA CT	2758 W SYLVIA CT
2706 W CHICAGO ST	2208 N DRURY AVE	2207 N ALINE AVE	2707 W TURNER ST	2207 N DRURY AVE
2317 N KANSAS EXPY	2311 N KANSAS EXPY	2305 N KANSAS EXPY	2301 N KANSAS EXPY	2325 N KANSAS EXPY
2335 N KANSAS EXPY	2331 N KANSAS EXPY	2341 N KANSAS EXPY	2300 N PARK AVE	2247 N KANSAS AVE
2243 N KANSAS AVE	2229 N KANSAS AVE	2219 N KANSAS AVE	2217 N KANSAS AVE	2233 N KANSAS AVE
2239 N KANSAS AVE	2253 N KANSAS AVE	2259 N KANSAS AVE	1616 W HIGH ST	1620 W HIGH ST
1628 W HIGH ST	1702 W HIGH ST	1706 W HIGH ST	1710 W HIGH ST	1716 W HIGH ST

1718 W HIGH ST	2061 N KANSAS AVE	2071 N KANSAS AVE	2101 N KANSAS EXPY	2107 N KANSAS AVE
2115 N KANSAS AVE	1606 W HIGH ST	2146 N LEXINGTON AVE	1603 W LEE ST	2125 N KANSAS AVE
2147 N LEXINGTON AVE	2146 N OAKLAND AVE	2147 N OAKLAND AVE	1926 W HIGH ST	2147 N ELIZABETH AVE
2144 N ALBERTHA AVE	2016 W HIGH ST	2016 W HIGH ST	2102 W HIGH ST	2122 W HIGH ST
2110 W HIGH ST	2132 W HIGH ST	2138 W HIGH ST	2144 W HIGH ST	2141 W ATLANTIC ST
2135 W ATLANTIC ST	2131 W ATLANTIC ST	2123 W ATLANTIC ST	2117 W ATLANTIC ST	2113 W ATLANTIC ST
2109 W ATLANTIC ST	2101 W ATLANTIC ST	2029 W ATLANTIC ST	2021 W ATLANTIC ST	2007 W ATLANTIC ST
2001 W ATLANTIC ST	2011 W ATLANTIC ST	1959 W ATLANTIC ST	1945 W ATLANTIC ST	1925 W ATLANTIC ST
1921 W ATLANTIC ST	1917 W ATLANTIC ST	1911 W ATLANTIC ST	1905 W ATLANTIC ST	1901 W ATLANTIC ST
1841 W ATLANTIC ST	1837 W ATLANTIC ST	1833 W ATLANTIC ST	1821 W ATLANTIC ST	1815 W ATLANTIC ST
1811 W ATLANTIC ST	1805 W ATLANTIC ST	1801 W ATLANTIC ST	1953 W ATLANTIC ST	1823 W ATLANTIC ST
W ATLANTIC ST	1935 W ATLANTIC ST	1600 W LEE ST	1721 W ATLANTIC ST	1717 W ATLANTIC ST
1713 W ATLANTIC ST	1707 W ATLANTIC ST	1633 W ATLANTIC ST	1631 W ATLANTIC ST	1627 W ATLANTIC ST
1621 W ATLANTIC ST	1617 W ATLANTIC ST	1639 W ATLANTIC ST	1701 W ATLANTIC ST	2217 W HIGH ST
2211 W HIGH ST	2205 W HIGH ST	2217 N PARK AVE	2223 N PARK AVE	2227 N PARK AVE
2233 N PARK AVE	2237 N PARK AVE	2243 N PARK AVE	2247 N PARK AVE	2253 N PARK AVE
2259 N PARK AVE	2303 N PARK AVE	2307 N PARK AVE	2313 N PARK AVE	2319 N PARK AVE
2323 N PARK AVE	2327 N PARK AVE	2333 N PARK AVE	2339 N PARK AVE	2345 W HIGH ST
2339 W HIGH ST	2333 W HIGH ST	2323 W HIGH ST	2317 W HIGH ST	2309 W HIGH ST
2305 W HIGH ST	2506 W HIGH ST	2510 W HIGH ST	2516 W HIGH ST	2532 W HIGH ST
2511 W ATLANTIC ST	2509 W ATLANTIC ST	2501 W ATLANTIC ST	2522 W HIGH ST	2528 W HIGH ST
2513 W ATLANTIC ST	2500 W HIGH ST	2540 W HIGH ST	2542 W HIGH ST	2548 W HIGH ST
2554 W HIGH ST	2400 W HIGH ST	2406 W HIGH ST	2412 W HIGH ST	2424 W HIGH ST
2425 W ATLANTIC ST	2407 W ATLANTIC ST	2422 W HIGH ST	2421 W ATLANTIC ST	2147 N ROOSEVELT AVE
2316 W HIGH ST	2320 W HIGH ST	2324 W HIGH ST	2325 W ATLANTIC ST	2317 W ATLANTIC ST
2311 W ATLANTIC ST	2301 W ATLANTIC ST	2200 W HIGH ST	2210 W HIGH ST	2146 N ROOSEVELT AVE
2225 W ATLANTIC ST	2213 W ATLANTIC ST	2211 W ATLANTIC ST	2207 W ATLANTIC ST	2201 W ATLANTIC ST
2148 W HIGH ST	2152 W HIGH ST	2156 W HIGH ST	2000 N PARK AVE	2210 W ATLANTIC ST

2216 W ATLANTIC ST	2230 W ATLANTIC ST	2236 W ATLANTIC ST	2240 W ATLANTIC ST	2246 W ATLANTIC ST
2200 W ATLANTIC ST	2206 W ATLANTIC ST	2220 W ATLANTIC ST	1936 N ROCK ISLAND AVE	2318 W ATLANTIC ST
1932 N HANCOCK AVE	1620 W ATLANTIC ST	1626 W ATLANTIC ST	1630 W ATLANTIC ST	1636 W ATLANTIC ST
1700 W ATLANTIC ST	1706 W ATLANTIC ST	1712 W ATLANTIC ST	1720 W ATLANTIC ST	1726 W ATLANTIC ST
1730 W ATLANTIC ST	1734 W ATLANTIC ST	1616 W ATLANTIC ST	1800 W ATLANTIC ST	1806 W ATLANTIC ST
1818 W ATLANTIC ST	1820 W ATLANTIC ST	1826 W ATLANTIC ST	1900 W ATLANTIC ST	1906 W ATLANTIC ST
1910 W ATLANTIC ST	1916 W ATLANTIC ST	1920 W ATLANTIC ST	1926 W ATLANTIC ST	1930 W ATLANTIC ST
1812 W ATLANTIC ST	1940 W ATLANTIC ST	1944 W ATLANTIC ST	1946 W ATLANTIC ST	1956 W ATLANTIC ST
1962 W ATLANTIC ST	2002 W ATLANTIC ST	2020 W ATLANTIC ST	2026 W ATLANTIC ST	2030 W ATLANTIC ST
2100 W ATLANTIC ST	2106 W ATLANTIC ST	2110 W ATLANTIC ST	2114 W ATLANTIC ST	2120 W ATLANTIC ST
2126 W ATLANTIC ST	2142 W ATLANTIC ST	2010 W ATLANTIC ST	2136 W ATLANTIC ST	1879 N KANSAS EXPY
1611 W FLORIDA ST	2309 N CONCORD AVE	2301 N CONCORD AVE	2333 N CONCORD AVE	2329 N CONCORD AVE
2321 N CONCORD AVE	2315 N CONCORD AVE	935 W CHICAGO ST	934 W CHICAGO ST	931 W TURNER ST
700 W CHICAGO ST	2309 N GRANT AVE	630 W TURNER ST	2251 N CONCORD AVE	2233 N CONCORD AVE
2229 N CONCORD AVE	2223 N CONCORD AVE	2240 N GRANT AVE	2201 N CONCORD AVE	1511 W HIGH ST
2240 N KANSAS EXPY	2230 N KANSAS AVE	2224 N KANSAS EXPY	2218 N KANSAS EXPY	1522 W TURNER ST
2250 N KANSAS EXPY	1000 W HIGH ST	1524 W HIGH ST	1527 W DALE ST	2106 N KANSAS AVE
2112 N KANSAS AVE	2114 N KANSAS AVE	2120 N KANSAS AVE	2124 N KANSAS AVE	2132 N KANSAS EXPY
2134 N KANSAS AVE	1522 W HIGH ST	1526 W DALE ST	1533 W LEE ST	W LEE ST
1533 W ATLANTIC ST	1521 W ATLANTIC ST	1423 W ATLANTIC ST	1301 W ATLANTIC ST	2000 N FRANKLIN AVE
1019 W ATLANTIC ST	2013 N BROADWAY AVE	2033 N BROADWAY AVE	2027 N BROADWAY AVE	1520 W ATLANTIC ST
1526 W ATLANTIC ST	1532 W ATLANTIC ST	1536 W ATLANTIC ST	1535 W THOMAN ST	1536 W THOMAN ST
1537 W FLORIDA ST	428 W ATLANTIC ST	1930 N MAIN AVE	604 W ATLANTIC ST	1851 N MAIN AVE
1857 N GRANT AVE	1863 N GRANT AVE	1867 N GRANT AVE	1875 N GRANT AVE	1877 N GRANT AVE
1885 N GRANT AVE	1889 N GRANT AVE	1897 N GRANT AVE	1901 N GRANT AVE	1911 N GRANT AVE
1919 N GRANT AVE	722 W ATLANTIC ST	1933 N DOUGLAS AVE	818 W ATLANTIC ST	824 W ATLANTIC ST
828 W ATLANTIC ST	1914 N BROADWAY AVE	1904 N BROADWAY AVE	1900 N BROADWAY AVE	1890 N BROADWAY AVE
1886 N BROADWAY AVE	1880 N BROADWAY AVE	1876 N BROADWAY AVE	1872 N BROADWAY AVE	932 W FLORIDA ST

603 W DIVISION ST	2200 N JEFFERSON AVE	423 E HIGH ST	427 E HIGH ST	433 E HIGH ST
439 E HIGH ST	2156 N ROBBERSON AVE	219 W ATLANTIC ST	2004 N CAMPBELL	2004 N JEFFERSON AVE
E ATLANTIC ST	518 E ATLANTIC ST	413 E CHASE ST	325 E CHASE ST	323 E CHASE ST
231 E DIVISION ST	227 E DIVISION ST	1740 N SHERMAN AVE	1736 N SHERMAN AVE	1728 N SHERMAN AVE
1722 N SHERMAN AVE	1718 N SHERMAN AVE	1712 N SHERMAN AVE	1708 N SHERMAN AVE	1702 N SHERMAN AVE
1700 N SHERMAN AVE	1636 N SHERMAN AVE	1628 N SHERMAN AVE	1622 N SHERMAN AVE	1616 N SHERMAN AVE
1610 N SHERMAN AVE	903 E LOCUST ST	500 W DIVISION ST	504 W DIVISION ST	508 W DIVISION ST
512 W DIVISION ST	516 W DIVISION ST	520 W DIVISION ST	528 W DIVISION ST	534 W DIVISION ST
540 W DIVISION ST	600 W DIVISION ST	604 W DIVISION ST	608 W DIVISION ST	614 W DIVISION ST
620 W DIVISION ST	714 W DIVISION ST	724 W DIVISION ST	1449 N GRANT AVE	1453 N GRANT AVE
1459 N GRANT AVE	900 W DIVISION ST	904 W DIVISION ST	910 W DIVISION ST	1471 N MISSOURI AVE
930 W DIVISION ST	936 W DIVISION ST	1462 N BROADWAY AVE	1456 N BROADWAY AVE	1450 N BROADWAY AVE
1436 N BROADWAY AVE	1432 N BROADWAY AVE	1426 N BROADWAY AVE	1420 N BROADWAY AVE	1416 N BROADWAY AVE
1410 N BROADWAY AVE	1404 N BROADWAY AVE	1402 N BROADWAY AVE	1437 N GRANT AVE	1403 N GRANT AVE
1411 N GRANT AVE	1415 N GRANT AVE	1417 N GRANT AVE	1425 N GRANT AVE	1431 N GRANT AVE
652 W HOVEY ST	1434 N GRANT AVE	1428 N GRANT AVE	1424 N GRANT AVE	1422 N GRANT AVE
1416 N GRANT AVE	1410 N GRANT AVE	657 W LYNN ST	527 W CALHOUN ST	525 W CALHOUN ST
515 W CALHOUN ST	513 W CALHOUN ST	505 W CALHOUN ST	533 W CALHOUN ST	537 W CALHOUN ST
629 W CALHOUN ST	623 W CALHOUN ST	617 W CALHOUN ST	1303 N MAIN AVE	1344 N GRANT AVE
1336 N GRANT AVE	1330 N GRANT AVE	1322 N GRANT AVE	1316 N GRANT AVE	1302 N GRANT AVE
651 W CALHOUN ST	645 W CALHOUN ST	641 W CALHOUN ST	1306 N GRANT AVE	1350 N GRANT AVE
1349 N GRANT AVE	721 W CALHOUN ST	715 W CALHOUN ST	1313 N GRANT AVE	1317 N GRANT AVE
1335 N GRANT AVE	1303 N GRANT AVE	1333 N GRANT AVE	1323 N GRANT AVE	1352 N BROADWAY AVE
1348 N BROADWAY AVE	1342 N BROADWAY AVE	1336 N BROADWAY AVE	1330 N BROADWAY AVE	1326 N BROADWAY AVE
1322 N BROADWAY AVE	1316 N BROADWAY AVE	1306 N BROADWAY AVE	1302 N BROADWAY AVE	929 W CALHOUN ST
1230 N BROADWAY AVE	1224 N BROADWAY AVE	1220 N BROADWAY AVE	1212 N BROADWAY AVE	937 W WEBSTER ST
1231 N GRANT AVE	714 W CALHOUN ST	720 W CALHOUN ST	726 W CALHOUN ST	800 W CALHOUN ST
804 W CALHOUN ST	808 W CALHOUN ST	814 W CALHOUN ST	828 W CALHOUN ST	832 W CALHOUN ST

836 W CALHOUN ST	840 W CALHOUN ST	1211 N GRANT AVE	1219 N GRANT AVE	1225 N GRANT AVE
820 W CALHOUN ST	824 W CALHOUN ST	640 W CALHOUN ST	1230 N GRANT AVE	1226 N GRANT AVE
1220 N GRANT AVE	1212 N GRANT AVE	1202 N GRANT AVE	646 W CALHOUN ST	1231 N MAIN AVE
618 W CALHOUN ST	622 W CALHOUN ST	628 W CALHOUN ST	504 W CALHOUN ST	510 W CALHOUN ST
514 W CALHOUN ST	524 W CALHOUN ST	528 W CALHOUN ST	530 W CALHOUN ST	536 W CALHOUN ST
701 W SCOTT ST	1107 N GRANT AVE	1113 N GRANT AVE	1034 N BROADWAY AVE	1028 N BROADWAY AVE
1024 N BROADWAY AVE	1020 N BROADWAY AVE	717 W NICHOLS ST	1003 N GRANT AVE	1033 N GRANT AVE
1022 N GRANT AVE	1016 N GRANT AVE	659 W NICHOLS ST	1032 N GRANT AVE	1028 N GRANT AVE
1435 N BROADWAY AVE	1403 N BROADWAY AVE	1411 N BROADWAY AVE	1417 N BROADWAY AVE	1421 N BROADWAY AVE
1427 N BROADWAY AVE	1431 N BROADWAY AVE	1353 N BROADWAY AVE	1325 N BROADWAY AVE	1331 N BROADWAY AVE
1343 N BROADWAY AVE	1347 N BROADWAY AVE	1335 N BROADWAY AVE	1315 N BROADWAY AVE	1301 N BROADWAY AVE
1309 N BROADWAY AVE	1231 N BROADWAY AVE	1050 W CALHOUN ST	1201 N BROADWAY AVE	1205 N BROADWAY AVE
1215 N BROADWAY AVE	1221 N BROADWAY AVE	1225 N BROADWAY AVE	1131 N BROADWAY AVE	1101 N BROADWAY AVE
1105 N BROADWAY AVE	1113 N BROADWAY AVE	1121 N BROADWAY AVE	1125 N BROADWAY AVE	1035 N BROADWAY AVE
1019 N BROADWAY AVE	1025 N BROADWAY AVE	1029 N BROADWAY AVE	1107 W NICHOLS ST	1101 W NICHOLS ST
1113 W NICHOLS ST	1119 W NICHOLS ST	1129 W NICHOLS ST	W NICHOLS ST	1227 W NICHOLS ST
1211 W NICHOLS ST	1201 W NICHOLS ST	621 W CENTRAL ST	658 W NICHOLS ST	932 N GRANT AVE
918 N GRANT AVE	914 N GRANT AVE	912 N GRANT AVE	908 N GRANT AVE	647 W CENTRAL ST
901 N CONCORD AVE	922 N GRANT AVE	926 N GRANT AVE	945 N GRANT AVE	718 W NICHOLS ST
948 N DOUGLAS AVE	901 N GRANT AVE	909 N GRANT AVE	911 N GRANT AVE	917 N GRANT AVE
923 N GRANT AVE	927 N GRANT AVE	931 N GRANT AVE	935 N GRANT AVE	943 N GRANT AVE
947 N DOUGLAS AVE	818 W NICHOLS ST	822 W NICHOLS ST	826 W NICHOLS ST	832 W NICHOLS ST
836 W NICHOLS ST	937 N MISSOURI AVE	914 W NICHOLS ST	924 W NICHOLS ST	941 W CENTRAL ST
1708 W CALHOUN ST	1724 W CALHOUN ST	1732 W CALHOUN ST	2033 W NICHOLS ST	2015 W NICHOLS ST
2001 W NICHOLS ST	1335 N WEST AVE	1331 N WEST AVE	1327 N WEST AVE	1323 N WEST AVE
1319 N WEST AVE	1311 N WEST AVE	1305 N WEST AVE	1336 N WEST AVE	1330 N WEST AVE
1328 N WEST AVE	1320 N WEST AVE	1316 N WEST AVE	1310 N WEST AVE	2435 W CALHOUN ST
2425 W NICHOLS ST	1020 N WEST AVE	1026 N WEST AVE	1034 N WEST AVE	1106 N WEST AVE

1112 N WEST AVE	1116 N WEST AVE	1120 N WEST AVE	1126 N WEST AVE	1130 N WEST AVE
1136 N WEST AVE	1202 N WEST AVE	1206 N WEST AVE	1210 N WEST AVE	1216 N WEST AVE
1220 N WEST AVE	1226 N WEST AVE	1232 N WEST AVE	1233 N WEST AVE	1225 N WEST AVE
1213 N WEST AVE	1209 N WEST AVE	1205 N WEST AVE	1201 N WEST AVE	1133 N WEST AVE
1127 N WEST AVE	1123 N WEST AVE	1117 N WEST AVE	1113 N WEST AVE	1107 N WEST AVE
1103 N WEST AVE	1043 N WEST AVE	1037 N WEST AVE	1033 N WEST AVE	1025 N WEST AVE
2515 W NICHOLS ST	1217 N WEST AVE	2434 W NICHOLS ST	916 N WEST AVE	910 N WEST AVE
906 N WEST AVE	900 N WEST AVE	824 N WEST AVE	814 N WEST AVE	816 N WEST AVE
810 N WEST AVE	804 N WEST AVE	800 N WEST AVE	927 N WEST AVE	921 N WEST AVE
913 N WEST AVE	905 N WEST AVE	901 N WEST AVE	827 N WEST AVE	823 N WEST AVE
817 N WEST AVE	811 N WEST AVE	805 N WEST AVE	2600 W NICHOLS ST	757 N WEST AVE
751 N WEST AVE	745 N WEST AVE	741 N WEST AVE	737 N WEST AVE	731 N WEST AVE
727 N WEST AVE	721 N WEST AVE	717 N WEST AVE	701 N WEST AVE	702 N WEST AVE
712 N WEST AVE	716 N WEST AVE	730 N WEST AVE	736 N WEST AVE	740 N WEST AVE
746 N WEST AVE	750 N WEST AVE	2434 W BROWER ST	726 N WEST AVE	614 N WEST AVE
620 N WEST AVE	626 N WEST AVE	630 N WEST AVE	636 N WEST AVE	637 N WEST AVE
627 N WEST AVE	621 N WEST AVE	617 N WEST AVE	611 N WEST AVE	3047 W WATER ST
547 S GOLDEN AVE	553 S GOLDEN AVE	559 S GOLDEN AVE	3001 W MT VERNON ST	3007 W MT VERNON ST
3021 W MT VERNON ST	3027 W MT VERNON ST	558 S GOLDEN AVE	508 S GOLDEN AVE	520 S GOLDEN AVE
432 S GOLDEN AVE	424 S GOLDEN AVE	3046 W WALNUT ST	210 S GOLDEN AVE	3047 W WALNUT ST
3045 W COLLEGE ST	3044 W OLIVE ST	324 N GOLDEN AVE	3047 W OLIVE ST	2935 W MT VERNON ST
2931 W MT VERNON ST	2925 W MT VERNON ST	2953 W MT VERNON ST	2947 W MT VERNON ST	2941 W MT VERNON ST
2917 W MT VERNON ST	2911 W MT VERNON ST	2907 W MT VERNON ST	2855 W MOUNT VERNON ST	2849 W MT VERNON ST
W MT VERNON ST	2817 W MT VERNON ST	2813 W MT VERNON ST	2801 W MT VERNON ST	2833 W MT VERNON ST
2821 W MT VERNON ST	2825 W MT VERNON ST	2737 W MT VERNON ST	2765 W MT VERNON ST	2747 W MT VERNON ST
W MT VERNON ST	2727 W MT VERNON ST	2731 W MT VERNON ST	3127 W MT VERNON ST	3113 W MT VERNON ST
3153 W MT VERNON ST	3139 W MT VERNON ST	3135 W MT VERNON ST	3131 W MT VERNON ST	611 S GOLDEN AVE
621 S GOLDEN AVE	631 S GOLDEN AVE	641 S GOLDEN AVE	3264 W MT VERNON ST	3212 W MT VERNON ST

3210 W MT VERNON ST	3204 W MT VERNON ST	3156 W MT VERNON ST	3150 W MT VERNON ST	3132 W MT VERNON ST
3240 W MT VERNON ST	3226 W MT VERNON ST	3136 W MT VERNON ST	3146 W MT VERNON ST	3128 W MT VERNON ST
3118 W MT VERNON ST	3104 W LOMBARD ST	3231 W GRAND ST	3227 W GRAND ST	3217 W GRAND ST
3137 W GRAND ST	3105 W GRAND ST	3153 W GRAND ST	3149 W GRAND ST	3141 W GRAND ST
3145 W GRAND ST	3255 W GRAND ST	923 S GOLDEN AVE	3101 W GRAND ST	929 S GOLDEN AVE
935 S GOLDEN AVE	3205 W GRAND ST	3203 W GRAND ST	3163 W GRAND ST	3161 W GRAND ST
3102 W PAGE ST	859 S GOLDEN AVE	3101 W LOMBARD ST	801 S GOLDEN AVE	819 S GOLDEN AVE
811 S GOLDEN AVE	839 S GOLDEN AVE	831 S GOLDEN AVE	825 S GOLDEN AVE	3101 W MADISON ST
725 S GOLDEN AVE	713 S GOLDEN AVE	3100 W STATE ST	3105 W STATE ST	3100 W HARRISON ST
2838 W MT VERNON ST	2830 W MT VERNON ST	2820 W MT VERNON ST	2750 W MT VERNON ST	2740 W MT VERNON ST
2732 W MT VERNON ST	2722 W MT VERNON ST	2759 W HARRISON ST	2800 W MT VERNON ST	602 S GLENN AVE
2842 W MT VERNON ST	610 S GLENN AVE	619 S GLENN AVE	2912 W MT VERNON ST	2920 W MT VERNON ST
2932 W MT VERNON ST	2948 W MT VERNON ST	3000 W MT VERNON ST	3002 W MT VERNON ST	3018 W MT VERNON ST
3028 W MT VERNON ST	3050 W MT VERNON ST	3052 W MT VERNON ST	3058 W MT VERNON ST	636 S GOLDEN AVE
640 S GOLDEN AVE	2940 W MT VERNON ST	3030 W MT VERNON ST	3038 W MT VERNON ST	3056 W HARRISON ST
672 S GOLDEN AVE	3054 W STATE ST	3057 W MADISON ST	826 S GOLDEN AVE	816 S GOLDEN AVE
3056 W MADISON ST	3054 W PAGE ST	3055 W LOMBARD ST	3054 W LOMBARD ST	944 S GOLDEN AVE
3061 W GRAND ST	3053 W GRAND ST	3025 W GRAND ST	3017 W GRAND ST	3009 W GRAND ST
3001 W GRAND ST	2995 W GRAND ST	2965 W GRAND ST	2955 W GRAND ST	2949 W GRAND ST
2941 W GRAND ST	2939 W GRAND ST	2931 W GRAND ST	2925 W GRAND ST	2901 W GRAND ST
3021 W GRAND ST	3019 W GRAND ST	914 S GLENN AVE	2849 W GRAND ST	2719 W GRAND ST
2725 W GRAND ST	2733 W GRAND ST	2741 W GRAND ST	2749 W GRAND ST	2753 W GRAND ST
2805 W GRAND ST	2833 W GRAND ST	2821 W GRAND ST	2825 W GRAND ST	2145 W WALNUT ST
2625 W MT VERNON ST	2627 W MT VERNON ST	2623 W MT VERNON ST	2617 W MT VERNON ST	2605 W MT VERNON ST
2603 W MT VERNON ST	2635 W MT VERNON ST	539 S WEST AVE	543 S WEST AVE	549 S WEST AVE
2511 W MT VERNON ST	2531 W MT VERNON ST	2537 W MT VERNON ST	2541 W MT VERNON ST	2547 W MT VERNON ST
2557 W MT VERNON ST	555 S WEST AVE	2503 W MT VERNON ST	2509 W MT VERNON ST	2502 W ELM ST
2503 W LINCOLN ST	515 S WEST AVE	403 S WEST AVE	407 S WEST AVE	419 S WEST AVE

421 S WEST AVE	429 S WEST AVE	2503 W WALNUT ST	2427 W WALNUT ST	2424 W WALNUT ST
2201 W WALNUT ST	2200 W WALNUT ST	411 S PARK AVE	2500 W MT VERNON ST	2502 W MT VERNON ST
2516 W MT VERNON ST	2528 W MT VERNON ST	2530 W MT VERNON ST	2540 W MT VERNON ST	2544 W MT VERNON ST
2548 W MT VERNON ST	2554 W MT VERNON ST	627 S WEST AVE	619 S WEST AVE	2612 W MT VERNON ST
2618 W MT VERNON ST	2622 W MT VERNON ST	2628 W MT VERNON ST	2632 W MT VERNON ST	2600 W MT VERNON ST
2501 W STATE ST	2500 W HARRISON ST	701 S WEST AVE	707 S WEST AVE	727 S WEST AVE
713 S WEST AVE	719 S WEST AVE	751 S WEST AVE	759 S WEST AVE	2505 W MADISON ST
S WEST AVE	W MADISON ST	829 S WEST AVE	839 S WEST AVE	843 S WEST AVE
849 S WEST AVE	855 S WEST AVE	861 S WEST AVE	865 S WEST AVE	901 S WEST AVE
905 S WEST AVE	911 S WEST AVE	917 S WEST AVE	1401 W MT VERNON ST	1405 W MT VERNON ST
1409 W MT VERNON ST	1413 W MT VERNON ST	1417 W MT VERNON ST	1223 W STATE ST	1126 W MT VERNON ST
1404 W MT VERNON ST				



EXPLANATION TO COUNCIL BILL 2026-089 (HORTON)

FILED: 04/02/2026

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits,' and Section 46-1 of the Springfield City Code, 'Boundaries of wards, precincts and council zones,' for the purpose of annexing approximately 8.78 acres of private property generally located on the east side of the 3500 block of North Farm Road 151 into the City of Springfield as Annexation A-1-2026.

PURPOSE: To amend Section 1-9 of the Springfield City Code, 'City Limits,' and Section 46-1 of the Springfield City Code, 'Boundaries of wards, precincts and council zones,' for the purpose of annexing approximately 8.78 acres of private property generally located on the east side of the 3500 block of North Farm Road 151 into the City of Springfield as Annexation A-1-2026.

BACKGROUND INFORMATION: The owner(s) of the private property generally located on the east side 3500 block of North Farm Road 151 are requesting annexation into the city of Springfield. The owner(s) of the private property have signed a petition to request annexation of approximately 8.78 acres and intends to rezone for development consistent with Maranatha Village to the south upon annexation.

City Council is required to hold a public hearing to determine whether the annexation is reasonable and necessary for the proper development of the city and whether the City can furnish normal City services within a reasonable period. If no written objection is filed within fourteen (14) days of the public hearing, the City may annex the property by ordinance without further action.

REMARKS: The area to be annexed is contiguous to the city of Springfield. See "Exhibit B" for the location of the private property to be annexed.

RECOMMENDATIONS:

1. The area to be annexed is within the City's Urban Service Area and is consistent with its policies.
2. The area to be annexed is contiguous and compact to the city of Springfield.
3. The property owner(s) have petitioned the City for annexation.
4. All City services can be provided to the property.



5. The City will receive property tax revenue upon annexation of the private property.
6. Based on the subject property's location in proximity to the existing city limits and the recommendations of Chapter 6, Growth Areas, and Annexation, of the Forward SGF Comprehensive Plan, staff supports this request.

Submitted By: Alana Owen, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 04/08/2026

Attachments:

1. A-1-2026 - 3500 Block of N Farm Rd 151
2. A-1-2026_ExhA
3. A-1-2026_ExhB

One-rdg. _____
P. Hrngs. X
Pgs. _____
Filed: 04-14-26

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2026-089

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING Section 1-9 of the Springfield City Code, 'City Limits,' and Section 46-1
2 of the Springfield City Code, 'Boundaries of wards, precincts and
3 council zones,' for the purpose of annexing approximately 8.78 acres of
4 private property generally located on the east side of the 3500 block of
5 North Farm Road 151 into the City of Springfield as Annexation A-1-
6 2026.
7 _____
8

9 WHEREAS, a verified petition requesting annexation was filed by the owners of
10 all fee interest of record in all tracts of real property located within the area proposed to
11 be annexed, as described in "Exhibit A," attached hereto and incorporated herein by this
12 reference, said area being generally located on the east side of the 3500 block of North
13 Farm Road 151; and
14

15 WHEREAS, the subject property is within the City of Springfield's Urban Service
16 Area and is compact and contiguous to the City, as shown in "Exhibit B," attached
17 hereto and incorporated herein by this reference; and
18

19 WHEREAS, proper notice was published at least seven (7) days prior to the
20 public hearing; and
21

22 WHEREAS, City Council does find and determine that: (1) said annexation is
23 reasonable and necessary to the proper development of the City; (2) the City either
24 already furnishes normal municipal services to the area annexes, or is able to furnish
25 such services within a reasonable time after annexation; and (3) the area annexed
26 herein is contiguous and compact to the existing corporate boundaries of the City.
27

28 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
29 SPRINGFIELD, MISSOURI, as follows, that:
30

31 Section 1 – City Council, after holding a public hearing, hereby determines that
32 annexation of the property described in "Exhibit A" is reasonable and necessary to the
33 proper development of the City; the City either already furnishes normal municipal
34 services to the area annexes, or is able to furnish such services within a reasonable

time after annexation; and the area is contiguous and compact to the existing boundaries of the City as shown in "Exhibit B."

Section 2 – Pursuant to the provisions of Section 71.012 RSMo., the property described in "Exhibit A" is hereby annexed into the City of Springfield, Missouri.

Section 3 – Section 1-9 of the Springfield City Code, 'City Limits,' is hereby amended by adding thereto the land described in "Exhibit A."

Section 4 – Section 46-1 of the Springfield City Code, 'Boundaries of wards, precincts and council zones,' is hereby amended by placing the property described in "Exhibit A" into the appropriate ward and precinct as determined by the County Clerk in accordance with the provisions of State law.

Section 5 – The City Clerk is directed to: (1) file certified copies of this Annexation Ordinance with the Clerk of Greene County; (2) file certified copies of this Annexation Ordinance with the Assessor of Greene County; and (3) forward to the Missouri Director of Revenue, by certified mail, certified copies of this Ordinance, and any other information that the Director of Revenue may require. The City Clerk is further authorized and empowered to perform any other administrative acts which are consistent with the intent of this Ordinance.

Section 6 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: DOO, City Manager

EXHIBIT A
LEGAL DESCRIPTION
ANNEXATION A-1-2026

TRACT 2:

A TRACT OF LAND BEING PART OF THE WEST HALF (W1/2) OF LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER (NWF1/4) OF SECTION 1 (SEC 1) AND PART OF THE EAST HALF (E1/2) OF LOT 4 OF THE NORTHEAST FRACTIONAL QUARTER (NEF1/4) SECTION 2 (SEC 2), TOWNSHIP 29 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, GREENE COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST (NW) CORNER OF SAID LOT 4 OF SAID SEC 1,
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 4 NWF1/4 SEC 1 S 89°25'16" E A
DISTANCE OF 785.19' TO THE EASTERLY LINE OF THE WEST 24 ACRES OF SAID LOT 4;

THENCE ALONG SAID EASTERLY LINE S 02°07'57" W A DISTANCE OF 413.45' TO THE
NORTHEAST CORNER OF MARANATHA VILLAGE INC.'S PROPERTY AS DESCRIBED IN
DEED BOOK 2015 PAGE 41991-15 IN SAID GREENE COUNTY RECORDER'S OFFICE;

THENCE ALONG THE NORTHERLY LINE OF SAID MARANATHA VILLAGE PROPERTY,
ALSO BEING THE SOUTHERLY LINE OF SAID LOT 4, NWF1/4 SEC 1, N 89°25'16" W A
DISTANCE OF 785.19' TO WEST LINE OF SAID LOT 4 SECTION 1;

THENCE CONTINUING ALONG SAID NORTHERLY LINE N 88°30'16" W A DISTANCE OF
135.41';

THENCE N 02°07' 57" E A DISTANCE OF 413.45 TO THE NORTHERLY LINE OF LAST SAID
LOT 4;

THENCE ALONG LAST SAID NORTHERLY LINE S 88°30'16" E A DISTANCE OF 135.41 TO
SAID POINT OF BEGINNING, CONTAINING 8.73 ACRES MORE OR LESS, BEING SUBJECT
TO ALL EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

PROJECT INFORMATION

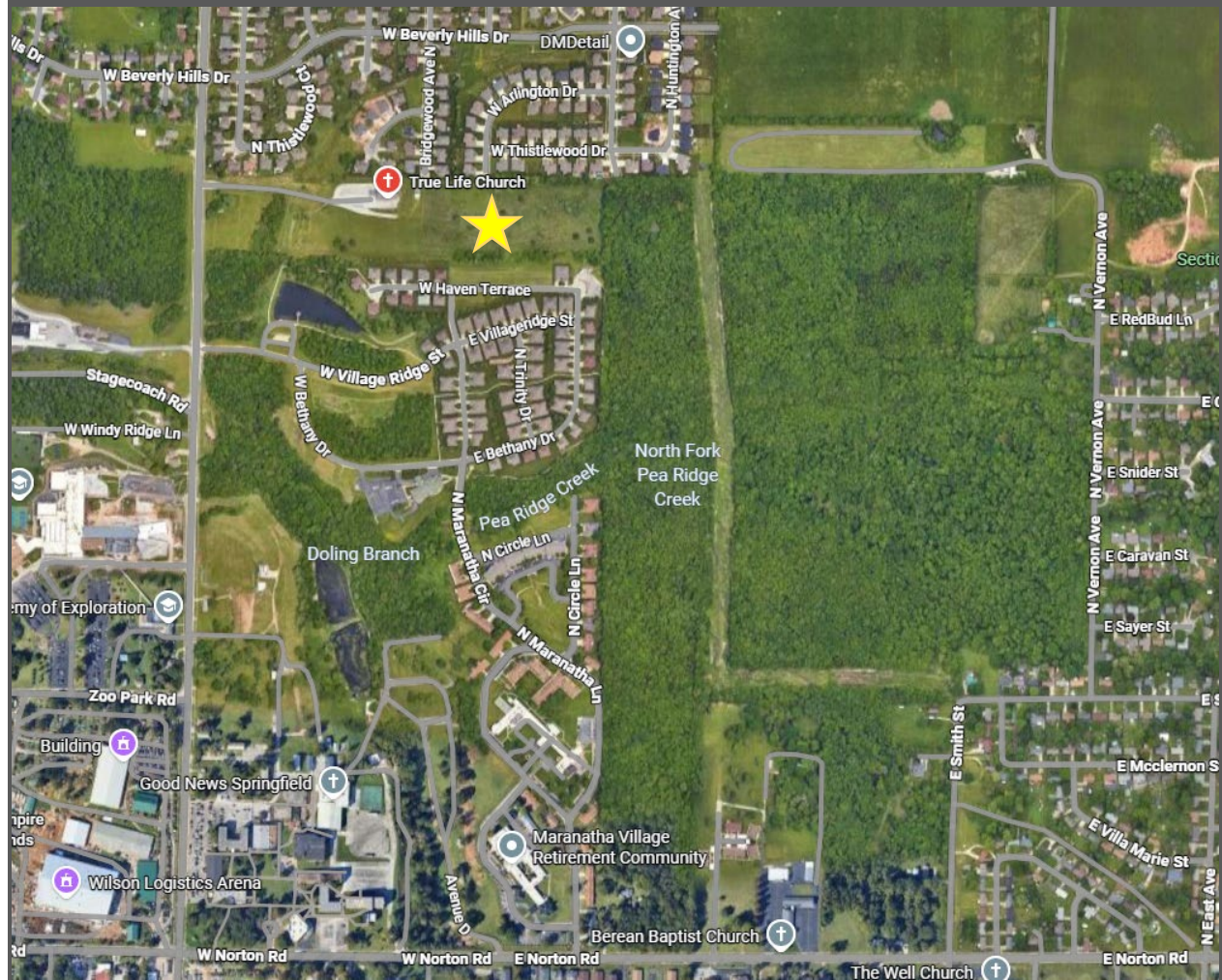
PROJECT SUMMARY:

LOCATION MAP



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property is outside the city limits in unincorporated Greene County. The subject property is zoned as a Greene County R-1, Suburban Residence District. The annexation is being processed with the intent to rezone and develop similarly as the development to the south for Maranatha Village.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The subject property is in a Priority Three strategic annexation area identified in Chapter 6, Growth Areas and Annexation, of the Forward SGF Comprehensive Plan. Priority Three areas represent long-term growth areas. These growth areas are comprised mainly of residential subdivisions, housing, and traditional community support services located around the perimeter of the city, adjacent to Priority One and Two growth areas. While these areas are not net revenue generators, they may be equally valuable in terms of growing the City's population base and expanding the City's reach in a community involvement capacity. Some of these areas are also strategically important to help access potential growth areas that are currently not contiguous to the city.

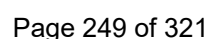
Annexation Considerations

The following strategies will help to further guide the prioritization of annexations:

1. The City should prioritize annexation of City, City Utilities, Park Board, and Ozark Greenways-owned properties.
2. The City should prioritize annexation of properties with an "Irrevocable Petition and Consent to Annexation Agreement" that are revenue-generating and located along major corridors and areas of potential economic activity.
3. The City should evaluate annexation proposals on a property-by-property or case-by-case basis but work to coordinate annexation of multiple properties simultaneously, when possible, to maximize the time and cost efficiency involved in processing.
4. The City should engage with area Fire Protection Districts in evaluation of potential impact resulting from annexation of property by the City.
5. The City should be conscious of impractical boundary configurations created when annexing properties on only one side of a street, skipping over properties, or creating islands of unincorporated properties.
6. The City should weigh the anticipated impact of annexation on the ability to provide timely and professional emergency services, including personnel requirements, capital requirements, necessary and available infrastructure, call volume, and standards of cover.
7. The City should evaluate the age and condition of existing infrastructure in areas desired for annexation, as well as future maintenance costs.
8. The City should weigh the comprehensive advantages of both long-term revenue growth and population growth, including a variety of demographic considerations associated with providing services to new residents and property owners.

- The proposed use of the property will be an expansion of the Maranatha Village development to the south. While the proposed development is not expected to be a fiscal gain for the City in terms of weighing anticipated costs for service with anticipated revenue from property tax, annexation of this property will provide for consistent development requirements and standards for the expansion of an existing facility.

FUTURE PLACETYPE MAP:



DEVELOPMENT REVIEW STAFF REPORT

SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	Greene County R-1	PD 165	R-SF & PD 391	Greene County R-1
LAND USE	Single family homes	Maranatha Village	Undeveloped land	Church
PLACETYPES	Traditional Neighborhood	Mixed Residential	Mixed Residential	Traditional Neighborhood

DEPARTMENT COMMENTS:

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No issues with the proposed annexation.

2. CITY UTILITIES:

No issues with the proposed annexation. City Utilities has electric/gas/water available to the property near the end of N McCurry Avenue.

3. DEPARTMENT OF ENVIRONMENTAL SERVICES CLEAN WATER SERVICES DIVISION:

No issues with annexation. However, it needs to be noted that this property does not have direct access to the public sewer even though it is in a sewer district. The property must have been split after it was put into a sewer district. Sewer will need to be extended from the right-of-way to the north for McCurry and Bridgewood, or the sewer to the west for the property to be developed.

4. EMERGENCY 911:

No comments.

5. GREENE COUNTY HIGHWAY DEPARTMENT:

No comments.

6. POLICE DEPARTMENT:

No comments.

7. FIRE DEPARTMENT:

1. **Service** – The primary Fire Station responsible to this area would be Fire Station #4 located at 2423 N. Delaware Ave., which is 3.8 miles from the northwest corner of the property (access off of North Bridgewood Ave.; Property is located directly behind True Life Church). Station #2 located at 608 W Commercial Street, which is approximately 2.8 miles from the northwest corner of the property, is the secondary station responding to this location.

DEVELOPMENT REVIEW STAFF REPORT

2. **ISO area** – The proposed annexation is currently outside the recommended ISO (ISO diamond) response distance by 1.3 miles for the 1st due unit. ***This will negatively impact our ISO rating.***
3. **Response times/Standards of Cover** – Estimated response time was calculated mathematically with an assumed travel speed of 45 miles per hour by the fire apparatus, then the NFPA 1710 call processing time of 64 seconds and crew turn-out time of 80 seconds is added to the total travel time. The 1st due company has an estimated total response time of 6 minutes, 08 seconds. The 2nd due company has an estimated total response time of 7 minutes, 28 seconds. It is likely the standard of coverage benchmark could be met for single company responses and unlikely the benchmark could be met for a full 1st alarm response which requires 3 engines, 2 Trucks, 1 Rescue and 1 Battalion Chief to arrive on scene within 11 minutes and 22 seconds. ***The department expects that it will meet the initial unit, but not the ERF benchmarks. This will negatively impact our accreditation.***

		Estimated Total Response Time	Benchmark*	Baseline**
1 st Due Company	Station 2	6-7 minutes	6 minutes 20 seconds	8 minutes 13 seconds
Total Effective Response Force	Station 2,4,1,5,3	11-12 minutes	10 minutes 20 seconds	13 minutes 18 seconds

4. **Water Supply** – Existing development north of the proposed area is served by multiple CU water mains. ***The Fire Department does not have any concerns with the water supply for this proposed annexation after Fire Code requirements are met for development.***
5. **Impact** – The area of proposed annexation will likely contain a residential community. ***The Fire Department does not have any concerns regarding the impact to daily service requirements.***
6. **Fire Department Recommendation:** ***Based upon all relevant factors, the Fire Department is supportive of this annexation.***

8. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu for Flood Control	Fee in Lieu for Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain and Floodway
3570+ N Farm Road 151	Pea Ridge Creek	No	No	No	No	No

DEVELOPMENT REVIEW STAFF REPORT

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DETENTION AND DISCHARGE REQUIREMENTS

1. The parcel of property drains west onto 3570 N FR 151. New development on this parcel would require flood control and possibly a public improvement to direct the stormwater to the nearest public storm sewer or easement.

WATER QUALITY REQUIREMENTS

1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.
2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.
3. Water Quality Credits are available to use in design for preserved trees and new planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

9. DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	N Farm Road 151 (N Grant Avenue)	Secondary Arterial	County	35	35	9,000	No	No	No
Street 2	Future E Redbird Lane	Collector	City	30	0	NA	NA	Yes	No

DEVELOPMENT REVIEW STAFF REPORT

ACCESS - All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - The Pea Ridge future Greenway trail alignment is mapped near to the south of this property. There are bus stops on Grant Avenue and Norton RD near this property.

IMPROVEMENTS – No improvements are required for this annexation. A traffic study is not required for this annexation.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant has petitioned for the City of Springfield to annex approximately 8.78 acres of private property generally located on the east side 3500 block of North Farm Road 151 into the city. The applicant will request to rezone to provide for expansion of the Maranatha Village development to the south.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as being located within the Traditional Neighborhood place type. The primary land-use within the Traditional Neighborhood place type is single-family detached dwellings and supporting uses include single-family attached dwellings such as duplexes or townhomes and low-intensity neighborhood commercial.
3. Approval of this annexation request will allow for an expansion of the development to the south which is already within the city limits of Springfield so it will allow for consistent development.
4. There are adequate utility and sewer and water facilities existing or that can be provided to serve the uses that would be permitted if the property was annexed.
5. The area to be annexed is within the City's Urban Service Area and is consistent with its policies.
6. The area to be annexed is contiguous and compact to the City of Springfield and is bounded on two sides by the city of Springfield.
7. The City will receive property tax revenue upon annexation of the private property.

STAFF RECOMMENDATION:

1. Staff recommends approval of the annexation request based on its compatibility with the *Comprehensive Plan's* Annexation policies.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1
Annexation Schedule

ANNEXATION:

City Council public hearing.....April 20, 2026

City Council vote May 4, 2026

EXPLANATION TO 2026-090 (JENSON)

FILED: 04/01/2026

ORIGINATING DEPARTMENT: Environmental Services

TITLE: A special ordinance amending the budget of the Department of Environmental Services for Fiscal Year 2025-2026 in the amount of \$550,000 to appropriate retained earnings from the Clean Water Enterprise Fund to fund the construction of two replacement sewer line segments near Elm Arcade Street and Broadway Avenue.

PURPOSE: To approve a budget adjustment to amend the Fiscal Year 2025-2026 Budget for the Department of Environmental Services in the amount of \$550,000 to appropriate retained earnings of the Clean Water Improvements Enterprise Fund for the replacement of the two sanitary sewer line segments ("Exhibit B") near Elm Arcade Street and Broadway Avenue.

BACKGROUND INFORMATION:

1. The City's Supplemental Overflow Control Plan (SOCP) was approved concurrently with the 2nd Amended Consent Judgment entered into between the City and the Missouri Department of Natural Resources on April 27, 2021 to fulfill the requirements of the Federal Clean Water Act and the Missouri Clean Water Law with respect to the goals of eliminating wet-weather overflows from the sewer collection system and prohibited bypasses at wastewater treatment facilities. The SOCP includes multiple strategies for improving the environment and water quality with system renewal being identified as a tool for Sanitary Sewer Overflow (SSO) Reduction and continued service for our customers. This project will utilize Targeted SSO Reduction to both reduce SSOs and to enhance stormwater quality of the Jordan Creek Watershed.
2. These two sewer line segments were identified for replacement based on research, customer service requests, hydraulic flow modeling, and long-term cost of maintenance. The sewer lines have been identified as having severely deteriorated pipe and "sags" leading to fats, oils and grease accumulating in the pipe and thus causing significant restrictions during peak flows leading to sewer backups. The sewer lines also have failed sewer connections leading to infiltration and inflow and exfiltration.
3. Environmental Services is requesting funding approval for the construction of this project utilizing existing job order contracts established by the City's Division of Purchasing. The requested budget adjustment includes some contingency funding to allow for field modifications, and all unspent contingency funding will be returned to the Clean Water Fund upon project completion.
4. This budget adjustment is necessary to appropriate funding for the Project within this



fiscal year.

REMARKS:

1. Cost estimates have been prepared and are on file with the Environmental Services Department.
2. The Project will be completed utilizing existing Job Order Contracts through the City's Division of Purchasing.
3. The requested budget adjustment of \$550,000 includes construction, contingency, and additional construction materials.

RECOMMENDATIONS: The Department of Environmental Services recommends approval of this Council Bill and budget adjustment.

Submitted By: Erick Roberts, Assistant Director of Environmental Services

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 04/08/2026

- Attachments:**
1. ES Elm Arcade Sewer Replacement Budget Adj_Ord
 2. Elm Arcade Sewer Replacement BA_ExhA
 3. Elm Arcade Sewer Replacement BudgetAdj_ExhB

One-rdg. _____
P. Hrngs. _____
Pgs. _____
Filed: 04-14-26

Sponsored by: Jenson

First Reading

Second Reading

COUNCIL BILL 2026-090

SPECIAL ORDINANCE

AN ORDINANCE

1 AMENDING the budget of the Department of Environmental Services for Fiscal
2 Year 2025-2026 in the amount of \$550,000 to appropriate retained
3 earnings from the Clean Water Enterprise Fund to fund the
4 construction of two replacement sewer line segments near Elm
5 Arcade Street and Broadway Avenue.
6
7

8 WHEREAS, the City of Springfield, Missouri, by and through the Department of
9 Environmental Services, desires to provide environmentally and economically
10 responsible wastewater management to the citizens of Springfield and the region; and
11

12 WHEREAS, on April 5, 2021, through Special Ordinance 27480, the City
13 approved the 2021 Supplemental Overflow Control Plan (SOCP), to comply with the 2nd
14 Amended Consent Judgment entered into between the City and the Missouri
15 Department of Natural Resources, and system renewal/replacement is an identified
16 strategy in the SOCP; and
17

18 WHEREAS, two sewer line segments near Elm Arcade Street and Broadway
19 Avenue, identified and shown by "Exhibit B" attached hereto, have been identified as
20 having severely deteriorated pipe, multiple sags, and failed connections; and
21

22 WHEREAS, the replacement of these line segments will improve service to
23 customers, reduce long term maintenance costs, and help meet environmental
24 requirements of the SOCP; and
25

26 WHEREAS, the Department of Environmental Services is requesting funding
27 approval for the construction of this project utilizing existing job order contracts
28 established by the City's Division of Purchasing and includes contingency funding to
29 allow for field modification, with all unspent contingency funding to be returned to the
30 Clean Water Fund upon project completion.
31

32 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
33 SPRINGFIELD, MISSOURI, as follows, that:

34 Section 1 – The budget for Fiscal Year 2025-2026 of the Department of
35 Environmental Services of the City of Springfield is hereby amended in the accounts
36 and in the amounts as shown on Budget Adjustment No. 055, a copy of which is
37 attached hereto and incorporated herein by reference as “Exhibit A.”
38

39 Section 2 – City Council finds that the budget adjustment made above has been
40 recommended by the City Manager.
41

42 Section 3 – The City Manager, or designee, is directed to cause the appropriate
43 accounting entries to be made in the books and records of the City.
44

45 Section 4 – This Ordinance shall be in full force and effect from and after
46 passage.
47

48 Passed at meeting: _____
49

50 _____
51 Mayor
52

53 Attest: _____, City Clerk
54

55 Filed as Ordinance: _____
56

57 _____
58 Approved as to form: Mary Maerz, Assistant City Attorney
59

60 _____
61 Approved for Council action: [Signature], City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
055

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
Net Revenue Adjustment						\$ -	

Expenditures:

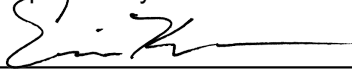
Fund	Dept	Org	Account	P&G	Location	Amount	Description
53020	08	33520	509110	103806	00000	\$550,000	Replace Two (2) Sewer Line Segments Near Elm Arcade Street and Broadway Avenue
Net Expenditure Adjustment						\$550,000	

Fund Balance Appropriation:

Fund	Title	Amount
53020	Clean Water Capital Imp. Fund	(550,000)

Explanation: To amend the FY2025-26 budget of the Department of Environmental Services by appropriating Clean Water Capital Improvement Enterprise Fund reserves of \$550,000 for the Replacement of the Two (2) Sewer Line Segments near Elm Arcade Street and Broadway Avenue.

Requested By:

 4-15-26
Department Head Date

Approved By:

Director of Finance Date

City Manager Date

Authorization:

Council Bill No. 2026-090
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



Elm/Arcade Line Segments JC 24 (Exhibit B)

0 30 60 90 120 Feet

1:1,000

DISCLAIMER: All information included on this map or digital file is provided "as-is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.





EXPLANATION TO 2026-091 (HARDINGER)

FILED: 04/01/2026

ORIGINATING DEPARTMENT: Environmental Services

TITLE: A special ordinance amending the budget of the Department of Environmental Services for Fiscal Year 2025-2026 in the amount of \$950,000 to appropriate fund balance reserves of the Solid Waste Management Enterprise Fund for the purpose of purchasing an articulated haul truck for the Springfield Sanitary Landfill.

PURPOSE: To approve a budget adjustment to amend the Fiscal Year 2025-2026 budget of the Department of Environmental Services in the amount of \$950,000 by appropriating fund balance reserves of the Solid Waste Management Enterprise Fund for the purpose of purchasing an articulated haul truck for the Springfield Sanitary Landfill.

BACKGROUND INFORMATION: The Solid Waste Management Division is proposing to purchase a new articulated haul truck to replace a Volvo A40J Haul Truck. The purchase of this truck is needed for the long-term dirt hauling needs of the facility and the Division is pursuing this budget adjustment to procure the truck and avoid ongoing monthly rental costs.

The replacement truck will be purchased through the City's Division of Purchases utilizing an existing Sourcewell Contract.

REMARKS: Environmental Services recommends passage of this Council bill and budget adjustment.

Submitted By: Erick Roberts, Assistant Director of Environmental Services

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager 04/08/2026

Attachments:

1. ES SWMD Landfill Haul Truck Replacement BudgetAdj_Ord
2. SWMD Landfill Haul Truck Replacement BA_ExhA

One-rdg. _____
P. Hrngs. _____
Pgs. _____
Filed: 04-14-26

Sponsored by: Hardinger

First Reading _____

Second Reading _____

COUNCIL BILL 2026-091

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the budget of the Department of Environmental Services for Fiscal
2 Year 2025-2026 in the amount of \$950,000 to appropriate fund
3 balance reserves of the Solid Waste Management Enterprise Fund
4 for the purpose of purchasing an articulated haul truck for the
5 Springfield Sanitary Landfill.
6 _____
7

8 WHEREAS, the City of Springfield, Missouri, by and through the Department of
9 Environmental Services, desires to provide environmentally and economically
10 responsible solid waste management to the citizens of Springfield and the region; and
11

12 WHEREAS, dirt hauling is a critical operational function of the Springfield
13 Sanitary Landfill for customer access and maintaining the landfill cover for
14 environmental compliance; and
15

16 WHEREAS, the purchase of a new articulated haul truck is needed for the long-
17 term dirt hauling operations at the landfill and to avoid ongoing monthly rental costs; and
18

19 WHEREAS, the purchase of the articulated haul truck is anticipated to provide a
20 useful machine life of approximately ten years; and
21

22 WHEREAS, the articulated haul truck will be purchased through the City's
23 Division of Purchasing utilizing an existing Sourcewell contract.
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – The budget for Fiscal Year 2025-2026 of the Department of
29 Environmental Services of the City of Springfield is hereby amended in the accounts
30 and in the amounts as shown on Budget Adjustment No. 056, a copy of which is
31 attached hereto and incorporated herein by reference as "Exhibit A."
32

33 Section 2 – City Council hereby finds that the budget adjustment made above
34 has been recommended by the City Manager.

35
36 Section 3 – The City Manager, or designee, is directed to cause the appropriate
37 accounting entries to be made in the books and records of the City.

38
39 Section 4 – This Ordinance shall be in full force and effect from and after
40 passage.

41
42 Passed at meeting: _____

43
44 _____
45 Mayor

46
47 Attest: _____, City Clerk

48
49 Filed as Ordinance: _____

50
51
52 Approved as to form: Mary Maerz, Assistant City Attorney

53
54
55 Approved for Council action: [Signature], City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
056

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
Net Revenue Adjustment						\$ -	

Expenditures:

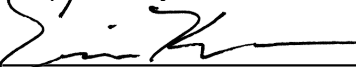
Fund	Dept	Org	Account	P&G	Location	Amount	Description
55010	08	37310	508120	000000	00000	\$950,000	Landfill New Articulated Haul Truck
Net Expenditure Adjustment						\$950,000	

Fund Balance Appropriation:

Fund	Title	Amount
55010	ES Solid Waste Fund	(950,000)

Explanation: To amend the FY2025-26 budget of the Department of Environmental Services by appropriating Solid Waste Enterprise Fund reserves of \$950,000 for a new Articulated Haul Truck for the Landfill.

Requested By:


Department Head 4-15-26
Date

Approved By:

Director of Finance Date

City Manager Date

Authorization:

Council Bill No. 2026-091
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2026-092 (HORTON)

FILED: 04/02/2026

ORIGINATING DEPARTMENT: Economic Vitality and Workforce Development

TITLE: A special ordinance authorizing a budget adjustment amending the Fiscal Year 2025-2026 budget of the City of Springfield in the amount of \$185,066 for the purpose of approving expenditures from the Commercial Street Tax Increment Financing Special Allocation Fund for certain public improvement projects within the Commercial Street Tax Increment Financing District.

PURPOSE: To amend the budget of the City of Springfield for Fiscal Year 2025-2026 in the amount of \$185,066 for the purpose of approving expenditures from the Commercial Street Tax Increment Financing ("TIF") Special Allocation Fund for certain public improvement projects within the Commercial Street TIF District.

BACKGROUND INFORMATION: The City Council accepted the Commercial Street Historic District Strategy for Success on March 6, 2006 via [Resolution 9338](#). The Strategy recommended the use of TIF for sustained redevelopment and revitalization. City Council directed Staff to prepare a TIF Redevelopment Plan for the area.

On April 7, 2008, the City Council approved the Commercial Street TIF Redevelopment Plan through [Special Ordinance 25373](#). The Plan establishes a process and means for funding public improvements within the area, based on the premise that public investment in key projects will incentivize sustained private redevelopment.

The Plan outlines eligible TIF-funded projects and the process for expending captured funds. Each year, staff holds a public meeting on Commercial Street where property owners, businesses, and residents learn about the Special Allocation Fund and potential public improvement projects. Staff reviews project costs and available funding to make recommendations on which projects should proceed and how they should be financed. In years where funding is limited, no projects may be recommended. Commercial Street stakeholders review these materials and provide their own feedback. These recommendations, alongside those from the Planning and Development Department, are presented to the City Council for annual decisions on fund expenditures. This process ensures yearly input from key stakeholders and maintains ongoing project prioritization.

REMARKS: Staff held an annual public meeting on February 3, 2026, to provide an update on existing TIF-funded projects and the status of the Special Allocation Fund, and to discuss new projects. Based on stakeholder feedback, the following adjustments and allocations are recommended:

- **Gateway Signage Project:** Cancel the project and return unused funds (\$518,293) to the Special Allocation Fund. Funding of \$530,000 was originally authorized by [Special Ordinances 27265](#) and [27818](#) for the construction of two obelisk gateways at the intersections of N. Lyon Ave. & W. Commercial St. and N. Washington St. & E. Commercial St.
- **Public Parking Lots:** Close out the completed projects at the northeast corner of N. Campbell Ave. & W. Pacific St. and the southwest corner of N. Robberson Ave. & E. Pacific St. Return the unused funds (\$146,642) to the Special Allocation Fund. Of the \$230,000 authorized by [Special Ordinance 27551](#), only \$83,368 was expended.
- **Façade Loan Program:** Allocate \$150,000 to the program and convert it into a revolving loan fund. Previous funding (\$54,000 authorized by [Special Ordinances 27121](#) and [27364](#)) consisted of one-time-use funds that were redeposited into the Special Allocation Fund upon repayment. The loan program is currently depleted.
- **East Commercial Streetscape:** Allocate \$200,000 for streetscape design along East Commercial Street between North Jefferson and North Benton Avenue.
- **Footbridge Plaza:** Allocate \$500,000 for the design and study of the Footbridge Plaza, which will consider upgrades to hard surfaces, landscaping, lighting, sound systems, and other amenities to enhance the plaza as a multi-functional public space for community events and passive recreation.

These recommended adjustments and allocations are itemized in the in the attached budget adjustment (Exhibit A).

The impact of these recommended adjustments and allocations on the Commercial Street TIF Special Allocation Fund is summarized in the tables below.

Commercial Street TIF Special Allocation Fund

Current

Fund Balance	\$ 2,026,527.03
Budgeted Amounts	\$ (703,968.09)
Total Uncommitted	\$ 1,322,558.94

After Returning Unused Funds

Completed Parking Lots Projects	\$ 146,641.87
Cancelled Gateway Signage Project	\$ 518,292.50
Total Uncommitted	\$ 1,322,558.94

New Total Uncommitted	\$ 1,987,493.31
------------------------------	------------------------

After Proposed Allocations

Commercial Street Façade Revolving Loan Program	\$ (150,000.00)
Streetscape Design – E Commercial, N Jefferson to N Benton	\$ (200,000.00)
Footbridge Plaza Design and Study	\$ (500,000.00)
Total Uncommitted	\$ 1,987,493.31
New Total Uncommitted	\$ 1,137,493.31

The next Commercial Street TIF stakeholder meeting is planned for Fall 2026 to provide an update on the funded projects and recommendations for future projects. Economic Vitality and Public Works staff will continue to coordinate with Commercial Street stakeholders on the progress of all funded projects.

Staff recommends approval.

Submitted By: Matthew Schaefer, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 04/15/2026

Attachments:

1. Commercial Street TIF Allocation Budget Adjustment
2. 0054 EV FY26 Adj for Commercial St TIF Allocation (1)

One-rdg. _____
P. Hrngs. _____
Pgs. _____
Filed: 04-14-26

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2026-092

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING a budget adjustment amending the Fiscal Year 2025-2026 budget of
2 the City of Springfield in the amount of \$185,066 for the purpose of
3 approving expenditures from the Commercial Street Tax Increment
4 Financing Special Allocation Fund for certain public improvement
5 projects within the Commercial Street Tax Increment Financing District.
6
7

8 WHEREAS, the City Council accepted the Commercial Street Historic District
9 Strategy for Success on March 6, 2006, via Resolution 9338; and
10

11 WHEREAS, the City Council approved the Commercial Street Tax Increment
12 Financing ("TIF") Redevelopment Plan on April 7, 2008, via Special Ordinance 25373;
13 and
14

15 WHEREAS, said Redevelopment Plan establishes a process and means for
16 funding public improvements within the District and outlines eligible TIF-funded projects
17 and the process for expending captured funds; and
18

19 WHEREAS, each year, City staff holds a public meeting on Commercial Street
20 for property owners, businesses, and residents can learn about the Special Allocation
21 Fund and potential public improvement projects and provide feedback on desired
22 projects; and
23

24 WHEREAS, City staff held the most recent such meeting on February 3, 2026;
25 and
26

27 WHEREAS, as a result of public feedback, City staff recommends the following
28 allocations, resulting in a net expenditure adjustment of \$185,066:
29

- 30 • **Gateway Signage Project:** Cancel the project and return unused funds totaling
31 \$518,293 to the Special Allocation Fund

- **Public Parking Lots:** Close out the completed projects and return the unused funds totaling \$146,642 to the Special Allocation Fund
- **Façade Loan Program:** Allocate \$150,000 to the program to establish a revolving loan program
- **East Commercial Streetscape:** Allocate \$200,000 for streetscape design along East Commercial Street between North Jefferson and North Benton Avenue
- **Footbridge Plaza:** Allocate \$500,000 for the design and study of the Footbridge Plaza, which will consider upgrades to hard surfaces, landscaping, lighting, sound systems, and other amenities

WHEREAS, an amendment to the budget of the City of Springfield for Fiscal Year 2025-2026 in the amount of \$185,066 has been recommended by the City Manager.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The budget of the City of Springfield, Missouri, for Fiscal Year 2025-2026 is hereby amended in the accounts and amounts shown on Budget Adjustment No. BLANK, which is attached hereto as “Exhibit A” and incorporated herein by reference.

Section 2 – The City Council finds that the budget adjustment made above has recommended by the City Manager.

Section 3 – The City Manager, or designee, is directed to cause the appropriate accounting entries to be made in the books and records of the City.

Section 4 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: [Signature], City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
054

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
43050	23	60210	414100	103074	00000	\$ (518,293)	Gateway Signage Project
43050	23	60210	414100	103055	00000	\$ (64,123)	Lot 1 NE Corner Campbell/Pacific
43050	23	60210	414100	103056	00000	(82,519)	Lot 2 SW Corner Pacific/Robberson
43050	23	60210	408040	000000	00000	150,000	Façade Loan Program
43050	23	60210	414100	000000	00000	200,000	East Commercial Streetscape
43050	23	60210	414100	103065	00000	500,000	Footbridge Plaza
Net Revenue Adjustment						\$ 185,066	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
43050	23	60210	508340	103074	00000	\$ (518,293)	Gateway Signage Project
43050	23	60210	504580	103055	00000	\$ (9,409)	Lot 1 NE Corner Campbell/Pacific
43050	23	60210	504600	103055	00000	\$ (54,714)	Lot 1 NE Corner Campbell/Pacific
43050	23	60210	504600	103056	00000	(82,519)	Lot 2 SW Corner Pacific/Robberson
43050	23	60210	504600	000000	00000	150,000	Façade Loan Program
43050	23	60210	508340	000000	00000	200,000	East Commercial Streetscape
43050	23	60210	508340	103065	00000	500,000	Footbridge Plaza
Net Expenditure Adjustment						\$ 185,066	

Fund Balance Appropriation:

Fund	Title	Amount

Explanation: To amend the FY2025-26 budget by adjusting the Commercial St TIF allocations.

Requested By:

Approved By:

Authorization:

 4-15-26
Department Head Date

Director of Finance Date

City Manager Date

Council Bill No. 2026-092
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



EXPLANATION TO 2026-093 (MCGULL, CARROLL, HARDINGER, HOSMER)

FILED: 04/07/2026

ORIGINATING DEPARTMENT: Law

TITLE: A general ordinance amending the Springfield City Code, Chapter 46 – Elections, by enacting a new Section 46-6 – Campaign finance, and a new Section 46-10 – City ethics commission; and accepting the report of the Plans and Policies Committee.

PURPOSE: Amending the Springfield City Code, Chapter 46 – Elections, by enacting a new Section 46-6 – Campaign finance, and a new Section 46-10 – City ethics commission; and accepting the report of the Plans and Policies Committee

BACKGROUND INFORMATION: On November 8, 2016, Missouri voters approved Constitutional Amendment 2, which, among its provisions, imposed campaign contribution limits on certain candidates for state office, including statewide offices, legislative offices, and judicial offices.

City Code does not currently provide for campaign contribution limits for city council candidate elections. City Council desires to establish campaign contribution limits for city council candidate elections, to be enforced through a city ethics commission.

City Council finds that establishing campaign contribution limits for city council candidate elections promotes important interests in preventing corruption or the appearance thereof, promoting transparency, and preventing circumvention of campaign finance regulations.

City Council referred this matter to the Plans and Policies Committee, and the Plans and Policies Committee voted to recommend this council bill to City Council on March 17, 2026.

Submitted By: Jordan Paul, City Attorney

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

David Cameron, City Manager 04/15/2026

Maurice S. Jones, Deputy City Manager 04/15/2026

Attachments:

1. COS CB RE Sec. 46-6 campaign finance - CB
2. Recommendation Report Form - Campaign Finance

One-rdg. _____
P. Hrngs. _____
Pgs. _____
Filed: 04-14-26

Sponsored by: McGull, Carroll, Hardinger, Hosmer

First Reading: _____ Second Reading: _____

COUNCIL BILL 2026-093 GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield City Code, Chapter 46 – Elections, by enacting a new
2 Section 46-6 – Campaign finance, and a new Section 46-10 – City
3 ethics commission; and accepting the report of the Plans and
4 Policies Committee.
5 _____
6

7 WHEREAS, on November 8, 2016, Missouri voters approved Constitutional
8 Amendment 2, which, among its provisions, imposes campaign contribution limits on
9 certain candidates for state office, including statewide offices, legislative offices, and
10 judicial offices; and
11

12 WHEREAS, City Code does not currently provide for campaign contribution limits
13 for city council candidate elections; and
14

15 WHEREAS, City Council desires to establish campaign contribution limits for city
16 council candidate elections, to be enforced through a city ethics commission; and
17

18 WHEREAS, City Council finds that establishing campaign contribution limits for
19 city council candidate elections promotes important interests in preventing corruption or
20 the appearance thereof, promoting transparency, and preventing circumvention of
21 campaign finance regulations; and
22

23 WHEREAS, City Council referred this matter to the Plans and Policies Committee,
24 and the Plans and Policies Committee voted to recommend this council bill to City Council
25 on March 17, 2026.
26

27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
28 SPRINGFIELD, MISSOURI, as follows, that:
29

30 Section 1 – The Springfield City Code, Chapter 46 – Elections, is hereby amended
31 by enacting a new Section 46-6 - Campaign finance, as follows:
32

33 “Sec. 46-6. - Campaign finance.

(a) Definitions. With the following exceptions, terms shall be defined as in the Missouri Campaign Finance Disclosure Law, Chapter 130 RSMo, and Missouri Constitution Article VIII Section 23:

(1) *Base amount* means the monetary campaign contribution limitation amounts prescribed in subsection (b) hereof.

(2) *City election* means any election held to elect an individual to the office of Springfield, Missouri mayor or councilmember or to recall such official.

(3) *Limitation amounts* means the monetary campaign contribution limitation amounts set forth in subsection (b).

(b) Campaign contribution limitation amounts.

(1) No person, other than the candidate, shall make any contribution to elect a candidate that will cause the total amount contributed by such person in a city election to such candidate to exceed the limitation amounts.

(2) No candidate, candidate committee or other person acting on behalf of a candidate or candidate committee shall solicit or accept from any person any contribution to elect a candidate that will cause the total amount contributed by such person in a city election to such candidate to exceed the limitation amounts.

(3) The limitation amounts for each city election, as defined in subsection (a)(2), are as follows: to elect an individual to the office of mayor or councilmember, \$2,825.00.

(c) Determination of maximum contribution.

(1) For purposes of computing the limitation amounts for a city election, the aggregate amount of contributions made by or accepted from any person for such city election shall be computed by adding all contributions made by or accepted from, as the case may be, such person beginning at 12:00 a.m. on the day after the most recent general municipal election day and ending at 11:59 p.m. on the day of the following general municipal election day.

(2) Contributions may be made to and received by a candidate committee to satisfy outstanding obligations in excess of monies on hand, as long as the aggregate contribution received from or made by a person does not exceed the limitation amounts for the aggregation period in which the debt was incurred.

(3) Change of office.

a. This provision applies to a person and any candidate or exploratory committee controlled by that person who changes the office sought during the city election

- 80 from a non-city office to a city office and who does not eventually stand for
81 election to the non-city office. The limitation amounts of the city office sought
82 shall apply to all contributions made to and received by such individual during
83 the city election.
- 84
- 85 b. This provision applies to a person and any candidate or exploratory committee
86 controlled by that person who runs for a non-city office and stands for election
87 to that non-city office, and subsequent to the election, becomes a candidate for
88 a city office. The limitation amount of the city office sought shall apply to all
89 contributions made to and received by such individual beginning at 12:00 a.m.
90 on the day after the non-city election wherein the person stood for election.
- 91
- 92 1. The rule established by this subsection shall not apply to contributions to
93 the person or any candidate or exploratory committee made prior to the
94 person becoming a candidate for city office but after the non-city election
95 wherein the person stood for election, that were subsequently transferred
96 to a continuing committee or other committee lawfully receiving the transfer.
- 97
- 98 2. A person or any candidate or exploratory committee making such transfers
99 shall identify in writing to the city clerk the contributions which exceed the
100 limitation amount of the city office sought and shall identify the continuing
101 committee or other committee to which the contributions were transferred.
- 102
- 103 c. All contributions over the limitations of the new office sought shall be returned
104 to the contributor within ten days of the change in the office sought.
- 105
- 106 (d) Contributions from persons under eighteen. Contributions from persons fewer than 18
107 years of age shall be considered made by the parents or guardians of such person
108 and shall be attributed toward any limitation amounts prescribed herein. Where the
109 contributor fewer than 18 years of age has two custodial parents or guardians, 50
110 percent of the contribution shall be attributed to each parent or guardian. Where such
111 contributor has one custodial parent or guardian, all such contributions shall be
112 attributed to the custodial parent or guardian.
- 113
- 114 (e) Duties of the city ethics commission. The city ethics commission shall review each
115 Missouri Ethics Commission campaign disclosure report filed by a candidate or a
116 candidate committee pertaining to a city election. The commission shall timely
117 investigate possible violations of this section, following the process set out in the city's
118 code. The city manager shall designate an employee to assist the commission with its
119 reviews.
- 120
- 121 (f) Violations. It shall be a violation of this section:
- 122
- 123 (1) For any contributor to contribute to any candidate, candidate committee, or person
124 acting on behalf of a candidate or candidate committee any amount exceeding the
125 limitation amounts;

(2) For any candidate, candidate committee, candidate committee treasurer, or person acting on behalf of a candidate or candidate committee to accept any contribution which exceeds the limitation amounts. An unauthorized contribution is accepted if it is not returned to the contributor within 30 days of receipt of the unauthorized contribution;

(3) For any candidate or candidate committee treasurer to fail to return within 30 days of receipt of the unauthorized contribution, a contribution which exceeds the limitation amounts, including interest or other premium earned by the contribution exceeding the authorized limitations and each and every day or portion thereof during which any violation of this provision is committed or continued shall be a separate offense;

(4) For any person to make a contribution in the name of another person, or to permit his or her name to be used to effect such a contribution, or to accept a contribution made by one person in the name of another person;

(5) For any person to fail to report contributions.

(g) Penalty. Any person who violates this section shall be punishable by a fine not to exceed \$1,000.00 and/or not more than six months in jail.

(h) Applicability. This section applies to any committee which is formed, controlled or directed by a candidate for a city election. Independent expenditures of funds by persons, corporations, or organizations not connected with the candidate are not covered by this section.

Section 2 – The Springfield City Code, Chapter 46 – Elections, is hereby amended by enacting a new Section 46-10 – City Ethics Commission, as follows:

“Sec. 46-10 – City ethics commission.

(a) Commission established.

(1) There is created a city ethics commission of nine members appointed by the council, to serve a three-year term and until a successor is appointed. The commission shall elect its chairman from among the appointive members. Members shall have resided in the city not less than two years immediately prior to their appointment, be qualified voters therein, shall reside in the City during their term of office; and shall take the oath prescribed for City officers and shall serve without compensation.

(2) No member of the commission shall, during the member's service on the commission or within one year thereafter:

- 172 a. Permit the member's name to be used, or make contributions, in support of or
173 in opposition to any candidate for city elected office; or
174
175 b. Participate in any way in any election campaign for any candidate for city
176 elected office, except that a member shall retain the right to register and vote
177 in any election, to express the member's opinion privately on political subjects
178 or candidates, and to participate in the activities of a civic, community, social,
179 labor or professional organization.
180

181 (b) Jurisdiction
182

- 183 (1) Subject matter. The commission shall have jurisdiction to investigate and address
184 questions concerning alleged violations of Section 46-6 of the City Code.
185
186 (2) Time limitations. The commission shall not commence any investigation or other
187 action to consider any alleged violation that occurred more than two years prior to
188 the date of the complaint.
189
190 (3) Termination of duties. The termination of a subject of a complaint's city elected
191 office does not affect the jurisdiction of the commission to address alleged violations
192 occurring prior to said termination.
193

194 (c) Powers. In addition to all other specific grants of authority, the commission has the
195 power:
196

- 197 (1) To establish, amend, and rescind rules and procedures governing its own internal
198 organization and operations;
199
200 (2) To request from the city manager the assignment of staff necessary to carry out
201 its duties;
202
203 (3) To review, index, maintain on file, and dispose of sworn complaints;
204
205 (4) To make notifications, extend deadlines, and conduct investigations, both on
206 referral or complaint;
207
208 (5) To compel the production of sworn testimony, witnesses and evidence;
209
210 (6) To recommend cases for consideration of prosecution or other action by
211 appropriate authorities and agencies;
212
213 (7) To prepare an annual report and to recommend to the city council needed or
214 desirable changes in ordinances under its jurisdiction;
215
216 (8) To exercise such other powers and duties as may be established by ordinance.
217

218 (d) Investigations.

219
220 (1) Initiation.

- 221
- 222 a. Complaint. The commission, with the affirmative vote of at least five of its
- 223 members, upon the sworn complaint of any person may investigate any alleged
- 224 violation.
- 225
- 226 b. Commission's own initiative. The commission, with the affirmative vote of at
- 227 least five of its members may investigate any alleged violation.
- 228
- 229 c. Mandatory investigation. When directed by ordinance the commission shall
- 230 investigate any alleged violation.
- 231

232 (2) Availability of witnesses and evidence.

- 233
- 234 a. Oath or affirmation. The commission shall have the power to examine
- 235 witnesses under oath or affirmation.
- 236
- 237 b. Subpoenas. The commission shall have the power to issue subpoenas for
- 238 persons, documents and other things necessary for an investigation.
- 239

240 (3) Procedure.

- 241
- 242 a. Notification to the subject of a complaint. The commission shall, upon receiving
- 243 such sworn complaint, following their own affirmative vote to consider an
- 244 investigation, or when an investigated is otherwise required, notify the subject
- 245 of the complaint, in writing, of the nature of the alleged complaint.
- 246
- 247 b. Initial response of the subject of the complaint. The subject of the complaint
- 248 shall be given at least ten days to provide the commission with such information
- 249 as the person deems appropriate to explain or justify the circumstances.
- 250
- 251 c. Decision to continue investigation. The commission may, by an affirmative vote
- 252 of at least five members, proceed to commence an investigation for the purpose
- 253 of producing a final report and recommendations on the matter.
- 254
- 255 d. Hearing. At the request of the subject of the complaint the commission shall
- 256 hold a hearing where the person can provide evidence and testimony and
- 257 examine any other witnesses called to testify.
- 258
- 259 e. Final response of the subject of the complaint. Prior to the issuance of its final
- 260 report and recommendations, the commission shall provide an opportunity for
- 261 the subject of the complaint to respond to the report and recommendations.
- 262

(4) Exculpatory evidence. The commission shall disclose to the subject of the complaint any matter known to the commission or its staff tending to negate guilt or mitigate the seriousness of the violation.

(5) Ex parte communications. No person will have an *ex parte* communication with any member of the commission about a matter that is, or may be, before the commission.

(e) Staff.

(1) Ethics compliance officer. There shall be an ethics compliance officer to perform the following duties:

a. Receive and promptly transmit to the members of the commission complaints and responses filed with the commission; and

b. Investigate, marshal, and present to the commission the evidence bearing upon a complaint.

(2) Counsel. The city attorney or an assistant city attorney will serve as legal counsel to the commission. In the absence of the appointment of an ethics compliance officer, the city attorney will serve in that role, with all powers and duties of the position, until a permanent ethics compliance officer is named.

(f) Disposition.

(1) Time for decision. The commission shall issue a decision within 90 days after the initiation of a complaint, exclusive of time granted to a respondent pursuant to the person's request for additional time to respond or to attend proceedings. This time may be enlarged by the commission, but any enlargement beyond 90 days will be accompanied by a specific statement explaining the reason for the enlargement of time.

(2) Violation found. If the commission finds that Section 46-6 of the City Code has been violated, the commission will issue a written opinion including findings of fact and conclusions of law and which will include an explanation of:

a. The violation of Section 46-6 of the City Code; and

b. Any appropriate action that should be considered by an appointing authority or other appropriate party.

(3) Violation not found. If the commission does not find that Section 46-6 of the City Code has been violated, the commission will dismiss the complaint. The commission may also issue a written explanation of its conclusion.

(4) Notification. Copies of the opinion shall be forwarded to the following people:

- a. Complainant;
- b. Subject of the complaint;
- c. City manager;
- d. City attorney; and
- e. City clerk, who will retain the opinion according to law.”

Section 3 – City Council hereby accepts the report of the Plans and Policies Committee.

Section 4 – Severability Clause. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, sentences, clauses, or phrases be declared invalid.

Section 5 – Savings Clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired or liability incurred nor any cause or cause of action occurred or existing, under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 6 – This Ordinance shall become effective immediately upon its passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form:  _____, City Attorney

Approved for Council action:  _____, City Manager

City of Springfield – Committee Recommendation Report

Committee Name: **Plans and Policies**

Meeting Date: **March 17, 2026**

Prepared By: **Jordan L. Paul, City Attorney**

1. Referral Information

Referral Language: **Title: Amending the Springfield City Code, Chapter 46 – Elections, by enacting a new Section 46-6 – Campaign finance. Description: On November 8, 2016, Missouri voters approved Constitutional Amendment 2, which, among its provisions, imposes campaign contribution limits on certain candidates for state office, including statewide offices, legislative office, and judicial offices. City Code does not currently provide for campaign contribution limits for city council candidate elections. Establishing campaign contribution limits for city council candidate elections promotes important interests in preventing corruption or the appearance thereof, promoting transparency, and preventing circumvention of campaign finance regulations.**

Date Referred: **August 25, 2025**

Referral Requested By: **Craig Hosmer**

Committee Assigned: **Plans and Policies**

2. Summary of Actions Taken

November 12, 2025 – staff presentation – overview of campaign finance law and examination of contribution limits in state law, St. Louis, Kansas City, and the draft ordinance.

January 13, 2026 – staff presentation – review of proposed city ethics commission.

March 17, 2026 – staff presentation – candidate education resources available through MEC.

3. Supporting Documentation

Draft council bill titled “A general ordinance amending the Springfield City Code, Chapter 46 – Elections, by enacting a new Section 46-6 – Campaign finance, and a new Section 46-10 – City ethics commission.”

4. Committee Recommendation

Report the bill to the City Council with the recommendation that it "do pass" with committee amendments.

Committee Vote: 4-0

5. Signature

Committee Chair: _____ Date: _____

For City Clerk's Office Use Only:

Date Received: _____

Added to Council Agenda Date: _____

EXPLANATION TO COUNCIL BILL 2026-094 (HORTON)

FILED: 04/02/2026

ORIGINATING DEPARTMENT: Economic Vitality and Workforce Development

TITLE: A special ordinance amending Special Ordinance 27122 for the purpose of changing the Commercial Street Façade Loan Program Rules and Regulations to update the thresholds for competitive bidding to align with City policy; converting the Program to a revolving loan program; and renaming the program to reflect this change.

PURPOSE: To amend the Commercial Street Facade Loan Program Rules and Regulations for the purpose of updating the purchasing limits to align with City policy, converting the Program to a revolving loan program, and renaming it to reflect this change.

BACKGROUND INFORMATION: On April 7, 2008, the City Council approved the Commercial Street TIF Redevelopment Plan through Special Ordinance 25373. The Plan establishes a process and means for funding public improvements within the area, based on the premise that public investment in key projects will incentivize sustained private redevelopment.

The Plan outlines eligible TIF-funded projects and the process for expending captured funds. Each year, staff holds a public meeting on Commercial Street where property owners, businesses, and residents learn about the Special Allocation Fund and potential public improvement projects. Staff reviews project costs and available funding to make recommendations on which projects should proceed and how they should be financed. In years where funding is limited, no projects may be recommended. Commercial Street stakeholders review these materials and provide their own feedback. These recommendations, alongside those from the Planning and Development Department, are presented to the City Council for annual decisions on fund expenditures.

The Commercial Street Façade Loan Program was originally established as the Blaine Street Façade Loan Program via Special Ordinance 27122 on October 22, 2018. The intent of the Loan Program was to provide small, low-interest loans for property owners along Blaine Street to make exterior improvements to the building facades visible along Blaine Street within the Commercial Street TIF boundaries. On January, 2020, the City Council approved Special Ordinance 27266, expanding the Program to provide loans throughout the entire the TIF and renaming it the Commercial Street Façade Loan Program.

The Commercial Street Façade Loan Program was allocated \$54,000 in one-time-use funds and has issued three loans to date. One loan has been fully satisfied, while the

other two are currently in repayment. Under the current structure, these funds are redeposited into the TIF Special Allocation Fund upon repayment rather than remaining available for new applicants. Consequently, the Program is currently depleted and unable to issue additional loans.

REMARKS: Staff held an annual public meeting on February 3, 2026, to provide an update on existing TIF-funded projects and the status of the Special Allocation Fund, and to discuss new projects. Based on stakeholder feedback, Staff recommended a \$150,000 allocation to the Program and its conversion to a revolving loan program, which will enable facade loans to be issued on a continuous basis.

If this allocation is approved, this Bill will amend the Commercial Street Façade Loan Program Rules and Regulations to reflect its conversion to a revolving structure and rename it the Commercial Street Façade Revolving Loan Program.

Staff recommends approval.

Submitted By: Matthew Schaefer, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 04/15/2026

Attachments:

1. Commercial Street Facade Loan Program Amendment
2. Commercial Street Facade Loan Program Amendment_exh1

One-rdg. _____
P. Hrngs. _____
Pgs. _____
Filed: 04-14-26

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2026-094

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AMENDING Special Ordinance 27122 for the purpose of changing the Commercial
2 Street Façade Loan Program Rules and Regulations to update the
3 thresholds for competitive bidding to align with City policy; converting
4 the Program to a revolving loan program; and renaming the program
5 to reflect this change.
6 _____
7

8 WHEREAS, on April 7, 2008, the City Council approved the Commercial Street
9 Tax Increment Financing ("TIF") Redevelopment Plan through Special Ordinance
10 25373; and
11

12 WHEREAS, under said Plan, the City may fund a business loan program with TIF
13 funds; and
14

15 WHEREAS, Special Ordinance 27122, adopted October 22, 2018, established
16 the Blaine Street Façade Loan Program (the "Loan Program") for the purpose of
17 providing property owners along Blaine Street with funding to make exterior
18 improvements to their building façades; and
19

20 WHEREAS, the boundaries for eligibility under the Loan Program were expanded
21 to mirror the Commercial Street TIF District boundaries through Special Ordinance
22 27266, adopted January 13, 2020, and the name of the Loan Program updated to
23 reflect this change; and
24

25 WHEREAS, the City Council updated the City's Purchasing Policy via General
26 Ordinance 6925 on April 21, 2025, raising the thresholds requiring use of the
27 competitive bidding process; and
28

29 WHEREAS, the Loan Program has, over its lifetime, been allocated \$54,000 in
30 one-time-use funds and has issued three loans to date; and
31

32 WHEREAS, under the current structure, upon repayment, the money is
33 deposited into the TIF Special Allocation Fund rather than returned to the Loan Program
34 and made available for new applicants; and
35

36 WHEREAS, the Loan program is currently depleted and unable to issue any
37 additional loans; and
38

39 WHEREAS, City staff held a public meeting on February 3, 2026, to discuss the
40 future of the Loan Program with stakeholders; and
41

42 WHEREAS, based on that feedback, the City Council now desires to convert the
43 Loan Program to be a revolving loan program to enable façade loans to be issued on a
44 continuous basis.
45

46 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
47 SPRINGFIELD, MISSOURI, as follows, that:
48

49 Section 1 – The City Council hereby amends Special Ordinance 2711 for the
50 purpose of changing the Commercial Street Façade Loan Program as reflected in
51 “Exhibit 1,” attached hereto and incorporated herein in its entirety.
52

53 Section 2 – This Ordinance shall be in full force and effect from and after
54 passage.
55

56 Passed at meeting: _____
57

58 _____
59 Mayor
60

61 Attest: _____, City Clerk
62

63 Filed as Ordinance: _____
64

65
66 Approved as to form: Laura Vales, Assistant City Attorney
67

68
69 Approved for Council action: [Signature], City Manager

Exhibit 1

CITY OF SPRINGFIELD, MISSOURI

**COMMERCIAL STREET TIF FACADE REVOLVING
LOAN PROGRAM**

Rules and Regulations

Adopted by Special Ordinance No. 27122, October 22, 2018

Amended by Special Ordinance No. 27266, January 13, 2020

Department of ~~Planning and Development~~ Economic Vitality and Workforce Development
840 North Boonville Avenue
Springfield, MO 65802 417-864-1037

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CHAPTER 1 - PURPOSE

The Commercial Street Tax Increment Financing (TIF) Plan includes the creation of a [revolving](#) loan program as an eligible project for TIF funding.

The Commercial Street TIF Façade [Revolving](#) Loan Program is designed to provide financial assistance for private property owners to make improvements to their property that enhance the look of the area while maintaining its historic character.

The principal amount from the loan payments will go back to the TIF Special Allocation Fund [to fund future projects](#). Interest payments will go to the City to cover staff costs to manage this program.

CHAPTER 2 - DEFINITIONS

When used in context with the Rules and Regulations for the Commercial Street TIF Façade [Revolving](#) Loan Program, the following definitions shall apply:

APPLICANT: any individual, firm, corporation, association, or partnership desiring to obtain financial assistance under this Program by providing the appropriate information and by signing loan documents as required.

CITY: the City of Springfield, Missouri, a Municipal Corporation.

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY (LCRA): that public body corporate and politic created by or pursuant to section 99.330 headed by a Board of Commissioners, appointed by the City Council, and charged with certain responsibilities for the administration of the Commercial Street TIF Façade [Revolving](#) Loan Program.

LOAN COMMITTEE: senior staff personnel assigned by the Director of Planning and Development to review and evaluate all loan applications. The Committee is provided legal counsel by an assistant city attorney.

OWNER: the person or persons named on the recorded deed for the property; or, owner of record.

PLANS AND SPECIFICATIONS: a description of the construction to be performed, which is acceptable to the loan committee. This generally will be staff work write-up or architectural plans.

PROGRAM ADMINISTRATOR: the Economic [Vitality and Workforce](#) Development Director of the City of Springfield, Missouri.

PROJECT: a business property which is being assisted under the Commercial Street TIF Façade [Revolving](#) Loan Program.

PROJECT AREA: a designated area or district approved by the City Council that is eligible to receive assistance.

PROJECT SPECIALIST: the staff person assigned to daily oversight of contractual implementation and fiscal responsibility of program-funded projects.

TARGETED LOAN AREAS: those areas defined in Exhibit A in which projects may be funded.

CHAPTER 3 - COMMERCIAL STREET TIF FACADE REVOLVING LOAN PROGRAM

Eligible Applicants include individuals, for-profit businesses, real-estate developers and non-profit organizations within the project area that own the project.

Eligible Project Area is identified in Exhibit A and follows the boundaries of the Commercial Street TIF District. Improvements may be made to the exterior of any building in the Eligible Project Area.

Eligible Activities for the Commercial Street TIF Façade Revolving Loan Funds are designated for eligible improvements to incentivize the upgrade, restoration, removal or replacement of elements to enhance the safety, design, historic preservation, landscape, and aesthetic harmony of structures located within the Commercial Street TIF District. Such activities include but are not limited to design, restoration, and installation of:

1. Façade restoration and improvements, which include foundation repairs, retaining walls, masonry restoration/tuck-pointing, columns, parapets and cornices, rear entrances, balconies, decks, stairways, and other important architectural elements whether through historical restoration or, if not feasible, new compatible contemporary design elements.
2. Windows and doors.
3. Awnings.
4. Parking or Driveway updates – paving, screening, decorative enhancements, etc.
5. Lighting.
6. Trees, hedges and shrubs.
7. Dumpster screening.
8. Mechanical equipment screening or relocating exterior elements to enhance visual appeal.
9. Fences and low walls for parking or patio screening.
10. Signs.
11. Permanent landscaping, which includes beds and planters, brick, stone, tile, decorative concrete, and landscape rock.
12. Paint of previously painted surfaces.
13. Architectural features.
14. Public art, outdoor fountains, mosaic walkways, etc. that are compatible with surroundings and historical representations.
15. Improvements relating to accessibility standards of the Americans with Disabilities Act (ADA)
16. Loan closing fees.
17. Repair or removal and replacement of deteriorated elements and materials according to a “Certificate of Appropriateness” issued by the Landmarks Board.

Ineligible Activities

1. Interior renovations.
2. Purchase of perishable flowers/plants or other materials that may be difficult to maintain.
3. Moveable outdoor furniture, barbeque grills, etc.

4. Routine maintenance such as cleaning and mowing.
5. Any activities contrary to the Commercial Street Design Guidelines or TIF Redevelopment Plan.

Loan Terms and Security Requirements

Interest Rate: 2% per annum.

Terms: Loan term may not exceed 5 years.

Loan Amount: The maximum loan amount is \$30,000, subject to appropriate collateral and underwriting and subject to fund availability.

Security: Each loan shall be secured with appropriate collateral, as determined by the loan committee. Personal guarantees are required by all borrowers. Types of security include but are not limited to: assignment of leases; perfected security interest in all business assets; personal collateral and real estate.

Loan Assumption and Subordination: The loan is generally not assumable except in special cases where the assumption would be in the best interest of the City and is approved in writing by the loan committee. In instances when loan assumption or subordination is requested by the borrower, a \$200 fee shall be charged to cover the costs of processing.

Criteria for Approval

A successful applicant for a Commercial Street TIF Façade [Revolving](#) Loan must meet all criteria outlined below.

1. Be an eligible applicant.
2. Request funds for an eligible activity located in eligible project area.
3. Comply with Terms and Conditions outlined in Chapter 5.
4. Complete all application forms and provide all required information.
5. Demonstrate reasonable ability to repay the loan through project cash flow, business income, and financial capacity.
6. Provide sufficient collateral.
7. Demonstrate satisfactory credit history.
8. Demonstrate reasonableness of cost. The loan request must be approved by the loan committee.
9. Agree to make monthly loan payments by ACH.
10. Acquire a Certificate of Appropriateness from the Landmarks Board, when applicable.
11. Projects must comply with Secretary of the Interior Standards for Rehabilitation and Commercial Street Design Guidelines, when applicable as determined by the Landmarks Board.
12. Applicants must be current on property taxes and any other city loans and taxes.

CHAPTER 4 - LOAN APPLICATION PROCEDURES

This chapter sets forth basic procedures to be followed by the Applicant and the Loan Committee with respect to preparation, submission, processing, and approving or disapproving a loan.

Processing and Approval of Loan Application

The Applicant shall apply for a Loan on the Application Form approved by the Loan Committee. The Applicant may be required to submit additional information requested by the Loan Committee.

The loan committee shall review the Loan Application, along with the work write-up and cost estimate for the Project. The Committee may request the Applicant to submit project bids for approval by the loan committee. Based upon information submitted, the loan committee shall either approve or disapprove the loan. If the loan is disapproved, the Committee shall inform the Applicant and state the reasons for denial in writing.

Loan Cancellation

An approved Loan may be canceled if the Applicant has requested cancellation, or if the Applicant is unwilling or unable to proceed with the development of the Project. The request for cancellation shall be in writing and delivered or mailed to the parties in the agreement.

Appeal of Adverse Decision

Any Applicant aggrieved by a decision of the Loan Committee relating to loan approval, loan cancellation, or determination of loan amount, may appeal said decision by filing a written notice of appeal with the Secretary of the Land Clearance for Redevelopment Board (LCRA) within thirty (30) days of receiving written notice of the loan committee's decision. The Secretary shall place the request for appeal on the LCRA Board agenda within thirty (30) days of filing notice of appeal. The LCRA Board may affirm or reverse or modify the decision of the loan committee and notify the Committee and the Applicant in writing of its decision and the reasons therefore. The LCRA Board decision shall be final.

CHAPTER 5 - LOAN TERMS AND CONDITIONS

This chapter sets forth the general requirements of the City of Springfield, Missouri with respect to the terms and conditions to which an Applicant must agree to receive a loan. Specific terms and conditions with respect to a Loan are incorporated in the loan documents. The Applicant shall agree and by signing the appropriate loan documents does agree, to the following conditions:

Nondiscrimination

The Applicant agrees, in the performance of this contract, not to discriminate because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, status as a protected veteran or status as a qualified individual with a disability, or political opinion or affiliation, against any employee of Applicant or applicant for employment **and shall include a similar provision in all contracts and subcontracts let or awarded hereunder.** The parties hereby incorporate the requirements of 41 C.F.R. §§ 60-1.4(a)(7), 29 C.F.R. Part 471, Appendix A to Subpart A, 41 C.F.R. § 60-300.5(a) and 41 C.F.R. § 60-741.5(a), if applicable.

Labor Standards

Prevailing wage is not required for any loan amount under \$75,000, pursuant to Sec. 290.340.5, RSMo.

Competitive Bidding

Purchases and contracts funded using this Loan Program shall be bid in accordance with the City of Springfield Purchasing Manual. Refer to the Purchasing Manual for detailed information, but in general:

- Purchases \$0.00 - \$5,000 – Discretionary-Competition is not required but strongly recommended. less than \$2,000 do not require competitive bidding.
- Purchases \$5,000.01 - \$25,000 – Informal (non-advertised, no public opening). Solicitation of written informal quotes/bids/proposals between \$2,000-5,000 require at least 3 “telephone bids.”
- Purchases over \$25,000.01- The Division of Purchases solicits informal quotes/bids/proposals over \$5,000 and less than \$20,000 require written, informal bids.
- Contracts for purchases over \$20,000 require a formal bid process.

<https://www.springfieldmo.gov/DocumentCenter/View/7604/Purchasing-Manual-PDF?bidId=>

Conflict of Interest

No person who is an employee, agent, consultant, officer, elected official, or appointed official of the City of Springfield or the LCRA, who exercises, or has exercised, any functions or responsibilities with respect to activities assisted under this program, or who is in a position to participate in a decision-making process, or gain inside information with regard to such activities, may obtain a personal or financial interest or benefit from such activities, or have an interest in any contract, subcontract or agreement with respect thereto, or the proceeds thereunder, either for themselves or those with whom they have family or business ties, during their tenure or for one year

thereafter.

Any violation of this section renders the contract or sale void, and any Council member, officer, employee, or board member violating this section thereby forfeits his office or employment.

Loan Committee Approval

All applications for Commercial Street TIF Façade [Revolving](#) Loans shall be subject to the preliminary and final approval of the Loan Committee of the Department of Planning and Development. Decision(s) of the Loan Committee may be appealed to the Land Clearance for Redevelopment Authority (LCRA) Board, as provided in Chapter 9.

Requirement of Lien

The Applicant must sign Promissory Notes and Security Instruments as required by the Loan Committee for any loans made under this program.

Cancellation of Loan

Loan proceeds must be returned with no right, interest, or claim in the proceeds if the loan is canceled before the activity work is started.

Use of Proceeds

The loan proceeds may be used only to pay for costs and services and materials necessary to carry out activities for which the funds are approved.

Completion of Work

The Applicant shall ensure that all the required purchases, installation, and/or construction will be completed to the specifications, on time and within budget. Specifications shall be in terms of applicable building codes and the work write-ups shall specify grades, quantities, etc., to enable bidders to evaluate the project.

Loan Payoff

When ownership of the property on which a loan is made is transferred, the full amount of the loan balance shall be paid to the City of Springfield at the time of loan closing or transfer unless approved for assumption under the provisions of Chapter 3.

Inspection

The Applicant consents to inspection of the property by the City, or its designee, to check all contracts, materials, equipment, payrolls, and conditions of employment pertaining to the activity.

Records

The Applicant must keep all records of any kind pertaining to the loan. Such records include receipts, ledgers, cancelled checks, bank statements, invoices, construction contracts, and all other related documentation. The Applicant must make such records available for City inspection upon demand.

Bonus, Commission, or Fee

The Applicant may not pay any bonus, commission, or fee for obtaining the City's approval or any other approval or concurrence required by the City, or its designee, to complete the activities financed in whole or in part with the funds.

CHAPTER 6 - PROTECTING TIF FUNDS

This Chapter outlines the basic procedures and policies of the City regarding protection of its financial interest in real property.

The Loan Committee often approves loans for commercial rehabilitation on properties that require the City to assume a subordinate position to existing liens. As a result, when a borrower is in default on a loan, it may be necessary, from time to time, for the City to purchase an assisted property at, or before, a senior lienholder's foreclosure sale to protect the City's financial interest in the property.

This Chapter authorizes the expenditure of funds from the Commercial Street TIF Façade [Revolving](#) Loan Account to acquire a permanent interest in, or to obtain temporary control of, the assisted property to protect the financial interest of the City upon general default of the borrower when foreclosing by a lienholder would seriously affect the investment of the City in the property and loan program.

Real estate acquired by the City pursuant to foreclosure of a deed of trust securing a loan under the Commercial Street TIF Façade [Revolving](#) Loan Program may be disposed of through a Request for Proposals for Redevelopment handled by the Planning and Development Department in coordination with the City Manager's Office, or in accordance with City of Springfield Administrative Memo 5D, Disposition of Surplus Real Estate.

The City shall be guided by the procedures outlined in Chapter 11 of the Rules and Regulations for the Comprehensive Housing Assistance Program, as amended from time to time, with respect to disposing of property acquired under foreclosure.

CHAPTER 7 - DISPUTE RESOLUTION

Introduction

This Chapter describes the policies applicable to disputes that may arise between the Borrower/Property Owner and the Contractor during the rehabilitation process.

Ultimately, the Property Owner and the Contractor are responsible for discussing and resolving their differences. However, in those cases where agreement is not reached initially, the City may serve as an informal mediator and/or a source of information. If the City's informal assistance does not resolve the dispute, the Property Owner and Contractor may seek the advice of their own legal counsel.

For the purposes of these Rules and Regulations, a "dispute" shall be defined as a continuing claim, submitted in writing, which is raised by either the Property Owner or the Contractor, alleging that the letter or the spirit of the written contract has not been carried out by the other party. Such disputes generally involve interpretation of such issues as quality of workmanship, required scope of work, contract price adjustments, and cooperation between the Property Owner and the Contractor.

This definition also covers those occasions when one party to the contract claims that the other party has defaulted on his contractual obligations and wishes to halt further work under contract.

Informal Mediation by the City

Disputants commonly ask the City's project specialist to clarify contract requirements or performance evaluations in response to minor difficulties that arise in every project on a day-to-day basis. However, if any such field judgments are not acceptable to both parties, the aggrieved party may ask for informal mediation by the City's Program Administrator. The request must be submitted in writing within five days after the other party has received the project specialist's field judgment. If the Program Administrator's informal mediation does not resolve the dispute, the program administrator may refer the dispute to the Land Clearance for Redevelopment Authority (LCRA).

If both parties agree, the program administrator will convene a meeting before the LCRA at the ~~Department of Planning and Development~~[Department of Economic Vitality and Workforce Development](#) Offices within ten business days, excluding holidays, of receiving the first written notice of dispute. The LCRA will hear the dispute and advise the program administrator in formulating a resolution of the dispute.

After listening to both sides of the issue, unless further investigation is warranted, the program administrator will propose a resolution to the dispute considered to be fair to both parties while being consistent with the contract documents and the rehabilitation loan program policies and procedures.

If both parties accept the Program Administrator's proposal, a simple statement of acceptance may be drafted on the spot, signed by all parties and witnessed by a member of the Planning and Development staff. This does not necessarily mean that both parties now see eye-to-eye on the issue, only that they have accepted the program administrator's proposal on practical terms and are willing to put the dispute behind them. Copies of the statement will be made for each party to the contract and for the project file.

While this informal mediation process cannot be considered legally binding, its purpose is to give both parties a fair and open hearing and thereby neutralize conflicts that could jeopardize the project.

When the meeting is the result of a request by either party to terminate the contract, the program administrator will, after reviewing the evidence presented, take the matter under advisement and within ten business days render a written decision for or against termination.

If either party declines to sign a statement accepting the program administrator's proposed resolution, the program administrator will advise them this mediation meeting has exhausted the avenue of appeal as far as the City is concerned.

Option to Pursue Formal, Binding Arbitration

If either party requests it, the program administrator will provide both parties with information about arbitration services that are available for a fee through the Better Business Bureau of Southwest Missouri. The General Contractor and Property Owner shall be responsible for all fees associated with the binding arbitration procedure.

The Bureau's arbitration services call for both parties in a dispute to jointly submit a signed request for arbitration, stating the nature of the dispute and agreeing beforehand to abide by the arbitrator's decision.

The facts of their case are reviewed at a scheduled hearing before the arbitrator, who is a disinterested community volunteer acceptable to both parties. If additional information is needed, the arbitrator may visit the job site before delivering a written decision.

The decision of the arbitrator and any award made by the arbitrator generally are not subject to appeal in a court of law.

EXHIBIT A - Targeted Loan Area

Descriptions of the Targeted Loan Area that may receive assistance under the Commercial Street TIF Façade [Revolving](#) Loan Program are listed below.

A. TIF Boundary:

A PART OF SECTIONS 11 AND 12, IN TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5 OF DELANEY, GOFF'S, AND BOUSLOG'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, SAID CORNER BEING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF DOUGLAS AVENUE AND COMMERCIAL STREET; THENCE EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF COMMERCIAL STREET, TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 5.00 FEET OF LOT 3 OF COMMERCIAL STREET ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE NORTH ALONG SAID WEST LINE, TO THE NORTH LINE OF SAID LOT 3, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILWAY; THENCE NORTHEASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE RAILWAY, TO A POINT 587.89 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COMMERCIAL STREET, 597.86 FEET EAST OF SAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CLAY AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 36 OF FRISCO ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE SOUTHWEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF A 20 FEET WIDE ALLEY AS SHOWN ON THE FINAL PLAT OF SAID FRISCO ADDITION, TO THE NORTHWEST CORNER OF LOT 9 OF SAID FRISCO ADDITION; THENCE SOUTHWEST TO THE NORTHEAST CORNER OF LOT 21 OF BLOCK 26 OF THE FINAL PLAT OF NORTH SPRINGFIELD, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE SOUTHWEST TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTHWEST TO THE NORTHEAST CORNER OF LOT 32 OF BLOCK 27 OF SAID PLAT OF NORTH SPRINGFIELD; THENCE NORTH, ALONG THE WEST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE, TO THE NORTHEAST CORNER OF LOT 31 OF SAID BLOCK 27; THENCE WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF COMMERCIAL STREET, TO THE NORTHWEST CORNER OF LOT 25 OF SAID BLOCK 27; THENCE SOUTH, TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 25, BEING THE NORTH RIGHT-OF-WAY LINE OF BLAINE STREET, A DISTANCE OF 21.66 FEET; THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 32 OF SAID BLOCK 27, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF BLAINE STREET; THENCE SOUTHWEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BLAINE STREET TO A POINT 20 FEET WEST OF THE NORTHWEST CORNER OF LOT 56 OF SAID BLOCK

27, BEING ON THE EAST RIGHT-OF-WAY LINE OF OZARK AVENUE (PER CITY OF SPRINGFIELD RIGHT-OF-WAY VACATION ORDINANCE NO. 14006); THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE, BEING 20 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 45 THROUGH 56 OF SAID BLOCK 27, AND ALONG ITS SOUTHERLY EXTENSION, TO THE SOUTH RIGHT-OF-WAY LINE OF PACIFIC STREET; THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, TO THE NORTHEAST CORNER OF LOT 1 OF BLOCK 18 OF SAID PLAT OF NORTH SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF BENTON AVENUE; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE OF BENTON AVENUE TO THE NORTHWEST CORNER OF BLAINE STREET AND BENTON AVENUE; THENCE EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF BLAINE STREET TO THE SOUTHEAST CORNER OF LOT 13 OF BLOCK 27 OF SAID PLAT OF NORTH SPRINGFIELD; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 13, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COMMERCIAL STREET; THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 11 OF BLOCK 28 OF SAID PLAT OF NORTH SPRINGFIELD; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT 11, AND ALONG ITS SOUTHERLY EXTENSION, 132.30 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BLAINE STREET AS DEFINED IN A RIGHT-OF-WAY VACATION PER CITY OF SPRINGFIELD ORDINANCE NO. 1104; THENCE SOUTHWEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 32.89 FEET TO THE EAST RIGHT-OF-WAY LINE, OF JEFFERSON AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE SOUTH RIGHT-OF-WAY LINE OF PACIFIC STREET; THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, TO THE NORTHEAST CORNER OF LOT 2 OF JENKIN'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE CONTINUING WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF A 16 FEET WIDE ALLEY AS SHOWN ON THE FINAL PLAT OF SAID JENKIN'S ADDITION, TO THE NORTHWEST CORNER OF LOT 3 OF SAID JENKIN'S ADDITION, BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 31 AND 32 OF DELANEY, GOFF'S, AND BOUSLOG'S ADDITION; THENCE WEST, ALONG SAID NORTH LINE, TO THE EAST RIGHT-OF-WAY LINE OF DOUGLAS AVENUE; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING.

~~A PART OF SECTIONS 11 AND 12, IN TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:~~

~~BEGINNING AT THE NORTHWEST CORNER OF LOT 5 OF DELANEY, GOFF'S, AND BOUSLOG'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, SAID CORNER BEING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF DOUGLAS AVENUE AND COMMERCIAL STREET; THENCE EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF COMMERCIAL STREET, TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 5.00 FEET OF LOT 3 OF COMMERCIAL STREET ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE NORTH ALONG SAID WEST LINE, TO THE NORTH LINE OF SAID LOT 3, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE NORTHEASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE RAILROAD, TO A POINT 587.89 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH TO A POINT ON THE NORTH RIGHT-~~

~~OF-WAY LINE OF COMMERCIAL STREET, 597.86 FEET EAST OF SAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF CLAY AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 36 OF FRISCO ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE SOUTHWEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF A 20 FEET WIDE ALLEY AS SHOWN ON THE FINAL PLAT OF SAID FRISCO ADDITION, TO THE NORTHWEST CORNER OF LOT 9 OF SAID FRISCO ADDITION; THENCE CONTINUING SOUTHWEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF AN ALLEY AS SHOWN ON THE FINAL PLAT OF NORTH SPRINGFIELD, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, TO A POINT 20 FEET WEST OF THE NORTHWEST CORNER OF LOT 56 OF BLOCK 27 OF SAID NORTH SPRINGFIELD; THENCE SOUTH, ALONG A LINE 20 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 45 THROUGH 56 OF SAID BLOCK 27, AND ALONG ITS SOUTHERLY EXTENSION, TO THE SOUTH RIGHT-OF-WAY LINE OF PACIFIC STREET; THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, TO THE NORTHEAST CORNER OF LOT 2 OF JENKINS ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE CONTINUING WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF A 16 FEET WIDE ALLEY AS SHOWN ON THE FINAL PLAT OF SAID JENKIN'S ADDITION, TO THE NORTHWEST CORNER OF LOT 3 OF SAID JENKIN'S ADDITION, BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOTS 31 AND 32 OF DELANEY, GOFF'S, AND BOUSLOG'S ADDITION; THENCE WEST, ALONG SAID NORTH LINE, TO THE EAST RIGHT-OF-WAY LINE OF DOUGLAS AVENUE; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING.~~



**EXPLANATION TO THE COMMITTEE OF THE WHOLE RECOMMENDS THE
FOLLOWIN**

FILED: 04/14/2026

ORIGINATING DEPARTMENT: City Clerk

TITLE:

PURPOSE:

BACKGROUND INFORMATION:

Submitted By:

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments: None



EXPLANATION TO COUNCIL BILL 2026-095 (HOSMER)

FILED: 04/02/2026

ORIGINATING DEPARTMENT: Economic Vitality and Workforce Development

TITLE: A resolution confirming the appointment of Maressa Chavez and reappointment of John Hamra to the Airport Plaza Community Improvement District Board of Directors.

PURPOSE: To appoint Maressa Chavez and reappoint John Hamra to the Airport Plaza Community Improvement District Board of Directors. (Staff recommends approval.)

BACKGROUND INFORMATION: As required by the petition establishing the Airport Plaza Community Improvement District (CID), the Mayor shall appoint Directors to the CID Board of Directors with the consent of the City Council. The CID Board of Directors requests the following individuals be appointed to the Board:

<u>Seat</u>	<u>Name</u>	<u>Qualification</u>	<u>Term Expires</u>	<u>Notes</u>
1	John Hamra	Property owner representative	12/31/2029	Reappointment
2	Maressa Chavez	Business owner representative	12/31/2029	New appointment

REMARKS: Staff recommends approval.

Submitted By: Matthew Schaefer, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 04/08/2026

Attachments: 1. Airport Plaza CID Board Appt 2026

One-rdg. X
P. Hrngs.
Pgs.
Filed 04-14-26

Sponsored by Hosmer

COUNCIL BILL 2026-095 RESOLUTION

A RESOLUTION

CONFIRMING the appointment of Maressa Chavez and reappointment of John Hamra to the Airport Plaza Community Improvement District Board of Directors.

WHEREAS, the petition establishing the Airport Plaza Community Improvement District ("CID") establishes the qualifications of, and process for, appointing members to the Airport Plaza CID Board of Directors ("Board"); and

WHEREAS, said petition provides that Airport Plaza CID Board members are appointed by the Mayor with the consent of City Council; and

WHEREAS, there is currently a need to appoint two (2) members to the Airport Plaza CID Board; and

WHEREAS, the Mayor desires to appoint Maressa Chavez to the Airport Plaza CID Board; and

WHEREAS, the Mayor desires to reappoint John Hamra to the Airport Plaza CID Board; and

WHEREAS, City Council desires to confirm said appointment and reappointment made by the Mayor.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI as follows, that:

Section 1 – The Mayor hereby appoints, and City Council hereby confirms the appointment of, Maressa Chavez to the Airport Plaza CID Board, with said term to expire on December 31, 2029.

Section 2 – The Mayor hereby reappoints, and City Council hereby confirms the reappointment of, John Hamra to the Airport Plaza CID Board, with said term to expire on December 31, 2029.

Section 3 – This Resolution shall be in effect immediately upon adoption.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Resolution _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: [Signature], City Manager



EXPLANATION TO COUNCIL BILL 2026-096 (CARROLL)

FILED: 04/02/2026

ORIGINATING DEPARTMENT: Economic Vitality and Workforce Development

TITLE: A resolution confirming the appointment of David Holtmann and the reappointments of Martin Gugel, Amanda Ohlensehlen, Thomas Spitzley, and Paul Tillman to the College Station Community Improvement District Board of Directors.

PURPOSE: To appoint David Holtmann and reappoint Martin Gugel, Amanda Ohlensehlen, Thomas Spitzley, and Paul Tillman to the College Station Community Improvement District Board of Directors. (Staff recommends approval.)

BACKGROUND INFORMATION: As required by the petition establishing the College Station Community Improvement District (CID), the Mayor shall appoint Directors to the CID Board of Directors with the consent of the City Council. The CID Board of Directors requests the following appointments to the Board:

<u>Seat</u>	<u>Name</u>	<u>Qualification</u>	<u>Term Expires</u>	<u>Notes</u>
1	David Holtmann	Property owner representative	2/21/2030	New appointment
2	Amanda Ohlensehlen	Property owner representative	2/21/2030	Reappointment
3	Martin Gugel	Property owner representative	2/21/2028	Reappointment
4	Thomas Spitzley	Property owner representative	2/21/2028	Reappointment
5	Paul Tillman	Property owner representative	2/21/2028	Reappointment

REMARKS: Staff recommends approval.

Submitted By: Matthew Schaefer, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager 04/08/2026

Attachments: 1. College Station CID Board Appt 2026

One-rdg. X
P. Hrngs.
Pgs.
Filed 04-14-26

Sponsored by Carroll

COUNCIL BILL 2026-096 RESOLUTION

A RESOLUTION

1 CONFIRMING the appointment of David Holtmann and the reappointments of Martin
2 Gugel, Amanda Ohlensehlen, Thomas Spitzley, and Paul Tillman to
3 the College Station Community Improvement District Board of
4 Directors.
5
6

7 WHEREAS, the petition establishing the College Station Community
8 Improvement District ("CID"), adopted by passage of Special Ordinance 24924,
9 establishes the qualifications and process for appointment members to the College
10 Station Board of Directors ("Board"); and
11

12 WHEREAS, said petition provides that College Station CID Board members are
13 appointed by the Mayor with the consent of City Council; and
14

15 WHEREAS, there is currently a need to appoint five (5) members to the College
16 Station CID Board; and
17

18 WHEREAS, the Mayor desires to appoint David Holtmann to the College Station
19 CID Board; and
20

21 WHEREAS, the Mayor desires to reappoint Martin Gugel, Amanda Ohlensehlen,
22 Thomas Spitzley, and Paul Tillman to the College Station CID Board; and
23

24 WHEREAS, City Council desires to confirm said appointment and
25 reappointments made by the Mayor.
26

27 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
28 SPRINGFIELD, MISSOURI as follows, that:
29

30 Section 1 – The Mayor hereby appoints, and City Council hereby confirms the
31 appointment of, David Holtmann to the College Station CID Board, with said term to
32 expire on February 21, 2030.
33

34 Section 2 – The Mayor hereby reappoints, and City Council hereby confirms the
35 reappointment of, Martin Gugel to the College Station CID Board, with said term to

36 expire on February 21, 2030.

37
38 Section 3 – The Mayor hereby reappoints, and City Council hereby confirms the
39 reappointment of, Amanda Ohlensehlen to the College Station CID Board, with said
40 term to expire on February 21, 2028.

41
42 Section 4 – The Mayor hereby reappoints, and City Council hereby confirms the
43 reappointment of, Thomas Spitzley to the College Station CID Board, with said term to
44 expire on February 21, 2028.

45
46 Section 5 – The Mayor hereby reappoints, and City Council hereby confirms the
47 reappointment of, Paul Tillman to the College Station CID Board, with said term to
48 expire on February 21, 2028.

49
50 Section 6 – This Resolution shall be in effect immediately upon adoption.

51
52 Passed at meeting: _____

53
54
55 _____
56 Mayor

57 Attest: _____, City Clerk

58
59 Filed as Resolution _____

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62 Approved as to form: Laura Vales, Assistant City Attorney

63
64
65 Approved for Council action: DOCA, City Manager



EXPLANATION TO COUNCIL BILL 2026-097 (LEE)

FILED: 04/02/2026

ORIGINATING DEPARTMENT: Economic Vitality and Workforce Development

TITLE: A resolution confirming the reappointments of Brent Parker and Collin Quigley to the Convention and Entertainment Community Improvement District Board of Directors.

PURPOSE: To reappoint Brent Parker and Collin Quigley to the Convention and Entertainment Community Improvement District Board of Directors. (Staff recommends approval.)

BACKGROUND INFORMATION: As required by the petition establishing the Convention and Entertainment Community Improvement District ("CID"), the Mayor shall appoint Directors to the CID Board of Directors with the consent of the City Council. The CID Board of Directors requests the following individuals be reappointed to the Board:

<u>Seat</u>	<u>Name</u>	<u>Qualification</u>	<u>Term Expires</u>	<u>Notes</u>
4	Brent Parker	Representative of real property owner in District	10/15/2029	Reappointment
5	Collin Quigley	Representative of real property owner in District	10/15/2029	Reappointment

REMARKS: Staff recommends approval.

Submitted By: Matthew Schaefer, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager 04/08/2026

Attachments: 1. Convention and Entertainment CID Appt April 2026

One-rdg. X
P. Hrngs.
Pgs.
Filed: 04-14-26

Sponsored by Lee

COUNCIL BILL 2026-097 RESOLUTION

A RESOLUTION

CONFIRMING the reappointments of Brent Parker and Collin Quigley to the
Convention and Entertainment Community Improvement District
Board of Directors.

WHEREAS, on October 15, 2001, City Council passed Special Ordinance 24100,
approving a petition requesting the formation of the Convention and Entertainment
Community Improvement District ("CID") and establishing the CID; and

WHEREAS, said Ordinance provides that the Convention and Entertainment CID
shall be governed by a five-member Board of Directors (the "Board"); and

WHEREAS, said petition established the qualifications of, and process for,
appointment of members to the Convention and Entertainment CID Board through
appointment by the Mayor with confirmation by City Council; and

WHEREAS, there is currently a need to appoint two (2) members to the CID
Board.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
SPRINGFIELD, MISSOURI as follows, that:

Section 1 – The Mayor hereby reappoints, and City Council hereby confirms the
reappointment of, Brent Parker to the Convention and Entertainment Community
Improvement District Board of Directors, with said term to expire on October 15, 2029.

Section 2 – The Mayor hereby reappoints, and City Council hereby confirms the
reappointment of, Collin Quigley to the Convention and Entertainment Community
Improvement District Board of Directors, with said term to expire on October 15, 2029.

Section 3 – This Resolution shall be effective immediately upon adoption.

Passed at meeting:

Mayor

Attest: _____, City Clerk

Filed as Resolution _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: [Signature], City Manager



EXPLANATION TO COUNCIL BILL 2026-098 (LEE)

FILED: 04/02/2026

ORIGINATING DEPARTMENT: Economic Vitality and Workforce Development

TITLE: A resolution confirming the reappointments of Amanda Ohlensehlen and Tyler Thompson to the SGF Sports Community Improvement District Board of Directors.

PURPOSE: To reappoint Amanda Ohlensehlen and Tyler Thompson to the SGF Sports Community Improvement District Board of Directors. (Staff recommends approval.)

BACKGROUND INFORMATION: As required by the petition establishing the SGF Sports Community Improvement District (CID), the Mayor shall appoint Directors to the CID Board of Directors with the consent of the City Council. The CID Board of Directors requests the following individuals be reappointed to the Board.

<u>Seat</u>	<u>Name</u>	<u>Qualification</u>	<u>Term Expires</u>	<u>Notes</u>
1	Amanda Ohlensehlen	City of Springfield Official/Employee	11/15/2029	Reappointment
2	Tyler Thompson	Property Owner Representative	11/15/2029	Reappointment

REMARKS: Staff recommends approval.

Submitted By: Matthew Schaefer, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager 04/08/2026

Attachments: 1. SGF Sports CID Board Appt 2026

37 Attest: _____, City Clerk

38

39 Filed as Resolution _____

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42 Approved as to form: Laura Vales, Assistant City Attorney

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44

45 Approved for Council action: [Signature], City Manager



EXPLANATION TO COUNCIL BILL 2026-099 (HARDINGER)

FILED: 04/02/2026

ORIGINATING DEPARTMENT: Economic Vitality and Workforce Development

TITLE: A resolution confirming the reappointments of Jason Hill and Chip McGeehan to the Southern Hills Community Improvement District Board of Directors.

PURPOSE: To reappoint Jason Hill and Chip McGeehan to the Southern Hills Community Improvement District Board of Directors. (Staff recommends approval.)

BACKGROUND INFORMATION: As required by the petition establishing the Southern Hills Community Improvement District ("CID"), the Mayor shall appoint Directors to the CID Board of Directors with the consent of the City Council. The CID Board of Directors requests the following individuals be reappointed to the Board:

<u>Seat</u>	<u>Name</u>	<u>Qualification</u>	<u>Term</u>	<u>Notes</u>
2	Chip McGeehan	Property Owner	4/9/2030	Reappointment
4	Jason Hill	Property Owner	4/9/2030	Reappointment

REMARKS: Staff recommends approval.

Submitted By: Matthew Schaefer, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager 04/08/2026

Attachments: 1. Southern Hills CID Board Appt April 2026

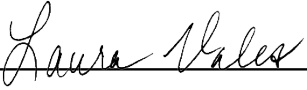
37 Attest: _____, City Clerk

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39 Filed as Resolution _____

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42 Approved as to form: , Assistant City Attorney

43

44

45 Approved for Council action: , City Manager



EXPLANATION TO COUNCIL BILL 2026-100 (HOSMER)

FILED: 04/02/2026

ORIGINATING DEPARTMENT: Economic Vitality and Workforce Development

TITLE: A resolution confirming the appointment of Shaun Coltrane and the reappointments of David Havens, Kerry Rovig, and Andrew John Chavez to the Sunshine Towne Centre Community Improvement District Board of Directors.

PURPOSE: To appoint Shaun Coltrane and reappoint David Havens, Kerry Rovig, and Andrew John Chavez to the Sunshine Towne Centre Community Improvement District Board of Directors. (Staff recommends approval.)

BACKGROUND INFORMATION: As required by the petition establishing the Sunshine Towne Centre Community Improvement District (CID), the Mayor shall appoint Directors to the CID Board of Directors with the consent of the City Council. The CID Board of Directors requests the following appointments to the Board:

<u>Seat</u>	<u>Name</u>	<u>Qualification</u>	<u>Term Expires</u>	<u>Notes</u>
1	Shaun Coltrane	Property owner representative	4/22/2028	New appointment to serve remainder of unexpired term
2	David Havens	Property owner representative	4/22/2030	Reappointment
3	Kerry Rovig	Property owner representative	4/22/2030	Reappointment
4	Andrew John Chavez	Independent Springfield Registered Voter	4/22/2030	Reappointment

REMARKS: Staff recommends approval.

Submitted By: Matthew Schaefer, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager 04/08/2026

Attachments: 1. Sunshine Towne Centre CID Board Appt 2026

One-rdg. X
P. Hrngs.
Pgs.
Filed: 04-14-26

Sponsored by: Hosmer

COUNCIL BILL 2026-100 RESOLUTION

A RESOLUTION

1 CONFIRMING the appointment of Shaun Coltrane and the reappointments of David
2 Havens, Kerry Rovig, and Andrew John Chavez to the Sunshine
3 Towne Centre Community Improvement District Board of Directors.
4
5

6 WHEREAS, on March 11, 2024, City Council passed Special Ordinance 27968,
7 approving a petition to establish the Sunshine Towne Centre Community Improvement
8 District ("CID") and thereby establishing the same; and
9

10 WHEREAS, said petition established the qualifications of and process for
11 appointment of members to the Sunshine Towne Centre CID Board of Directors through
12 appointment by the Mayor with confirmation by City Council; and
13

14 WHEREAS, there is currently a need to appoint four (4) members to the
15 Sunshine Towne Centre CID Board of Directors; and
16

17 WHEREAS, the Sunshine Towne Centre CID Board of Directors submitted a
18 slate to the City Clerk recommending the appointment of Shaun Coltrane and the
19 reappointment of David Havens, Kerry Rovig, and Andrew John Chavez to the
20 Sunshine Towne Centre CID Board of Directors.
21

22 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
23 SPRINGFIELD, MISSOURI as follows, that:
24

25 Section 1 – The Mayor hereby appoints, and City Council hereby confirms the
26 appointment of, Shaun Coltrane to the Sunshine Towne Centre Community
27 Improvement District Board of Directors, with said term to expire on April 22, 2028.
28

29 Section 2 – The Mayor hereby reappoints, and City Council hereby confirms the
30 reappointment of, David Havens to the Sunshine Towne Centre Community
31 Improvement District Board of Directors, with said term to expire on April 22, 2030.
32

33 Section 3 - The Mayor hereby reappoints, and City Council hereby confirms the
34 reappointment of, Kerry Rovig to the Sunshine Towne Centre Community Improvement
35 District Board of Directors, with said term to expire on April 22, 2030.
36

37 Section 4 - The Mayor hereby reappoints, and City Council hereby confirms the
38 reappointment of, Andrew John Chavez to the Sunshine Towne Centre Community
39 Improvement District Board of Directors, with said term to expire on April 22, 2030.
40

41 Section 3 – This Resolution shall be effective immediately upon adoption.
42

43 Passed at meeting: _____
44

45 _____
46 Mayor
47

48 Attest: _____, City Clerk
49

50 Filed as Resolution _____
51

52
53 Approved as to form: Laura Vales, Assistant City Attorney
54

55
56 Approved for Council action: DOO, City Manager