

Springfield Land Clearance for Redevelopment Authority

Tuesday, August 1 at 4:00 PM

2nd Floor West Conference Room, Busch Municipal Building

Minutes

1. Call to Order

2. Roll Call

Present: Ryan Cosby, Allen Grymes, Steve Jackson, Ron Tappan and Benjamin Hall

Others Present:

Staff: Sarah Kerner, Matt Schaefer, Bill Weaver, Olivia Hough, Judy White and Jared Follin

3. Approval of Minutes

Ron Tappan made a motion to approve the minutes from July 11, 2017. Allen Grymes seconded the motion. Motion approved (5-0)

4. New Business

5. Other Business

Discussion of Redevelopment Plan for Kearney Street Redevelopment Area

- Sarah Kerner gave an overview of the PGAV Market Study Results
- 1st Public Meeting August 24, 2017 5:30PM
 - LCRA Members were invited and provided invitations to share
- Redevelopment Area Boundary – Matt presented the proposed boundary. Initial study area is Glenstone to Kansas Expressway (3 ½ miles) with 300' off the right-a-way. There was discussion about the reasoning for the depth on either side of Kearney and the relationship with residential. There was general agreement on the proposed extent of the boundary and considerations. Primary purpose of the plan is to facilitate retail and commercial redevelopment not to incentivize residential.

- Excluded Uses – A list of uses provided for in the Highway Commercial or Light Industrial zoning was distributed and discussed. In general, LCRA members did not favor limiting of uses for Chapter 99. They do, however; want to exclude cell phone towers. Only Commercial and residential uses with frontage on Kearney should be eligible for abatement. They were fine with the language in Springfield Plaza allowing Title Loans if they become a tenant as part of a shopping center.
- Landscaping –LCRA would like to require full compliance with new construction landscaping requirements for properties receiving tax abatement including building renovations. However, they want flexibility in the application if landscaping interferes with meeting parking or bufferyard requirements so it should be tailored to the lot size.
- Building Materials – Generally LCRA did not want to put restrictions on building materials if they are meeting current codes. Use of vinyl on structures facing frontage streets might be the exception to this. They did not feel Kearney Street was comparable to the Springfield Plaza example provided. They did not have an issue with metal buildings. They felt the bufferyard requirements would protect adjacent residential. Concern expressed regarding burdening property owners with restrictions/cost.
- Consolidation of Curb Cuts – Would like to encourage consolidation of curb cuts and cross access to improve access management.
- Burying Powerlines – when applicable for new and large developments this is a good idea.

Other:

- Billboards and Signage – The issue of grandfathered signage and large billboards should be looked at to reduce the visual clutter and negative aesthetic it creates.
- Safety - Needs to be considered as the area develops and Police should be consulted. Specifically, safety of pedestrians and crime prevention.
2nd Public Meeting – Will be Monday, September 25th location – 5:30 PM
Roberson Elementary
- Timeline for the Blight Report and Redevelopment Plan is to present to Council by the end of the year

Questions/Comments from Commission:

- Was the age of the buildings a consideration?
- A lot of mom and pop businesses in the corridor
- Blight question: Wal-Mart and Doubletree Hotel? Empty Lots?
- Use streets as border lines where possible?
- Abatement should be used for assembly of lots not just for a new roof or windows
- Frontage on Kearney Street should be a requirement
- Rents are low as is income and it will take time for that to increase
- Will the Workable Plan be part of this?
- Provide Commission with age demographic from the PGAV report

6. Adjourn