



Springfield Planning and Zoning Commission

City Council Chambers (830 N. Boonville)

Date: February 6, 2023

Time: 5:00 p.m.

Members: Britton Jobe(Chair), Natalie Broekhoven (Vice-Chair), Bruce Colony, Bill Knuckles, Christopher Lebeck, Eric Pauly, Helen Gunther, Betty Ridge, and Dan Scott.

This meeting will be conducted both at 830 N. Boonville Ave. and electronically. The public may observe, physically attend (the number of people gathered will be limited with physical distancing requirements applied) or view at

<http://cityview.springfieldmo.gov/live stream/>.

1. ROLL CALL

2. APPROVAL OF MINUTES

3. COMMUNICATIONS

4. CONSENT ITEMS

5. Request To Acquire 539

946 & 955 East Trafficway Street and 234 North John Q. Hammons, City of Springfield

Documents:

[ACQUISITION 539 SR.PDF](#)

6. UNFINISHED BUSINESS

7. PUBLIC HEARINGS

8. ADJOURN

For items for which the public may speak, the Commission Chairperson will invite anyone who wishes to speak to an item after staff makes its presentation. **Please fill out a Speaker Card. When you address Commission, please step to the microphone at the podium and state your name and address.** All meetings are televised live and tape recorded. Please limit your remarks to five (5) minutes unless Commission allows a longer time. In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 417-864-1443 at least three (3) days prior to the scheduled meeting.

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PLANNING AND ZONING COMMISSION PUBLIC HEARING:

FEBRUARY 6, 2023

CITY COUNCIL PUBLIC HEARING:

FEBRUARY 6, 2023

CASE: Request to Acquire 539

ACRES: Approximately 11.5, 4.5, and 0.8

LOCATION: 955 East Trafficway, 946 East Trafficway, and 234 North John Q Hammons Parkway

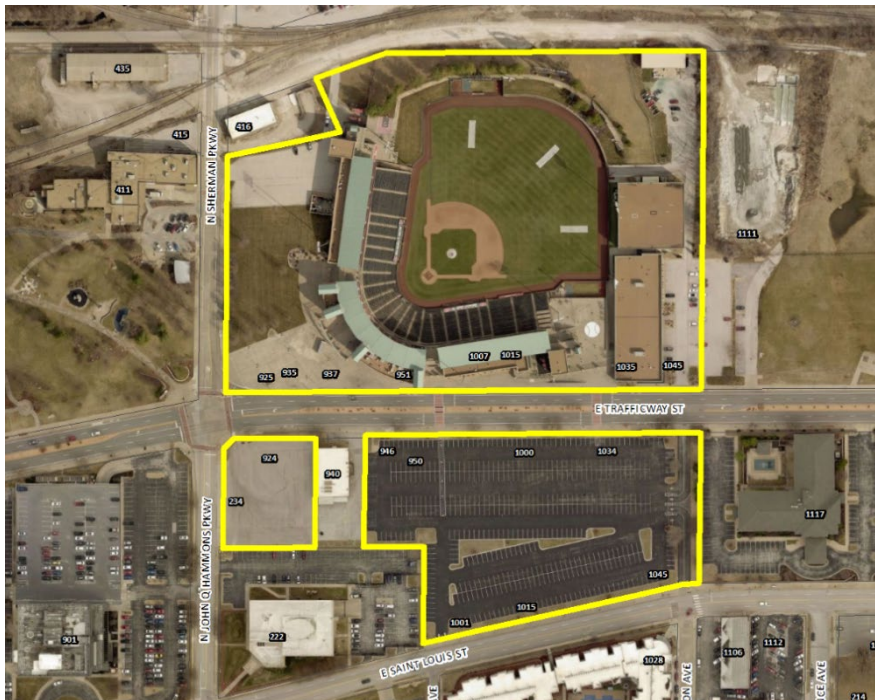
EXISTING LAND USE: Baseball stadium and parking lots

APPLICANT: City of Springfield

STAFF: Andrew Menke, Assistant Planner
417-864-1613

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).



SUMMARY OF REQUEST:

The City is proposing to acquire all real property rights to Hammons Field and to purchase two nearby parking lots. Additionally, the City proposes to extend the lease of Hammons Field to the Springfield Cardinals for 15 years. Per an existing license the City would assume, Hammons Field will also continue to be licensed to the Missouri State Bears for baseball purposes. Acquisition of the real property rights of Hammons Field, the parking lots, and the lease extension would preserve the goals and public investment made in the Jordan Valley area pursuant to the City's prior comprehensive plan, Vision 2020.

FINDING FOR STAFF RECOMMENDATION:

1. This application meets the approval standards for an Acquisition and lease of public property.
2. Approval of this request will provide for acquisition of the subject property for public purposes and is not expected to adversely impact the surrounding properties.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM	CC & CC w/ COD 68	CC	CC
LAND USE	Offices, building supply	Apartments, federal courthouse, office	Open space, hotel	Park, offices

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SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)



GOOGLE MAPS STREET VIEW:

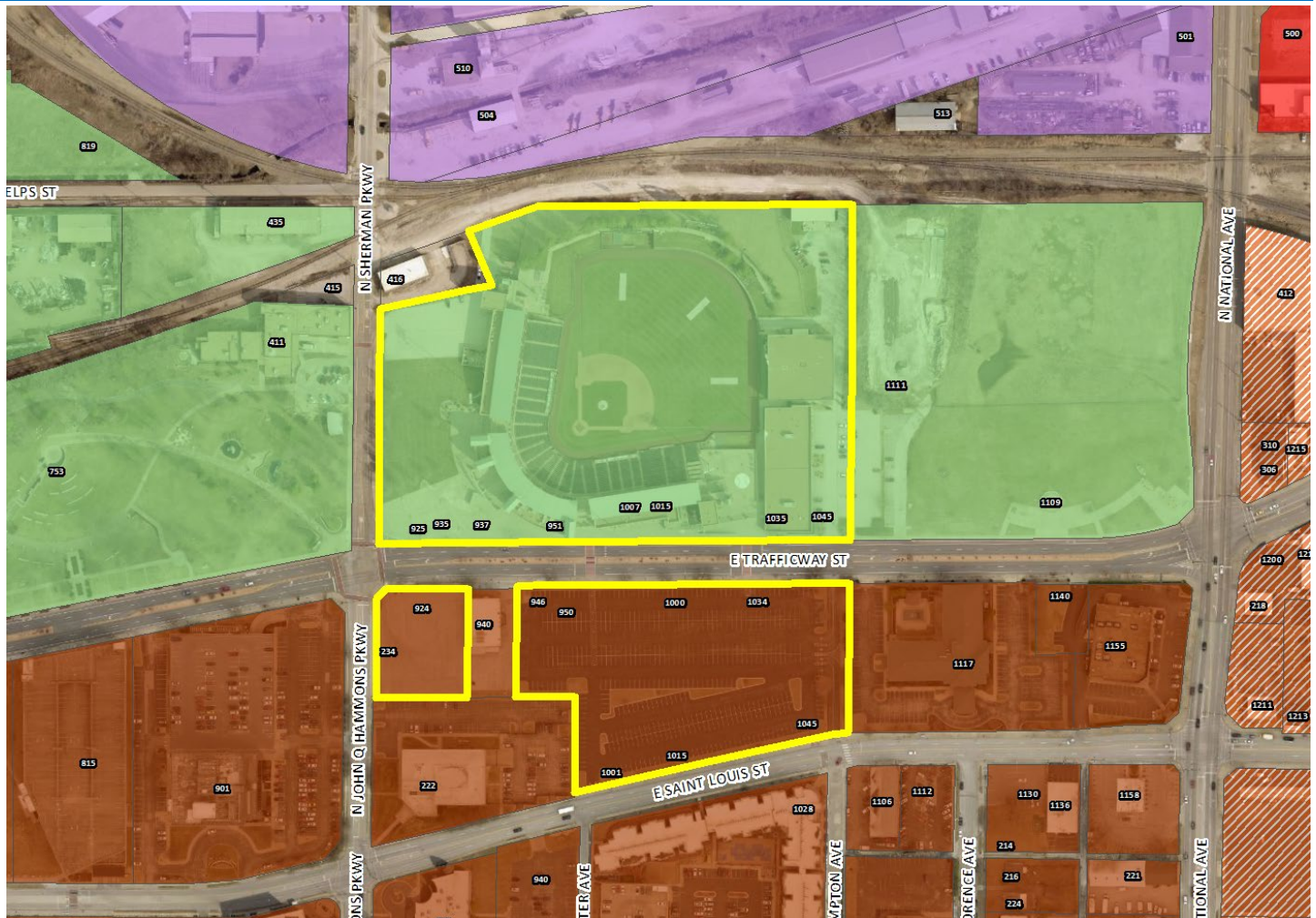


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FORWARD SGF PLACETYPES:



City Placetypes

- City Corridor
- Downtown
- Traditional Residential Neighborhood
- Center City Residential Neighborhood
- Industry & Logistics
- Institutional & Employment Center
- Mixed Residential
- Mixed Use
- Business Flex
- Urban Green Space & Recreation

PROPERTY HISTORY:

The property at 946 and 955 East Trafficway were acquired by the City in the early 2000's for the purpose of realizing a major goal of Vision 2020, then the City's comprehensive plan. Vision 2020 called for the revitalization of a blighted industrial area into the Jordan Valley Corridor, which would include a park, ice skating rink, exposition center, and baseball stadium. The City entered into a series of agreements with noted developer John Q. Hammons for Mr. Hammons to construct a baseball stadium at 955 East Trafficway. The stadium, named Hammons Field, opened in 2004, and in 2005, became the home of the Springfield Cardinals, the Double-A affiliate of the St. Louis Cardinals baseball team. A parking lot was constructed at 946 East Trafficway to provide nearby parking for the stadium, and the property was purchased by Mr. Hammons.

The agreements between the City and Mr. Hammons provided that the City would issue bonds to fund the cost of constructing the stadium. Once the bonds were repaid by Mr. Hammons, he could purchase the stadium and a portion of the land it was built on for \$1, and the City was required to provide him a 50-year ground lease for the remaining land under the stadium. After Mr. Hammons's death, his Trust declared bankruptcy. As part of the bankruptcy plan, Mr. Hammons's rights to purchase the stadium and obtain a 50-year lease were provided to a Charitable Trust formed to honor his legacy. The bonds were paid off by Mr. Hammons's successor triggering the right of the Charitable Trust to purchase the stadium for \$1 and be provided a 50-year ground lease. The City proposes to purchase those rights from the Charitable Trust, so that the City owns Hammons Field outright. Additionally, the City proposes to purchase the parking lot at 946 East Trafficway and a parking lot at 234 North John Q Hammons Parkway to ensure sufficient parking for the stadium.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 11.7. - Legal status of master plan.

- (1) Master plan to provide general guidelines. The master plan shall be prepared and maintained as a general guide for the orderly and efficient development and redevelopment of the City of Springfield. The master plan shall be kept current through review not less than every five years. When required by this Charter or otherwise deemed necessary, such review shall include proposed revisions or alterations in the master plan and public hearings thereon.
- (2) Regulations to generally conform to master plan. All rezoning of land, subdivision plats, development proposals, and the zoning ordinance, subdivision ordinance and the zoning map should generally conform with the guidelines set forth in the master plan and should be reviewed for consistency with the master plan; provided, however, inconsistencies with the master plan shall not constitute cause to invalidate any such matter. The master plan shall not have the effect of a regulatory ordinance.
- (3) Master plan to guide public improvements. The master plan shall provide guidelines for the location of public streets, parks and other public ways, grounds and spaces, public buildings and structures, facilities of public or private utilities, and the acquisition of real property by the city for public use. To that end the planning and zoning commission shall review the following:
 - (a) All proposals to construct or extend public streets.
 - (b) All proposals to improve land as a park.
 - (c) All proposals to lay out or improve other public ways, grounds or spaces.
 - (d) All proposals to construct public buildings and structures.
 - (e) All proposals to lay out and construct facilities of public utilities, whether publicly or privately owned.
 - (f) All proposals to acquire real property for public purposes.

In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted and approved by the planning and zoning commission.

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In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land, sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled.

In the event the commission shall fail to act within thirty days after the date of official submission of a proposal (which date shall be the date that the matter is placed upon the agenda of the commission) to the commission, then the proposal shall be deemed to have been approved by the commission, unless a longer period for review by the commission shall have been authorized by the council or by the public officials submitting the proposal. In any case in which the commission finds that it is not reasonably able to complete its review of a proposal within thirty days, it may extend the time for such review for not more than thirty days.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The third goal of the *Parks, Greenways, & Natural Resources* chapter of the *ForwardSGF Comprehensive Plan* identifies the following objective: "Promote sports, recreation, and ecotourism through branding and facility upgrades to establish Springfield as a gateway into the Ozarks while boosting the local economy." Section 3.1 states that the City should leverage its recreational amenities, and Section 3.2 states that the City should support local sports by celebrating Springfield's teams and enhancing their facilities. The proposed acquisitions will keep Springfield as the home of the Springfield Cardinals, protecting the City's brand as the home of a Double-A baseball team, support the Missouri State Bears by ensuring they can continue to play baseball in a first-class facility, and maintain the value of sports tourism brought to the city by both teams.

STAFF COMMENTS:

1. Approval of this request is consistent with the *Land Use & Development* chapter of the *ForwardSGF Comprehensive Plan*, which identifies this area as appropriate for the Urban Green Space & Recreation and the Downtown placetypes. The Urban Green Space & Recreation placetype consists of Springfield's most significant natural areas as well as major community parks and recreational facilities. The Downtown placetype serves as the primary activity center of Springfield, containing a wide variety of uses, such as retail, entertainment, office, institutional, multi-family residential, and public gathering spaces. Sports complexes are a primary use of the Urban Green Space & Recreation placetype and a supporting use of the Downtown placetype. The use of a baseball stadium and supporting parking at this location is consistent with these placetypes.
2. The properties are zoned CC, Center City District. The Center City District permits the Major Event Entertainment Use Group, which includes stadiums and as an accessory use, parking.
3. The structure on the subject property is not listed on the local historic register.
4. Article XI, Section 11.7.3 of the City Charter requires that proposals to acquire real property and to lease public facilities must be reviewed and approved by the Planning and Zoning Commission to determine whether such proposals conform with the City's Comprehensive plan.
5. The following language from Article XI, Section 11.7.3, of the City Charter sets forth the Planning and Zoning Commission's function regarding the acquisition of property and the process for appeal of such decision:

"In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted and approved by the planning and zoning commission.

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other

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than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership."

6. The Planning & Zoning Commission is providing this recommendation to be forwarded to City Council.

LAND ACQUISITION POLICY:

Planning and Zoning Commission adopted the following policy statement for land acquisition by public bodies		Applicant's Response
1.	All land acquisitions shall be consistent with the adopted Plans and Policies.	Hammons Field and the main parking lot were part of Vision 2020 enhancements that included Jordan Valley Park and Jordan Valley Ice Park and improved a blighted industrial area. The ancillary parking lot will provide opportunity for additional parking for the stadium or other civic events.
2.	Proposals for land acquisition and public uses shall consider the effect of the proposed use on the surrounding land uses and shall include measures to mitigate any adverse effects of the proposed use on the surrounding uses.	Hammons Field and both parking lots are already built and have been in place for many years. The Springfield Cardinals have leased and the Missouri State Bears have licensed use of Hammons Field since 2005. Construction of Hammons Field was completed in 2004. No additional effect on surrounding land uses is anticipated by this acquisition and lease of public property since the long-standing uses will continue.
3.	If no immediate use is intended for the acquisition and the negotiated contract does not include the previous owner removing the structure, existing sound structures should be retained unless such retention is not economically feasible. The current use should be continued, the structure should be used in a manner consistent with adopted plans until such time as the land will be cleared for the use for which it was acquired, or the structure should be moved to a suitable location.	The current use of Hammons Field and the parking lots will be continued.
4.	At a minimum, the acquiring agency should either attempt to preserve architecturally or historically significant structures in place or make the structures available to the previous owner or public for moving or solicit bids from individuals and firms interested in salvaging those items which have architectural significance. Disposition of the property when conducted by a City agency shall be made pursuant to City ordinances including the City purchasing manual.	The stadium and other structures at Hammons Field will be preserved, and Hammons Field will continue to be operated. There are no structures on the parking lots.
5.	To the extent possible, the acquiring agency shall make all structures to be removed, regardless of historical or architectural significance, available to the previous owner or public for moving and reuse at another location. Disposition of property when conducted by a City agency shall be made pursuant to City ordinances including the City Purchasing Manual.	The stadium and other structures at Hammons Field will not be removed. There are no structures on the parking lots.

LEGAL:

946 East Trafficway

TRACT A:

COMMENCING AT THE NORTHEAST CORNER OF LOT 9; PLOT 1, MARBLEHEAD ADDITION, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI: THENCE NORTH 89 DEGREES 09 MINUTES 49 SECONDS WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF TRAFFICWAY, A DISTANCE OF 473.80 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 47 MINUTES 11 SECONDS WEST, A DISTANCE OF 210.17 FEET; THENCE, NORTH 89 DEGREES 25 MINUTES 13 SECONDS WEST, A DISTANCE OF 105.40 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 34 SECONDS EAST, A DISTANCE OF 210.61 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF TRAFFICWAY; THENCE SOUTH 89 DEGREES 10 MINUTES 12 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 110.52 FEET TO THE POINT OF BEGINNING.

EXCEPT, COMMENCING AT THE NORTHEAST CORNER OF LOT 9, PLOT 1, MARBLEHEAD ADDITION, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE NORTH 89 DEGREES 09 MINUTES 49 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF EAST TRAFFICWAY, A DISTANCE OF 473.80 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 89 DEGREES 10 MINUTES 12 SECONDS WEST A DISTANCE OF 110.52 FEET; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 0 DEGREES 23 MINUTES 34 SECONDS WEST A DISTANCE OF 3.00 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 12 SECONDS EAST A DISTANCE OF 110.45 FEET; THENCE NORTH 1 DEGREE 47 MINUTES 11 SECONDS EAST A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

TRACT B:

COMMENCING AT THE NORTHEAST CORNER OF LOT 9, PLOT 1, MARBLEHEAD ADDITION, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI: THENCE SOUTH 89 DEGREES 11 MINUTES 46 SECONDS EAST, A DISTANCE OF 25.19 FEET; THENCE SOUTH 01 DEGREE 50 MINUTES 42 SECONDS WEST, A DISTANCE OF 292.40 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ST. LOUIS STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE FOLLOWING FOUR DESCRIBED COURSES: THENCE NORTH 89 DEGREES 38 MINUTES 29 SECONDS WEST, A DISTANCE OF 21.58 FEET; THENCE SOUTH 78 DEGREES 40 MINUTES 19 SECONDS WEST, A DISTANCE OF 147.57 FEET; THENCE SOUTH 78 DEGREES 29 MINUTES 57 SECONDS WEST, A DISTANCE OF 227.91 FEET; THENCE SOUTH 77 DEGREES 15 MINUTES 47 SECONDS WEST, A DISTANCE OF 115.20 FEET; THENCE NORTH 01 DEGREE 47 MINUTES 11 SECONDS EAST, A DISTANCE OF 399.40 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF TRAFFICWAY; THENCE SOUTH 89 DEGREES 09 MINUTES 49 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 473.80 FEET TO THE POINT OF COMMENCEMENT.

EXCEPT, BEGINNING AT THE NORTHEAST CORNER OF LOT 9, PLOT 1, MARBLEHEAD ADDITION, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE NORTH 89 DEGREES 09 MINUTES 49 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF EAST TRAFFICWAY, A DISTANCE OF 473.80 FEET; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 1 DEGREE 47 MINUTES 11 SECONDS WEST A DISTANCE OF 3.00 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 49 SECONDS EAST A DISTANCE OF 473.85 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 46 SECONDS EAST A DISTANCE OF 25.14 FEET TO THE

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CENTERLINE OF VACATED HAMPTON STREET; THENCE ALONG SAID CENTERLINE, NORTH 1 DEGREE 50 MINUTES 44 SECONDS EAST A DISTANCE OF 3.00 FEET TO THE SOUTH RIGHT OF WAY OF EAST TRAFFICWAY; THENCE ALONG SAID RIGHT OF WAY, NORTH 89 DEGREES 11 MINUTES 46 SECONDS WEST A DISTANCE OF 25.19 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT, COMMENCING AT THE NORTHEAST CORNER OF LOT 9, PLOT 1, MARBLEHEAD ADDITION, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE SOUTH 89 DEGREES 11 MINUTES 46 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF EAST TRAFFICWAY, A DISTANCE OF 25.19 FEET TO THE CENTERLINE OF VACATED HAMPTON STREET; THENCE ALONG SAID CENTERLINE, SOUTH 1 DEGREE 50 MINUTES 44 SECONDS WEST A DISTANCE OF 282.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 1 DEGREE 50 MINUTES 44 SECONDS WEST, A DISTANCE OF 10.03 FEET TO THE NORTH RIGHT OF WAY OF ST. LOUIS STREET; THENCE ALONG SAID RIGHT OF WAY WITH THE FOLLOWING COURSES, NORTH 89 DEGREES 38 MINUTES 29 SECONDS WEST A DISTANCE OF 21.58 FEET, SOUTH 78 DEGREES 40 MINUTES 19 SECONDS WEST A DISTANCE OF 147.57 FEET, SOUTH 78 DEGREES 29 MINUTES 57 SECONDS WEST A DISTANCE OF 227.91 FEET, SOUTH 77 DEGREES 15 MINUTES 47 SECONDS WEST A DISTANCE OF 115.20 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 1 DEGREE 47 MINUTES 11 SECONDS EAST A DISTANCE OF 10.33 FEET; THENCE NORTH 77 DEGREES 15 MINUTES 47 SECONDS EAST A DISTANCE OF 112.72 FEET; THENCE NORTH 78 DEGREES 29 MINUTES 57 SECONDS EAST A DISTANCE OF 228.03 FEET; THENCE NORTH 78 DEGREES 40 MINUTES 19 SECONDS EAST A DISTANCE OF 148.61 FEET; THENCE SOUTH 89 DEGREES 41 MINUTE'S 49 SECONDS EAST A DISTANCE OF 22.86 FEET TO THE POINT OF BEGINNING.

234 North John Q Hammons Parkway

BEGINNING AT A POINT ON THE EAST LINE OF SHERMAN AVENUE, AS NOW LOCATED IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI 274.6 FEET NORTH OF THE NORTHEAST CORNER OF ST. LOUIS STREET AND SAID SHERMAN AVENUE; THENCE NORTH ALONG SAID EAST LINE OF SAID SHERMAN AVENUE, AS NOW LOCATED, TO THE NORTHWEST CORNER OF LOT A OF PLOT 1 OF MARBLEHEAD ADDITION, A SUBDIVISION IN SAID CITY; THENCE NORTHEASTERLY ALONG SAID NORTH LINE OF SAID LOT A, 38.9 FEET TO THE POINT WHERE SAID NORTH LINE OF SAID LOT 1 RUNS DUE EAST AND WEST; THENCE EAST ALONG SAID NORTH LINE OF SAID LOT A TO THE NORTHEAST CORNER OF SAID LOT A; THENCE SOUTH 19.5 FEET; THENCE SOUTHEASTERLY 190.7 FEET, TO AN IRON ROD SET 178.12 FEET EAST OF SAID EAST LINE OF SHERMAN AVENUE, AS NOW LOCATED; THENCE SOUTH 86 DEGREES 20 MINUTES WEST, 97.8 FEET; THENCE WEST TO THE POINT OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF DEEDED, TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES. IT BEING THE INTENTION TO DESCRIBED ALL OF LOT A OF PLOT 1 IN MARBLEHEAD ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND CERTAIN PROPERTY CONVEYED BY P.W. SNELLING AND LEONA A. SNELLING TO FRED ENGLE AND BERTHA ENGLE, HUSBAND AND WIFE, AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 909 AT PAGE 103, IN THE RECORDER OF DEEDS OFFICE OF GREENE COUNTY, MISSOURI; AND A STRIP OF GROUND BETWEEN THE ABOVE DESCRIBED TRACT, WHICH IS A PORTION OF AN ALLEY HERETOFORE VACATED BY THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.