Springfield Land Clearance for Redevelopment Authority

Room 2 West, Busch Municipal Building

Tuesday, July 5, 2016 at 4:00 pm

1. **Call To Order**

2. **Roll Call**

3. **Approval Of Minutes**

   3.I. **Minutes - June 7, 2016**

   Documents:

   MINUTES LCRA JUNE 7 2016.PDF

4. **New Business**

   4.I. **Request For Real Property Tax Abatement For Redevelopment Project Located Inside The Cherry Townhouse Redevelopment Area At 516 East Cherry Street; 311 S Hampton, LLC, Applicant**

   CHERRY STREET REDEVELOPMENT PLAN
   CHERRY STREET APPLICATION

   Documents:

   516 E CHERRY ABATEMENT APPLICATION.PDF
   CHERRY TOWNHOUSE REDEVELOPMENT PLAN.PDF

5. **Other Business**

6. **Adjourn**

Springfield Land Clearance for Redevelopment Authority

Tuesday, June 7, 2016 at 4:00 PM
Room 2-West, Busch Municipal Building

Minutes

1. Call to Order

2. Roll Call

   Present: Steve Jackson, Frank Romines and King Coltrin
   Absent: Ron Tappan
   Others Present: Sarah Kerner, Staff; Matt Schaefer, Staff; Tom Rykowski, Staff; Bill Weaver, Staff; Judy White, Staff; Nick Woodman, Staff; and Michael Textor, Applicant

3. Approval of Minutes

   Steve Jackson made a motion to approve. King Coltrin seconded the motion. Motion approved (3-0)

4. New Business

5. Recommend approval of and forward to Planning and Zoning for Comments and to City Council for approval of the Amended Redevelopment plan for the Historic Patterson House Redevelopment Area, located at 1225 North Benton Avenue Historic Patterson House, LLC, applicant . Resolution No. 2016-3222

   Discussion occurred regarding building a new Carriage House for parking during the abatement period.

   Mr. Textor agreed not to erect a Carriage House during the abatement period.

   Steve Jackson made a motion to approve the Plan with the notation that a Carriage House will not be erected during the tax abatement period was made. King Coltrin seconded the motion. Motion approved (3-0)

6. Other Business

   King Coltin tendered his resignation from the Springfield Land Clearance for Redevelopment Authority effective immediately.

7. Adjourn

CITY OF Springfield

Land Clearance for Redevelopment Authority
Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: 516 E. Cherry Springfield, MO

Redevelopment Area: Cherry Townhouse Redevelopment Area

Developer Name: 311 S. Hampton LLC

Contact Person: Kelly Byrne

Mailing Address: 4319 S. National Box 126 Springfield, MO 65810

Telephone: 417-425-4744 **Fax:** None

Email: Kelly@SayUcan.com

Does Applicant Own or Lease the Property? Own

Signature: _____ **Date:** 6/18/16

Printed Name: Kelly Byrne

Required Attachments:

- Legal description of project
- $359 application fee
- Ten (10) hard copies and one electronic (.pdf) copy of the following:
  - Narrative identifying the scope of the proposed project
  - Site plan and floor plans
  - Concept plan and/or renderings, if available
  - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Area*, please note additional requirements on page 2 of this application.

Cherry Townhouse Redevelopment Area

Application for Chapter 99 Real Property Tax Abatement

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GREENE, STATE OF MISSOURI, AND IS DESCRIBED AS FOLLOWS:

The West Half (W-1/2) of Lot 73, SOUTHERN ADDITION, City of Springfield, Greene County, Missouri.

Scope

A triplex is being constructed at 516 E Cherry in the Cherry Townhouse Redevelopment Area in accordance with the Cherry Townhouse Redevelopment plan.

The triplex is currently under construction with a completion date scheduled for no later than August 1, 2016. As of the date of this application, framing is complete, windows are installed, and the roof is being installed.

The structure consists of two 2 bedroom units and one 4 bedroom unit. It will have eight off-street parking spaces.

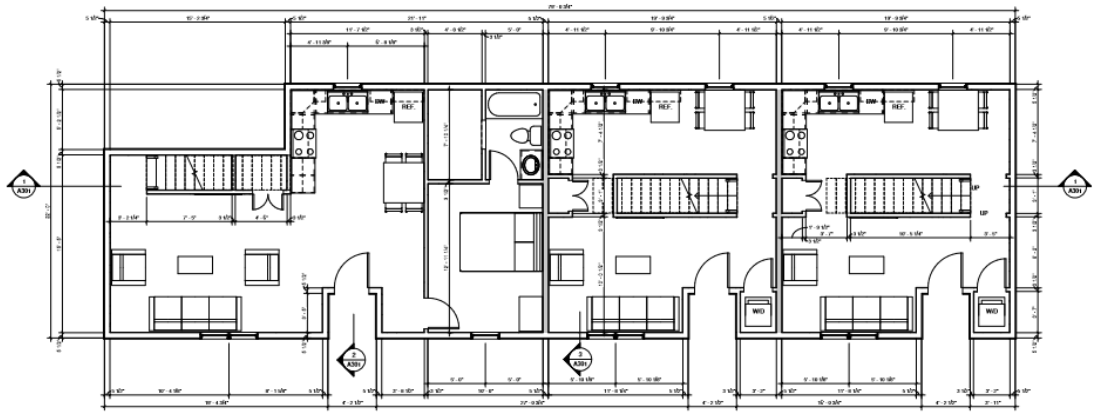
Relationship of Project to the Cherry Townhouse Redevelopment Plan

The redevelopment strictly adheres to the Cherry Townhouse Redevelopment Plan.

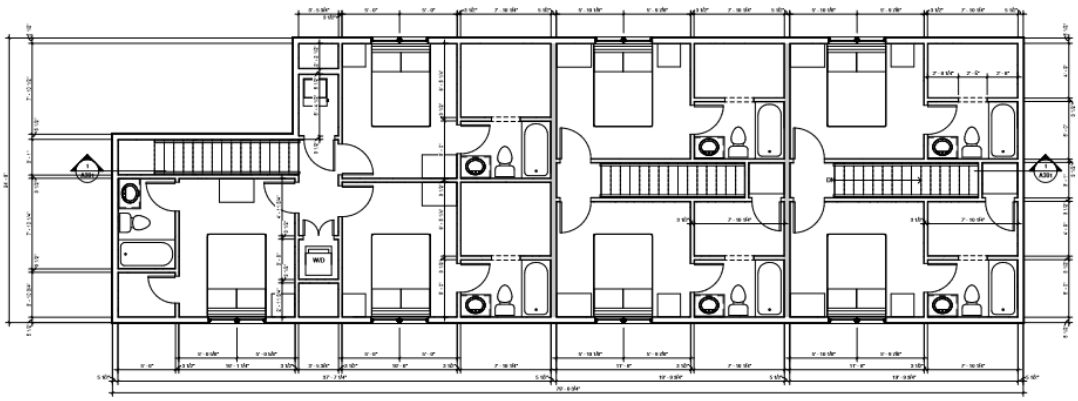
The developer has removed the vacant and dilapidated 4 unit structure and carport. The new structure adheres to the redevelopment plan in the following ways.

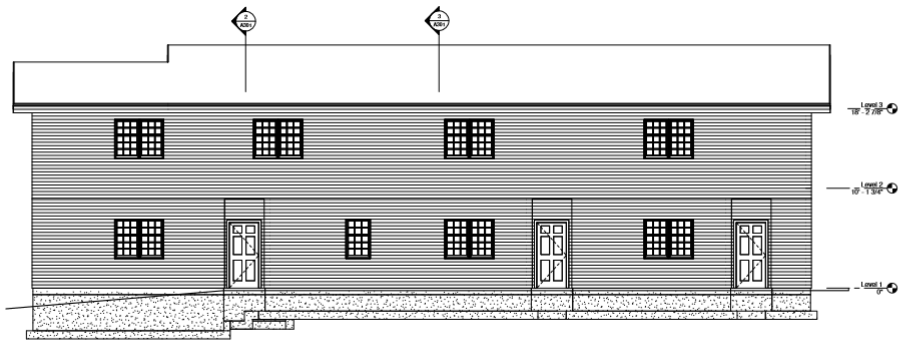
- It's 3 total units- The plan called for 3-5.
- It's 2 stories tall- The plan called for no more than 3.
- It will be complete in late July 2016- The plan anticipated a completion date of June 2016.
- The redevelopment is suitable to the High Density Multi-Family Residential District.
- It consists of 8 total bedrooms- The plan called for no more than 12.

The Site plan and Floor Plans can be found on the following pages.



1 A101 **First Floor Plan**
1/8" = 1'-0"





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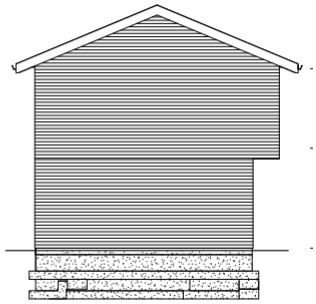

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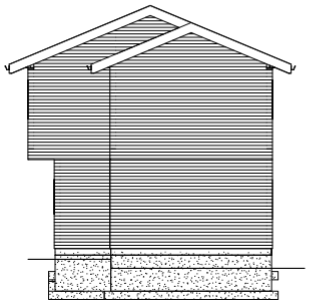

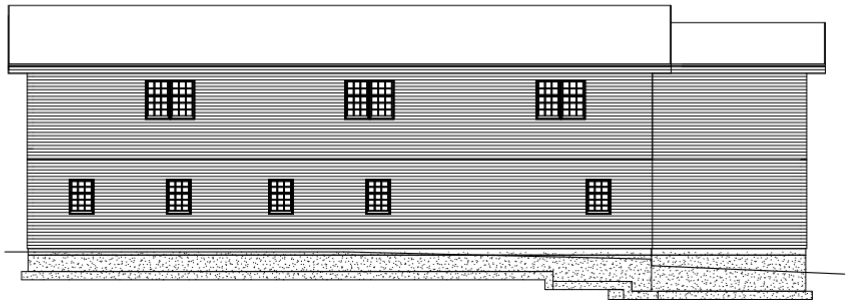

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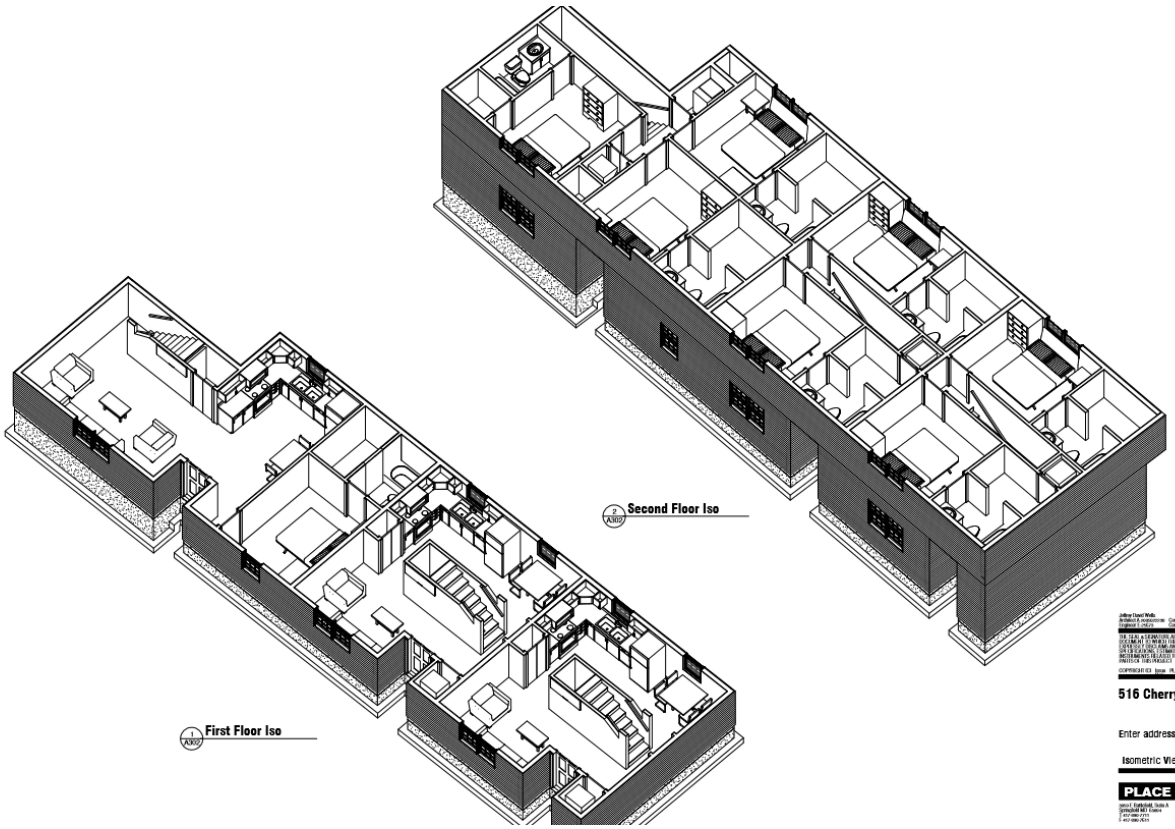
Elevation



Jeffrey David Wells
Principal in Charge
Certificate of Authorization

Certificate of Authorization

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516 Cherry

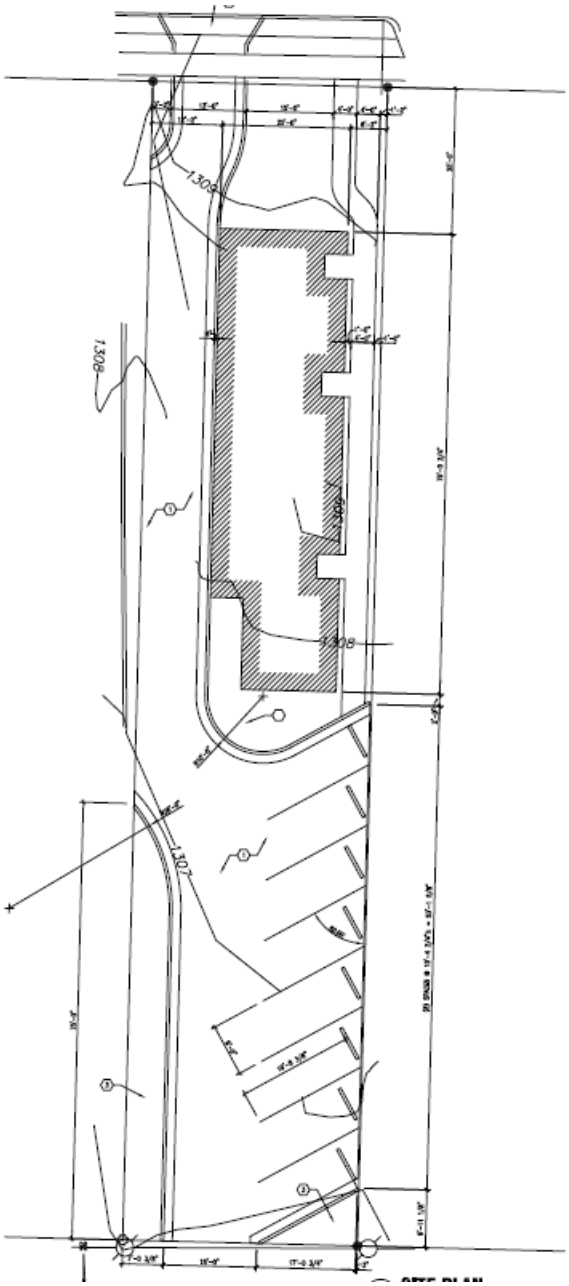
Enter address here

Isometric Views

PLACE MA

James F. Rafferty Jr., Trustee
Commonwealth of Massachusetts
T. 617.482.7272

Jeffrey
01720
Englan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Redevelopment Plan
Cherry Townhouse Redevelopment Area
Springfield, MO

December 2015

REDEVELOPMENT PLAN

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Redevelopment Plan

516 E Cherry Redevelopment Area

I. Introduction

REthink Capital LLC, a Missouri Limited Liability Company, has prepared the following plan for the redevelopment of approximately .1837 acres into townhouse-style apartments. The developer proposes to remove the existing deteriorated and dysfunctional structure and replace with three (3) to five (5) units. The units will be leased by-the-bed and will have no more than twelve (12) total bedrooms with no single unit having more four (4) bedrooms.

II. Background

The developer purchased the property at 516 E Cherry in November 2015. The existing structure is approximately 100 years of age and is divided into four (4) residential units. Due to the deterioration of the structure there were no residents in any of the units at the time the developer purchased the property.

According to the Greene County Assessor's website, the structure is 2,684 square feet. Its appraised value is $85,700 and its assessed value is $16,290. Its 2015 property taxes were $884.66.

There is also a separate structure located on the south of the property which is a carport/shed constructed of corrugated metal.

III. Description of the Project

Boundaries of the Redevelopment Area

The Redevelopment Area is located on the South side of Cherry Street between Kimbrough and Jefferson. This street block is almost entirely made up of older multi-family properties and several of the properties are suffering from a lack of capital improvements. The redevelopment area is in a High-Density Multi-Family Residential District (R-HD). The legal description is attached in Exhibit A.

The Redevelopment

The Redevelopment will be suitable to the High-Density Multi-Family Residential District (R-HD). The existing structures will be removed and replaced with new townhouse style apartments.

The redevelopment area is small at only .1837 acres (8,000 square feet), less than the existing lot minimum requirement within the High-Density Multi-Family Residential District of 15,000 square feet; however, it has been certified as a tract of land prior to 1956, so this lot minimum requirement does not apply.

IV. Need for Redevelopment

Blighted Area

The redevelopment area is located within the South Central "A" Urban Renewal Area. This area was declared a blighted area in 1964 then reaffirmed in 1967. It remains blighted today. Further, the Redevelopment Area itself exhibits a predominance of blighting conditions that render the current structure a menace to public health and safety and an economic and social liability. See attached Exhibit B for pictures of the blighting conditions. See Exhibit G for a map showing the Redevelopment Area within South Central "A" Urban Renewal Area.

The redevelopment area is in great need of redevelopment due to its location within the South Central "A" Urban Renewal Area as well as the predominance of blighting factors it exhibits. The structure does not present a reasonably safe environment to be used as a residence in its current condition. For this reason the property was vacant when the developer purchased it in November 2015. Correcting the blighting factors without demolishing the structure simply wouldn't be a feasible investment. Removing the structure and replacing it with multi-family units is the highest and best use and most closely aligns with the objectives of the Vision 20/20 Springfield-Greene County Comprehensive Plan adopted in November 2001.

The Redevelopment Area's Adherence to the Growth Management and Land Use Element of the Vision 20/20 Springfield Greene County Comprehensive Plan

The redevelopment will closely align with many of the objectives of the City of Springfield's Growth Management and Land Use Plan (GMLUP), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan.

> **Objective 1 (**18-7, GMLUP): "The City of Springfield and Greene County should work together to create a future development pattern that is more geographically balanced and compact than past trends."

The redevelopment is investing in growth within Center City. It will remove dysfunctional units that are not providing an adequate housing option in favor of more dense multi-family housing.

> **Objective 2** (18-7, GMLUP): "Springfield and Greene County should seek sustainable growth by investing in established areas…"

The redevelopment is located within Center City in the West Central Neighborhood. It is also less than half a block from MSU (SMSU). These are some of the most "established" areas within Springfield.

> **Objective 9** (18-28, GMLUP): "Springfield and Greene County should target several locations as Activity Centers. In those locations, plans, regulations and public investments should promote… higher density housing."

The redevelopment will be removing uninhabitable and dysfunctional units, which are currently no choice at all for safe housing, in favor of new multi-family units. The redevelopment area is located within the MSU (SMSU) Activity Center and is on the edge of the Center City Activity Center. See Exhibit C for a map of the Activity Centers as laid forth in the GMLUP.

Objective 13 (18-46, GMLUP): "The City of Springfield and Greene County should regulate land development consistent with the Springfield Area Land Use Plan."

According to figure 18-7 within the GMLUP, the redevelopment plan lies within a "Medium or High Density Housing" area.

"Townhouses and all various forms of apartment buildings are included in this category, which has been located where there is good traffic access, between low-density housing and non-residential land uses, and at high-amenity locations such as greenways and parkways. The density is expected to be greater than 6 housing units per net acre (18-48, GMLUP)."

The Redevelopment Area is located on Cherry Street which is a Secondary Arterial providing good traffic access. The Redevelopment area may also be accessed by an alley. It is also located within a few hundred feet of several commercial properties along Kimbrough and a few hundred yards of a park and church along Jefferson Avenue. Furthermore, Downtown, Missouri State University, and Transit Services are within a short walk.

The density of the redevelopment will be approximately 27 units per acre (as many as 5 units within .1837 acres).

The Redevelopment's Adherence to the Center City Element of the Vision 20/20 Springfield Greene County Comprehensive Plan

The Center City Element of the Vision 20/20 Springfield Greene County Comprehensive Plan defines the redevelopment area as being located within Center City.

Center City Vision Statement (1-1, Center City Element)

"Center City is everybody's neighborhood; a place to live, work and play. A place where people of all ages, backgrounds and interests are welcome to enjoy a vibrant, dynamic, and growing environment. Center City is an exciting, inviting, livable place. Center City is clean, safe, friendly, and accessible to all (1-1, Center City Element)."

The Redevelopment is removing housing which is not "clean, safe, (or) friendly" and replacing it with by-the-bed residential units which will be "exciting, inviting, (and) livable," as well as "clean, safe, (and) friendly." It's foreseeable that the units will be primarily occupied by students who will likely live, work, and be educated within Center City.

Issues and Forces (2-12, Center City Element)

In Figure 8 on page 2-11 of the Center City Element of the Vision 20/20 Springfield Greene County Comprehensive Plan (See Exhibit D), the Redevelopment Area is identified as being within a neighborhood that is a "Link" between MSU (SMSU) and Greater Downtown.

This area has been identified as an important neighborhood linking two Major activity centers, and presents some suggestions for better "linkage."

"Least well defined are the paths that psychologically and visually link the residential areas to the commercial or public areas. It may be possible to strengthen these connections with landscaping, lighting, signage, and building placement. Better integration of peripheral housing could support the

businesses, enhance the feeling of living in Center City, and support property values (2-12, Center City Element)."

The Redevelopment will create "better integration of peripheral housing (that) could support the businesses". There are businesses located within only a few hundred feet of the Redevelopment area, yet the Redevelopment Area is in a High-Density Multi-Family Residential District

The Redevelopment will also do its part to "strengthen these connections with landscaping, lighting… and building placement." The Redevelopment will be removing antiquated housing, and by nature of new development will be required to abide by all guidelines set forth in the Zoning Ordinance which will improve upon the site's landscaping, lighting, and building placement (setbacks).

V. Redevelopment Plan Objectives and Strategies

There are two primary objectives of the Redevelopment; (a) to remove deteriorated housing that does not present a safe, clean choice as an environment to live, and (b) to replace with new units to be leased by-the-bed that follow the plans and objectives of the Vision 20/20 Springfield Greene County Comprehensive Plan as set forth in this Redevelopment Plan.

Land Use Plan

A.) Former and Existing Land Use

The Redevelopment Area currently consists of a four (4) unit apartment building that is approximately 100 years old and in unlivable condition. There is also a secondary structure that is a shed/carport.

B.) Proposed Land Use

The proposed land use is for between three (3) and five (5) townhouse-style multi-family units. There will be one (1) structure with a maximum height of three (3) stories. The property will be leased by-the-bed and there will be approximately 8-12 total bedrooms. The Redevelopment will substantially conform to the attached Site Plan in Exhibit E.

C.) Financing

The developer is utilizing conventional financing to finance this project.

D.) Disposition of the Property

No land is proposed to be disposed of within the Redevelopment Area.

E.) Plan for Relocation Assistance

All four (4) units were vacant at the time the developer took ownership of the property. They remain vacant, so no relocation assistance will be necessary.

F.) Redevelopment Schedule and Estimated Date of Completion

- Plans finalized and approved by February 2016
- Demolition and site prep by February 2016
- Construction to begin by March 2016
- Completion of project by June 2016

G.) Taxation

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

H.) Covenants

The Redevelopment Plan shall run with the land for a period of twenty years for the date of final approval (at which point it shall expire and shall be of no further force or effect) and shall, during such time, require the Developer and any successors in interest to redevelop and use the real property within the Redevelopment Area in accordance with the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

Other Provisions

A.) Compliance with General Plans

As described herein, the Redevelopment Plan complies with the objectives of the Springfield-Greene County Comprehensive Plan.

B.) Compliance with State and Local Law

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

C.) Population Density

The Redevelopment will provide no more than five (5) units located within the Redevelopment Area of approximately .1837 acres (8,000 square feet) for a density of no more than 27 units per acre. The High-Density Multi-Family Residential District (R-HD) zoning allows a maximum of forty (40) units per acre. This would be a maximum of Fifty-Four (54) residents per acre.

D.) Public Facilities

It is not anticipated at this time that the Redevelopment will require any additional public facilities or utilities.

E.) Codes, Ordinances, and Zoning

There is no anticipated change to zoning ordinances or maps, street layouts, street levels or grades, building codes, or ordinances.

VI. Procedure and Changes or Modification of Plan

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

EXHIBIT A

LEGAL DESCRIPTION

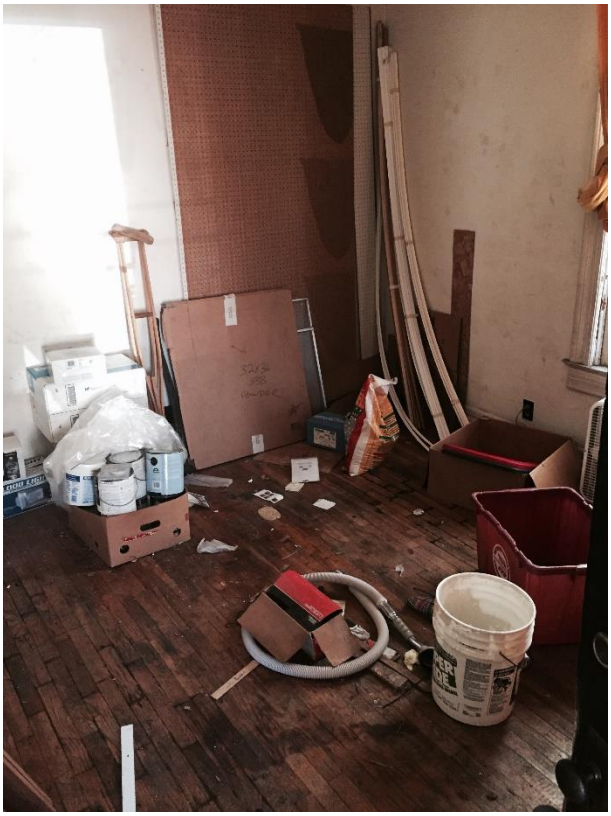
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GREENE, STATE OF MISSOURI, AND IS DESCRIBED AS FOLLOWS:

The West Half (W-1/2) of Lot 73, SOUTHERN ADDITION, City of Springfield, Greene County, Missouri.

EXHIBIT B

PICTURES OF THE BLIGHTING CONDITIONS

Cheyenne



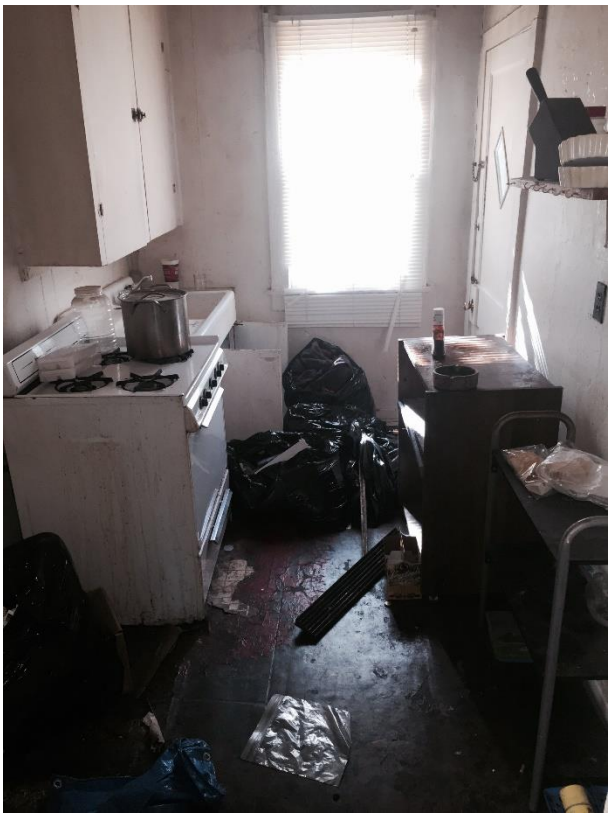


EXHIBIT C

ACTIVITY CENTERS

Figure 18.5 of the GMLUP

EXHIBIT D

LINKAGE

Figure 8 on Page 2-11 of the Center City Element of the Vision 20/20 Springfield Greene county Comprehensive plan

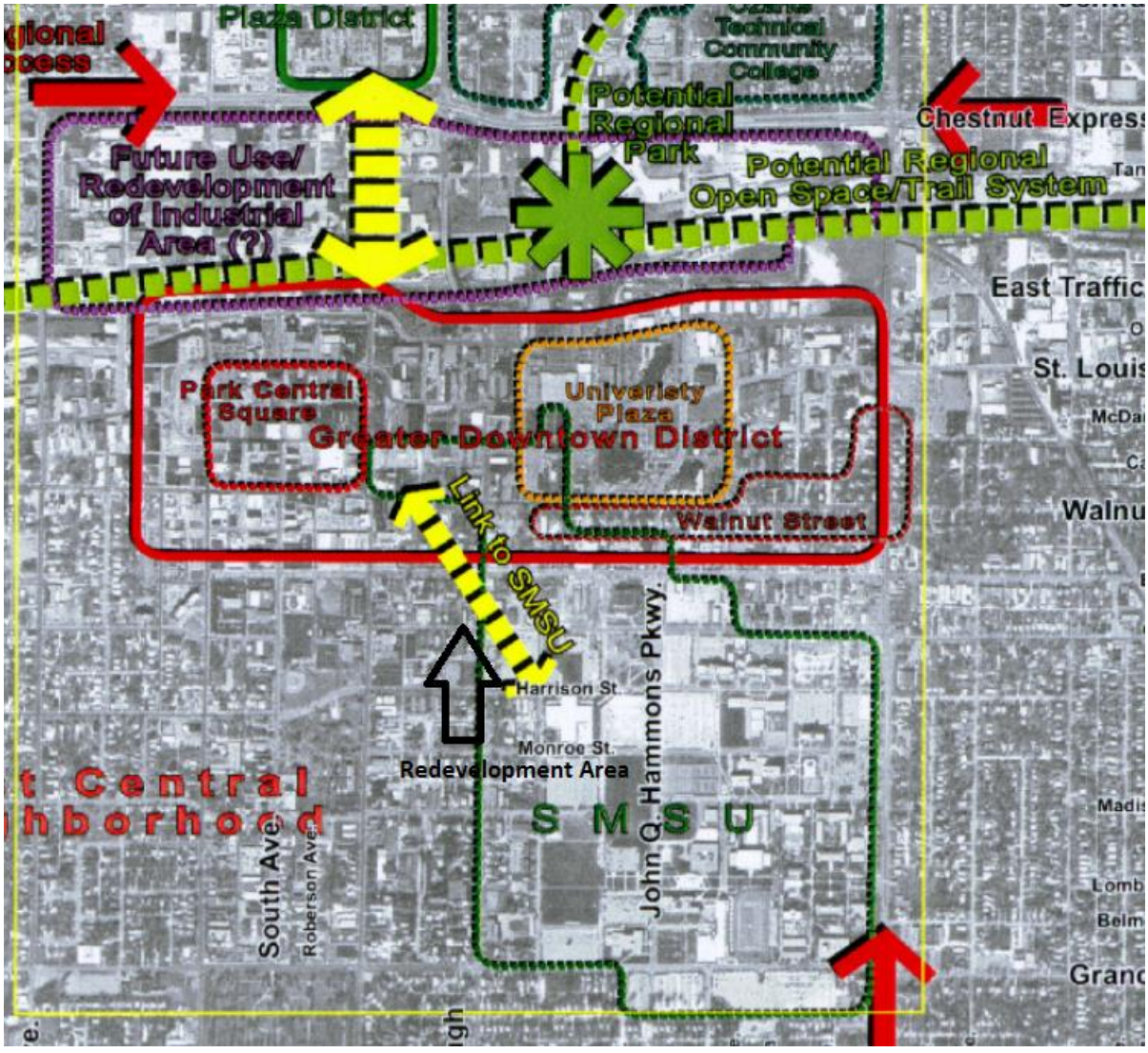
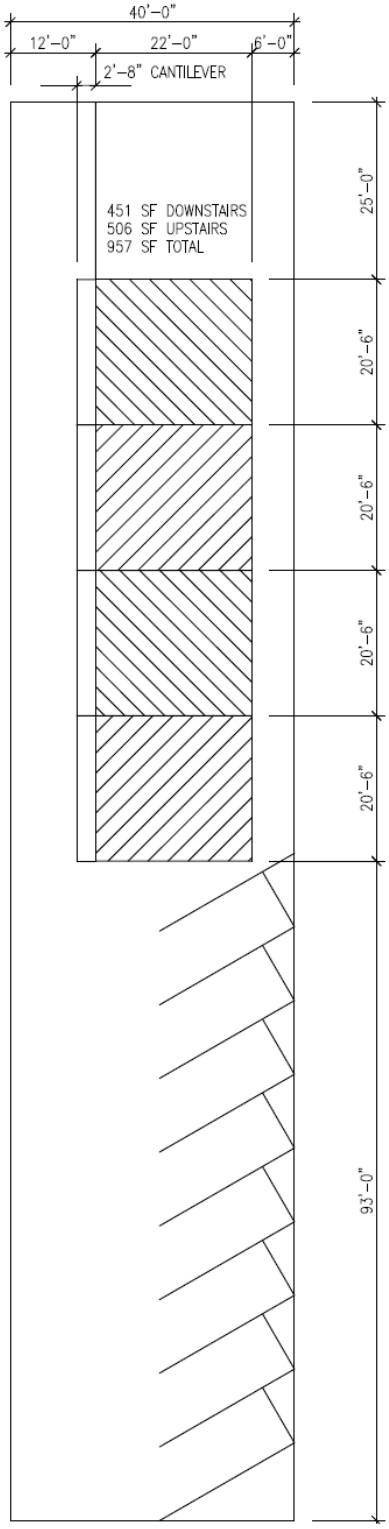


EXHIBIT E

PROPOSED SITE PLAN



516 E CHERRY
1"=20'-0"

EXHIBIT F

EXISTING SITE MAP

From the Green County Assessor's Website

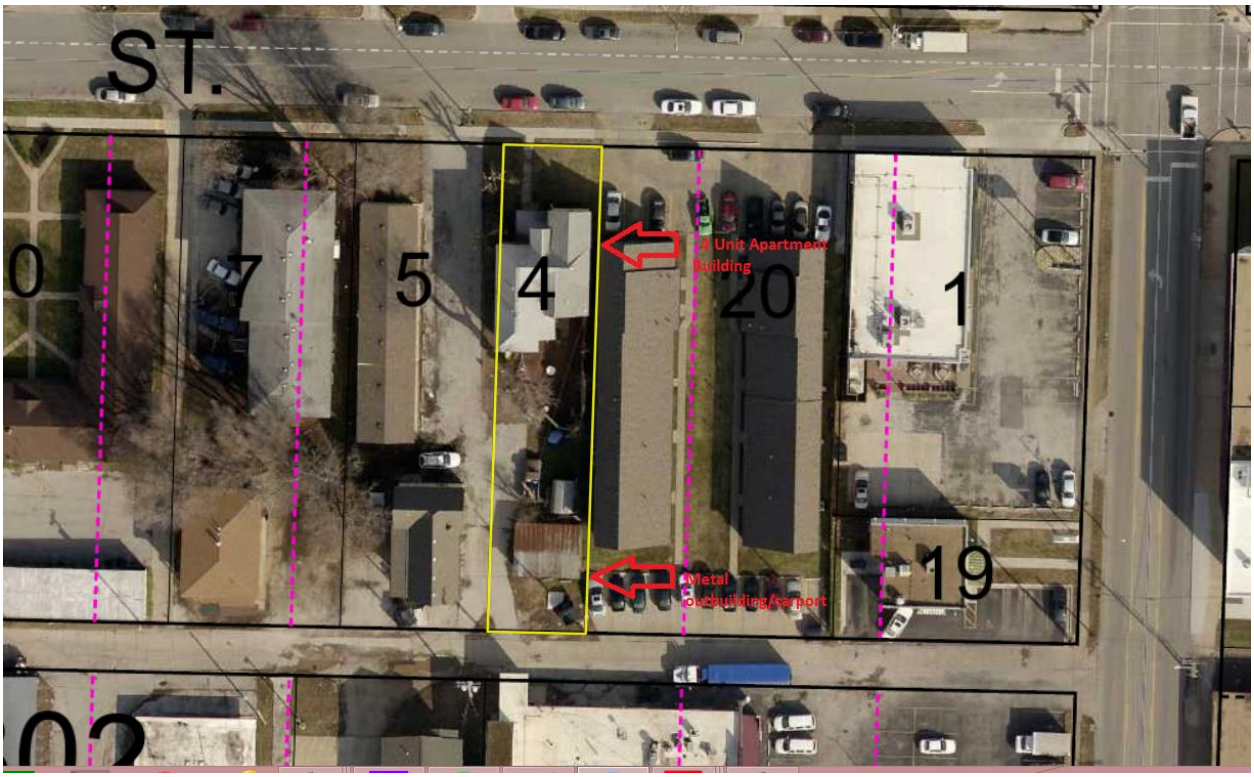
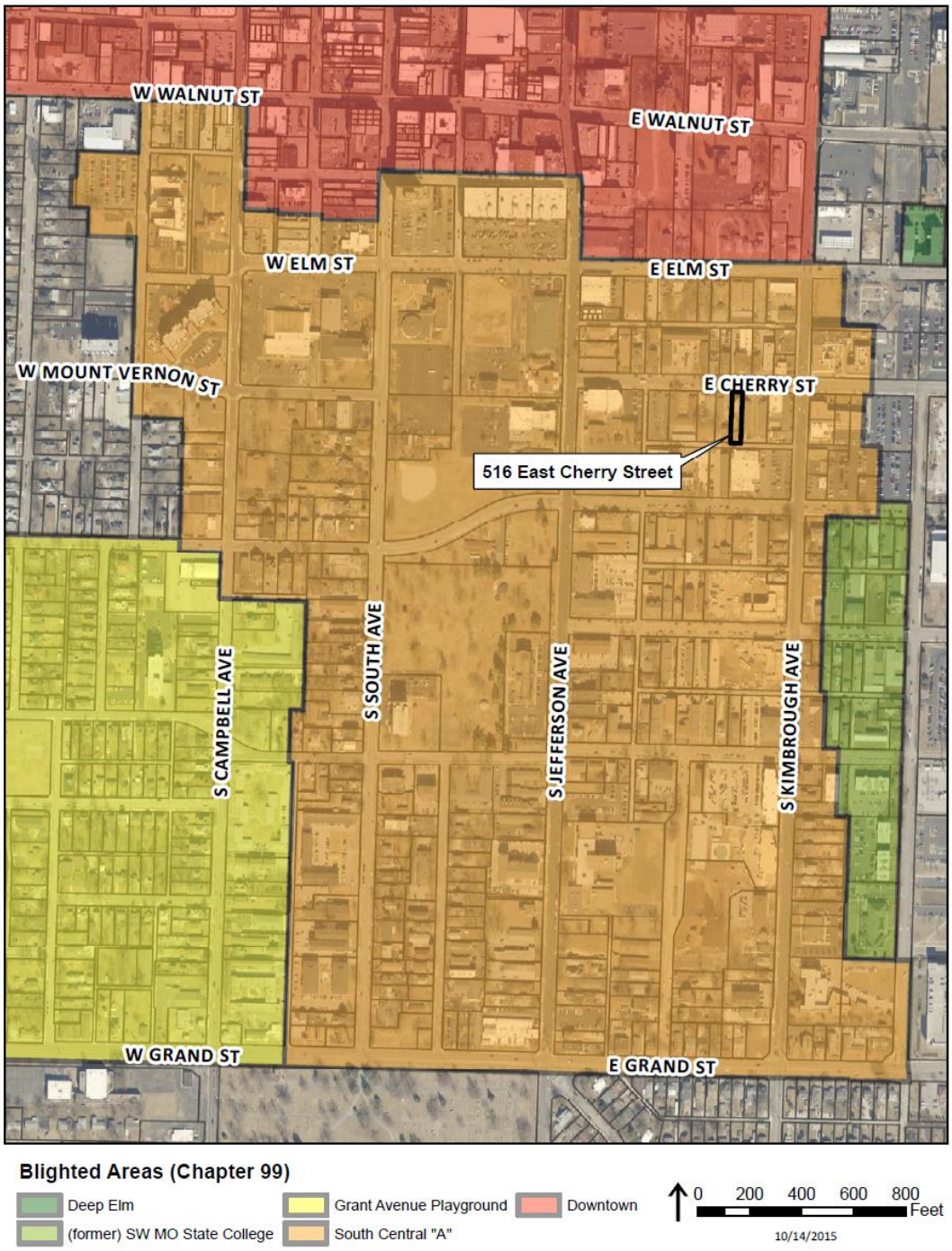


EXHIBIT G

Redevelopment Area within South Central "A" Urban Renewal Area