APPROVED
by the Planning and Zoning Commission

November 19, 2020
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session (2nd meeting) and Zoom video conferencing in the City Council Chambers.

Roll Call - Present: Randall Doennig, (Chairman), King Coltrin (Vice-Chairman), Dee Ogilvy, Natalie Broekhoven, Melissa Cox, Britton Jobe, Cameron Rose, David Shuler and Joel Thomas. Absent: None. Staff in attendance: Bob Hosmer, Planning Manager, Kyle Tolbert, Assistant City Attorney, Mary Lilly Smith, Planning Director, and Matt Schaefer, Senior Planner.

MINUTES: The minutes of November 5, 2020 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

PUBLIC HEARINGS:

Mr. Matt Schaefer stated that this is a request for redevelopment plans for the following properties.

Housing Authority of Springfield (HAS)
- Portfolio of nearly 800 public housing units throughout Springfield.
- Aging structures (many 40+ years).
- Extensive backlog of deferred maintenance due to budgeting/management constraints on public housing.
- 297 units among 9 sites currently slated for rehabilitation.

Rental Assistance Demonstration (RAD) Program
- Public-private partnership.
- Allows public housing agencies to leverage public and private debt and equity in order to reinvest in the public housing stock.
- Transition from public housing to Section 8 housing.
- Housing units remain permanently affordable to low-income households.

Land Clearance for Redevelopment Authority Law provides incentives to encourage blight removal and new investment within designated redevelopment areas. Requirements:
- Redevelopment Area must be declared a "blighted area"
- Redevelopment Plan must be adopted – shall conform to the City's general plan for the development of the City as a whole and comply with the Workable Program.

Projects consistent with the Redevelopment Plan may receive partial real property tax abatement for10 years and the Planning and Zoning Commission's role is to review proposed redevelopment plans for conformance with the City's general plan for the development of the City as a whole. All nine redevelopment plans conform with the Springfield-Greene County Comprehensive Plan and Land Clearance for Redevelopment Authority recommended all nine redevelopment plans be approved each by a vote of 4 to 0.

Ms. Cox asked about the timing and scheduling of the projects.

Mr. Schaefer stated that the developer is eager to get started and will be done in phases, tenants to be relocated and then if requested return to the apartment that they vacated.

Mr. Doennig opened the public hearing.

Ms. Jennifer Croxton, representative stated that this has a total of 297 units and total investment of $49.3 million and are bringing the units up to code and modernizing them.

Ms. Cox asked about the timing and scheduling for tenant relocation.

Ms. Croxton noted that tenants will relocate in groups of 3 and has organizations assisting with relocating.
Ashley Wilson, representative and director of finance and stated they had a lot of challenges, environmental abatement, HUD, and goals of funding on several levels.

Ms. Broekhoven asked about the public bid opportunity.

Ms. Wilson stated that it was a selection process with criteria to follow.

Ms. Holly Knight, representative, CEO stated that her organization has worked with approximately 1200 units per year and all work is done at prevailing wages.

Ms. Katrena Wolfram, Housing Authority of Springfield is excited about the rehabilitation of the units and believes that this is a great economical tool for the city.

Mr. John Oake-Thomas, architecture and noted that several of the units are in critical shape and the goal is to bring to up code and modernize them and all units will have ADA standards.

Ms. Alice Barber, citizen had concerns regarding tenant information and wants the guarantee of ADA units.

Mr. Doennig closed the public hearing.

Redevelopment Plan for the Bolivar Apartments Public Housing Redevelopment Area
2336 North Bolivar Road
Applicant: Keystone Family Homes, LP

Complete rehabilitation:

Approx. 7.26 acres Zoned R-LD, Low-density Multi-family Residential District 81-unit apartment complex Built in 1971	$11.47 million total investment Demolish two existing structures (-5 dwelling units) New community building 76 units following completion

Springfield-Greene County Comprehensive Plan:
Growth Management and Land Use Element

- Designates area for medium-or high-density housing with densities >6 du/acre.
- Suggests neighborhoods should contain a range of housing types, densities, and building configurations including single-family, townhouses, and apartments.

Neighborhoods Element

- Encourages continuous reinvestment and preservation of housing within established neighborhoods, removal of blight, and providing a variety of housing types.
- Recommends the City continue to utilize programs and funding sources to help meet the housing needs of low-and moderate-income families and individuals.

COMMISSION ACTION:
Mr. Coltrin motioned to **approve** item Redevelopment Plan for the Bolivar Apartments Public Housing Redevelopment Area (2336 North Bolivar Road). Ms. Cox seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Rose, Broekhoven, Cox, Jobe, Thomas, and Shuler. Nays: None. Abstain: None. Absent: None.

Redevelopment Plan for the Cedarbrook Apartments Public Housing Redevelopment Area
811 North Cedarbrook Avenue
Applicant: Keystone Family Homes, LP

Complete rehabilitation:

Approx. 7.6 acres Zoned R-MD, Medium-density Multi-family Residential District 80-unit apartment complex Built in 1971	$11 million total investment New community building Unit count will remain unchanged

Springfield-Greene County Comprehensive Plan:
Growth Management and Land Use Element

- Designates area for medium-or high-density housing with densities >6 du/acre.
- Suggests neighborhoods should contain a range of housing types, densities, and building configurations including single-family, townhouses, and apartments.

Neighborhoods Element

- Encourages continuous reinvestment and preservation of housing within established neighborhoods, removal of blight, and providing a variety of housing types.
- Recommends the City continue to utilize programs and funding sources to help meet the housing needs of low-and moderate-income families and individuals.

COMMISSION ACTION:
Ms. Cox motioned to **approve** item Redevelopment Plan for the Cedarbrook Apartments Public Housing Redevelopment Area (811 North Cedarbrook Avenue). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Rose, Broekhoven, Cox, Jobe, Thomas, and Shuler. Nays: None. Abstain: None. Absent: None.

Redevelopment Plan for the Dogwood Square Apartments Public Housing Redevelopment Area
830, 836, 838, 842, 844, 846, 848, & 852 South Campbell Avenue; 841, 843, 845, 847, 851, 853, & 857 South Patton Avenue; and 330 & 334 West Madison Street
Applicant: Keystone Family Homes, LP

Complete rehabilitation:

Approx. 1.89 acres Zoned R-HD, High-density Multi-family Residential District 24-unit apartment complex Built in 1982	$3.2 million total investment Unit count will remain unchanged

Springfield-Greene County Comprehensive Plan:
Growth Management and Land Use Element

- Designates area for medium-or high-density housing with densities >6 du/acre.
- Suggests neighborhoods should contain a range of housing types, densities, and building configurations including single-family, townhouses, and apartments.

Neighborhoods Element

- Encourages continuous reinvestment and preservation of housing within established neighborhoods, removal of blight, and providing a variety of housing types.
- Recommends the City continue to utilize programs and funding sources to help meet the housing needs of low-and moderate-income families and individuals.

COMMISSION ACTION:
Ms. Cox motioned to **approve** item Redevelopment Plan for the Dogwood Square Apartments Public Housing Redevelopment Area (830, 836, 838, 842, 844, 846, 848, & 852 South Campbell Avenue; 841, 843, 845, 847, 851, 853, & 857 South Patton Avenue; and 330 & 334 West Madison Street). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Rose, Broekhoven, Cox, Jobe, Thomas, and Shuler. Nays: None. Abstain: None. Absent: None.

Redevelopment Plan for the Glenwood Apartments Public Housing Redevelopment Area
722 East Glenwood Street
Applicant: Keystone Family Homes, LP

Complete rehabilitation:

Approx. 3.20 acres. Zoned R-LD, Low-density Multi-family Residential District 33-unit apartment complex. Built in 1973.	$4.9 million total investment. Unit count will remain unchanged.

Springfield-Greene County Comprehensive Plan:
Growth Management and Land Use Element

- Designates area for Medium-Intensity Retail, Office, or Housing.
- Suggests neighborhoods should contain a range of housing types, densities, and building configurations including single-family, townhouses, and apartments.

Neighborhoods Element

- Encourages continuous reinvestment and preservation of housing within established neighborhoods, removal of blight, and providing a variety of housing types.
- Recommends the City continue to utilize programs and funding sources to help meet the housing needs of low-and moderate-income families and individuals.

COMMISSION ACTION:
Ms. Cox motioned to **approve** item Redevelopment Plan for the Glenwood Apartments Public Housing Redevelopment Area (722 East Glenwood Street). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Rose, Broekhoven, Cox, Jobe, Thomas, and Shuler. Nays: None. Abstain: None. Absent: None.

Redevelopment Plan for the East High Street Public Housing Redevelopment Area
1405, 1407, 1411, 1413, 1417, 1419, 1423, & 1425 East High Street
Applicant: Keystone Family Homes, LP

Complete rehabilitation:

Approx. 0.88 acres Zoned R-TH, Residential Townhouse District 4 duplex dwellings (8 units) Built in 1982	$1.36 million total investment Unit count will remain unchanged

Springfield-Greene County Comprehensive Plan:
Growth Management and Land Use Element

- Designates area for medium-or high-density housing with densities >6 du/acre
- Suggests neighborhoods should contain a range of housing types, densities, and building configurations including single-family, townhouses, and apartments.

Neighborhoods Element

- Encourages continuous reinvestment and preservation of housing within established neighborhoods, removal of blight, and providing a variety of housing types
- Recommends the City continue to utilize programs and funding sources to help meet the housing needs of low-and moderate-income families and individuals.

COMMISSION ACTION:
Ms. Cox motioned to **approve** item Redevelopment Plan for the East High Street Public Housing Redevelopment Area (1405, 1407, 1411, 1413, 1417, 1419, 1423, & 1425 East High Street). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Rose, Broekhoven, Cox, Jobe, Thomas, and Shuler. Nays: None. Abstain: None. Absent: None.

Redevelopment Plan for the North Delaware Avenue Public Housing Redevelopment Area
1633, 1634, 1635, 1636, 1639, 1641, 1642, 1643, 1644, 1645, 1648, 1650, 1652, & 1654 North Delaware Avenue
Applicant: Keystone Family Homes, LP

Complete rehabilitation:

Approx. 1.85 acres Zoned R-TH, Residential Townhouse District 7 duplex dwellings (14 units) Built in 1979 and1982	$2.3 million total investment Unit count will remain unchanged

Springfield-Greene County Comprehensive Plan:
Growth Management and Land Use Element

- Designates area for low-density housing with densities <6 du/acre.
- Suggests neighborhoods should contain a range of housing types, densities, and building configurations including single-family, townhouses, and apartments.

Neighborhoods Element

- Encourages continuous reinvestment and preservation of housing within established neighborhoods, removal of blight, and providing a variety of housing types.
- Recommends the City continue to utilize programs and funding sources to help meet the housing needs of low-and moderate-income families and individuals.

COMMISSION ACTION:
Ms. Cox motioned to **approve** item Redevelopment Plan for the North Delaware Avenue Public Housing Redevelopment Area (1633, 1634, 1635, 1636, 1639, 1641, 1642, 1643, 1644, 1645, 1648, 1650, 1652, & 1654 North Delaware Avenue). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Rose, Broekhoven, Cox, Jobe, Thomas, and Shuler. Nays: None. Abstain: None. Absent: None.

Redevelopment Plan for the South Weaver Avenue Public Housing Redevelopment Area
405, 406, 407, 408, 411, 412, 413, 414, 417, 418, 419, & 420 South Weaver Avenue
Applicant: Keystone Family Homes, LP

Complete rehabilitation:

Approx. 1.39 acres Zoned R-TH, Residential Townhouse District 6 duplex dwellings (12 units) Built in 1982	$2.04 million total investment Unit count will remain unchanged

Springfield-Greene County Comprehensive Plan:
Growth Management and Land Use Element

- Designates area for medium-or high-density housing with densities >6 du/acre.
- Suggests neighborhoods should contain a range of housing types, densities, and building configurations including single-family, townhouses, and apartments.

Neighborhoods Element

- Encourages continuous reinvestment and preservation of housing within established neighborhoods, removal of blight, and providing a variety of housing types.
- Recommends the City continue to utilize programs and funding sources to help meet the housing needs of low-and moderate-income families and individuals.

COMMISSION ACTION:
Ms. Cox motioned to **approve** item Redevelopment Plan for the South Weaver Avenue Public Housing Redevelopment Area (405, 406, 407, 408, 411, 412, 413, 414, 417, 418, 419, & 420 South Weaver Avenue). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Rose, Broekhoven, Cox, Jobe, Thomas, and Shuler. Nays: None. Abstain: None. Absent: None.

Redevelopment Plan for the West Sunset Street Public Housing Redevelopment Area
714, 716, 722, 724, 730, 732, 736, & 738 West Edgewood Street; 2628 & 2630 South Grant Avenue; and 809, 811, 815, 817, 823, 825, 915, & 917 West Sunset Street
Applicant: Keystone Family Homes, LP

Complete rehabilitation:

Approx. 2.18 acres Zoned R-TH, Residential Townhouse District 9 duplex dwellings (18 units) Built in 1981	$3.06 million total investment Unit count will remain unchanged

Springfield-Greene County Comprehensive Plan:
Growth Management and Land Use Element

- Designates area for medium-or high-density housing with densities >6 du/acre.
- Suggests neighborhoods should contain a range of housing types, densities, and building configurations including single-family, townhouses, and apartments.

Neighborhoods Element

- Encourages continuous reinvestment and preservation of housing within established neighborhoods, removal of blight, and providing a variety of housing types.
- Recommends the City continue to utilize programs and funding sources to help meet the housing needs of low-and moderate-income families and individuals.

COMMISSION ACTION:
Ms. Cox motioned to **approve** item Redevelopment Plan for the West Sunset Street Public Housing Redevelopment Area (714, 716, 722, 724, 730, 732, 736, & 738 West Edgewood Street; 2628 & 2630 South Grant Avenue; and 809, 811, 815, 817, 823, 825, 915, & 917 West Sunset Street). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Rose, Broekhoven, Cox, Jobe, Thomas, and Shuler. Nays: None. Abstain: None. Absent: None.

Redevelopment Plan for the Villa Marie Apartments Public Housing Redevelopment Area
1010, 1012, 1014, 1016, 1018, 1020, 1046, 1048, 1050, 1052, 1054, 1056, 1058, & 1060 East Villa Marie Street; and 1025, 1027, 1031, 1033, 1035, 1039, 1043, 1045, 1047, 1051, 1053, 1055, 1059, &1063 East Norton Road
Applicant: Keystone Family Homes, LP

Complete rehabilitation:

Approx. 3.16 acres Zoned R-HD, High-density Multi-family Residential District 32-unit apartment complex Built in 1972	$4.3 million total investment Construct new community building Unit count will remain unchanged

Springfield-Greene County Comprehensive Plan:
Growth Management and Land Use Element

- Designates area for medium-or high-density housing with densities >6 du/acre.
- Suggests neighborhoods should contain a range of housing types, densities, and building configurations including single-family, townhouses, and apartments.

Neighborhoods Element

- Encourages continuous reinvestment and preservation of housing within established neighborhoods, removal of blight, and providing a variety of housing types.
- Recommends the City continue to utilize programs and funding sources to help meet the housing needs of low-and moderate-income families and individuals.

COMMISSION ACTION:
Ms. Cox motioned to **approve** item Redevelopment Plan for the Villa Marie Apartments Public Housing Redevelopment Area (1010, 1012, 1014, 1016, 1018, 1020, 1046, 1048, 1050, 1052, 1054, 1056, 1058, & 1060 East Villa Marie Street; and 1025, 1027, 1031, 1033, 1035, 1039, 1043, 1045, 1047, 1051, 1053, 1055, 1059, &1063 East Norton Road). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Rose, Broekhoven, Cox, Jobe, Thomas, and Shuler. Nays: None. Abstain: None. Absent: None.