



City of Springfield

Agenda

Planning and Zoning Commission

Natalie Broekhoven, Chair

Bill Knuckles, Vice Chair

Helen Gunther

Christopher Lebeck

Betty Ridge

Bruce Colony

Eric Pauly

Dan Scott

February 15, 2024

6:30 PM

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

1. ROLL CALL.

2. APPROVAL OF MINUTES.

2.1. January 11, 2024

3. COMMUNICATIONS.

3.1. City Council Summary for January 2024

4. CONSENT ITEMS.

4.1. Change of Use 537
1300 blk of South Grant Avenue (Applicant: City of Springfield)

5. UNFINISHED BUSINESS.

5.1. Z-1-2024 COD 246
1330 South Kansas Avenue (Applicant: Eoff Land Trust)

5.2. Vacation 831
2900 blk of West Division Street (Applicant: Assembly of God Church Spfd Faith, Inc.)

5.3. Vacation 832
300 blk of Chestnut Street (Applicant: City of Springfield)

6. PUBLIC HEARINGS.

- 6.1. Vacation 827
1000 blk of North Hampton Avenue (Applicant: Ozarks Technical Community College)
- 6.2. Z-25-2023 COD 235
1001, 1004, 1013, 1017 & 1033 North Hampton Avenue and 1117 & 1125 East Pythian Street and 1118, 1140 & 1146 East Scott Street (Applicant: Ozarks Technical Community College)
- 6.3. Z-7-2024 COD 249
3333 West Battlefield Road (Applicant: South Creek Development Corp.)

7. OTHER BUSINESS.

- 7.1. Preliminary Plat of Valley Water Mill Estates
1735 East Valley Water Mill Road (Applicant: Triple S Properties, Inc.)
- 7.2. Preliminary Plat of MHC Kenworth Addition
5500 East Farm Road 104 (Applicant: M-H Property Enterprises, LLC)
- 7.3. Subdivision Variance 357
3246, 3248, 3250 & 3256 West Division Street (Applicant: Division St. Paving, LLC)
- 7.4. Commercial-Pacific Redevelopment Area
Generally located along the south side of the 400-500 blks East Commercial Street, east side of the 1600-1700 blks North Jefferson Avenue, and west side of the 1600-1700 blks North Benton Avenue. (Applicant: Commercial-Pacific Street Redevelopment Corporation)

8. ADJOURN.

In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.

**City of Springfield
Minutes
Planning and Zoning Commission**

Natalie Broekhoven, Vice Chair
Helen Gunther
Christopher Lebeck
Betty Ridge

Bruce Colony
Bill Knuckles
Eric Pauly
Dan Scott

January 11, 2024

6:30pm

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

ROLL CALL.

Present: Commissioner Broekhoven, Commissioner Knuckles, Commissioner Ridge, Commissioner Scott, Commissioner Pauly, and Commissioner Lebeck. Absent: Bruce Colony and Helen Gunther.

Staff in attendance: Steve Childers, Planning Director, Bob Hosmer, Planning Manager, Chris Hoeman, Assistant City Attorney, Laura Vales, Assistant City Attorney, Daniel Neal, Senior Planner and Michael Sparlin, Senior Planner.

APPROVAL OF MINUTES.

The minutes of December 14, 2023, were approved.

COMMUNICATIONS.

City Council summary for December 2023.

COMMISSION ACTION: (Change order of presentation/suspend rules – Present Item 6.7 after 5.2)

Planning and Zoning Commission Board Member Knuckles motioned move Item 6.7 after 5.2 in Unfinished Business, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles. Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

CONSENT ITEMS.

UNFINISHED BUSINESS.

Planned Development 387
1137 & 1141 East Delmar Street

Applicant: MSU Housing, LLC and Faucett & Bates Properties, LLC

Mr. Sparlin stated that this is a request to rezone approximately 0.36 acres of property R-SF, Residential Single-family District within Phelps Grove Urban Conservation District to Planned Development No. 387. He also noted that the applicant would like to amend their application to remove: Section D, item #9. Short-Term Rental Type 3.

Mr. Billy Kimmons, 400 South Avenue speaking on behalf of the applicant, noting that the two properties have been coexisting as parking and other things for this site and the proposed plan is for improvement as it has been a legal non-conforming site.

Mr. Pauly asked if the neighborhood have been presented with the Planned Development? Mr. Kimmons noted that the owner will be speaking next and noted that they have shared the proposed drawing.

Mr. Andy Faucett, 1047 E. Kingsbury stated that they have reached out to the neighborhood, and everyone has been supportive.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION: #1

Planning and Zoning Commission Board Member Knuckles moved to amend the application to remove Section D – Item #9. Short-Term Rental Type 3 of Planned Development 387, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles. Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

COMMISSION ACTION: #2

Planning and Zoning Commission Board Member Knuckles moved to approve Planned Development 387, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles. Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

Vacation 830

923, 927 & 935 South Campbell and 425 West Grand Street

Applicant: South Campbell Avenue Baptist Church of Springfield

Mr. Daniel Neal stated that this is a request to vacate a portion of public alley right-of-way behind 923, 927 & 935 S. Campbell Avenue and to the side and behind 425 W. Grand Street.

Mr. Jeremy Bryan, 935 S. Campbell Avenue representing the church and noted that they were encouraged to go this route and then consolidate the lots so they could build a church building with parking on the other side of the alley.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Vacation 830, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles. Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

PUBLIC HEARINGS.

Z-1-2024 COD 246

1330 South Kansas Avenue

Applicant: Eoff Land Trust

Request to postpone to the February 14, 2024, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to postpone Z-1-2024 COD 246, Commissioner Pauly seconded the motion. It was **postponed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles. Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

Z-3-2024

2730 East Farm Road 188

Applicant: Center Court, LLC

Mr. Daniel Neal stated that this is a request to rezone approximately 38.5 acres of property from Planned Development No. 288 to R-SF, Single-Family Residential District.

Mr. Daniel Richards, 1200 E. Woodhurst Drive representing the church that is seeking to purchase the property for a new church and the existing Planned Development does not allow for churches.

Mr. Ralph Latal, 5705 S. Ramsgate noted that he is a neighbor and an elder at the River Bluff Baptist Church across the street and asking for additional information on who is the church?

Mr. Pauly asked for the developer to come forward and questioned on what this particular church may be.

Mr. Richards noted that he has signed a non-disclosure with the client and not answer that question. He however did note that at the neighborhood meeting it was clear that the neighbors were not in support of "just any church going in."

Mr. Knuckles noted that the Commission is voting on the rezoning but understands the concerns of the neighborhood.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Z-3-2024, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Knuckles. Nays: Commissioner Lebeck. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

Z-4-2024 COD 248

3961 South Campbell Avenue

Applicant: Conspo, LLC

Mr. Daniel Neal stated that this is a request to rezone approximately 0.4 acre of property from GR, General Retail District to HC, Highway Commercial District and establishing Conditional Overlay District No. 248.

Mr. Knuckles asked about parking for postal employees after the change and Mr. Neal noted that there has been some concern of employees parking towards the neighborhood.

Mr. Daniel Richards, 1200 E. Woodhurst Drive noted that the neighbors had went through a lengthy process to get no parking signs put up on Fairview Avenue and the proposed client would limit the parking to their lot only.

Ms. Ridge asked how many cars are intended to be parked there? Mr. Richards did not know as he was the representative for the property owner, not the car rental agency. She also noted a history of property and stated that there were no parking problems when she lived just west of the area.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Z-4-2024 COD 248, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Knuckles. Nays: Commissioner Lebeck. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

Z-5-2024

701 West Wall Street

Applicant: Slaughter House Productions, LLC

Mr. Daniel Neal stated that this is a request to rezone approximately 1 acre of property from HM, Heavy Manufacturing District to CC, Center City District.

No speakers.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Z-5-2024, Commissioner Pauly seconded the motion. It was **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles. Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

Vacation 831

2901 West Division Street

Applicant: Wildflower Rentals

Request to postpone to the February 14, 2024, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to postpone Vacation 831, Commissioner Pauly seconded the motion. It was **postponed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles. Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

Vacation 832
300 blk of West Chestnut Street
Applicant: City of Springfield

Request to postpone to the February 14, 2024, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to postpone Vacation 832, Commissioner Pauly seconded the motion. It was **postponed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles. Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

Vacation 833
1141 East Delmar Street
Applicant: Faucett & Bates Properties, LLC

Mr. Sparlin stated that this is a request to vacate a portion of a public street right-of-way in the 1000 block of South Florence Avenue with conditions. The Planning and Zoning Commission does not have authority to approve vacations with conditions so it will move forward to City Council.

Mr. Billy Kimmons, 400 South Avenue speaking on behalf of the applicant.

Mr. Andy Faucett, 1047 E. Kingsbury explained that he will use 1141 E. Delmar for private parking.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Vacation 833, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles. Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

Vacation 834
1544 North National Avenue
Applicant: Springfield Engine Supply, Inc.

Mr. Daniel Neal stated that this is a request to vacate a portion of public right-of-way along the 1200 block of E. Locust Street. This is an area just north of National Avenue and Division Street.

Mr. Knuckles asked a portion of the block that has a fence extended out to the edge and if any concerns on narrowing back down to 50 feet.

Mr. Neal went over the information of where and how much footage is involved and noted that Public Works is available for additional comments and questions.

Mr. Zickefoose, Public Works stated that the center line of the right of way would be offset and that occurs all over the city. He noted that there is no set rule of where the right of way would go other taking 10 feet of the south.

More discussion about the fence and that this will not solve the problem that the property owner has with parking and if the fence became an issue, then the City will ask for it to be removed.

Mr. Ed Randall, 3020 E. Inglewood Ct. here on behalf of the client and trying to put a new use in the space and wanting to get parking off the street to get it in compliance with public standards. He also noted that the water, sewer, and sidewalk are on the north side of the road, and they do not want to change any of that.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Vacation 834, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles. Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

OTHER BUSINESS.

Subdivision Variance 356
1656, 1658, 1660, 1662, 1664, 1668 & 1670 East Sunshine Street
Applicant: Sunshine Suites, LLC

Mr. Hosmer stated that this request to approve a variance from Section 36-251(4) of the Subdivision Regulations. The applicant is proposing to subdivide this property and to administrative condominium plat and that process kicks in with the subdivision process and looking at the driveways and whether they're safe and meet our standards.

Mr. Lebeck asked why there is no recommendation available. Mr. Hosmer noted that this is a variance, so staff does not have the authority to circumvent the codes and standards and if the commission denies the variance, then they have the option of going forward to City Council.

Mr. Knuckles asked about the existing driveways what is the normal width of the drive for ingress and egress out of the same drive.

Mr. Zickefoose stated that it is 26 feet is the minimum commercial driveway width and Public Works does not support the variance.

Mr. Dave Bodeen, 304 W. Erie noted that the site does not allow a single point of access within 200 feet of South Kentwood and the property owner did ask the property owner to the east for any type of shared drive and they were not in favor. Further discussion of what the property owner is requesting (redesigning the entire parking lot and/or if the variance is not approved then nothing is done).

Mr. Stephen Chavez, 1664 E. Sunshine Street one of the owners and noted that this presents an issue regarding Sunshine Street and the variance process is available to accommodate special circumstances and believes this is a special circumstance. They also agreed to put in a sidewalk to make it easier for people to walk across the front of the property and open to adding more signage for one way in and one way out.

Mr. Pauly asked if they would tie into the current sidewalk to the West with Blue Iguana.

Mr. Chavez noted that it would tie back to Blue Iguana's sidewalk.

Mr. Lebeck asked if Blue Iguana had gotten a variance and Mr. Hosmer noted that it was Conditional Use Permit.

Ms. Broekhoven closed the public hearing.

Mr. Knuckles noted he would like to see improvement to the existing driveways short of allowing a wider driveway since the site is boxed-in with its parking.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Subdivision Variance 356, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles. Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

2024 Election of Officers

COMMISSION ACTION for Chair

Planning and Zoning Commission Board Member Knuckles nominated Natalie Broekhoven for Chair, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles. Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

COMMISSION ACTION for Vice Chair

Planning and Zoning Commission Board Member Knuckles nominated Bill Knuckles for Vice-Chair, Commissioner Ridge seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Knuckles. Nays: None. Absent: Commissioner Gunther, Commissioner Colony. Abstain: None.

ADJOURN.

PNZ City Council Results

Meeting Dates From: 01/01/2024 **To:** 01/31/2024

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Zoning Variance Amendment Citywide	1/9/2024 NA		
Planned Development 387 1141 E DELMAR ST 1137 E DELMAR ST	1/11/2024 Approved		
Vacation 830 935 S CAMPBELL AVE 923 S CAMPBELL AVE 927 S CAMPBELL AVE 425 W GRAND ST	1/11/2024 Approved		
Vacation 831 2901 W DIVISION ST	1/11/2024 Tabled		
Vacation 832 300 blk of W Chestnut Street	1/11/2024 Tabled		
Z-1-2024 COD 246 1330 S KANSAS AVE	1/11/2024 Tabled		
Z-3-2024 2730 E FARM ROAD 188	1/11/2024 Approved		
Vacation 833 1141 E DELMAR ST	1/11/2024 Approved		
Z-4-2024 COD 248 3961 S CAMPBELL AVE	1/11/2024 Approved		
Subdivision Variance 356 1656 E SUNSHINE ST 1658 E SUNSHINE ST 1660 E SUNSHINE ST 1664 E SUNSHINE ST 1668 E SUNSHINE ST 1670 E SUNSHINE ST	1/11/2024 Approved		
Vacation 834 1544 N NATIONAL AVE	1/11/2024 Approved		
Z-5-2024 701 W WALL ST	1/11/2024 Approved		
Z-27-2022 COD 220 1755 S NATIONAL AVE 1739 S NATIONAL AVE 1745 S NATIONAL AVE 1111E SUNSHINE ST 1119E SUNSHINE ST 1133 E SUNSHINE ST 1141 E SUNSHINE ST 1138 E UNIVERSITY ST	12/14/2023 Denied	1/3/2024 Withdrawn	1/3/2024 Withdrawn

PNZ City Council Results

Meeting Dates From: 01/01/2024 To: 01/31/2024

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Conditional Use Permit Amendments Citywide	11/30/2023 Denied	1/8/2024 Complete	1/22/2024 Tabled
Zoning Variance Amendment Citywide	1/9/2024 NA	1/9/2024 NA	1/9/2024 NA
Z-33-2023 COD 245 227 E SUNSHINE ST 221 E SUNSHINE ST 225 E SUNSHINE ST	12/14/2023 Approved	1/22/2024 Complete	
Z-32-2023 1530 N BROADWAY AVE	12/14/2023 Approved	1/22/2024 Complete	
Request to Dispose 530 300 blk of Chestnut Street	12/14/2023 Approved	1/22/2024 Complete	

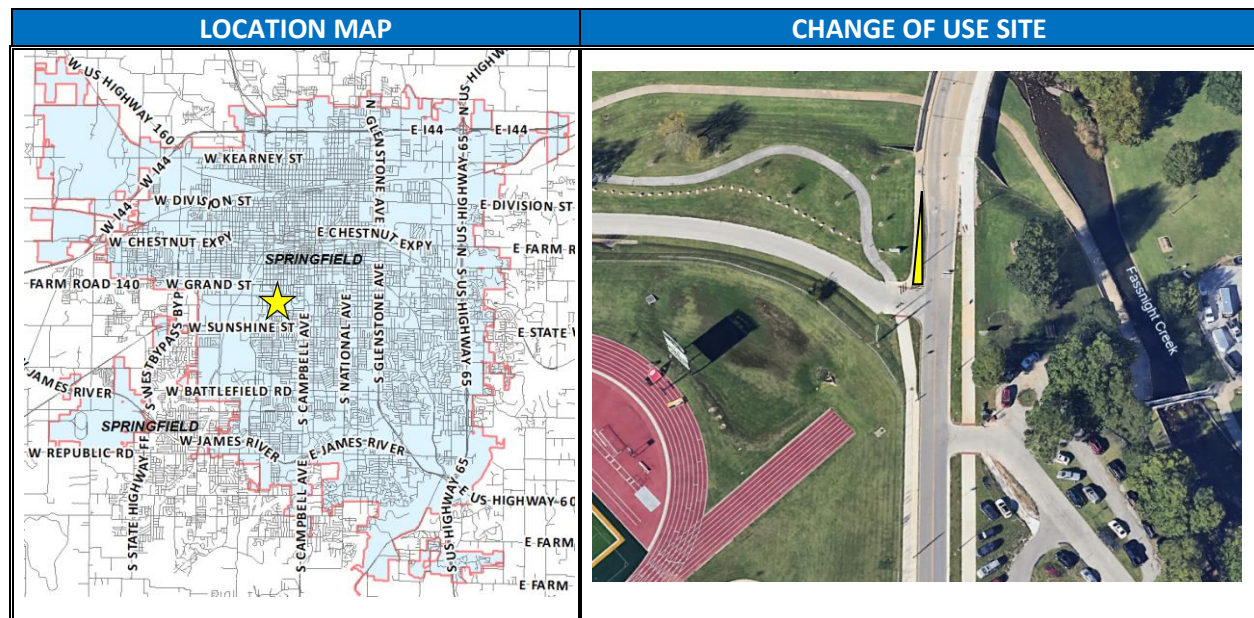
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Change of Use 537
Location:	1300 blk South Grant Avenue
Total Acres:	0.01 acres
Applicant:	City of Springfield
Existing Land Use:	Fassnight Park - Community
Proposed Land Use:	Public right-of-way and access for an adjacent property
Planning and Zoning Commission:	February 15, 2024
City Council:	March 11, 2024
Staff:	Corey Stinson, Associate Planner, (417) 864-1612
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

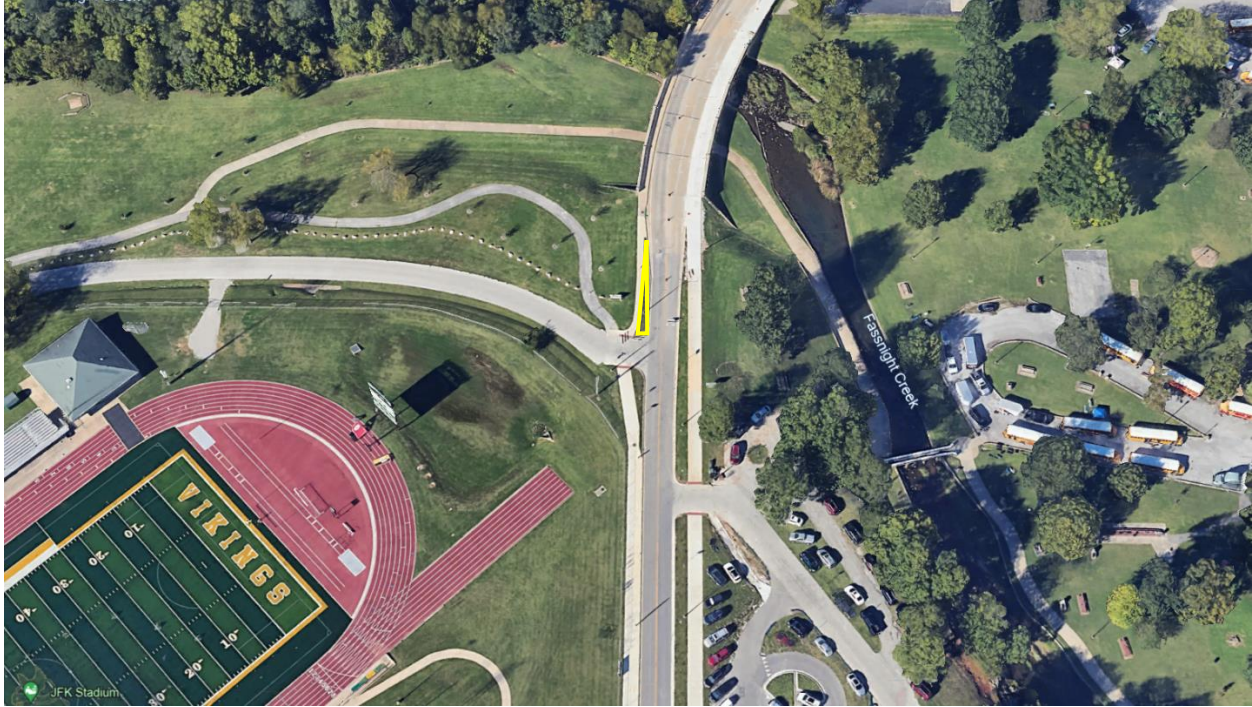
PROJECT SUMMARY:

City of Springfield is proposing to utilize the specified area as public right-of-way to provide access from Grant Avenue Parkway south of Fassnight Creek.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

This property was annexed into the City in 1926. This portion of the property was zoned R-SF, Residential - Single Family district during the city-wide remapping in 1995 and has retained its R-SF zoning designation since that time.

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.

DEVELOPMENT REVIEW STAFF REPORT

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.

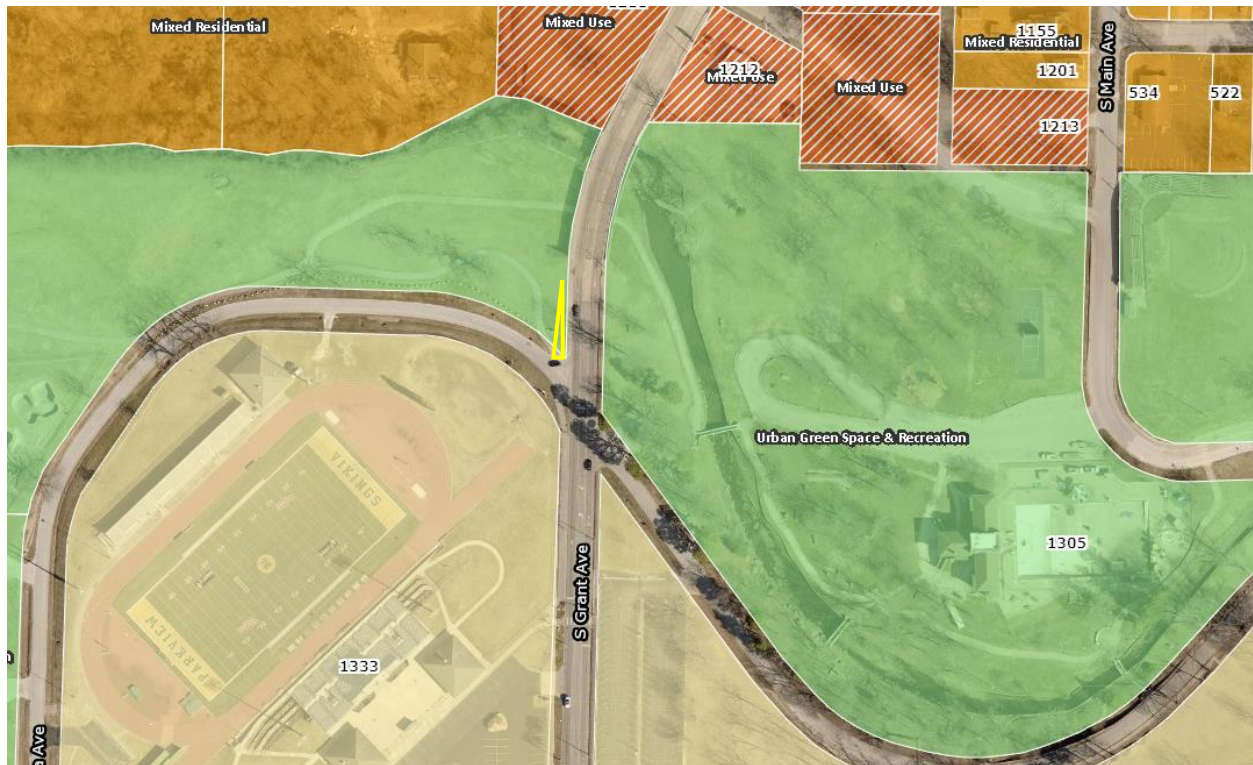
COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Comprehensive Plan's Land Use & Development* chapter designates the Change of Use area as the Urban Green Space & Recreation Placetype. The Urban Green space and Recreation placetype consists of Springfield's most significant natural areas as well as major community parks and recreational facilities that draw both residents and regional visitors. Areas identified for this placetype include environmentally sensitive areas, such as riparian zones adjacent to waterways, floodplain and flood prone areas, as well as forested areas that provide recreational access to trails and parks. Preservation and improvement of urban green space and recreation areas are an essential factor in making Springfield a desirable place to live. They allow for active and passive recreation, healthy lifestyles, beautification of the community through greenery, and natural habitats with ecological value. Passive open spaces within the Urban Green space and Recreation placetype are preserved and enhanced as Springfield continues to grow, including the City's urban forest. Existing park facilities are enhanced, while opportunities for new parks are pursued with growth and to address underserved residential areas. Urban green space and recreation areas are stand-alone destinations based on significant land area, water, or related natural features, whereas neighborhood parks are supporting uses in the Residential Neighborhood and Mixed Residential Placetype. (Chapter 5 Land use & development, pg 54)

The proposed Change of Use supports the implementation of the Public Works project of the redevelopment of the Grant Avenue Parkway district. Goal #1 of the *Transportation & Mobility* chapter of the *Comprehensive Plan* is to "provide multimodal transportation options that are accessible and reliable for users of all ages, abilities, and backgrounds."

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	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, 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	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

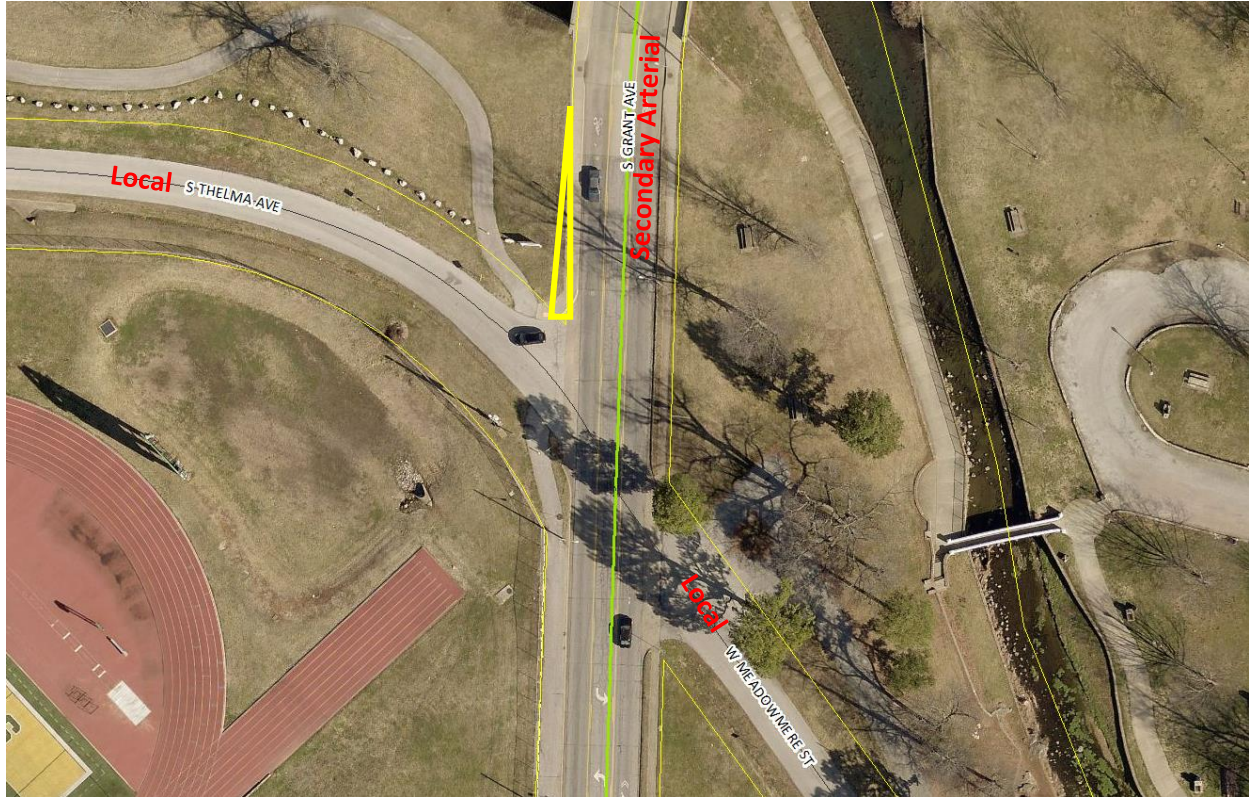
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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	R-SF	R-SF	R-SF	R-SF
LAND USE	Park	Park	Park	Park
PLACETYPES	Urban Green Space	Traditional Neighborhood	Urban Green Space	Urban Green Space

STAFF ANALYSIS AND RECOMMENDATION:

1. City of Springfield is proposing to change the use of a portion of this property from park property to public right-of-way as part of the redevelopment of Grant Avenue Parkway.
2. The Planning and Zoning Commission reviews changes of use for City-owned properties to determine whether they are consistent with the City's Comprehensive Plan.
3. The *Comprehensive Plan's Land Use & Development* chapter designates the Change of Use area as the Urban Green Space & Recreation Place type. The Urban Green space and Recreation place type consists of Springfield's most significant natural areas as well as major community parks and recreational facilities that draw both residents and regional

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visitors. Preservation and improvement of urban green space and recreation areas are an essential factor in making Springfield a desirable place to live. They allow for active and passive recreation, healthy lifestyles, beautification of the community through greenery, and natural habitats with ecological value. Passive open spaces within the Urban Green space and Recreation place type are preserved and enhanced as Springfield continues to grow, including the City's urban forest. Existing Park facilities are enhanced, while opportunities for new parks are pursued with growth and to address underserved residential areas.

4. The proposed Change of Use supports the implementation of the Public Works project of the redevelopment of the Grant Avenue Parkway district. Goal #1 of the *Transportation & Mobility* chapter of the *Comprehensive Plan* is to "provide multimodal transportation options that are accessible and reliable for users of all ages, abilities, and backgrounds."
5. The property is zoned R-SF, Residential – Single Family district. There is no use limitation on the presence of public right-of-way.
6. 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 change of use 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 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."

STAFF RECOMMENDATION:

1. Approval of this request will allow for this portion of the property to be utilized for public right-of-way.
2. Approval of this request will enable right-of-way access for an adjacent parcel which will facilitate improvements along Grant Avenue Parkway.
3. Staff recommends approval based on the finding of facts above.

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LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE SOUTH 29 DEGREES 46 MINUTES 20 SECONDS WEST, A DISTANCE OF 643.13 FEET TO THE NORTHWEST CORNER OF MEADOWMERE STREET AND GRANT AVENUE, BEING 20.20 FEET LEFT OF GRANT AVENUE CENTERLINE STATION 45+92.90 (AS SHOWN ON PLAN NUMBER 2020PW0055 ON FILE AT THE CITY OF SPRINGFIELD, DEPARTMENT OF PUBLIC WORKS) FOR THE POINT OF BEGINNING; THENCE NORTHWESTERLY, ALONG A CURVE TO THE LEFT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF MEADOWMERE STREET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 03 MINUTES 19 SECONDS, WITH A RADIUS OF 280.00 FEET AND A 5.16 FEET LONG CHORD WHICH BEARS NORTH 43 DEGREES 21 MINUTES 29 SECONDS WEST, AN ARC DISTANCE OF 5.16 FEET; THENCE NORTH 04 DEGREES 03 MINUTES 48 SECONDS EAST, A DISTANCE OF 16.88 FEET; THENCE NORTHWESTERLY, ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02 DEGREES 12 MINUTES 28 SECONDS, WITH A RADIUS OF 1176.00 FEET AND A 45.31 FEET LONG CHORD WHICH BEARS NORTH 02 DEGREES 57 MINUTES 34 SECONDS EAST, AN ARC DISTANCE OF 45.32 FEET; THENCE NORTH 01 DEGREES 51 MINUTES 20 SECONDS EAST, A DISTANCE OF 26.77 FEET; THENCE NORTHEASTERLY, ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 48 MINUTES 04 SECONDS, WITH A RADIUS OF 511.00 FEET AND A 33.89 FEET LONG CHORD WHICH BEARS NORTH 03 DEGREES 45 MINUTES 22 SECONDS EAST, AN ARC DISTANCE OF 33.90 FEET; THENCE SOUTH 84 DEGREES 20 MINUTES 36 SECONDS EAST, A DISTANCE OF 2.06 FEET TO THE EXISTING WEST RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT AND ALONG SAID WEST RIGHT-OF-WAY LINE OF GRANT AVENUE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 39 MINUTES 39 SECONDS, WITH A RADIUS OF 509.49 FEET AND A 32.55 FEET LONG CHORD WHICH BEARS SOUTH 03 DEGREES 41 MINUTES 13 SECONDS WEST, AN ARC DISTANCE OF 32.55 FEET; THENCE SOUTH 01 DEGREES 51 MINUTES 23 SECONDS WEST, A DISTANCE OF 93.77 FEET TO THE POINT OF BEGINNING. BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM 1983, CENTRAL ZONE.

CONTAINING: 301 SQUARE FEET (0.01 ACRES) OF PERPETUAL STREET RIGHT-OF-WAY.

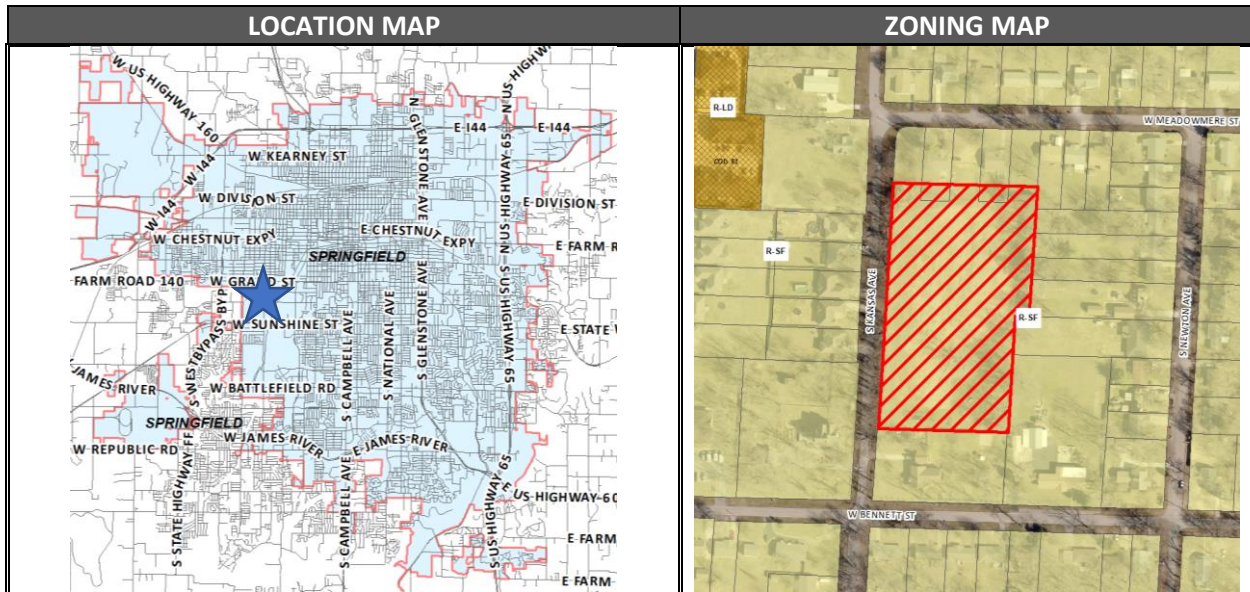
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-1-2024 with Conditional Overlay District No. 246
Location:	1330 South Kansas Avenue
Total Acres:	3.3 acres
Applicant:	Eoff Land Trust
Existing Land Use:	Undeveloped land
Neighborhood Meeting:	December 11, 2023
Planning and Zoning Commission:	February 15, 2024
City Council:	March 11, 2024
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-1-2024 with Conditional Overlay District No. 246 as set forth in Attachment 1 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

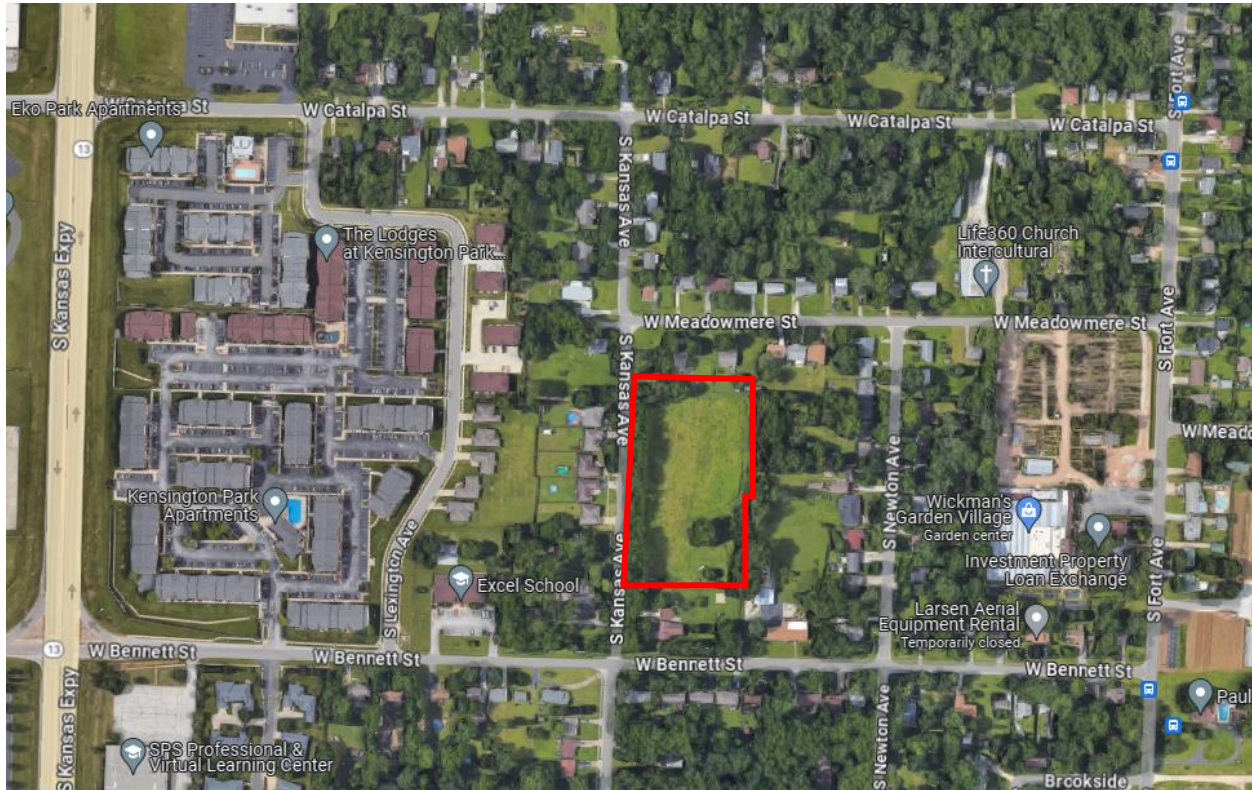
PROJECT SUMMARY:

Request to rezone approximately 3.3 acres of property generally located at 1330 South Kansas Avenue and a portion of 1518, 1512, 1506 West Meadowmere Street from R-SF, Residential Single-family to R-LD, Low-density Multifamily Residential district with Conditional Overlay District No. 246.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



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PROPERTY HISTORY:

The subject property was zoned R-SF in the city-wide remapping in 1995.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

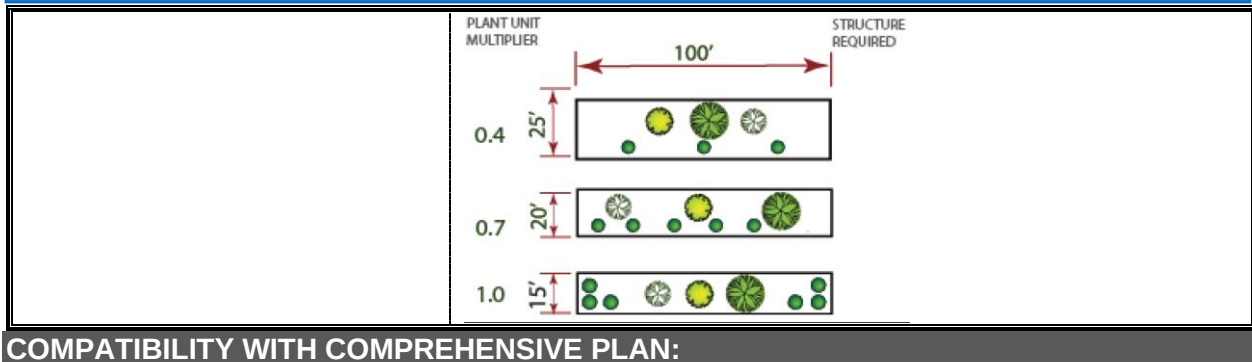
(a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

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 R-LD
Minimum Yard Requirements	Front yard: a. Fifteen feet along a street classified as a local street or as required by section 36-453 (garages shall be set back a minimum of 20 feet).
Maximum Structure Height	The maximum building height shall be thirty (30) feet in height or two stories.
Minimum Open Space	Not less than 20 percent.
Buffering and Landscaping	A bufferyard type B will be required adjacent to the R-SF zoned property in addition to a six (6) foot solid screen along the east property line.

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COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as 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 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.

Redevelopment of traditional single-family residential housing for higher-density housing or commercial should be limited to areas adjacent to identified activity centers, where circulation and access will not negatively affect the adjoining neighborhood.

LAND USES PRIMARY USES

- Single-family detached

SUPPORTING USES

- Single-family attached
- Low-intensity multifamily
- Low-intensity, neighborhood commercial

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- 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

- 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.
- 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

- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.

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- 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.

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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 Retail, Office & Service	Public & Private Schools & Innovation Spaces	Universities, Colleges & Vocational Schools	Government, Health Care & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehousing & 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

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-family home	Single-family home	Single-family home	Single-family home
PLACETYPES	Traditional neighborhood	Traditional neighborhood	Traditional neighborhood	Traditional neighborhood

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues. Tract has access to public sewer.

FIRE DEPARTMENT:

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No objections to rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

	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. Kansas Avenue	Local	City	25	25	NA	Yes	No	No

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 - There are no Greenway Trails near the property. There are no bus stops near the property.

IMPROVEMENTS - No improvements are required for this rezoning. A traffic study may be required at time of development.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

No existing detention or water quality Stormwater Control Measures are present on site. The property is in the Fassnight Creek and the Jordan Creek South Branch drainage basins. The property **is not** located in a FEMA designated floodplain. Staff **is** aware of flooding problems in the local or downstream area. The city **is** aware of a sinkhole downstream of this location but not on the property. The property **does not have a stream buffer on site**.

A fee in lieu of on-site stormwater detention **will not be allowed and detention is required**.

PW Stormwater has no concerns for the proposed rezoning from R-SF to R-LD. The submitted application does not have a site plan. Please note that development of the property will be subject to the following conditions at the time of development:

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. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. The only exception to building detention is a Fee in Lieu of detention application per the City of Springfield Code and the manual dependent on approvable by the Director of Public Works.

2. City of Springfield only allows three acceptable methods of discharge for stormwater if a property has been modified to increase the amount, location, or character of discharge per Chapter 2 Sec 4.1.4. If none of the three options are available then the development must be

DEVELOPMENT REVIEW STAFF REPORT

modified so that the amount, location, or character of discharge is not changed, or a downstream easement must be obtained.

- (1) To a Public Right-of-way.
- (2) A recorded drainage easement, continuing to a public right-of-way or public drainage system.
- (3) A certified natural watercourse.

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.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

1. Sinkhole S092 is downstream of the mentioned property and is located at 1415-1317 W Meadowmere St. The Sinkhole is large and several homes have been built in the sinkhole. The 1330 S Kansas Ave property partially drains to the watershed of the sinkhole. Any development will require detention to prevent the base flood elevation of the sinkhole from increasing.

ADDITIONAL STORMWATER REQUIREMENTS

1. Operation and maintenance agreements are required for any permanent stormwater control measures. O&M will need to be approved during the process and will be reviewed by ES-Water Quality per Chapter 12 Sec. 3.0.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 3.3 acre of property generally located at 1330 South Kansas Avenue from R-SF, Residential Single-family to R-LD, Low-density Multifamily Residential district with Conditional Overlay District No. 246. The applicant intends to build a low-density multifamily housing development.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Traditional neighborhood placetype.

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3. The Traditional neighborhood placetype lists low-intensity multi-family as a supporting land use. This application, which limits the maximum density to eleven (11) dwelling units per acre, is considered to be low-intensity. The standard R-LD district allows up to eighteen (18) dwellings units per acre.
4. The *Land Use & Development* chapter states that “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.” The proposed COD’s design requirements are consistent with this recommendation by addressing each of these criteria outlined below:
 - Building height: The COD places a building height restriction of thirty (30) feet in height or two stories. The existing and surrounding R-SF district allows building height to be thirty-five (35) feet in height when side yards are less than 15 feet or forty-five (45) feet in height when side yards are greater than 15 feet. This provision will help to complement the scale of the surrounding neighborhood.
 - Orientation: The COD requires that each building that is directly adjacent to Kansas Avenue shall have a front door entrance to each ground floor unit. At least half of the units facing Kansas Avenue shall have a front porch that projects at least three (3) feet beyond the front building façade.
 - Architectural style: The COD requires that the roof orientation, roof pitch and window openings be compatible with the single-family homes in the area. Flat roofs are prohibited to Vinyl siding is prohibited on buildings. Chain-link fences are also prohibited. Units that face Kansas Avenue will be articulated to ensure that the building does not appear monolithic in nature and complement the character of the area.
 - Setback: The front yard setback shall be fifteen (15) feet from Kansas Avenue and garages will be setback at least twenty (20) feet.
5. The proposed COD has site design requirements which provide for internal sidewalks within the development, benches that serve as pedestrian amenities, provisions for lighting to minimize impacts to neighboring properties and the preservation of healthy, native and mature trees that can be used within the bufferyard area.
6. This application is consistent with the *Comprehensive Plan’s Housing and Neighborhoods* chapter which encourages creative housing solutions to add housing diversity and support downsizing households, young professionals, and aging-in-place. The *Plan* encourages the use of “missing middle” housing types. Missing middle housing sits in the middle of the development spectrum between single-family homes and mid-rise to high-rise apartment buildings. These housing types should be integrated into Springfield’s existing neighborhoods to increase housing diversity and provide a wider, more equitable range of housing choices.

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7. Missing middle housing types provide opportunities for the City to increase the diversity of its housing stock through moderate increases in density, while maintaining the neighborhood character Springfield residents cherish. They range from low density duplexes to mid density multiplexes and triplexes, which can be integrated into the City's housing mix by using single-family lots to accommodate two to three units in a context-sensitive manner.
8. The *Plan* recommends a “stepped down” approach to be 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. Although the subject property is located on Kansas Avenue, classified as a local street, traffic from the proposed development does not have to traverse far through a neighborhood to get to a higher classification street. Bennett is classified as a collector roadway and is located one-hundred and fifty feet from the subject property. Kansas Expressway approximately one-quarter mile to the west of the neighborhood.
9. This application proposes to rezone a portion of the properties at 1518, 1512, 1506 West Meadowmere Street. The applicant intends to utilize a portion of the rear yards in the proposed development for the stormwater management in this area. The COD requires that the property will be subdivided along the zoning district boundary following the Subdivision Regulations.
10. 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.
11. There are few changing conditions in the area affected that make the proposed rezoning necessary.
12. The range of uses in the proposed R-LD district and COD are compatible with the uses permitted on other property in the immediate vicinity.
13. 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.
14. 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.
15. 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.
16. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

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STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Traditional Neighborhood placetype 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.

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ATTACHMENT 1

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 246

The requirements of Section 36-382 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. The subject property shall be subdivided along the zoning district boundaries following the current Subdivision Regulations.

Use limitations:

1. The maximum density shall be eleven (11) dwelling units per acre.

Minimum yard requirements:

1. The front yard setback shall be fifteen (15) feet from Kansas Avenue.
2. Attached and detached garages shall be setback twenty (20) feet from Kansas Avenue.

Maximum building height:

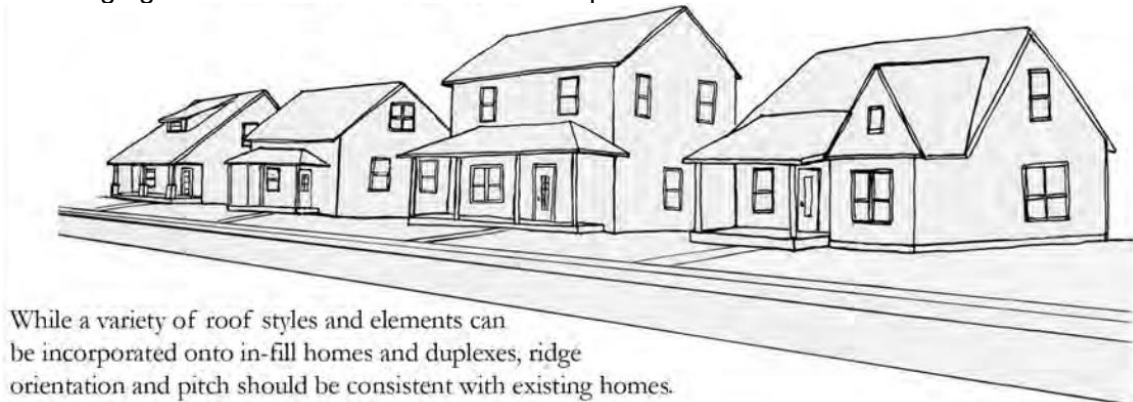
1. The maximum building height shall be thirty (30) feet in height or two stories.

Bufferyard:

1. In addition to the standard bufferyard type B, a six (6) foot solid wood fence, solid metal fence, masonry or brick wall, or evergreen hedge or any combination thereof that provides a six (6) foot solid screen, shall be required along the east property line adjacent to R-SF zoned property.

Design requirements:

1. Each building that is directly adjacent to Kansas Avenue shall have a front door entrance to each ground floor dwelling unit.
2. The structures roof pitch and orientation of the roof ridge shall be compatible with the single-family homes in the vicinity. The roof style, including gables and dormers, shall be consistent with the single-family homes in the vicinity. Flat roofs shall be prohibited. The following figure illustrates the intent of this requirement.



(Figure from City of Springfield's *Affordable Housing Design Guidelines*)

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3. On facades which face Kansas Avenue, window openings shall be similar in rhythm, size and proportion to that of the majority of single-family homes in the vicinity; i.e. uniform size and spacing on building façade. The following figure illustrates the intent of this requirement.



Yes. All windows on this home are a consistent size and are evenly spaced.

No. The window in the upper right corner is much smaller than other windows. Such a situation can be a result of a floor plan that places a bathroom or kitchen against the front building facade.

No. The lack of rhythm in the spacing of the second floor windows results in an unbroken expanse of siding on the front building facade.

No. The vertical windows on the first floor and the horizontal windows on the second floor clash and create an inconsistency of style.

(Figure from City of Springfield's *Affordable Housing Design Guidelines*)

4. At least half of the units facing Kansas Avenue shall have a front porch that projects at least three (3) feet beyond the front building façade.
5. Vinyl siding shall be prohibited as a façade treatment on buildings.
6. Chain-link fences shall be prohibited.
7. Each unit that faces Kansas Avenue shall be articulated from the neighboring unit with bays, projections, or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more.

Site design requirements:

1. Internal, private sidewalks shall connect to all buildings located on the site.
2. Pedestrian amenities shall include three benches placed along internal sidewalks at appropriate locations throughout the development.
3. Lighting sources or luminaries that do not have a cutoff and are used in parking lots and pedestrian ways shall not exceed a maximum of 15 feet in height.
4. All healthy and native existing trees of 6" caliper or greater shall be preserved or replaced with 2-inch caliper trees. A landscaping plan shall be submitted conforming to these requirements for building permits.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF to R-LD with COD
(existing zoning) (proposed zoning)
2. Meeting Date & Time: December 11th, 4:00-6:30 pm
3. Meeting Location: Fire Station 1 Community Center, 720 E Grand, Springfield, MO 65807
4. Number of invitations that were sent: 139
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 12
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).

See the attached Neighborhood Meeting Summary and comment sheets.

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

See the attached Neighborhood Meeting Summary and comment sheets.

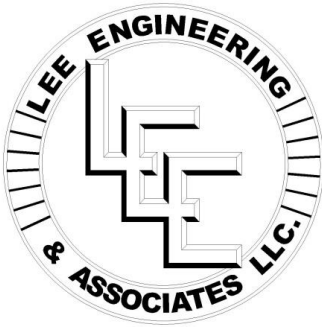
I, Martha Middleton (print name), attest that the neighborhood meeting was held on 12/11/2023 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Martha Middleton

Signature of person completing affidavit

Martha Middleton

Printed name of person completing affidavit



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & LAND SURVEYING

1200 E. WOODHURST., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

December 18, 2023

RE: PLN2023-00294
Z-1-2024 COD 246 - 02.Zoning Map Amendment - 1330 S KANSAS AVE

Lee Engineering hosted a Neighborhood Meeting on December 11th at Fire Station #1 from 4:00-6:30 p.m. to discuss the proposed rezone with the neighborhood. The property owner, Cameron Eoff, was also there to answer questions.

Below is a summary of the comments we received—both written and verbal—from the neighborhood meeting and how we will address each comment. A copy of this letter will be sent to the City of Springfield Planning Department and the changes will be added to the Conditional Overlay District documents.

Screening:

A bufferyard is required between the proposed development and the adjacent single family residential. The required bufferyard is the City of Springfield bufferyard “B”, which does not require a fence. A fence was specifically requested by the neighbors to the east, and we will be adding a 6’ privacy fence as a conditional requirement to the rezoning.

Limit Building Height to Two Stories:

At the request of the neighborhood, the developer has agreed to limit the building height to 30 feet/two stories with a Conditional Overlay. R-SF zoning allows three-story, 45’ max buildings to be constructed, so the developer is agreeing to limit the height below what is even allowed under the existing zoning.

Density:

The existing R-SF zoning allows 7 units/acre. The proposed R-LD zoning would typically allow 17 units/acre, but we have agreed to limit the density to 11 units/acre based on the City of Springfield staff recommendations for this location.

Lighting:

A photometric lighting study will be submitted to the City of Springfield to meet the City’s 36-484 Lighting Standards, which regulates lighting spillover and glare.

Traffic:

We submitted a traffic memo to the City of Springfield along with our zoning request showing that 41 townhome units compared to 26 residential single-family units, which could be developed in the existing zoning, only produces 22% additional vehicles per day. Also, the proposed development does not generate the minimum criteria of 500 vehicles per day for a full traffic study to be warranted.

Property Fronting Meadowmere:

We received the comment that the land along Meadowmere should remain zoned as single-family lots. The property submitted for the rezoning from R-SF to the R-LD rezone includes land along Meadowmere; however, it is the owner’s intent to subdivide those three “fingers” into individual tracts and develop them as single family residential.

Driveway Locations:

Driveways will be located in accordance with City of Springfield design guidelines and in cooperation with the City’s traffic engineer. The current plan is to provide access off of Kansas Ave with two driveways, but that plan will need to be reviewed by city staff with the final plans for the development.

The owner wants to work with the neighborhood and city staff to develop the property in way that preserves the character of the neighborhood. To summarize, the developer has agreed to the following changes based on city staff and neighborhood comment:

- Limit density to 11 units/acre
- Orient the townhomes that are adjacent to Kansas Ave to face Kansas Ave
- Provide attached garages
- Provide a 6' privacy fence on the east property line
- Residential-style shingled roofs
- Limit the building height to 30 ft

If you have any questions or need additional information, please contact our office. Thank you.

Sincerely,
Daniel Richards





LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

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TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

COMMENT SHEET

Neighborhood Meeting

Monday, December 11, 2023

Re: Rezone from Single Family Residential to Low Density Residential with Conditional Overlay District
SE Corner of Kansas Ave. and Meadowmere St.
Springfield, MO 65807

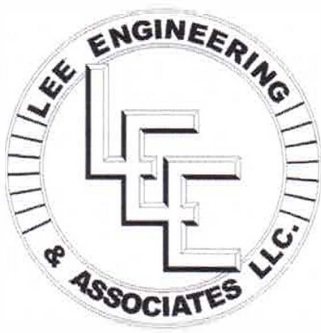
NAME	ADDRESS	PHONE
Doris Eoff	1370 S. Kansas Ave., Spfld., MO	417-865-1086

COMMENTS:

My name is Doris Eoff. I have lived on the land in question since 1974. The parents of my late husband, Tom Eoff, bought the property in the early 1940's. Three generations of Eoffs raised their families here. A lot has changed in the neighborhood during that time, but it can easily be argued no other family has been a more stabilizing influence in this neighborhood.

Today, my son, Cameron, and his family want to again invest in the neighborhood. The town-home development Cameron is proposing is the type of housing, development, investment and progress that this neighborhood and this part of Springfield need at this time.

Improving and diversifying the housing stock will make the neighborhood more active and safer



LEE ENGINEERING AND ASSOCIATES, L.L.C.

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COMMENT SHEET

Neighborhood Meeting

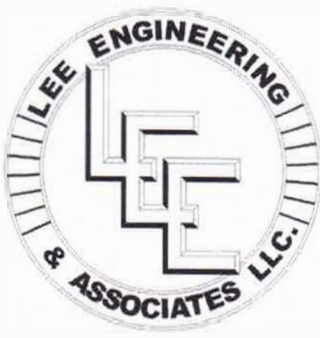
Monday, December 11, 2023

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SE Corner of Kansas Ave. and Meadowmere St.
Springfield, MO 65807

NAME	ADDRESS	PHONE
Margie Ross	1416 W. Meadowmere	417-298-9498

COMMENTS:

No don't do it. so much wildlife live there.
Because of money another haven of animals
will go or be killed trying to get to a safe
place to lay down live. A place to go thru
to get water. why?



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Monday, December 11, 2023

Re: Rezone from Single Family Residential to Low Density Residential with Conditional Overlay District
SE Corner of Kansas Ave. and Meadowmere St.
Springfield, MO 65807

NAME	ADDRESS	PHONE
Richard Yaktine	1327 S. Kansas Ave	417 521-7755

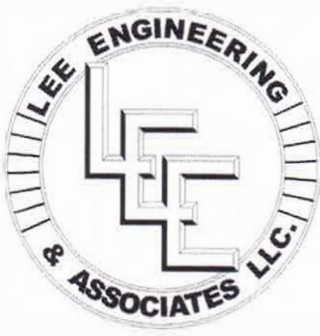
COMMENTS:

Always increases in property tax-assessment regardless of neighborhood encroachment. A 15 unit townhome northwest of my S. Kansas Ave home.

valuation, opposed to Only served to create an increased assessment to my own stagnant income.

More apartments/townhomes only increase traffic and congestion for my school age child.

Keep this as single family homes. Keep neighborhood for families to thrive. Richard Yaktine



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COMMENT SHEET

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SE Corner of Kansas Ave. and Meadowmere St.
Springfield, MO 65807

NAME	ADDRESS	PHONE
Lynna Alembaugh	1237 S. Kansas Ave	316 587 5161

COMMENTS:

Is more Power lines - Water lines
and road repaved, going to increase our taxes
(curb - gutters
fire hydrants) Main concern ↑
11 units means another 83 cars
X
2 cars Not a safe neighborhood anymore.



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COMMENT SHEET

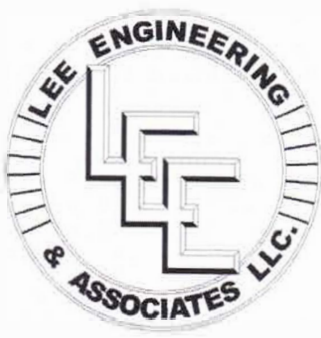
Neighborhood Meeting

Monday, December 11, 2023

Re: Rezone from Single Family Residential to Low Density Residential with Conditional Overlay District
SE Corner of Kansas Ave. and Meadowmere St.
Springfield, MO 65807

NAME	ADDRESS	PHONE
Emily R Logan	1622 W. Catalpa St Spfld MO 65807	417-299-1916

COMMENTS: Lights may be overwhelming to all adjoined neighbors
Flow of traffic will generate on all sides of the
Homes complexes. Also Catalpa St. Bennet St.
I would like to see more of a plan of how the
structures will layout. Property Taxes, including mine,
will pay for this new property
development. My street has
been neglected for years.
Thanks & truly,
Emily R. Logan



LEE ENGINEERING AND ASSOCIATES, L.L.C.

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COMMENT SHEET

Neighborhood Meeting

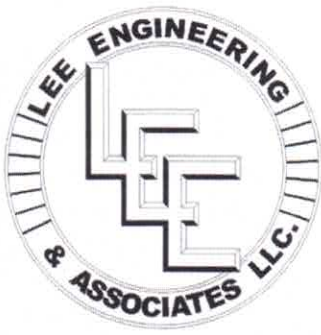
Monday, December 11, 2023

Re: Rezone from Single Family Residential to Low Density Residential with Conditional Overlay District
SE Corner of Kansas Ave. and Meadowmere St.
Springfield, MO 65807

NAME	ADDRESS	PHONE
Chuck Heidle	1335 S Newton	417-655-0009

COMMENTS:

Years ago I wanted to build a garage and city zoning would not allow the size that I submitted. So I had to make it smaller than I wanted. Zoning regulations are there for a reason, we live in a single dwelling part of Springfield and this change will upset that balance and force property values to decrease. I am not interested in the value of my home decreasing. Should this go through I would want a privacy fence at least 12 to 15 ft high, to limit the noise that would be made by 40 or 50 families across my backyard, that extended from North to South along the entire border. Kansas Ave at this time cannot support 40 or more cars that this would generate so the city would have to widen Kansas Ave. and repave the whole road next to the development. I was told at this meeting the homes would only be 1 1/2 stories high at 11 homes per acre at would mean the homes would be higher. That wouldn't look good in our part of town.



LEE ENGINEERING AND ASSOCIATES, L.L.C.

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COMMENT SHEET

Neighborhood Meeting

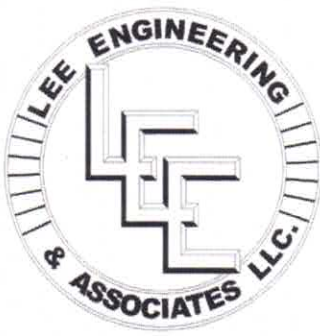
Monday, December 11, 2023

Re: Rezone from Single Family Residential to Low Density Residential with Conditional Overlay District
SE Corner of Kansas Ave. and Meadowmere St.
Springfield, MO 65807

NAME	ADDRESS	PHONE
Rebecca Holts	1502 W Bennett	417-350-7300

COMMENTS:

Very much opposed to rental multi-family units!
That # units will greatly sap the streets + serenity in our neighborhood.



LEE ENGINEERING AND ASSOCIATES, L.L.C.

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COMMENT SHEET

Neighborhood Meeting

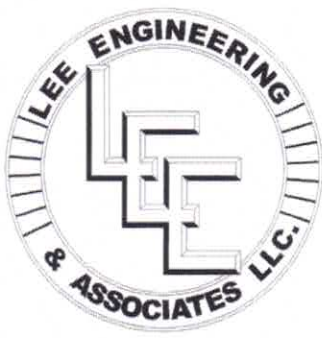
Monday, December 11, 2023

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SE Corner of Kansas Ave. and Meadowmere St.
Springfield, MO 65807

NAME	ADDRESS	PHONE
Colton Alexander	1419 W. Bennett St. 65807	417-773-1352

COMMENTS:

We are in favor of this development.



LEE ENGINEERING AND ASSOCIATES, L.L.C.

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Neighborhood Meeting

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SE Corner of Kansas Ave. and Meadowmere St.
Springfield, MO 65807

NAME	ADDRESS	PHONE
DAVID COOK	1365 S. KANSAS AVE	4179883586

COMMENTS:

I APPROVE OF THE PROPOSED CONSTRUCTION PROJECT
FOR S. KANSAS AVE.

David R. Cook
12.11.23

Daniel Richards

From: chris houghton <chrishoughton@myyahoo.com>
Sent: Tuesday, December 12, 2023 3:29 PM
To: zoning@springfieldmo.gov; Daniel Richards
Subject: rezoning request of Kansas ave and Meadowmere st.

Bob,

I am writing in reference to the rezoning request of Meadowmere St and Kansas Ave. property from single family to low density. I own 1415 W Meadowmere. Here are my thoughts. A higher use makes sense but only if done the right way.

In regards to the three lots that front Meadowmere.

1. These three lots should remain zoned single family residential lots.
2. Be deeded as individual as such to insure that no one in the future would turn the single family units into multi family units.
3. The lots should not become a storm water collection basin for runoff from the larger parcel of property. This was done with the lot at 1201 West Elm.

Along with aesthetics the property is not property maintained outside of the fence facing Elm.

4. The lots should not be developed as driveway access to parking lots of the low density housing. This will dump additional traffic onto Meadowmere.

The engineer stated at the public meeting that the city would like to see Kansas Ave street have structures that resemble single family units. I think something similar to 1361 and 1305 E Cherry would be a great addition to the neighborhood and utilize the property better than single family units. With this design you can not see that there are multiple units attached to each structure facing Cherry and all parking is at the rear of the buildings.

The design of the structure should not be more than two stories. Should not have one unit over another or stacked units. Units could be built as true townhouses being two stories but no higher. Garages could be placed on units facing Kansas ave. while additional uncovered parking could be placed in the rear. This would add to the appearance of single family units and help with parking requirements.

A poor example of a new build that would not be beneficial is 615/617 S Kickapoo. With this build the street side was not designed to resemble a single family unit. In addition the driveway placement allows the entire size of the building to be shown.

One last statement is that the developer be held to the design of the property that was presented. A number of years ago Dodson Williams auto repair requested a rezoning in order to expand their building. The apartments to the west of their building at 502 West Walnut were to be demolished with a green space retained at the front of the property. That was what was presented to the public. What was built was a 5 foot chain link fence with barbed wire and parking for damaged autos across the front of the lot. The city did not insure that the design presented was carried through in construction.

Chris Houghton
417-840-4210

Daniel Richards

From: Dulcy Stewart <dulcy@sbcglobal.net>
Sent: Friday, December 15, 2023 1:03 PM
To: Daniel Richards
Subject: rezoning on kansas

Cameron and Kim Eoff have been our neighbors and friends for the past 20 years since we moved into the neighborhood. I worked with Cameron in the early days of creating a neighborhood association and projects that were good for us, our neighborhood and the community. Cameron came to us recently and spent an afternoon explaining how he would like to develop his property, and my husband and I are excited about his vision. He explained in detail what he visualized and answered all our questions. We trust that this project will add housing to the area that will be visually appealing, a safe place to live and sustainable. We're very excited to see the fruition of this project and what it will add to our lovely little neighborhood!

Dulcy Stewart
1507 S. Newton Springfield 65807
417-840-1839

Daniel Richards

From: Jim Mayfield <jimayfield@sbcglobal.net>
Sent: Friday, December 15, 2023 1:02 PM
To: Daniel Richards
Subject: Eoff Project on Kansas Ave

Jim Mayfield
1507 S. Newton Ave
Springfield, Mo 65807
Phone 417 849 3041

Hello Daniel,

My name is Jim Mayfield. My wife, Dulcy Stewart and I enthusiastically endorse Cameron and Kim Eoff's effort to enhance our neighborhood with their conscientious development.

We have lived in the community for over 20 years, and feel like their vision will be a benefit to the area.

Cameron's thoughtful examination of the proposal was created after much concerned contemplation. He grew up here, and his mother and aunt reside here still. We have a lot of confidence in his ability to follow through on a project that will increase the value of nearby property owners, and add to the ambiance of our neighborhood. He made a special effort to personally visit with us to explain how his proposal would enrich this particular neck of the woods. The place we call "Home!"

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:	12/4/2023	Telephone No.	417-709-5300
YOUR NAME:	Melinda Ann Burnett-Box		
YOUR ADDRESS:	1427 S. Newton Avenue		
PROJECT ADDRESS:	SE Corner of Kansas Ave. and Meadowmere St.		
COMMENTS:	This seems like an excessive amount of housing for Cameron Eoff to build in this neighborhood. I am concerned about the extra traffic that will spill onto Bennett St. and surrounding side streets. I am also concerned about the devaluation of the single family residences in the neighborhood. I am not opposed to building on his lots, but this seems excessive and overwhelming for our neighborhood.		
Thank you, Melinda A. Burnett-Box			

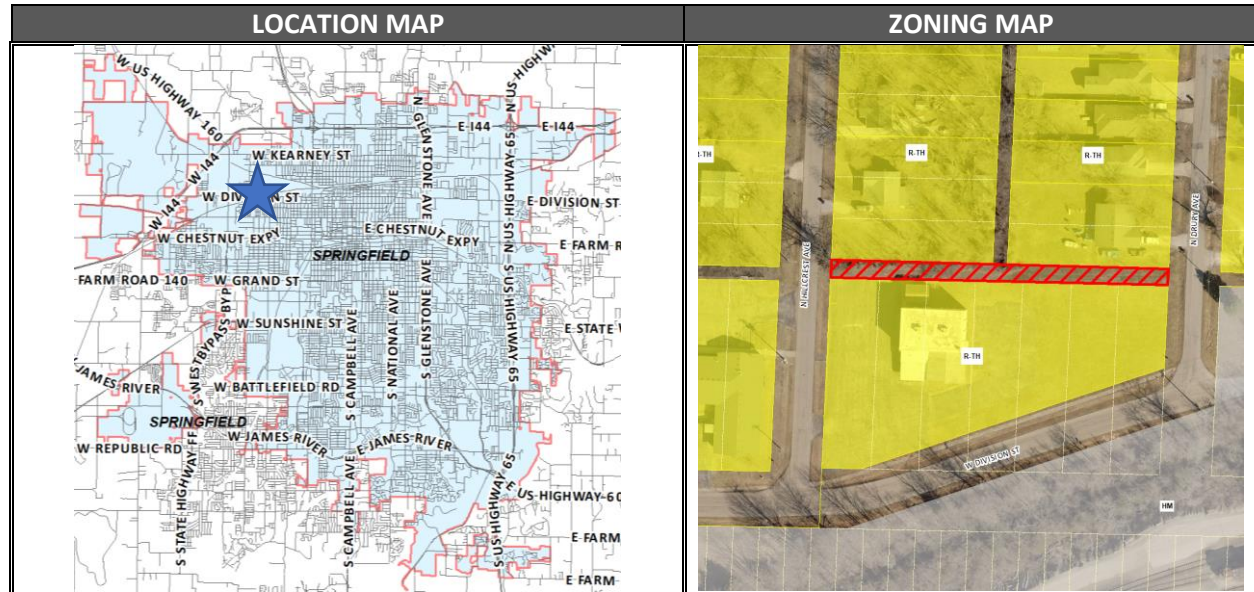
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Vacation No. 831
Location:	2900 block of West Division Street.
Total Acres:	0.12
Applicant:	Assembly of God Church SPFD Faith Inc
Existing Land Use:	Alley right-of-way
Neighborhood Meeting:	January 25, 2024
Planning and Zoning Commission:	February 15, 2024
City Council:	N/A
Public Notification:	Mail, posted property, and legal in <i>Springfield News-Leader</i>
Staff:	Michael Sparlin, Senior Planner – (417) 864-1901
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of Vacation No. 831 (All commission motions are made in the affirmative).
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

Request to vacate a portion of public alley right-of-way in the 2900 block of West Division Street, between Drury Lane and Hilcrest Avenue.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



PROPERTY HISTORY:

The subject right-of-way was platted with Homeland subdivision in 1909.

DEVELOPMENT REVIEW STAFF REPORT**PLANNING AND ZONING COMMISSION AUTHORITY:****Sec. 98-151. - Petition for vacation; notice of proposed vacation.**

Any person owning any real estate within the city which has been subdivided by a duly recorded plat may petition the city to vacate the subdivision, or any part thereof, giving a distinct description of the property to be vacated and the names of the owners thereof with proof of their ownership; and any person owning property abutting upon any alley, street, common or public square, or any part thereof, may petition the city to vacate all or any part of the alley, street, common or public square, giving a distinct description of the property to be vacated and the names of the owners of the property abutting thereon. A petition to vacate such land shall be filed with the city clerk and referred to the planning and zoning commission for consideration. Thereupon, the planning and zoning commission shall cause notices of the proposed vacation to be posted in at least three prominent places in the vicinity of the area to be vacated and the petitioner shall cause a notice of the proposed vacation to be published in the daily newspaper having the greatest number of paid subscribers in the city at least 30 days prior to the public hearing, which newspaper shall meet the requirements of RSMo 493.050. No vacation shall take place until the petitioner shall have filed with the executive secretary of the planning and zoning commission proof that notice has been given of such vacation as required in this section, except in no event shall the failure of the planning and zoning commission to post the property in any way affect the validity of the vacation, it being intended by the city council that the legal notice for such vacation shall be solely by newspaper advertisement and that other advertisements shall be for informational purposes. In addition to the methods established by this section for notice, the city manager shall endeavor to cause notices of such vacations to be circulated in the area in accordance with rules to be adopted by the city manager, which rules should be filed with the executive secretary of the planning and zoning commission; provided, however, the failure to give such notice shall in no way affect the validity of the vacation.

Sec. 98-152. Consent of property owners to vacation.

A street or alley shall not be vacated unless the consent of the persons owning two-thirds of the front feet abutting on the portion of the street or alley to be vacated shall be obtained therefor, nor shall any subdivision or part thereof be vacated unless the consent of all the owners thereof shall be obtained therefor, which consent, whether for vacation of a street or alley or a subdivision, shall be in writing and acknowledged and proof of such consent furnished to the executive secretary of the planning and zoning commission.

(Code 1981, § 31-24)

Sec. 98-153. Forwarding of petition for vacation to planning and zoning commission.

Upon receipt of a petition for vacation, the executive secretary of the planning and zoning commission shall forward a copy of the petition to the planning and zoning commission for its approval or disapproval of the proposed vacation as required by section 11.7 of article XI of the Charter. The city shall not vacate any area until the planning and zoning commission shall have acted thereon in accordance with the provisions of section 11.7 of the Charter.

(Code 1981, § 31-25)

DEVELOPMENT REVIEW STAFF REPORT

Sec. 98-154. Action on petition for vacation; protests.

- (a) An area shall not be vacated for at least 15 days following the posting of notice or the first publication thereof as provided in section 98-151. After the 15-day period, the planning and zoning commission may proceed to vacate the area sought to be vacated with such restrictions and reservations as it may deem for the public good, provided the conditions set forth in this article have been satisfied, unless written opposition shall have been filed with the city clerk by a person owning property abutting on any alley, street, common or public square, or part thereof, proposed to be vacated, within the 15-day period. If an objection is filed within the 15-day period, the planning and zoning commission shall not act to vacate any such area until an additional period of 30 days shall have passed, when, if the objector shall consent to the vacation, in which case the planning and zoning commission may vacate the area as provided in this article.
- (b) Prior to vacating the land, the planning and zoning commission shall make the following determinations:
 - (1) All property owners adjacent to the street, alley, or public way or within the subdivision have access to another street, alley, or public way.
 - (2) Two-thirds of the property owners adjacent to the street, alley, or public way to be vacated have given their consent to the vacation, or, if the request is for the vacation of a subdivision, all of the property owners have given their consent.
 - (3) The retention of the street, alley, public way, or subdivision serves no useful purpose.
 - (4) The vacation will not affect the ability to use utilities, public or private.
- (c) If the planning and zoning commission finds that all conditions set forth in subsection (b) of this section have been met, then the planning and zoning commission may adopt a resolution vacating the area. If the planning and zoning commission does not adopt a resolution vacating the area, the applicant may request that the city council hear the request for vacation, provided a request for review is filed within 15 days with the city clerk from the date the planning and zoning commission denies the request. If the planning and zoning commission approves the request to vacate, any person objecting thereto may petition the city council to review the request to vacate by filing an appeal within 15 days with the city clerk from the date the resolution was passed by the planning and zoning commission. If the objector shall not have consented, the city council may approve the vacation, as provided in this section, only upon a finding that the public interest requires such vacation despite the objections thereto. Any person aggrieved by a decision of the city council shall appeal to the county circuit court within 30 days after a decision is rendered by the city council in accordance with the procedures set forth in RSMo ch. 536.

(Code 1981, § 31-26)

Editor's note(s)—As to subsection (b)(4) of the preceding section, it is the city's policy to require replacement utility and sewer easements prior to vacating streets or subdivisions where appropriate.

DEVELOPMENT REVIEW STAFF REPORT

Sec. 98-157. Ownership of vacated property.

That part of any alley, street or subdivision vacated shall vest in the person who has title thereto according to law. Whenever any public square or common shall be vacated, the property shall be disposed of as the city council may direct.

(Code 1981, § 31-26.3)

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as 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 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.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-TH	R-TH	R-TH	R-TH
LAND USE	Single-family home	Undeveloped land	Street ROW	Street ROW
PLACETYPES	Traditional neighborhood	Traditional neighborhood	Traditional neighborhood	Traditional neighborhood

DEPARTMENT COMMENTS:

CITY UTILITIES:

Existing CU electric facilities appear to be in the area to be vacated. A 10' wide utility easement will need to be dedicated for them.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

DEVELOPMENT REVIEW STAFF REPORT

No objections to vacation however a sewer easement will need to be retained for the public sewer within the vacation area.

FIRE DEPARTMENT:

No issues.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The property is in the **Upper Wilsons Creek** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site.**

A fee in lieu of on-site stormwater detention **will be dependent on further analysis of the surrounding stormwater infrastructure and downstream impacts**

PW Stormwater has no concerns for the proposed vacation of the alley. Please note that development of the property will be subject to the following conditions at the time of development:

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. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. The only exception to building detention is a Fee in Lieu of detention application per the City of Springfield Code and the manual dependent on approvable by the Director of Public Works.

WATER QUALITY REQUIREMENTS

N/A

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

N/A

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

DEVELOPMENT REVIEW STAFF 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	W. Division Street	Local	City	25	25	NA	Yes	Yes	Yes
Street 2	N. Hillcrest Avenue	Local	City	25	25	NA	Yes	Yes	Yes
Street 3	N. Drury Avenue	Local	City	25	25	NA	Yes	No	No

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 - There are no Greenway Trail near the property. There are no bus stops near the property.

IMPROVEMENTS - No improvements are required for this vacation.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to vacate a portion of public alley right-of-way in the 2900 block of West Division Street, between Drury Avenue and Hillcrest Avenue.
2. The applicant, Assembly of God Church SPFD Faith Inc, intends to develop the adjacent property at 2901 West Division Street. The applicant has had illegal dumping on the subject alley. The alley is not improved, does not provide access to properties in the area and is no longer needed.
3. The requested vacation meets the approval criteria listed in Attachment 1.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal meeting the approval criteria listed in Attachment 1.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1

VACATION APPROVAL CRITERIA

To approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	All property owners adjacent to the street, alley or public way have access to another street, alley, or public way.	All adjacent properties have access to other public streets.
2.	The owners of two-thirds of the property adjacent to the street, alley, or public way to be vacated have given their consent to the vacation.	All adjacent property owners have consented to the vacation of the right-of-way.
3.	That the retention of the street, alley, public way, or subdivision serves no useful purpose.	It has been determined that the retention of the public right-of-way is unnecessary.
4.	That the vacation will not affect the ability to use utilities, public or private.	This vacation area contains City Utilities infrastructure and sanitary sewer, which must be placed within an easement prior to the vacation.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 2

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OR TRACT OF LAND BEING ORIGINALLY PLATTED AT THE ALLEYWAY LYING DIRECTLY NORTH OF LOT 5 THROUGH AND INCLUDING LOT 11 OF HOMELAND ADDITION, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE PLATTED NORTHEAST CORNER OF SAID LOT 5;

THENCE, N87°38'22"W, ALONG THE PLATTED NORTH LINES OF AFORESAID LOT 5 THROUGH AND INCLUDING LOT 11, A DISTANCE OF 323.62 FEET;

THENCE, N02°24'46"E, ALONG THE PLATTED WEST LINE OF SAID LOT 11, A DISTANCE OF 14.00 FEET TO THE NORTH LINE OF THE PLATTED ALLEYWAY;'

THENCE, S87°38'22"E, ALONG SAID NORTH LINE, A DISTANCE OF 323.61 FEET;

THENCE, S02°21'38"W, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,530.6 SQUARE FEET, MORE OR LESS.

NEIGHBORHOOD MEETING SUMMARY

1. Request to vacate: Alley directly north of property at 2901 W. Division Street
(subject address)
2. Meeting Date & Time: January 25, 2024
3. Meeting Location: 3001 W. Division St
4. Number of invitations that were sent: 61
5. How was the mailing list generated: City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 0
7. List the verbal comments and how you plan to address any issues:

N/A

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

N/A



PHONE: 417.732.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM**

DATE: February 1, 2024

TO: Planning and Zoning Commission

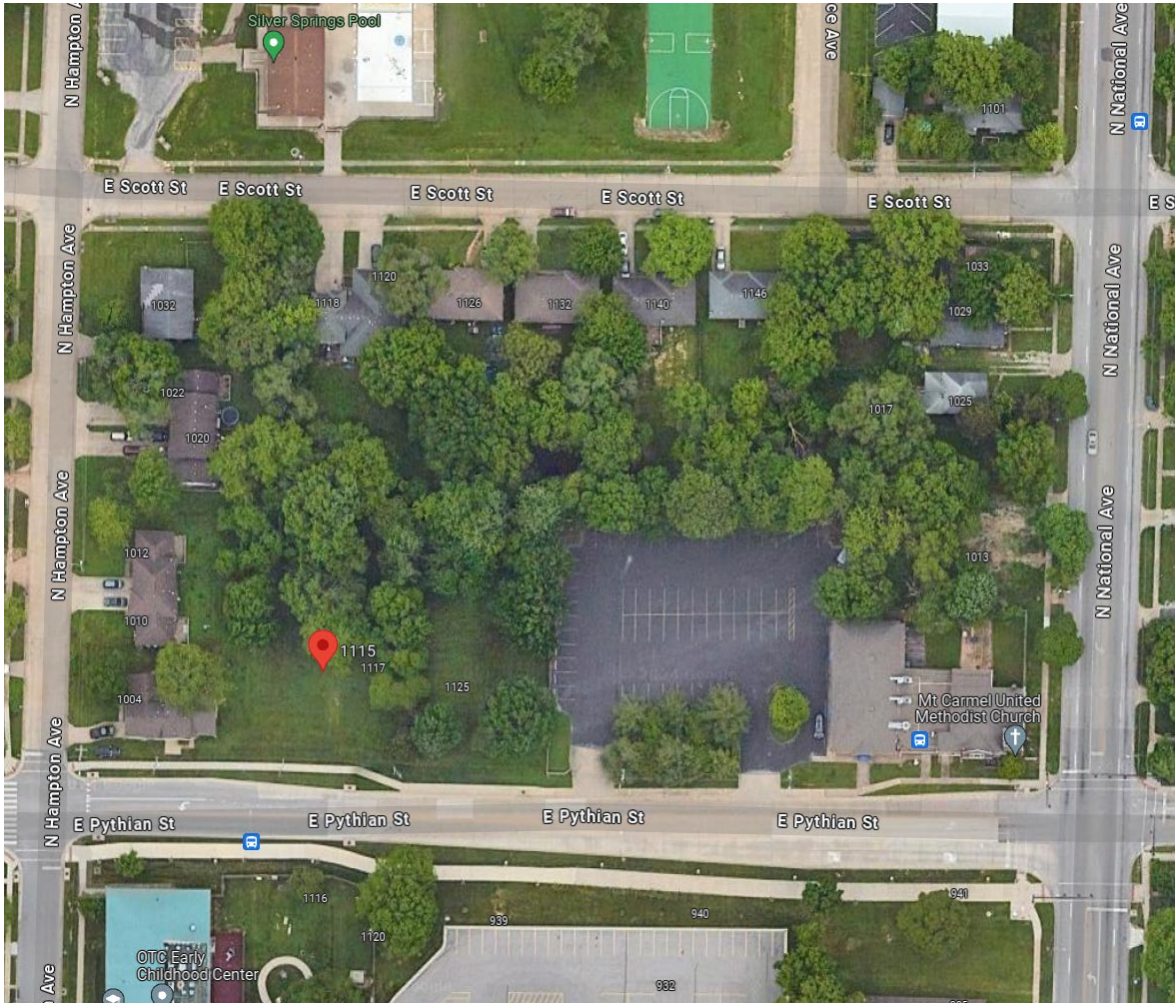
FROM: Andrew Menke
Senior Planner

SUBJECT: Vacation 832

This case has been postponed to the Planning and Zoning Commission meeting on March 14, 2024.

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

This portion of public alley right-of-way was originally dedicated as part of Richardson's 3rd Addition in 1885.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-151. - Petition for vacation; notice of proposed vacation.

Any person owning any real estate within the city which has been subdivided by a duly recorded plat may petition the city to vacate the subdivision, or any part thereof, giving a distinct description of the property to be vacated and the names of the owners thereof with proof of their ownership; and any person owning property abutting upon any alley, street, common or public square, or any part thereof, may petition the city to vacate all or any part of the alley, street, common or public square, giving a distinct description of the property to be vacated and the names of the owners of the property abutting thereon. A petition to vacate such land shall be filed with the city clerk and referred to the planning and zoning commission for consideration. Thereupon, the planning and zoning commission shall cause notices of the proposed vacation to be posted in at least three prominent places in the vicinity of the area to be vacated and the petitioner shall cause a notice of the proposed vacation to be published in the daily newspaper having the greatest number of paid subscribers in the city at least 30 days prior to the public hearing, which newspaper shall meet the requirements of RSMo 493.050. No vacation shall take place until the petitioner shall have filed with the executive secretary of the planning and zoning commission proof that notice has been given of such vacation as required in this section, except in no event shall the failure of the planning and zoning commission to post the property in any way affect the validity of the vacation, it being intended by the city council that the legal notice for such vacation shall be solely by newspaper advertisement and that other advertisements shall be for informational purposes. In addition to the methods established by this section for notice, the city manager shall endeavor to cause notices of such vacations to be circulated in the area in accordance with rules to be adopted by the city manager, which rules should be filed with the executive secretary of the planning and zoning commission; provided, however, the failure to give such notice shall in no way affect the validity of the vacation.

Sec. 98-152. Consent of property owners to vacation.

A street or alley shall not be vacated unless the consent of the persons owning two-thirds of the front feet abutting on the portion of the street or alley to be vacated shall be obtained therefor, nor shall any subdivision or part thereof be vacated unless the consent of all the owners thereof shall be obtained therefor, which consent, whether for vacation of a street or alley or a subdivision, shall be in writing and acknowledged and proof of such consent furnished to the executive secretary of the planning and zoning commission.

(Code 1981, § 31-24)

DEVELOPMENT REVIEW STAFF REPORT

Sec. 98-153. Forwarding of petition for vacation to planning and zoning commission.

Upon receipt of a petition for vacation, the executive secretary of the planning and zoning commission shall forward a copy of the petition to the planning and zoning commission for its approval or disapproval of the proposed vacation as required by section 11.7 of article XI of the Charter. The city shall not vacate any area until the planning and zoning commission shall have acted thereon in accordance with the provisions of section 11.7 of the Charter.

(Code 1981, § 31-25)

Sec. 98-154. Action on petition for vacation; protests.

- (a) An area shall not be vacated for at least 15 days following the posting of notice or the first publication thereof as provided in section 98-151. After the 15-day period, the planning and zoning commission may proceed to vacate the area sought to be vacated with such restrictions and reservations as it may deem for the public good, provided the conditions set forth in this article have been satisfied, unless written opposition shall have been filed with the city clerk by a person owning property abutting on any alley, street, common or public square, or part thereof, proposed to be vacated, within the 15-day period. If an objection is filed within the 15-day period, the planning and zoning commission shall not act to vacate any such area until an additional period of 30 days shall have passed, when, if the objector shall consent to the vacation, in which case the planning and zoning commission may vacate the area as provided in this article.
- (b) Prior to vacating the land, the planning and zoning commission shall make the following determinations:
 - (1) All property owners adjacent to the street, alley, or public way or within the subdivision have access to another street, alley, or public way.
 - (2) Two-thirds of the property owners adjacent to the street, alley, or public way to be vacated have given their consent to the vacation, or, if the request is for the vacation of a subdivision, all of the property owners have given their consent.
 - (3) The retention of the street, alley, public way, or subdivision serves no useful purpose.
 - (4) The vacation will not affect the ability to use utilities, public or private.
- (c) If the planning and zoning commission finds that all conditions set forth in subsection (b) of this section have been met, then the planning and zoning commission may adopt a resolution vacating the area. If the planning and zoning commission does not adopt a resolution vacating the area, the applicant may request that the city council hear the request for vacation, provided a request for review is filed within 15 days with the city clerk from the date the planning and zoning commission denies the request. If the planning and zoning commission approves the request to vacate, any person objecting thereto may petition the city council to review the request to vacate by filing an appeal within 15 days with the city clerk from the date the resolution was passed by the planning and zoning commission. If the objector shall not have consented, the city council may approve the vacation, as provided in this section, only upon a finding that the public interest requires such vacation despite the objections thereto. Any person aggrieved by a decision of the

DEVELOPMENT REVIEW STAFF REPORT

city council shall appeal to the county circuit court within 30 days after a decision is rendered by the city council in accordance with the procedures set forth in RSMo ch. 536.

(Code 1981, § 31-26)

Editor's note(s)—As to subsection (b)(4) of the preceding section, it is the city's policy to require replacement utility and sewer easements prior to vacating streets or subdivisions where appropriate.

Sec. 98-157. Ownership of vacated property.

That part of any alley, street or subdivision vacated shall vest in the person who has title thereto according to law. Whenever any public square or common shall be vacated, the property shall be disposed of as the city council may direct.

(Code 1981, § 31-26.3)

COMPATIBILITY WITH COMPREHENSIVE PLAN:

Not applicable to vacation request

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-TH	R-TH	R-TH	R-SF
LAND USE	Single-family residences	Church and off-street parking lot	Church, single-family residences	Single-family residences
PLACETYPES	Institutional & Employment	Institutional & Employment	Institutional & Employment	Institutional & Employment

DEVELOPMENT REVIEW STAFF REPORT

AT&T:

AT&T has buried cable and terminals in this area. Please provide utility easement. Contact engineer Adam Moon, am8421@att.com or 417-631-9619.

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with proposed alley vacation. No impact to CU facilities.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

There is public sewer located in the proposed vacation so a replacement sewer easement would be required. 1025 and 1029 N National are still individually owned according to GIS. If this is still the case, this public sewer cannot be abandoned and will require a replacement sewer easement. If all properties were acquired by OTC, the sewer would still be required until all properties were combined.

FIRE DEPARTMENT:

No comments.

POLICE DEPARTMENT:

No comments.

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	E. Pythian Street	Local	City	25	30	3,657	No	No	Yes
Street 2	N. Hampton Avenue	Local	City	25	30	NA	Yes	No	No
Street 3	E. Scott Street	Local	City	25	30	NA	Yes	No	Yes
Street 4	N. National Avenue	Primary Arterial	City	50	40	20,473	No	Yes	Yes

ACCESS - All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

DEVELOPMENT REVIEW STAFF REPORT

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - The Jordan Creek Greenway Trail is near the property. There are three (3) bus stops near the property on Pythian St, and one (1) bus stop on National Avenue near the property.

IMPROVEMENTS - No improvements are required for this vacation. A traffic study is not required for this vacation.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

The alley is in the **Jordan Creek North Branch** drainage basin. The alley **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site**.

PW Stormwater has no concerns for the proposed alley vacation, the future property will include detention and water quality SCMs. Please note that development of the property will be subject to the following conditions at the time of development:

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 vacation does not involve any PW-Stormwater drainage easements.

WATER QUALITY REQUIREMENTS

N/A

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

N/A

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to vacate a portion of public alley right-of-way to the side or behind residential lots along Hampton, Pythian, National and Scott streets. The applicant is requesting to construct a new off-street parking lot to serve the OTC campus. They are attempting to consolidate their properties into one.
2. The requested vacation meets the approval criteria listed in Attachment 2.
3. The applicant is proposing to vacate right-of-way that is unimproved and no longer needed. It was originally platted in 1885.
4. A neighborhood meeting was conducted, and a summary of that meeting is attached to this report.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal meeting the approval criteria listed in Attachment 1.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1

VACATION APPROVAL CRITERIA

In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	All property owners adjacent to the street, alley or public way have access to another street, alley, or public way.	All adjacent properties have access to other public streets.
2.	The owners of two-thirds of the property adjacent to the street, alley, or public way to be vacated have given their consent to the vacation.	Majority of adjacent property owners have consented to the vacation of this portion of street.
3.	That the retention of the street, alley, public way, or subdivision serves no useful purpose.	It has been determined that the retention of the public alley right-of-way is unnecessary.
4.	That the vacation will not affect the ability to use utilities, public or private.	This vacation area does not contain City Utilities' infrastructure but does contain existing sewer infrastructure which must be placed within an easement prior to the vacation.

DEVELOPMENT REVIEW STAFF REPORT**ATTACHMENT 2****Legal Description**

A 16-FOOT-WIDE ALLEY AS SHOWN ON THE FINAL PLAT OF J.M. RICHARDSON'S 3RD ADDITION, PLAT BOOK C PAGE 20, RUNNING EAST/WEST FROM THE EAST RIGHT OF WAY OF HAMPTON AVENUE (EAST STREET ON PLAT) TO THE EAST LINE OF LOTS 3 AND 22, LYING SOUTH OF AND ADJACENT TO LOTS 3 THRU 12 AND NORTH OF AND ADJACENT TO LOTS 13 THRU 22. ALL BEING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 22 WEST, SPRINGFIELD, GREENE COUNTY, MISSOURI.

Attachment 3

NEIGHBORHOOD MEETING SUMMARY

1. Request to vacate: 16' Wide Alley

(subject address)
2. Meeting Date & Time: January 23rd, 2024 4-6:30 pm
3. Meeting Location: OTC Campus, Information Commons West Room 108B
4. Number of invitations that were sent: _____
5. How was the mailing list generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 6
7. List the verbal comments and how you plan to address any issues:

Comments were mostly positive, those in attendance were looking for more information or wanting to discuss the project further. Home owners of 1126 E Scott voiced concerns of their rear property lines and making sure that this project wasn't going to encroach onto their property. CJW assured them construction will not encroach onto their property and CJW's Survey Team will establish property corners to help alleviate any concerns.

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

No written comments were provided.

Please Sign In

Ozarks Technical Community College Neighborhood Meeting

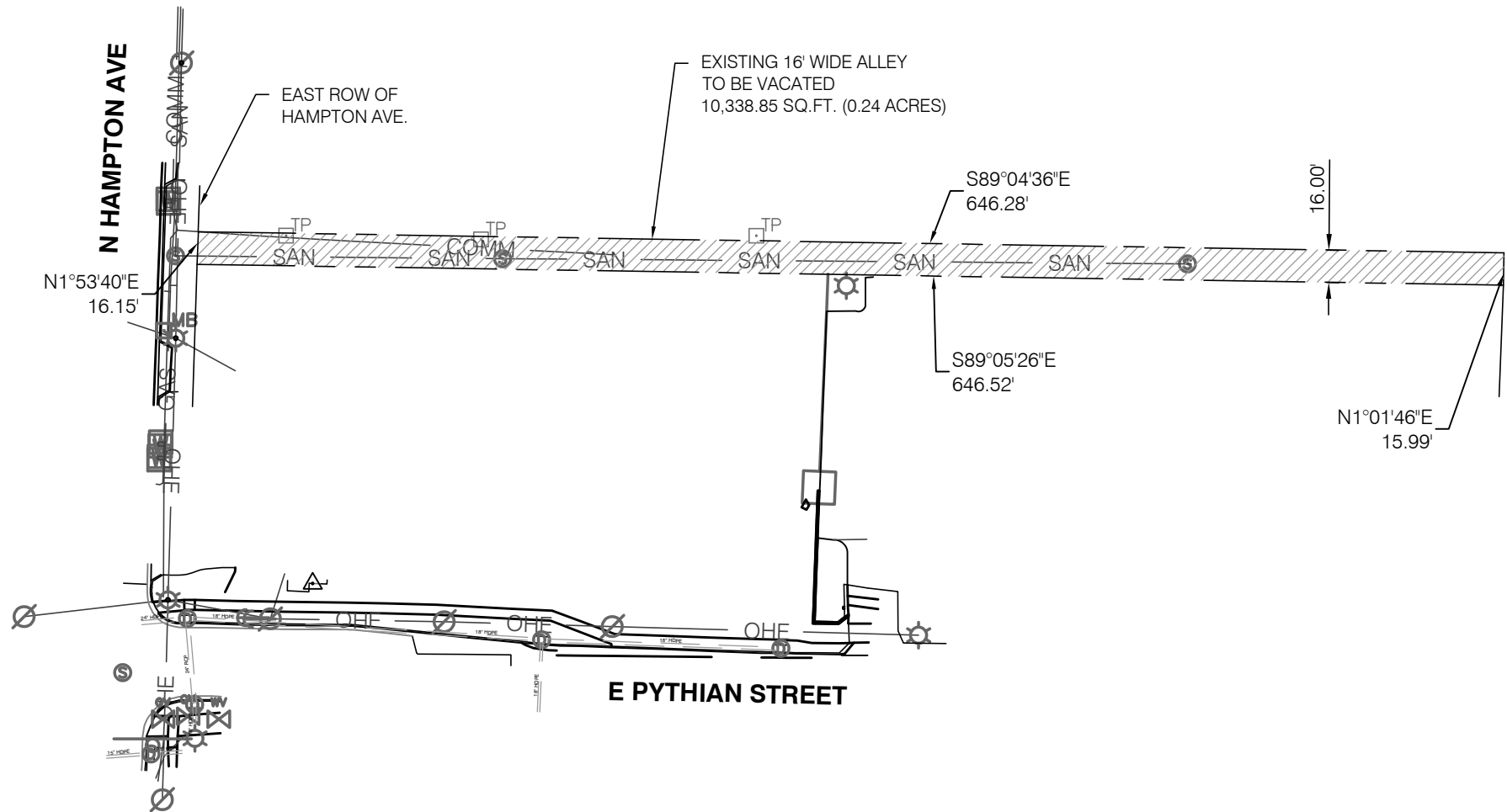
23-Jan-24

Thank you for coming. Please leave your name and contact information.

4:30 - 6:00 PM

[illegible]

Attachment 4



THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS
INTENDED TO ASSIST IN THE LOCATION AND
CONFIGURATION OF A EXCESS RIGHT-OF-WAY
DESCRIBED IN EXHIBIT A

DATE 08/23/23

CJW PROJECT No. 23056

GRID NORTH
MISSOURI COORDINATE SYSTEM
1983 CENTRAL ZONE
SCALE 1"=60'

5051 S. National
Suite 7A
Springfield, MO 65810
Tel: 417.889.3400
Fax: 417.889.3402
www.GoCJW.com

SKETCH EXHIBIT "B"
ALLEY VACATION
OZARKS TECHNICAL COMMUNITY COLLEGE
SOUTHEAST QUARTER
SECTION 13, TOWNSHIP 29 NORTH, RANGE 22 WEST,
GREENE COUNTY, MISSOURI

Prepared by:
CJW
CJW Transportation
Consultants, L.L.C.
MO C.A. #2007008003

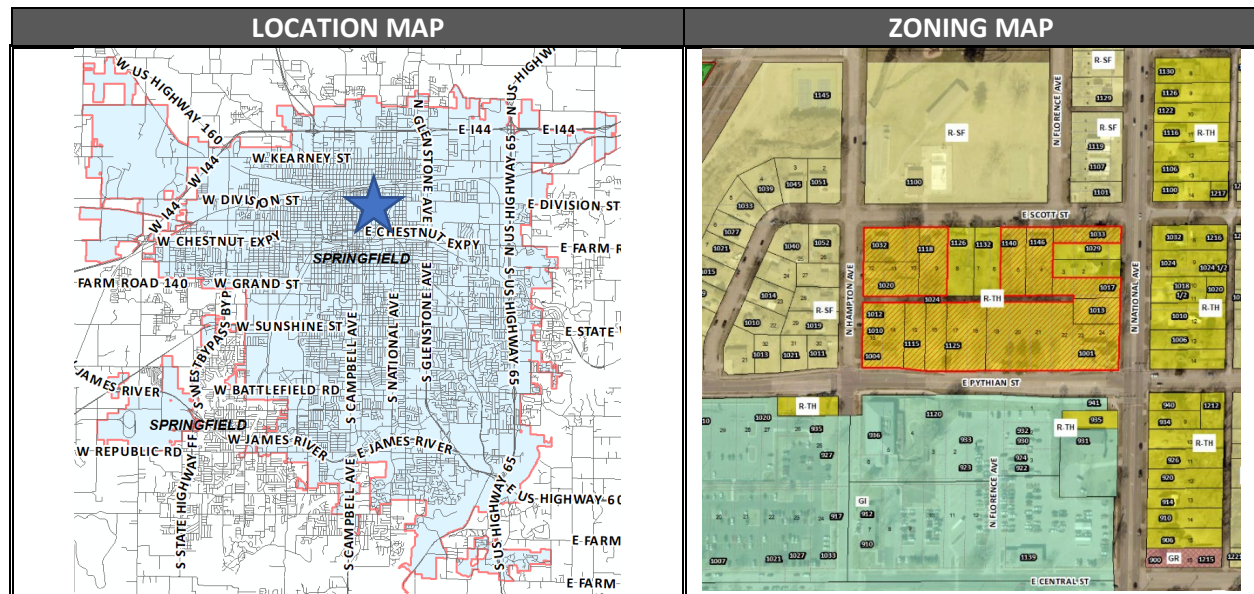
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-25-2023 with Conditional Overlay District No. 235
Location:	1115, 1117 & 1125 East Pythian Street and 1118, 1140 & 1146 East Scott Street and 1004, 1020 & 1032 North Hampton Avenue and 1001, 1013, 1017 & 1033 North National Avenue
Total Acres:	4.2 acres
Applicant:	CONSPLO, LLC
Existing Land Use:	Church, single-family residences and vacant land
Neighborhood Meeting:	January 25, 2024
Planning and Zoning Commission:	February 15, 2024
City Council:	March 11, 2024
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-25-2023 with Conditional Overlay District No. 235 as set forth in Attachment 1. (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

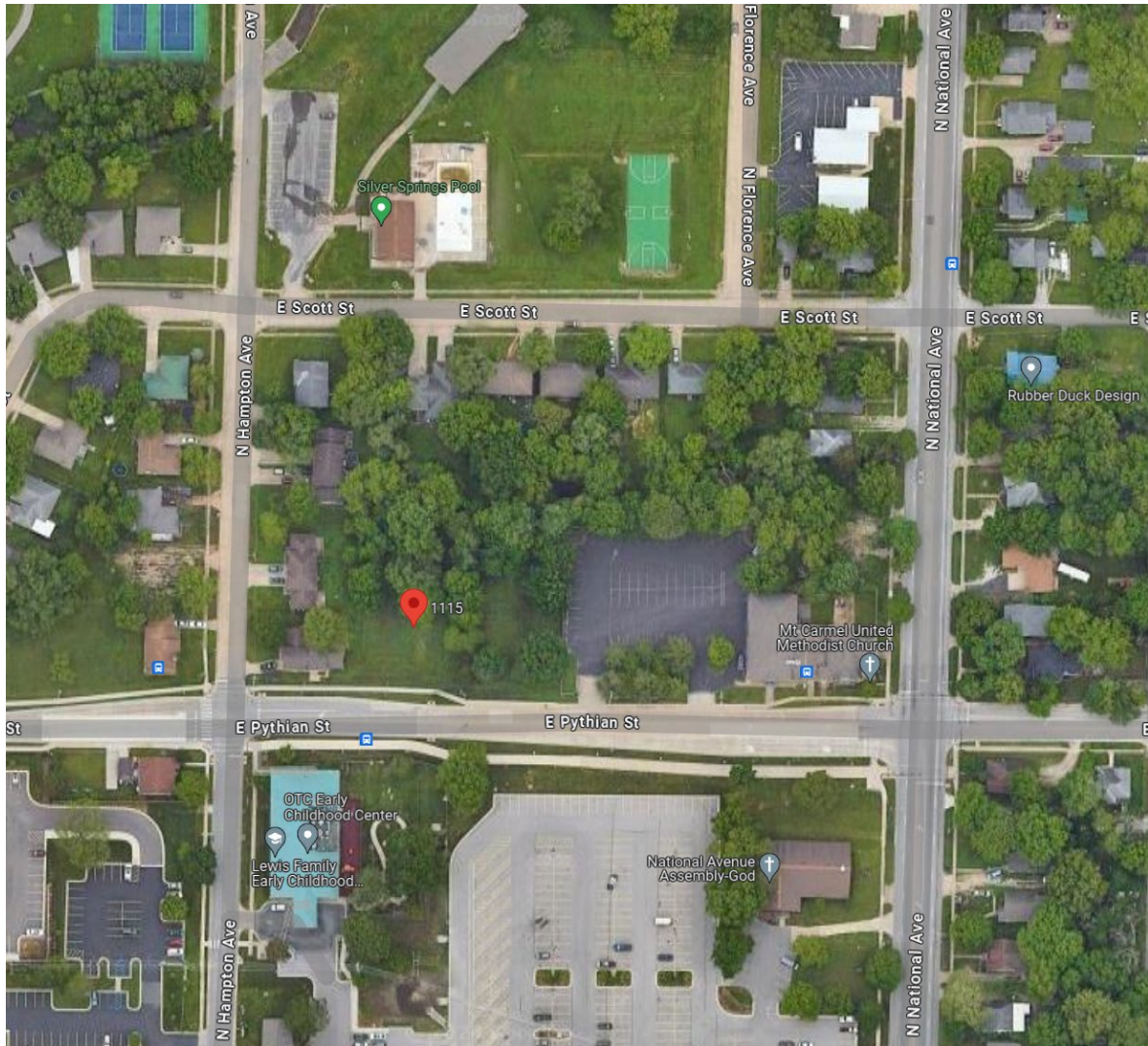
PROJECT SUMMARY:

Request to rezone approximately 4.2 acres of property generally located at 1115, 1117 & 1125 East Pythian Street and 1118, 1140 & 1146 East Scott Street and 1004, 1020 & 1032 North Hampton Avenue and 1001, 1013, 1017 & 1033 North National Avenue from R-TH, Residential Townhouse District to GI, Government and Institutional Use District and establishing Conditional Overlay District No. 235.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property has been zoned R-TH, Residential Townhouse District since the Citywide remapping in 1995.

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 GI
Use Limitations	(a) No landfill activities shall occur within 1,000 feet of a residential district. (b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (c) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (d) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
Maximum Structure Height	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district.
Minimum Open Space	Not less than 20 percent

COMPATIBILITY WITH COMPREHENSIVE PLAN:

DEVELOPMENT REVIEW STAFF REPORT

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property 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 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.

DEVELOPMENT REVIEW STAFF REPORT

- 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.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

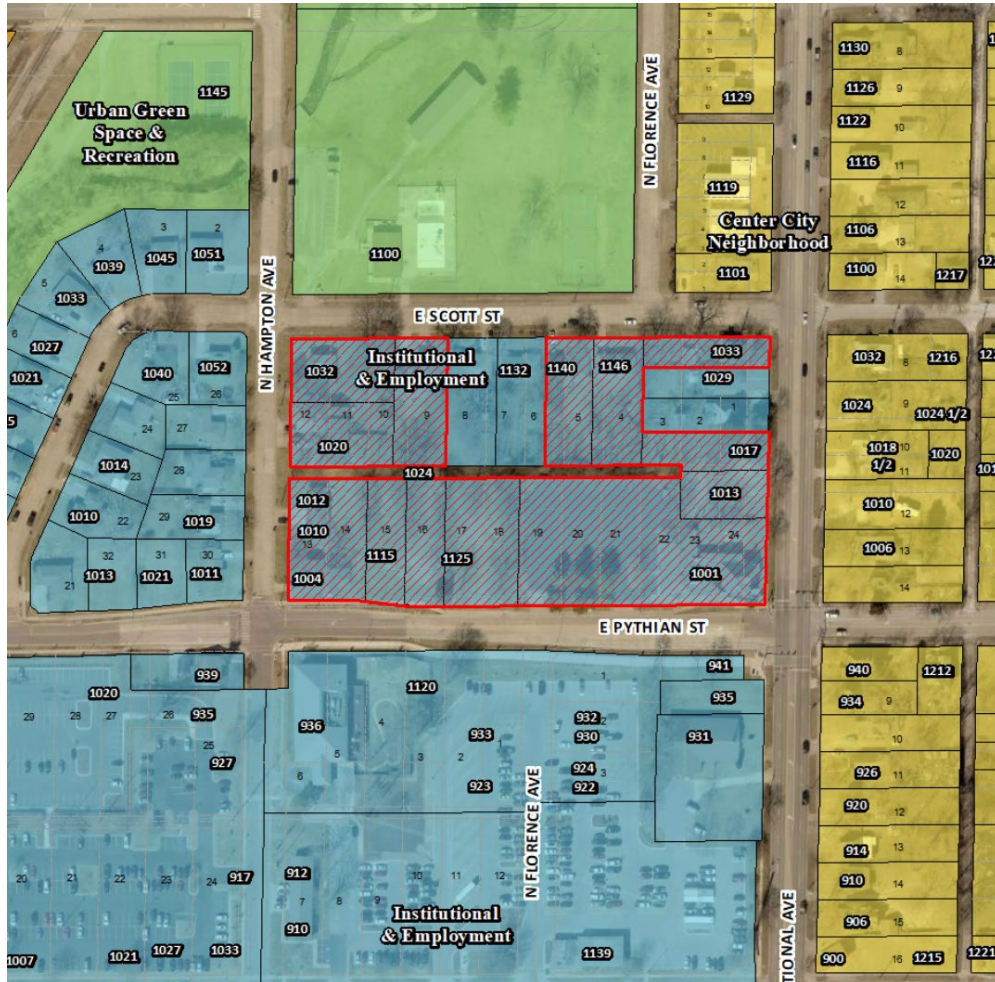
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots 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.

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 Retail & Wholesale	Public & Private Schools & Vocational Schools	Universities, Colleges & Institutional Facilities	Government, Healthcare & Institutional Facilities	Personal Services, Retail & Wholesale	Light Industry
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	GR	GR	PD 21	GR
LAND USE	Shopping Center	Retail uses	Movie Theatre & common area	Post office uses
PLACETYPES	City Corridor	City Corridor	City Corridor	City Corridor

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed rezoning.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning. Each existing tract has access to sewer. Rezoning would not change that.

FIRE DEPARTMENT:

No comments.

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	E. Pythian Street	Local	City	25	30	3,657	No	No	Yes
Street 2	N. Hampton Avenue	Local	City	25	30	NA	Yes	No	No
Street 3	E. Scott Street	Local	City	25	30	NA	Yes	No	Yes
Street 4	N. National Avenue	Primary Arterial	City	50	40	20,473	No	Yes	Yes

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 Jordan Creek Greenway Trail is near the property. There are three (3) bus stops near the property on Pythian St, and one (1) bus stop on National Avenue near the property.

DEVELOPMENT REVIEW STAFF REPORT

IMPROVEMENTS - No improvements are required for this rezoning. A traffic study is not required for this rezoning.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

No existing detention or water quality Stormwater Control Measures are present on the proposed properties. The property is in the **Jordan Creek North Branch** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site**.

A fee in lieu of on-site stormwater detention **will not be allowed and detention is required**.

PW Stormwater has no concerns for the proposed rezoning from R-TH to GI. Please note that development of the property will be subject to the following conditions at the time of development:

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. At time of development any increase in impervious area will require detention Stormwater Control Measure. The properties drain with multiple residential units in the area. No fee in lieu of detention application is permissible.

2. The existing Houses and Driveways can be credited for existing impervious area for 5 years after the demolition.

3. City of Springfield only allows three acceptable methods of discharge for stormwater if a property has been modified to increase the amount, location, or character of discharge per Chapter 2 Sec 4.1.4. If none of the three options are available then the development must be modified so that the amount, location, or character of discharge is not changed, or a downstream easement must be obtained.

(1) To a Public Right-of-way.

(2) A recorded drainage easement, continuing to a public right-of-way or public drainage system.

(3) A certified natural watercourse.

WATER QUALITY REQUIREMENTS

1. Any future developments that disturb 1 acre or greater in area will require a Water Quality Stormwater Control Measure.

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.

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FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

ADDITIONAL STORMWATER REQUIREMENTS

1. Operation and maintenance agreements are required for any permanent stormwater control measures. O&M will need to be approved during the process and will be reviewed by ES-Water Quality per Chapter 12 Sec. 3.0.

a. As-builts of the detention and water quality improvements are required. we would like the following as-built notes on the plans:

The Engineer of record is required to submit an as-built certification of the stormwater control measures upon completion of the project. The contractor shall coordinate with the Engineer to identify the list of stormwater control measures requiring certification and coordinate during construction to allow the Engineer to make any observations necessary during construction to certify the measures.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 4.2 acres of property generally located at 1115, 1117 & 1125 East Pythian Street and 1118, 1140 & 1146 East Scott Street and 1004, 1020 & 1032 North Hampton Avenue and 1001, 1013, 1017 & 1033 North National Avenue from R-TH, Residential Townhouse District to GI, Government and Institutional Use District and establishing Conditional Overlay District No. 235. The applicant is proposing off-street parking spaces to serve students at the Ozark Technical College campus.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Institutional & Employment Center placetype. This placetype contains a variety of major medical and office parks, and a collection of institutional and employer campuses. Large campuses are 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. Primary uses include universities, colleges, and vocational schools.
3. The 2010 OTC Master Plan designates this area as appropriate for GI zoning.
4. The GI District is consistent with the goals and objectives of the Institutional and Employment Center placetype. The GI use district is established to apply to those lands where federal, state, or local government activities are conducted, where governments hold title to such lands, and to major public and private educational and medical facilities. This

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district is also intended to classify land that is vacant but has been designated for the activities listed above in an adopted plan.

5. The applicant is proposing a Conditional Overlay District to add a provision for a traffic study at the time of development.
6. The subject property is in an area that takes advantage of easy access to National Avenue which is a primary arterial roadway.
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 are not changing conditions in the area affected that make the proposed rezoning necessary.
9. The range of uses in the proposed GI district are compatible with the uses permitted on other property in the immediate vicinity.
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 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. This application does not require a traffic study.
12. 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.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Institutional & Employment Center Placetype 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

DEVELOPMENT REVIEW STAFF REPORT

protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.



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ATTACHMENT 1

CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 235

The requirements of Section 36-401. of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. A traffic impact study (TIS) may be required at the time of development, as determined by the City Traffic Engineer. If a TIS is required, development shall be permitted only after said TIS is approved by the City Traffic Engineer. Off-site improvements determined by the TIS to be necessary due to the intensity of development shall be incorporated in the approved site plan, public improvement plan, or other permits (as applicable). These off-site improvements shall be constructed at no cost to the City and in accordance with the requirements of City Code and Public Works Design Standards. All public improvements must be constructed and approved, or funds escrowed for such permits, prior to the issuance of any building permits.

Attachment 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Townhouse Residential to Government and Institutional
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 01/23/2024 4:00 PM to 6:30 PM
3. Meeting Location: OTC's Springfield Campus Information Commons West Room 108B
4. Number of invitations that were sent: _____
5. How the mailing list was generated: City of Springfield Provided
6. Number of neighbors in attendance (attach a sign-in sheet): 6
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).

Verbal comments were positive, attending guests were looking for more information about the project. Guests seemed supportive of the project. We plan to move forward with the project.

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

No written comments were provided.

I, ANTHONY SWANIGAN (print name), attest that the neighborhood meeting was held on 01/23/2024 (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

ANTHONY SWANIGAN
Printed name of person completing affidavit

Zoning Exhibit



Please Sign In

Ozarks Technical Community College Neighborhood Meeting

23-Jan-24

Thank you for coming. Please leave your name and contact information.

4:30 - 6:00 PM

[illegible]

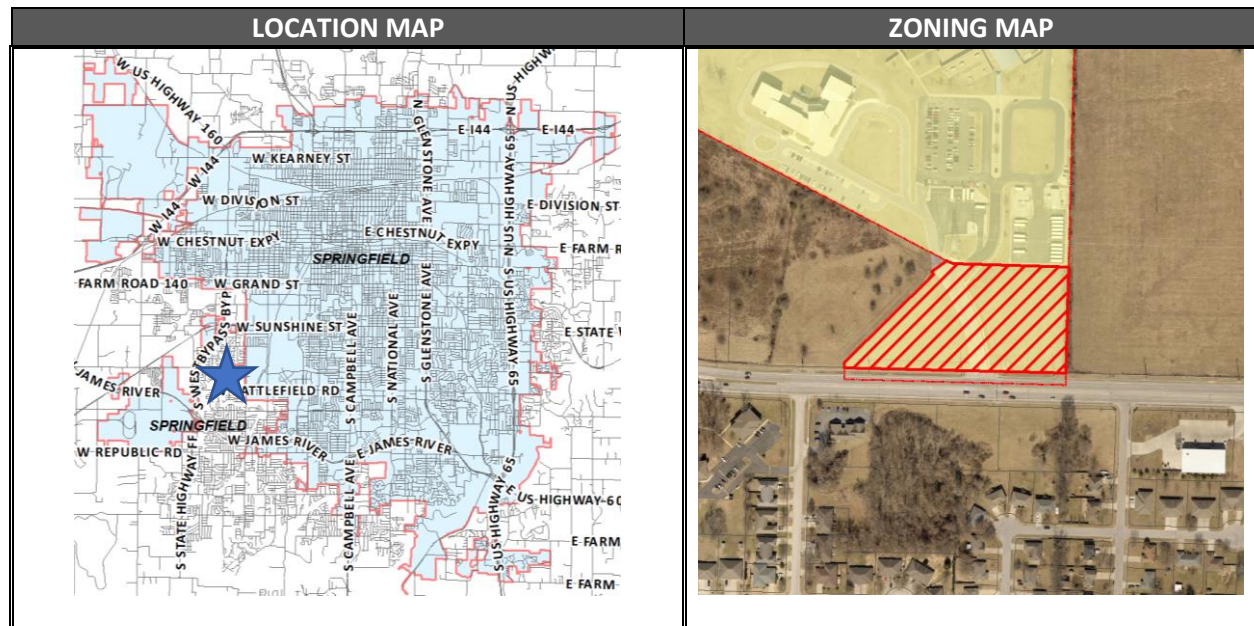
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PROJECT INFORMATION

Case Number:	Z-7-2023 with Conditional Overlay District No. 249
Location:	3333 West Battlefield Road
Total Acres:	4.3 acres
Applicant:	South Creek Development Corporation
Existing Land Use:	Undeveloped land
Neighborhood Meeting:	January 25, 2024
Planning and Zoning Commission:	February 15, 2024
City Council:	March 11, 2024
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-7-2024 with Conditional Overlay District No. 249 as set forth in Attachment 1 (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 4.3 acres of property generally located at 3333 West Battlefield Road from R-SF, Residential Single-family to GR, General Retail with Conditional Overlay District No. 249.

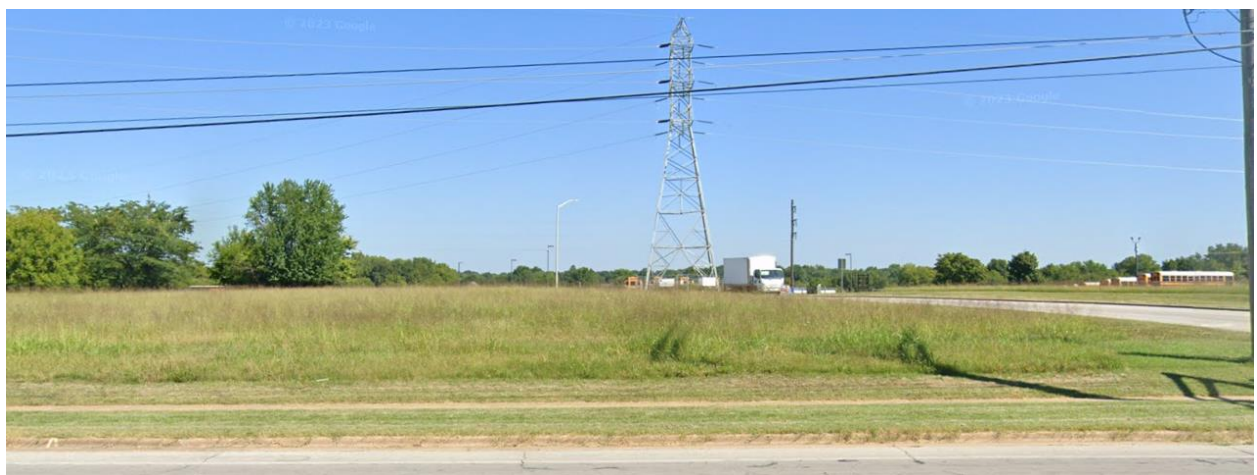


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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



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PROPERTY HISTORY:

The subject property was zoned R-SF in the 1995 city-wide remapping.

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 GR DISTRICT
Use Limitations	(a) All outdoor automobile parking areas used for the purpose of retail or wholesale storage or sale of motorized or commercial vehicles shall be prohibited. Other outdoor activities that are not specifically permitted may only be allowed as an accessory use to the permitted uses as provided in subsection 36-421(2), permitted uses, as follows: 1. If any portion of the premises abuts any residential zoning district, the outdoor activities may be permitted, provided they meet the provisions of, and a conditional use permit is issued pursuant to Section 36-363, conditional use permits, of this article. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services. 2. If the premises abuts only nonresidential zoning districts, the outdoor activities may be permitted. A conditional

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	use permit will not be required. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services. (b) No outdoor storage except as provided in subsection 36-421(2), permitted uses, and subsection 36-421(3), conditional uses. (c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (d) No use shall emit an odor that creates a nuisance as determined by Springfield City Code. (e) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22). (f) Streets through an adjacent residential area shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors.
Minimum Lot Size	Not applicable to the GR, General Retail District
Maximum Height	Not applicable to the GR, General Retail District
Bulk Plane	All structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH districts.
Minimum Yard Requirements	Front yards – 25 feet when fronting on a street classified as collector or higher, or as required by Section 36-453, Supplemental open space, and yard regulations. 15 feet when fronting a street classified as local, or as required by Section 36-453. The front yard setback may be reduced below the minimum required above if a Conditional Use Permit is approved in accordance with Section 36-363, Conditional use permits, or if a preliminary plat is approved in accordance with the City's subdivision regulations. Side yards – None, except as required by Section 36-453 and the bufferyard requirements contained in Section 36-482, Landscaping and bufferyards. Rear yards – None, except as required by the bufferyard requirements contained in Section 36-482.
Minimum Open Space	Not less than 20 percent of the gross site area shall be devoted to open space, including required yards and bufferyards unless modified in accordance with subsection 36-482 (15). Open space shall not include areas covered by buildings, structures, parking, storage, loading and other paved areas and internal streets or areas containing plants for display and sale. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan, meeting the requirements of Section 36-360, Site plan review, shall be submitted and approved.

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	(b) A landscape plan, meeting the requirements of Sections 36-482 and 36-483, Off-street parking and loading design standards, shall be submitted, and approved. (c) Off-street parking and vehicular use areas shall be screened from all residential uses, in accordance with Section 36-480, Screening and fencing. (d) Refuse storage areas shall be screened from view in accordance with Section 36-480. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with Section 36-480. (f) Lighting shall be designed to reflect away from any adjacent residential area and in accordance with Section 36-484, Lighting standards. (g) Accessory buildings and structures shall meet the requirements of Section 36-450, Accessory structures and uses.
Buffering and Landscaping	Future development must comply with the interior and perimeter landscaping requirements, as applicable to a future site plan, per subsections 36-482 (9) (a) and (b), unless the property owner opts to utilize the point system described in subsection 36-482 (10) instead. Based on the proposed zoning for the subject area and the zoning of its neighbors, a Bufferyard Type F will be required along the north and west property line where adjacent to property zoned R-SF, Single-Family Residential District.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

*The subject property has not been mapped due to a mapping error. However, the adjacent property along Battlefield Road is within the City Corridor placetype. It has been determined by staff that the subject property is also within the City Corridor placetype given the pattern in the area.

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype.

The City Corridor placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment, and employment destinations for

DEVELOPMENT REVIEW STAFF REPORT

both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.

Primary Land Uses:

- Office, hospitality, retail sales and service
- Multi-family
- Sports complexes and recreation facilities
- Maker, artisan, and innovation spaces

Supporting Land Uses:

- Public and private schools and places of worship
- Parks, greenways, and open space
- Urban agriculture
- Universities, colleges, and vocational schools
- Personal and outdoor storage

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.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

- Residential development and commercial buildings should be oriented to the street.
- 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.
- 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.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.

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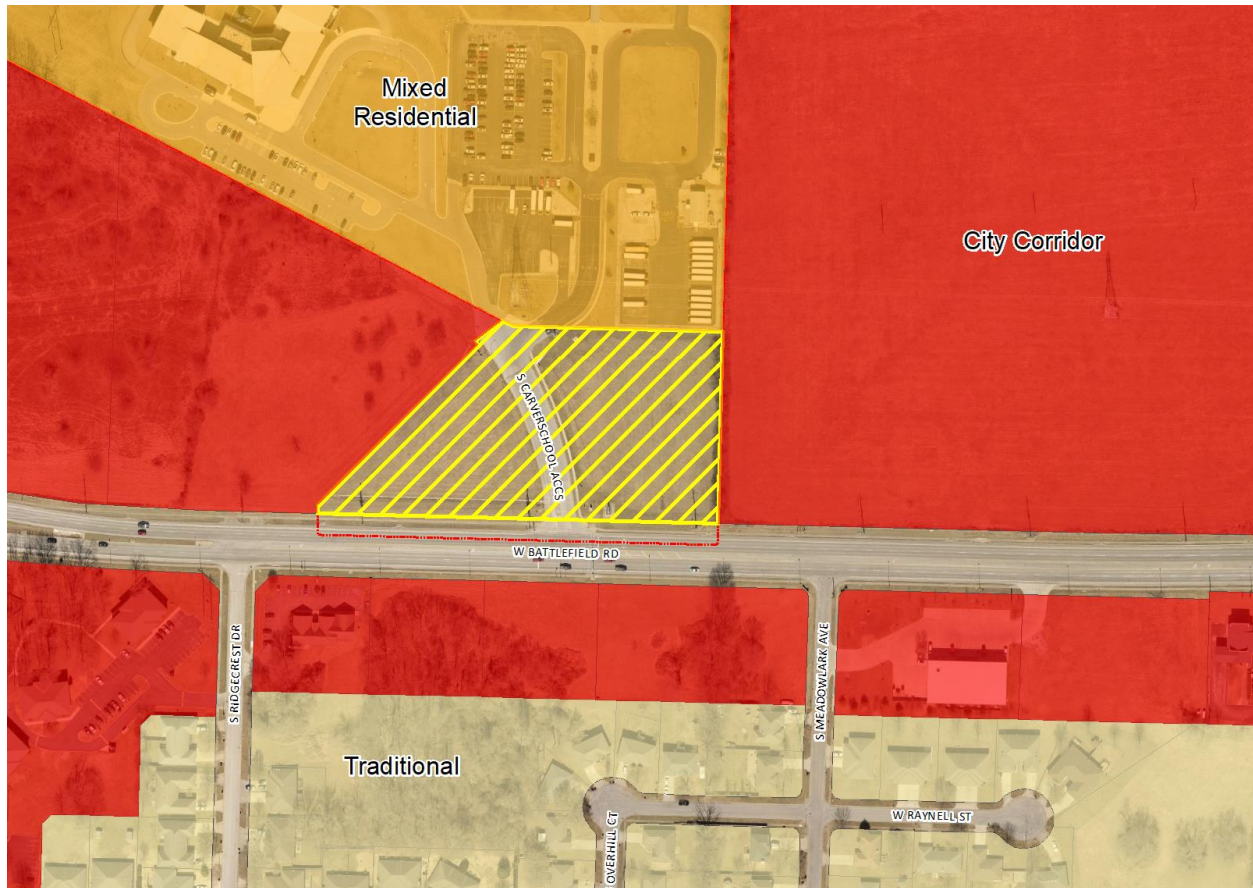
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.
- 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.
- 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.
- Encourage code adjustments regarding parking minimums instead of parking maximums.

TRANSITIONS:

- Office and multifamily uses can be placed on the periphery of the placetype to transition into adjacent lower density residential Placetypes.
- Higher density residential development should be integrated along existing commercial corridors in need of reinvestment, transitioning aging commercial properties to new uses and focusing future commercial development at high activity nodes.
- Commercial and higher density residential is sufficiently screened and buffered between low-density residential development.
- Multi-story buildings should be sited and designed to reduce the impact on adjacent lower intensity residential development.

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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 Retail & Wholesale	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, 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

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	County PAD	County M-2	County PAD
LAND USE	Carver Middle School	Office use, undeveloped land	Office uses, Single-family residence	Restaurant
PLACETYPES	Traditional neighborhood	City Corridor	City Corridor, Traditional neighborhood	City Corridor, Traditional neighborhood

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

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CITY UTILITIES:

No issues

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues. Tract has access to public sewer.

FIRE DEPARTMENT:

No objections to rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W. Battlefield Road	Primary Arterial	County	50	50	NA	No	Yes	Yes

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 South Creek Greenway Trail is near the property. There are no bus stops near the property.

IMPROVEMENTS - No improvements are required for this rezoning. A traffic study may be required at time of development.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

No existing detention or water quality Stormwater Control Measures are present. The property is in the **South Creek** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site.**

A fee in lieu of on-site stormwater detention **will not be allowed and detention is required.**

PW Stormwater has no concerns for the proposed rezoning from RSF to GR. The submitted application does not have a site plan, but no mention of future development is made. Please note that development of the property will be subject to the following conditions at the time of development:

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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. Detention is required at time of development; no fee in lieu of detention application is permissible. The site drains through a channel that discharges to the west property, any impervious area increase needs to maintain the current flowrate of discharge. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3.

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.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

1. There are no sinkholes on the property. The southern end of the property is within the sinkhole watershed of Sinkhole S134 at 3050 S Ridgecrest Dr. However, the Battlefield Rd and Channel on 3333 W Battlefield Rd changes the drainage pattern and sends the runoff to the west. This is another requirement for detention and not allowing a fee in lieu of detention application.

ADDITIONAL STORMWATER REQUIREMENTS

1. Operation and maintenance agreements are required for any permanent stormwater control measures. O&M will need to be approved during the process and will be reviewed by ES-Water Quality per Chapter 12 Sec. 3.0.

a. As-builts of the detention and water quality improvements are required. we would like the following as-built notes on the plans:

The Engineer of record is required to submit an as-built certification of the stormwater control measures upon completion of the project. The contractor shall coordinate with the Engineer to identify the list of stormwater control measures requiring certification and coordinate during construction to allow the Engineer to make any observations necessary during construction to certify the measures.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 4.3 acres Of property generally located at 3333 West Battlefield Road from R-SF, Residential Single-family to GR, General Retail with Conditional Overlay District No. 249.
2. This application is consistent with the City Corridor placetype which predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit.
3. The proposed COD will require the installation of perimeter landscaping for any change of use, building permit or subdivision of the property which is intended to further the goals of the Comprehensive Plan recommendation to actively enhance landscaping in the City Corridor placetype.
4. 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.
5. There are few changing conditions in the area affected that make the proposed rezoning necessary. Minor development of property within the vicinity has been occurring.
6. The range of uses in the proposed GR district is compatible with the uses permitted on other property in the immediate vicinity.
7. 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.
8. 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.
9. 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.
10. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

DEVELOPMENT REVIEW STAFF REPORT

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's City Corridor placetype 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.

DEVELOPMENT REVIEW STAFF REPORT**ATTACHMENT 1****CONDITIONAL OVERLAY DISTRICT PROVISIONS NO. 249**

The requirements of Section 36-421 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. Perimeter landscaping shall be provided along Battlefield Road for any change of use, building permit or subdivision of the property. The plantings within the perimeter landscape area shall consist of at least one canopy tree, two understory, ornamental, or evergreen tree and four shrubs per 100 linear feet of street frontage.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

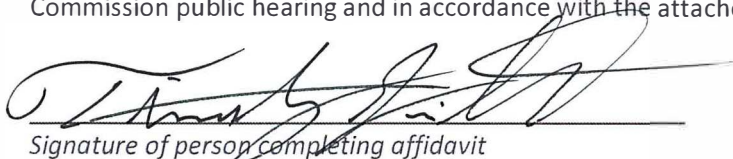
1. Request change to zoning from: R-SF (Single Family Residential) to GR (General Retail)
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 1-25-24 4:00 PM to 6:30 PM
3. Meeting Location: Fire Station #8 Community Room - 1405 South Scenic Ave, Springfield, MO 658004
4. Number of invitations that were sent: 38
5. How the mailing list was generated: City of Springfield staff
6. Number of neighbors in attendance (attach a sign-in sheet): 1
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.)

One person attended the neighborhood meeting. This person was interested in what was being proposed on the site.

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

We explained what we are proposing and showed a site plan to them.

I, Timothy Guillot (print name), attest that the neighborhood meeting was held on
1-25-24 (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

Timothy Guillot

Printed name of person completing affidavit

Meeting Location:

Fire Station #8 Community Room
1405 South Scenic Ave.
Springfield, MO 65804

Project Location:

3333 W. Battlefield Road
(Corner of Battlefield & S. Carver Rd.)

**Sign-In Sheet
Neighborhood Meeting
January 25, 2024**

Proposed Changes:

Existing Zoning:

R-SF - Single Family Residential

Proposed Zoning:

GR — General Retail

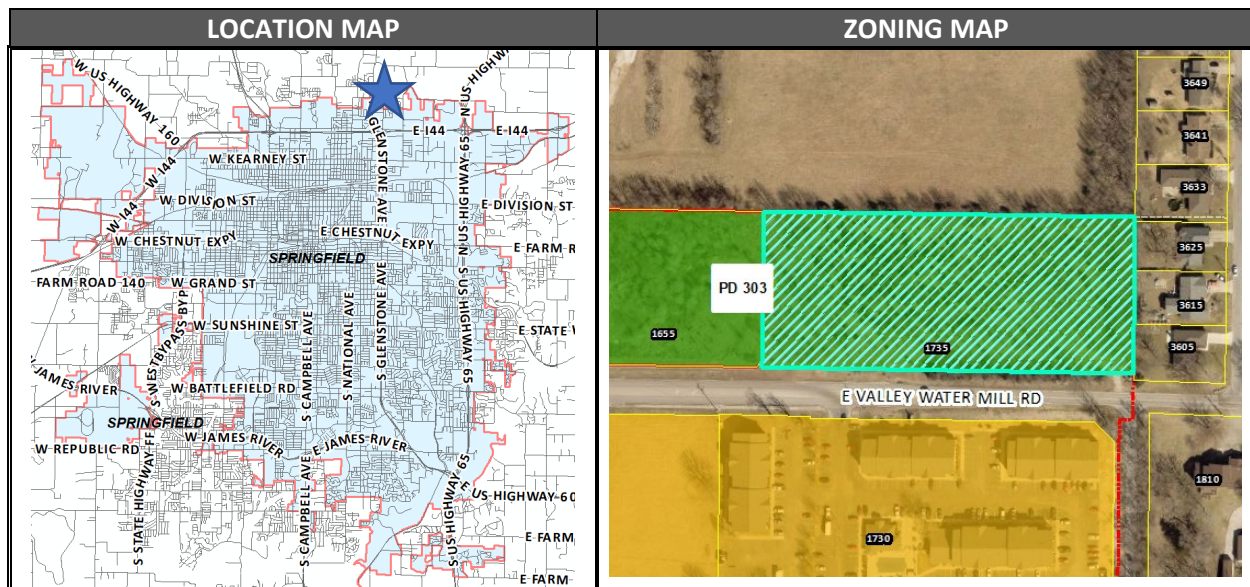
Name	Company and Address	Phone Number	E-mail
Timothy M. Guillot	Esterly, Schneider & Associates, Inc. AIA 1736 E. Sunshine, Suite 417 Springfield, MO 65804	(417) 862-0558	tim@esterlyschneider.com
Dana Rust	BBBE 3372 W Battlefield 65807	417 530 1522	bbs@brybro.com

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of Valley Water Mill Estates
Location:	1735 East Valley Water Mill Road
Total Acres:	3.26 acres
Applicant:	Triple S Properties, Inc.
Existing Land Use:	Undeveloped
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	February 15, 2024
City Council:	March 11, 2024
Public Notification:	Posted property
Staff:	Andrew Menke, Senior Planner, (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve the preliminary plat of Valley Water Mill Estates subject to the conditions listed in Attachment 2 of the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to subdivide approximately 3.26 acres of property generally located at 1735 East Valley Water Mill Road into one (1) residential lot and one (1) common area to facilitate the development of the site.

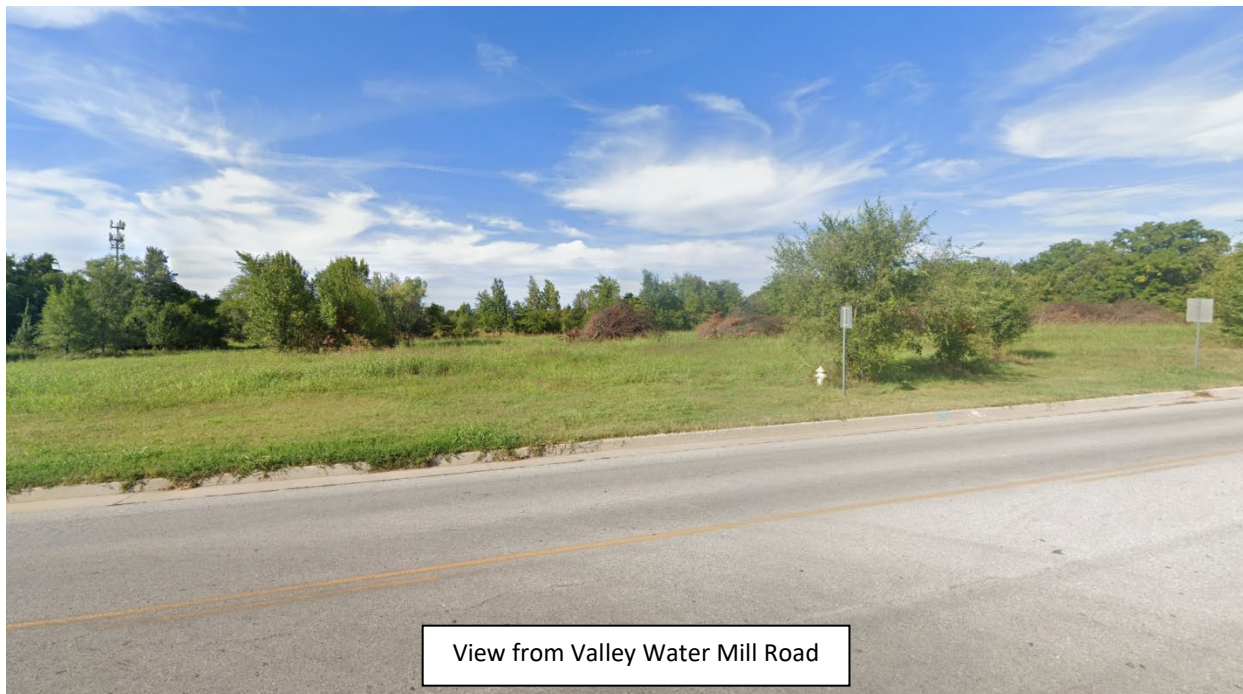


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was annexed into the city in 2006. At the time of annexation the property was zoned County R-1, Suburban Residence. It was rezoned to Planned Development District 303 later the same year.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-226. - Major subdivision review procedure.

(3) Preliminary plat.

- (a) After participating in the pre-subdivision review with city staff, the subdivider may prepare a preliminary plat, together with supplementary material as prescribed in section 36-263.
- (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.
- (c) The commission shall hold a public hearing on the preliminary plat. Notice of the public hearing shall be made in accordance with city ordinance and the rules of the commission.
- (d) The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing. The commission shall approve, conditionally approve or disapprove the preliminary plat and if approved, the commission shall express its approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons, therefore. In any case, a notation of the action taken, and the reasons, therefore, shall be entered in the records of the commission.
- (e) If approved by the commission or approved with conditions acceptable to the applicant, then the director of planning and development shall forward the preliminary plat to the city council for its approval. Council shall determine if the land or easement proposed to be dedicated by the applicant for public use or if the public improvements shall be accepted by the city. If the city council determines that the location of the land to be dedicated for public use or the location of public improvements is appropriate and complies with applicable ordinances then the city council shall authorize the acceptance of the dedication of the land or easements upon the applicant filing and recording a final plat which substantially conforms to the preliminary plat and shall authorize the acceptance of the public improvements upon the director of public works certifying to the director of planning and development and the city clerk that the public improvements have been made in accordance with city standards and specifications.
- (f) If approved with modifications which are not acceptable to the applicant or if disapproved, the director of planning and development shall attach to the plat a statement of reasons for such action and return it to the subdivider.
- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.
- (h) Effective period of preliminary approval.

DEVELOPMENT REVIEW STAFF REPORT

1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

DEVELOPMENT REVIEW STAFF REPORT

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PLANNED DEVELOPMENT 303
Minimum lot dimension requirements	36 feet of frontage along a public street
Maximum structure height	-All structures shall remain below a thirty (30) degree bulk plane as measured from the boundary of any residential district. -No structure shall exceed the height of either two (2) stories above grade or thirty-five (35) feet, whichever is less restrictive.
Front yard setback	25 feet (plus 25 feet from the centerline of Waverly Ave)
Side yard setback	10 feet (plus 40 feet from the centerline of Valley Water Mill)
Rear yard setback	10 feet
Street Classification	E Valley Water Mill Road – Secondary Arterial N Waverly Avenue – Local
Sidewalks	There are no existing sidewalks along the frontage of this property. Sidewalks are required along E Valley Water Mill Road and N Waverly Avenue.
Open Space Requirements	The minimum open space ratio on each buildable lot shall be at least 20 percent.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

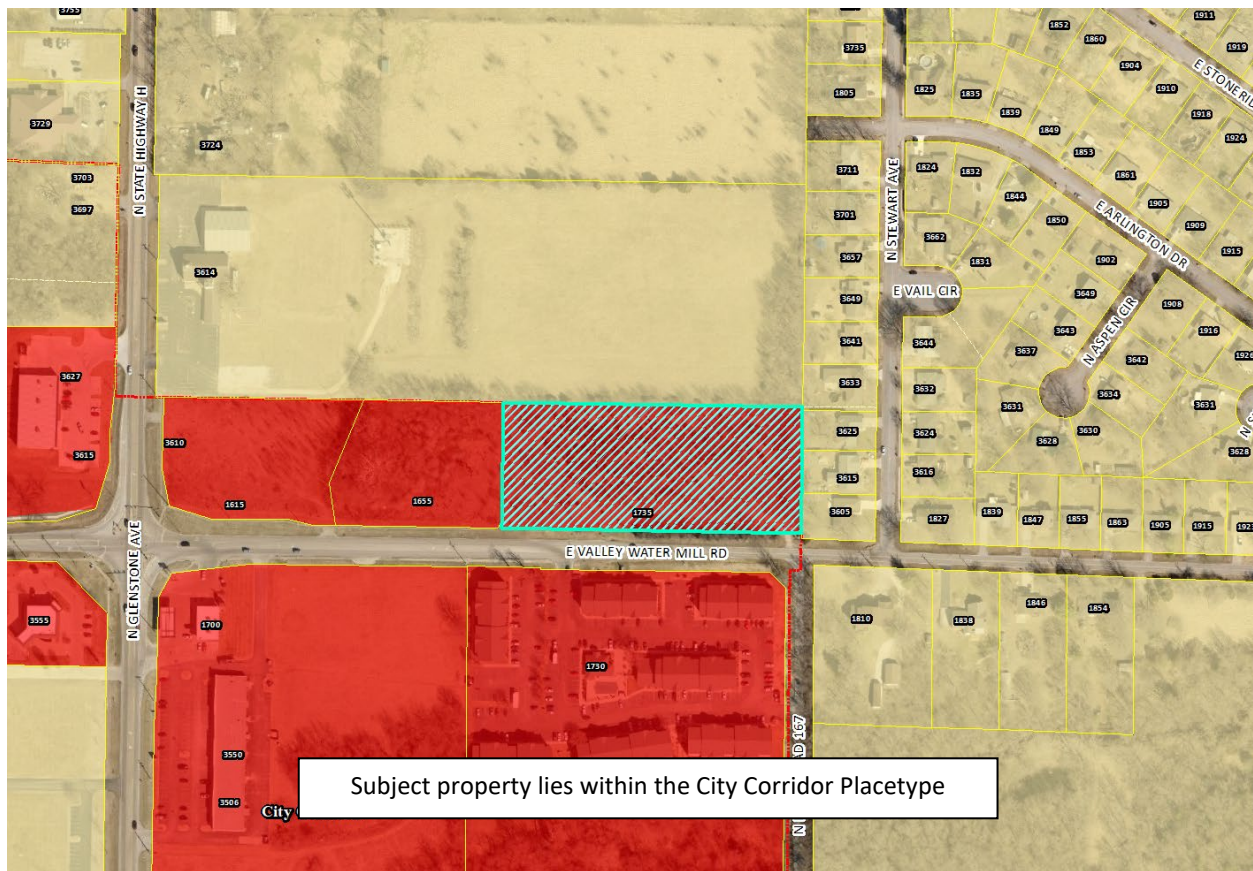
PLACETYPE: CITY CORRIDOR

The *Comprehensive Plan's Land Use & Development* chapter groups this area into the City Corridor Placetype. This placetype predominantly consists of commercial and service related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment, and employment destinations for both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services. (p. 46, *Chapter 5: Land Use & Development*)

The proposed subdivision is located on Valley Water Mill Road, which is designated as a secondary arterial roadway. Right-of-way for a new north-south street is to be dedicated as part of the subdivision, providing a connection for future development to the north. A multifamily development is planned for the future of this site, which is permitted by the current zoning designation. Properties along Glenstone Avenue north of I-44 are identified as part of the City Corridor placetype, with several of them zoned General Retail or Highway Commercial. The current zoning allows for a variety of commercial uses that is supported by the Comprehensive Plan and may support the multifamily use.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:

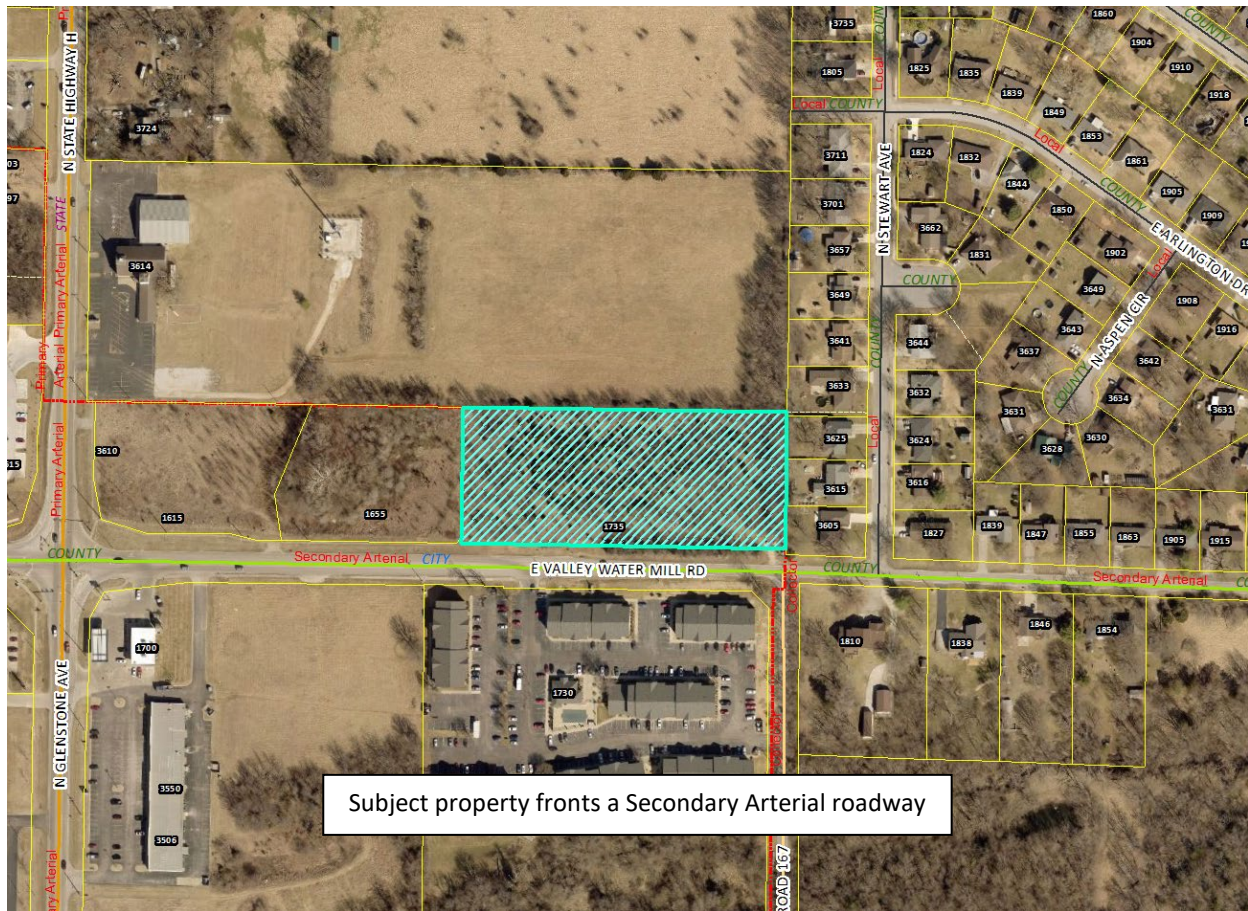


PLACETYPES	LAND USES														
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, 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	County PAD 1801	R-LD	County R-1	PD 303
LAND USE	Church	Multifamily Residential	Single-Family Residential	Undeveloped
PLACETYPES	Traditional Neighborhood	City Corridor	Traditional Neighborhood	City Corridor

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 3.26 acres into a one (1) lot subdivision named "Valley Water Mill Estates".
2. All lots meet the minimum dimension requirements of the City's subdivision regulations and for Planned Development District 303.
3. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
4. The proposed preliminary plat was reviewed by City departments and comments are contained in **Attachment 1**. Conditions of Approval are provided in **Attachment 2**. The Preliminary Plat drawing can be found in **Attachment 3**.

STAFF RECOMMENDATION:

1. The proposed subdivision is consistent with the *Land Use and Development Element of the Comprehensive Plan* and all proposed lots meet the subdivision regulations and Planned Development District 303.
2. Staff recommends approval as submitted in the staff report.

PLANNING AND ZONING COMMISSION OPTIONS:

The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing.

1. The commission shall approve the preliminary plat.
2. The commission shall conditionally approve the preliminary plat.
3. The commission shall disapprove the preliminary plat.

PUBLIC NOTIFICATION AND COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing.

No comments were received by citizens for this case at the time of publication.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. AT&T:

Recommend that type of easements be shown on final plat. AT&T has facilities within r/w near this development that will continue to be maintained. Buried facility locates need to be conducted prior to any construction to identify any utilities in the proposed development locations, and to identify if they conflict with this development plan. The site development may require existing AT&T facilities to be relocated at the developer's expense. Contact engineer Steven Beier 417-631-8704 180 days prior to construction.

Please note that if the development of this property will need additional AT&T facilities placed, contact engineer Steven Beier 417-631-8704 180 days prior to construction.

2. CITY UTILITIES:

No issues with lot configuration generally. Both lots will have access to CU Electric/Gas/Water along E Valley Water Mill. Utility extensions may be desired along the new proposed street for future development to the north. Easements as shown appear acceptable for CU's purposes.

Note: A public main will not be extended into the property for the sole purpose of fire protection as shown. CU would provide a fire service connection at the ROW and then a private fire main could be extended where needed.

3. DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION:

Required public improvement plans must be built and approved or escrowed through the City of Springfield prior to the approval of the final plat or approval of any building permits. Please contact Andrew Flippin (aflippin@springfieldmo.gov; 417-864-1946) for questions on the escrow process.

4. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Plat is approvable. Applicant needs to submit Public improvement plans designed, submitted and constructed to city standards. The public improvements must be approved, filed and constructed or escrowed before any building permits or plats can be issued according to city code section 98-12(b)(c) Private Construction of Public Improvements and section 98-14. - Assurance for completion of Public Improvements.

5. FIRE DEPARTMENT:

Fire hydrants shall be installed within 400 feet of all exterior portions of all structures. (2018 IFC 507.5.1)

6. PARKS & GREENWAYS:

Did not respond in allotted time.

DEVELOPMENT REVIEW STAFF REPORT

7. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING RIGHT-OF-WAY DIVISION:

Approved.

8. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Site Description and Drainage Pattern

The property is in the **South Dry Sac** drainage basin. The property is not located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city **is** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site.**

A fee in lieu of on-site stormwater detention **is not applicable because detention is already provided.**

The proposed preliminary plat meets Stormwater Requirements. Please note that development of the property will be subject to the following conditions at the time of development:

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 Proposed subdivision has Detention provided through a Regional Basin on the West side built as part of 7PW5979. The basin is in a Sinkhole Boundary and drainage area. The new subdivision is required to drain all runoff to the basin.
2. The Detention basin is in a Common Area and will be the responsibility of the property owner association to maintain.

Water Quality Requirements

1. Water Quality is required and provided through a Regional Basin on the West side built as part of 7PW5979.
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.

Floodplain

N/A

Natural Channels and Stream Buffers

N/A

Sinkholes and Karst Features

1. The Subdivision is in the drainage area of Sinkhole 7054. The sinkhole was previously modified for providing an extended dry detention basin. The sinkhole boundary and buffer area are marked on the preliminary plat. No construction is authorized in the sinkhole boundary or buffer.

DEVELOPMENT REVIEW STAFF REPORT

Additional Stormwater Requirements

N/A

9. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

Access

All access to the development shall be per 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 no bus stops near the property.

Improvements

The new street must be constructed to City of Springfield Local Street standards which includes sidewalk on one side. Public Improvement Plans are required to be submitted, approved and improvements constructed, or funds escrowed prior to approval of the final plat. A traffic study is not required at this time.

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	E. Valley Water Mill Road	Secondary Arterial	City	35	35	NA	No	Yes	No
Street 2	New Local Street	Local	City	25	0	NA	No	Yes	No

DEVELOPMENT REVIEW STAFF REPORT

CONDITIONS FOR APPROVAL:

ATTACHMENT 2

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

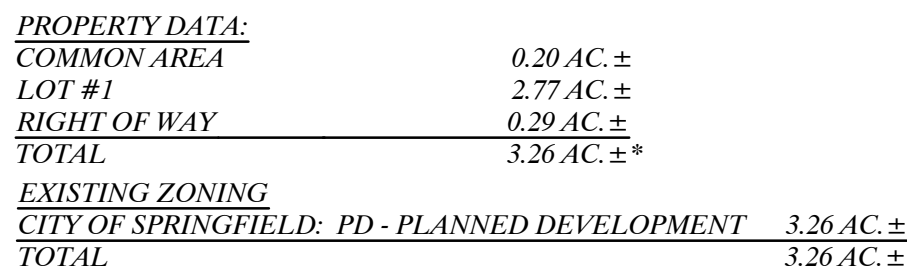
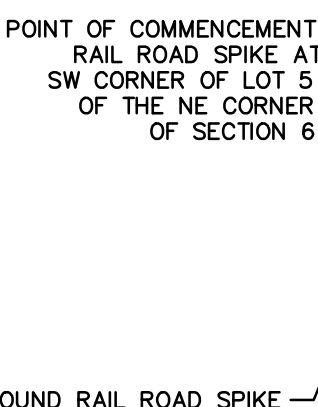
1. All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk, and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush, and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

10. - DENOTES FOUND MONUMENT AS NOTED.

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

R/F
ANTIOCH UNITED
METHODIST CHURCH
2166/1513



OWNER
TRIPLE S PROPERTIES INC.
3800 S FREMONT AVE
SPRINGFIELD, MISSOURI 65804

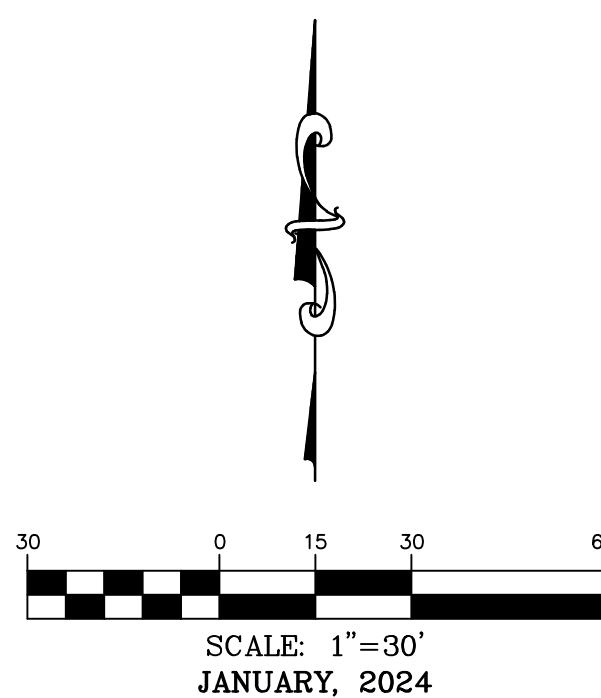
1. THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUNOFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.
2. ALL COMMON AREAS SHALL BE CONSIDERED DRAINAGE EASEMENTS. ALL COMMON AREAS ARE TO BE MAINTAINED BY THE PROPERTY OWNER ASSOCIATION. ALL DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

1. THE SINKHOLE-RELATED NON-BUILDABLE AREAS OR RESTRICTED FILL AREAS SHOWN ON THIS PLAN HAVE BEEN DETERMINED BASED ON THE STUDY AND RECOMMENDATION OF A PROFESSIONAL ENGINEER OR GEOLOGIST. HOWEVER, APPROVAL OF THIS PLAN IS NOT TO BE INTERPRETED AS ANY GUARANTEE THAT FUTURE SINKHOLE ACTIVITY WILL NOT OCCUR DUE TO EITHER NATURAL OR HUMAN ACTIVITIES.
2. ANY SINKHOLE-RELATED NON-BUILDABLE AREA IDENTIFIED HERE HAS BEEN DETERMINED TO BE UNSUITABLE FOR ANY CONSTRUCTION ACTIVITY. AND NO BUILDING, PARKING AREAS, LAND DISTURBANCE OR OTHER STRUCTURES SHALL BE PERMITTED WITHIN THIS AREA.
3. ANY SINKHOLE OR RESTRICTED FILL AREA IDENTIFIED HERE HAS BEEN DETERMINED TO BE UNSUITABLE FOR SOIL BEARING FOUNDATION, AND THE ENTIRE STRUCTURE OF ANY BUILDING (INCLUDING THE FLOOR SYSTEM) CONSTRUCTED THEREIN MUST BE FOUND ON SOLID ROCK, OR AS DETERMINED BY THE DIRECTOR OF BUILDING DEVELOPMENT SERVICES.
4. THE LOWEST ENCLOSED SPACE OF ANY STRUCTURE WITHIN OR ADJACENT TO A SINKHOLE FLOODING AREA SHALL BE A MINIMUM OF FIVE (5) FEET ABOVE THE FLOODING ELEVATION WHERE THERE IS NO OVERTFLOW FROM THE SINKHOLE FROM THE CRITICAL FLOOD EVENT, OR ONE FOOT ABOVE THE FLOODING ELEVATION WHERE THERE IS OVERTFLOW ELEVATION CALCULATED FOR THE CRITICAL FLOOD EVENT, WHENEVER THE DIFFERENCE BETWEEN THE TOPOGRAPHIC RIM AND THE FLOODING ELEVATION IS LESS THAN FIVE (5) FEET.

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N01°59'14"E FOR 244.30 FEET; THENCE S87°38'47"E 589.00 FEET; THENCE S01°43'W 234.59 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF E. VALLEY WATER MILL ROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE N88°18'W A DISTANCE OF 9.79 FEET; THENCE S02°13'33"W A DISTANCE OF 2.93; THENCE N88°18'21"W A DISTANCE OF 579.72 FEET TO THE POINT OF BEGINNING CONTAINING 141,931 SQUARE FEET OR 3.26 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD.

BY: STEVEN A. LAUNE P.L.S. #2007000079
STATE OF MISSOURI
PROFESSIONAL LAND SURVEYOR
FOR COCHRAN

EXISTING		PROPOSED	
500'		500'	
	INDEX CONTOUR		INDEX CONTOUR
	INTERMEDIATE CONTOUR		INTERMEDIATE CONTOUR
	PROPERTY LINE		PROPERTY LINE
	RIGHT-OF-WAY		RIGHT-OF-WAY
	LOT LINE		LOT LINE
	EASEMENT		EASEMENT
	SETBACK		SETBACK
AE	AERIAL, ELECTRIC	AE	AERIAL, ELECTRIC
	UTILITY POLE / GUY WIRE		UTILITY POLE / GUY WIRE
FO	UNDERGROUND FIBER OPTIC	FO	UNDERGROUND FIBER OPTIC
SAN	SANITARY SEWER	SAN	SANITARY SEWER
	SANITARY MANHOLE		SANITARY MANHOLE
	STORM SEWER		STORM SEWER
	INLET		INLET
	FLARED END SECTIONS		FLARED END SECTIONS
X" W	WATER LINE (SIZE)	X" W	WATER LINE (SIZE)
	FIRE HYDRANTS		FIRE HYDRANTS
	WATER AIR RELEASE VALVE		WATER AIR RELEASE VALVE
	WATER METER		WATER METER
	TREELINE		TREELINE
	FENCE		FENCE
	CONCRETE PAVEMENT		CONCRETE PAVEMENT
	ASPHALT PAVEMENT		ASPHALT PAVEMENT



SITE IMPROVEMENTS
VALLEY WATER MILL ESTATES
SPRINGFIELD, MISSOURI

PRELIMINARY PLAT		REVISION	DATE	BY	DATE	BY
PROJ. NO.	SW23-546					
DATE	JAN. 31, 2024					
SCALE	1" = 30'					
EDD	YES					

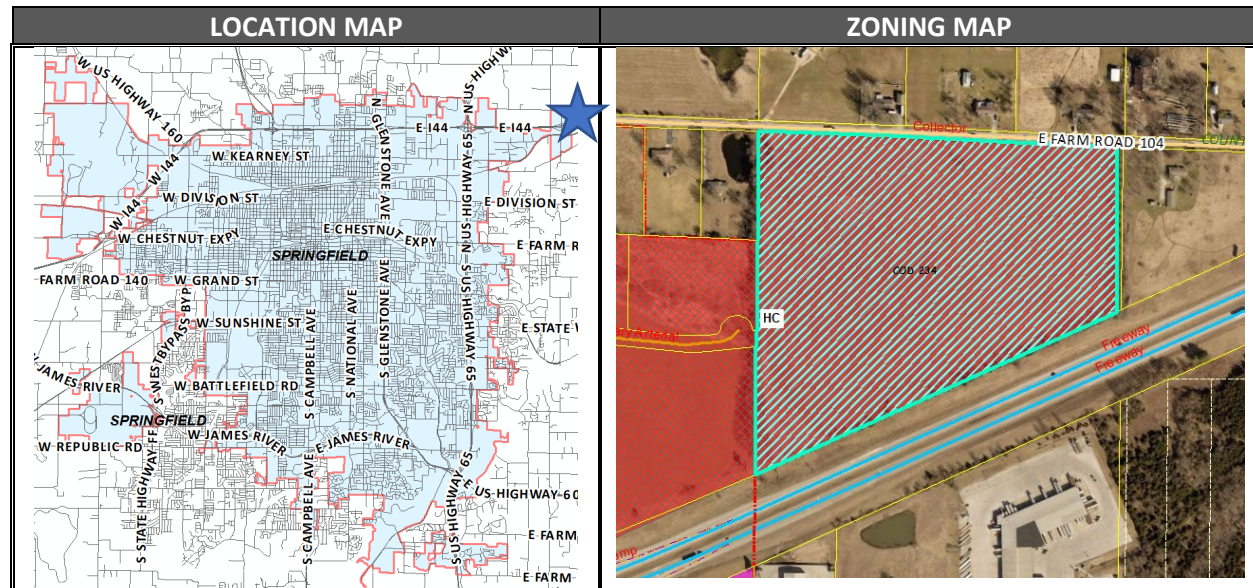
1 OF 1

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of MHC Kenworth Addition
Location:	5500 East Farm Road 104
Total Acres:	28.2 acres
Applicant:	M-H Property Enterprises, LLC
Existing Land Use:	Undeveloped
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	February 15, 2024
City Council:	March 11, 2024
Public Notification:	Posted property
Staff:	Andrew Menke, Senior Planner, (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve the preliminary plat of MHC Kenworth Addition subject to the conditions listed in Attachment 2 of the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to subdivide approximately 28.2 acres of property generally located at 5500 East Farm Road 104 into two (2) commercial lots to facilitate the development of the site.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was annexed into the city on August 21, 2023. On this date the property was rezoned from County A-1, Agricultural to a HC, Highway Commercial District with Conditional Overlay District 234.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-226. - Major subdivision review procedure.

(3) Preliminary plat.

- (a) After participating in the pre-subdivision review with city staff, the subdivider may prepare a preliminary plat, together with supplementary material as prescribed in section 36-263.
- (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.
- (c) The commission shall hold a public hearing on the preliminary plat. Notice of the public hearing shall be made in accordance with city ordinance and the rules of the commission.
- (d) The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing. The commission shall approve, conditionally approve, or disapprove the preliminary plat and if approved, the commission shall express its approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons, therefore. In any case, a notation of the action taken, and the reasons, therefore, shall be entered in the records of the commission.
- (e) If approved by the commission or approved with conditions acceptable to the applicant, then the director of planning and development shall forward the preliminary plat to the city council for its approval. Council shall determine if the land or easement proposed to be dedicated by the applicant for public use or if the public improvements shall be accepted by the city. If the city council determines that the location of the land to be dedicated for public use or the location of public improvements is appropriate and complies with applicable ordinances then the city council shall authorize the acceptance of the dedication of the land or easements upon the applicant filing and recording a final plat which substantially conforms to the preliminary plat and shall authorize the acceptance of the public improvements upon the director of public works certifying to the director of planning and development and the city clerk that the public improvements have been made in accordance with city standards and specifications.
- (f) If approved with modifications which are not acceptable to the applicant or if disapproved, the director of planning and development shall attach to the plat a statement of reasons for such action and return it to the subdivider.
- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.
- (h) Effective period of preliminary approval.

DEVELOPMENT REVIEW STAFF REPORT

1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

DEVELOPMENT REVIEW STAFF REPORT

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR HIGHWAY COMMERCIAL
Minimum lot dimension requirements	36 feet of frontage along a public street
Maximum structure height	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district.
Front yard setback	15 feet along local streets 25 feet along Collector streets or higher
Side and rear yard setback	None, except as required by section 36-453, supplemental open space and yard regulations, and the buffer yard requirements in subsection 36-422(8)
Street Classification	E Farm Road 104 – Collector E Bucee's Boulevard – Non-Residential Local
Sidewalks	Along the property frontage of E Farm Road 104 and the proposed E Bucee's Boulevard there are no existing sidewalks. Sidewalks are required along both streets.
Open Space Requirements	Not less than 20 percent of the gross site area.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

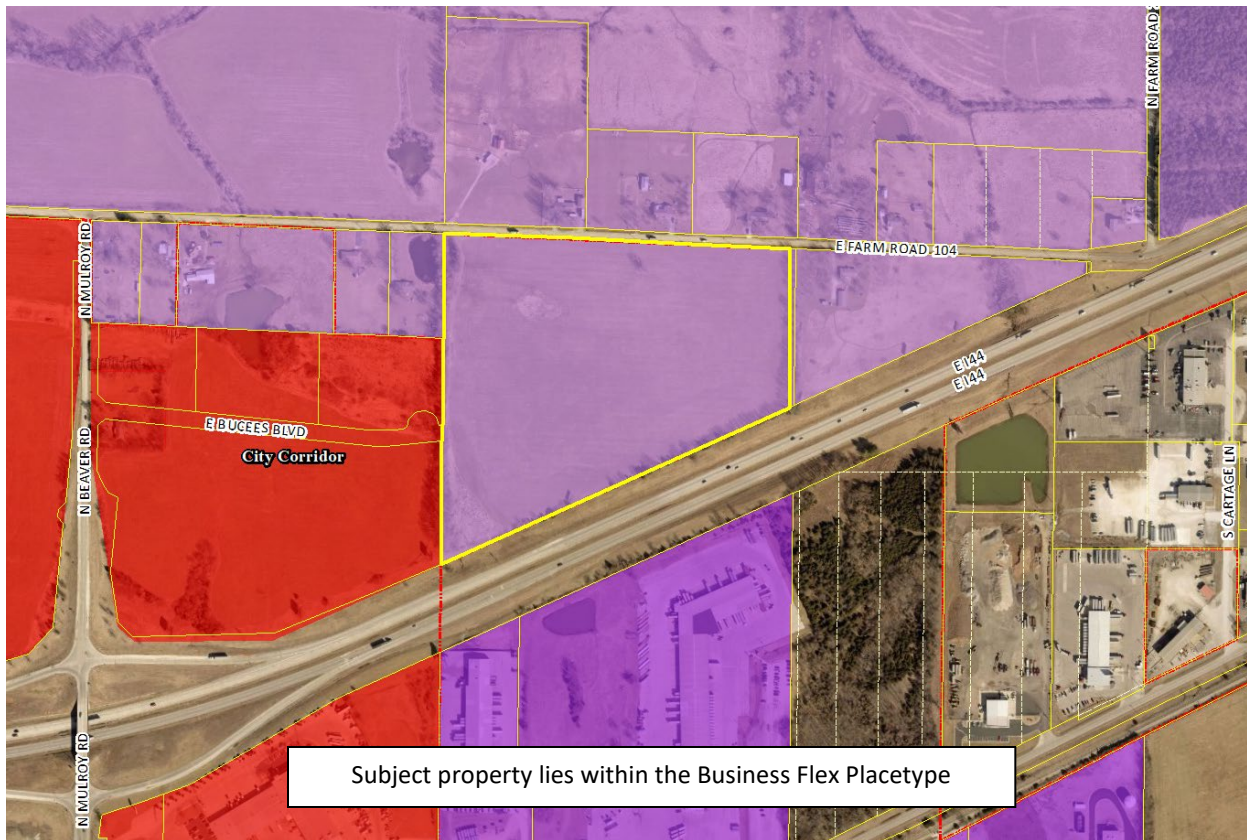
PLACETYPE: BUSINESS FLEX

The *Comprehensive Plan's Land Use & Development* chapter groups this area into the Business Flex Placetype. This placetype includes areas with an eclectic mix of light industrial, office, storage, warehouse, and distribution centers, complemented by the occasional commercial sales and services. Business Flex areas are located on secondary roadways, where good street connectivity and access to major roadways and distribution routes can be easily accessed. Located in expanded areas adjacent to higher, more intense industrial uses and city corridors, Business Flex provide support services, sales, service, and supply of goods to consumers and contractors, where high visibility road frontage is not a priority. Planning for this placetype focuses on ensuring Business Flex operations have sufficient land available to expand and grow, while not dominating corridors where high visibility, retail frontage is prioritized. (p. 50, *Chapter 5: Land Use & Development*)

The proposed plat promotes the Business Flex objective of street connectivity as it extends Bucee's Boulevard and directs it to intersect with Farm Road 104. The lots in the subdivision only have direct access to secondary roadways but are within a short distance of the major roadways of I-44, Farm Road 104, and Beaver Road. Farm Road 104 is a secondary arterial west of Beaver Road and Beaver Road is a primary arterial. This property is a substantial size and is adjacent to property on three sides that is also identified as the Business Flex placetype. This allows for potential expansion or development of compatible uses once annexed into the city and appropriately zoned. The subdivision of the property will allow for diversity in ownership and continued development along the interstate corridor.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:

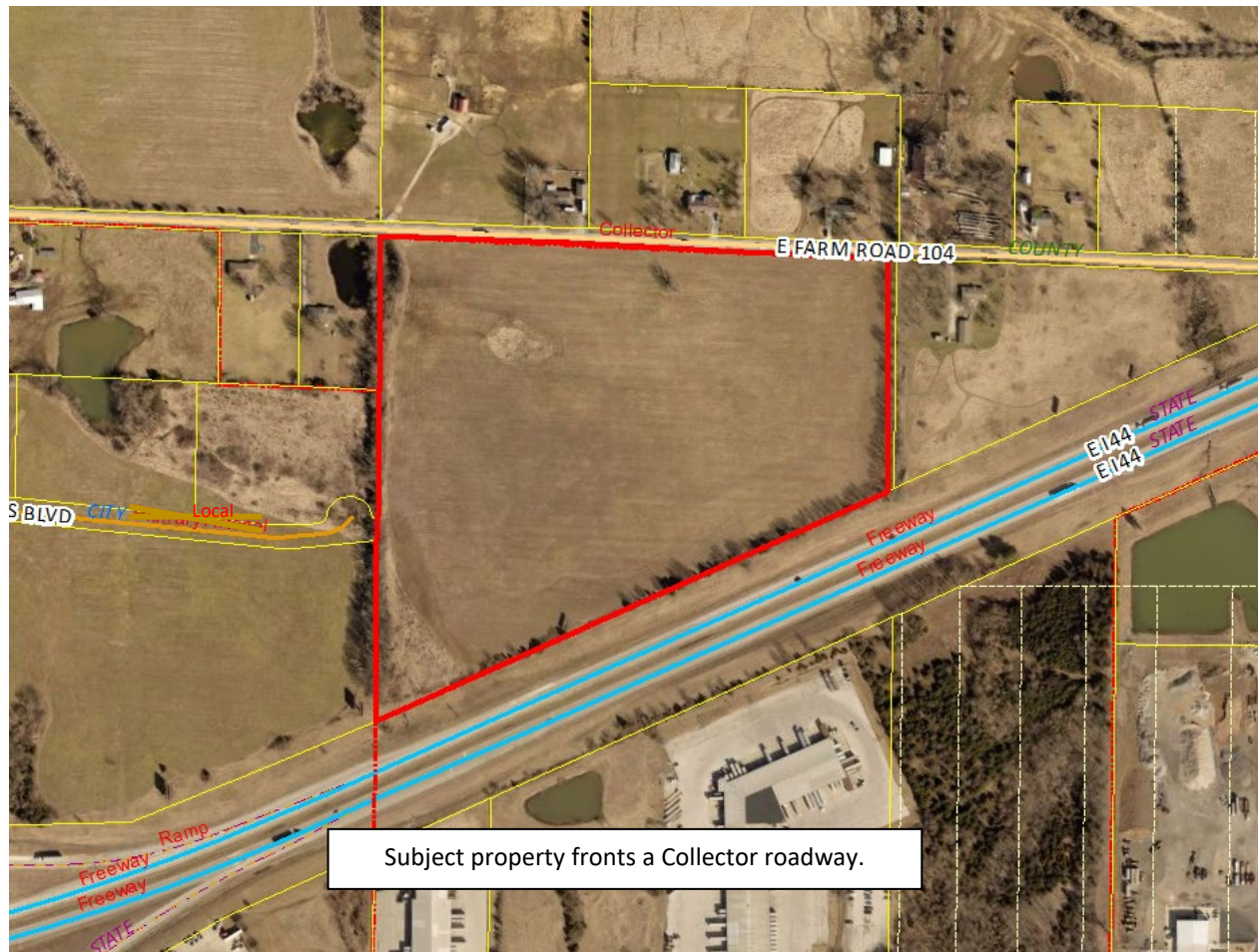


PLACETYPES	LAND USES														
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office / Hospitality / Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, 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	County R-1	County M-1	County M-1	HC w/ COD 203 & County R-1
LAND USE	Residential	Industrial	Residential	Commercial & Residential
PLACETYPES	Business Flex	Industry & Logistics	Business Flex	City Corridor & Business Flex

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 28.2 acres into a two (2) lot subdivision named “MHC Kenworth Addition”.
2. All lots meet the minimum dimension requirements of the City’s subdivision regulations and for the Highway Commercial District.
3. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
4. The proposed preliminary plat was reviewed by City departments and comments are contained in **Attachment 1**. Conditions of Approval are provided in **Attachment 2**. The Preliminary Plat drawing can be found in **Attachment 3**.

STAFF RECOMMENDATION:

1. The proposed subdivision is consistent with the *Land Use and Development Element of the Comprehensive Plan* and all proposed lots meet the subdivision regulations and the Highway Commercial District.
2. Staff recommends approval as submitted in the staff report.

PLANNING AND ZONING COMMISSION OPTIONS:

The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing.

1. The commission shall approve the preliminary plat.
2. The commission shall conditionally approve the preliminary plat.
3. The commission shall disapprove the preliminary plat.

PUBLIC NOTIFICATION AND COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing.

No comments were received by citizens for this case at the time of publication.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. CITY UTILITIES:

No issues generally with preliminary plat. Both lots would have access to Electric/Gas/Water. CU may desire to extend utilities along Bucee's Blvd. If so, a 10 ft easement along both sides of the public ROW may be needed.

2. DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION:

Approved.

3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Plat is approvable. Public sewer is available to each lot. Comments were addressed.

4. FIRE DEPARTMENT:

All water supplies, fire access, and fire protection systems shall comply with 2018 IFC.

5. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Site Description and Drainage Pattern

5500 E Farm Road 104 is a 28-acre property that is approximately 0% existing impervious area. The site drains to the NW along E Farm Road 104. A culvert under I44 discharges to the property from I44 and the South side properties. No existing detention or water quality Stormwater Control Measures are present. The property is in the **South Dry Sac** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site**.

A fee in lieu of on-site stormwater detention **will not be allowed, and detention is required**.

Please note that development of the property will be subject to the following conditions at the time of development:

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. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. No fee in lieu of detention application is permissible.
2. The culvert from I44 is discharging from the SW corner of the property. During Public Improvements this culvert will need to connect through piping to the Curb Inlet on Bucee's Boulevard to transfer the runoff along the existing public infrastructure. This was a

DEVELOPMENT REVIEW STAFF REPORT

requirement for the Cottles Range Subdivision creation due to the runoff always draining in that direction.

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.

Floodplain

N/A

Natural Channels and Stream Buffers

N/A

Sinkholes and Karst Features

N/A

Additional Stormwater Requirements

1. Operation and maintenance agreements are required for any permanent stormwater control measures. O&M will need to be approved during the process and will be reviewed by ES-Water Quality per Chapter 12 Sec. 3.0.
 - a. As-builts of the detention and water quality improvements are required. We would like the following as-built notes on the plans:

The Engineer of record is required to submit an as-built certification of the stormwater control measures upon completion of the project. The contractor shall coordinate with the Engineer to identify the list of stormwater control measures requiring certification and coordinate during construction to allow the Engineer to make any observations necessary during construction to certify the measures.

6. MISSOURI DEPARTMENT OF TRANSPORTATION (MoDOT):

Approved

7. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

Access

All access to the development shall be per current City of Springfield standards for the street classification.

DEVELOPMENT REVIEW STAFF REPORT

Trails, Bus Stops, And Additional Information

There are no Greenway Trails near the property. There are no bus stops near the property.

Improvements

The extension of Bucee's Blvd must be constructed to City of Springfield street standards for the street classification. Public Improvement Plans are required to be submitted, approved and improvements constructed, or funds escrowed prior to approval of the final plat. A traffic study has been completed and accepted by the city. No capacity improvements are identified in the traffic study due to the addition of development traffic to the street network. Widening is required in the southeast corner of the Beaver Rd and Buc-ee's Blvd intersection to allow a WB-67 truck with a trailer to make the northbound right-turn movement without encroaching on the westbound lanes. No other improvements are required.

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	E. Farm Road 104	Collector	County	30	20	NA	No	Yes	No
Street 2	E. Bucee's Boulevard	Non-Residential Local	City	30	0	NA	No	Yes	No

DEVELOPMENT REVIEW STAFF REPORT

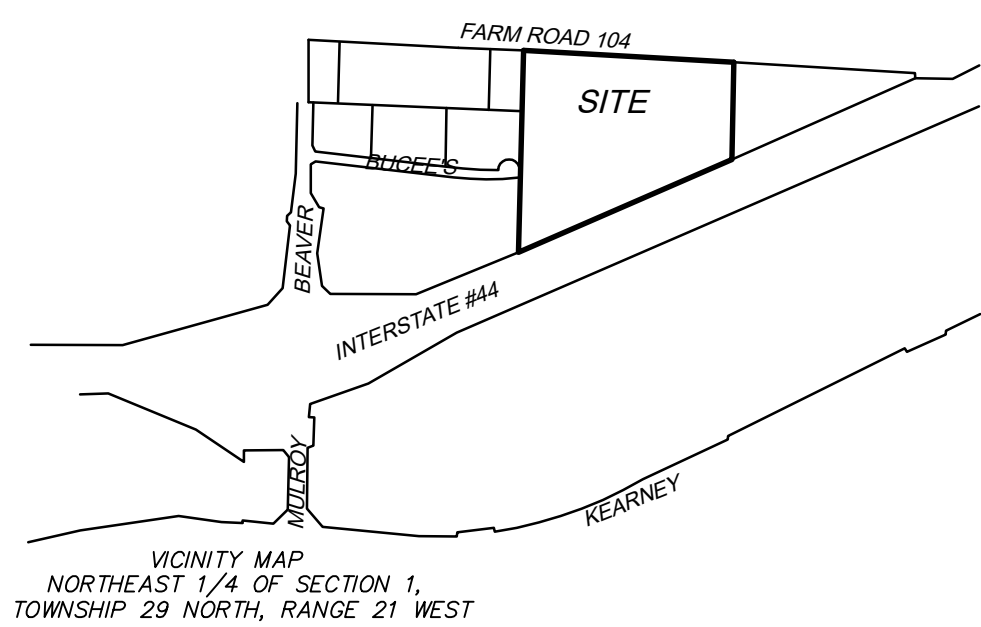
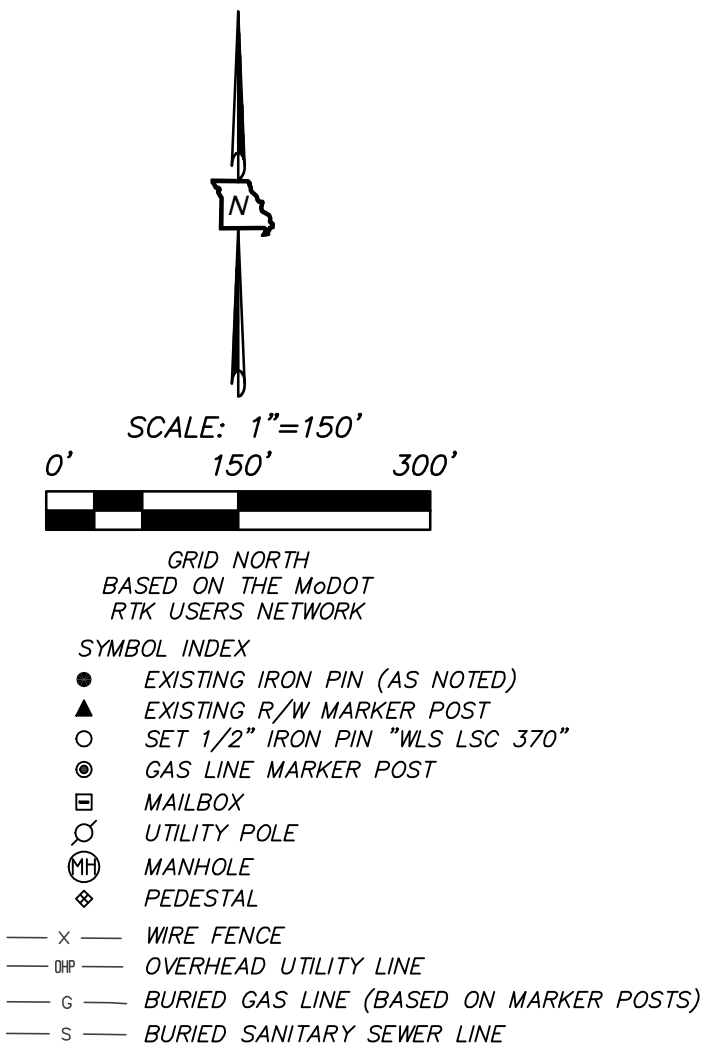
CONDITIONS FOR APPROVAL:

ATTACHMENT 2

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk, and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush, and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.



PRELIMINARY PLAT OF MHC KENWORTH ADDITION

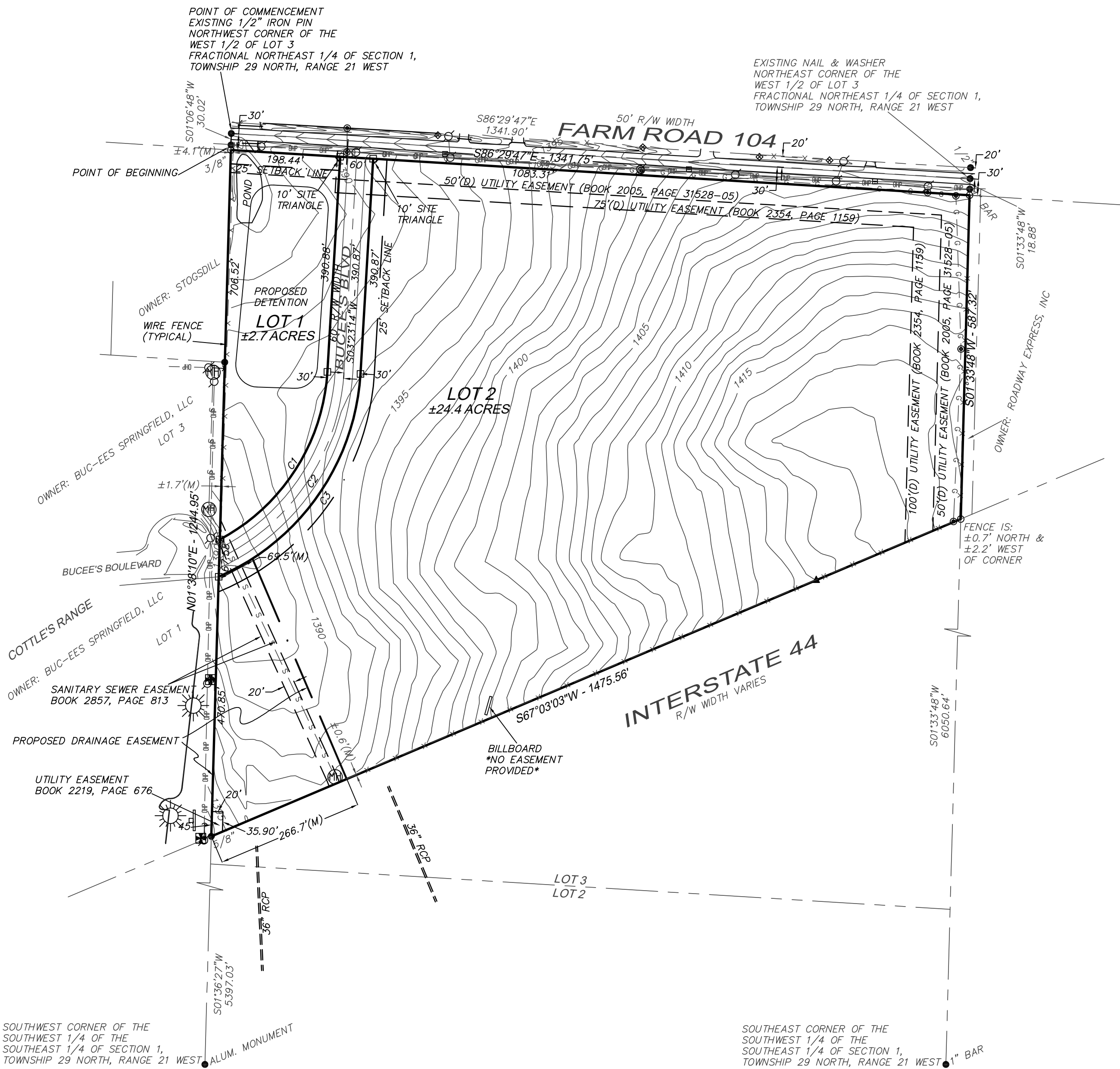
PROJECT LOCATION: 5500 E. FARM ROAD 104
GREENE COUNTY, MISSOURI

LOCATED IN THE WEST 1/4 OF LOT 3, FRACTIONAL NE/4 OF
SECTION 1, TOWNSHIP 29N, RANGE 21W

OWNER / DEVELOPER
M-H PROPERTY ENTERPRISES, LLC
11120 TOMAHAWK CREEK PARKWAY
LEAWOOD, KS 66211

PLAT NOTES

1. PROPERTY ZONING: HC - HIGHWAY COMMERCIAL W/COD #234
2. TOTAL NUMBER OF LOTS: 2
- LARGEST LOT: LOT 2 (±24.2 ACRES)
- SMALLEST LOT: LOT 1 (±2.7 ACRES)
3. SETBACKS PER ZONING:
- FRONT: 25'
- REAR: NONE
- SIDE: NONE
4. OPEN SPACE REQUIREMENTS: NOT LESS THAN 20% SHALL BE DEVOTED TO OPEN SPACE, INCLUDING REQUIRED YARDS AND BUFFERYARDS
5. MAXIMUM IMPERVIOUS SURFACE SHALL NOTE EXCEED 80%
6. SOURCE OF UTILITIES:
- WATER: CITY UTILITIES
- GAS: CITY UTILITIES
- SEWER: CITY OF SPRINGFIELD
7. THE DEVELOPER ELECTS TO PAY FEE IN LIEU OF INSTALLING PUBLIC SIDEWALK
8. NO LOT SHALL HAVE DIRECT ACCESS TO FARM ROAD 104 OR INTERSTATE 44
9. THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUNOFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUNOFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.
10. ALL DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
11. THE PROPERTY IS SUBJECT TO A \$0.048 PER SQUARE FOOT TRUNK LINE CONNECTION FEE TO CONNECT TO MULROY ROAD TRUNK SEWER. THIS IS BASED ON THE AREA OF THE PROPERTY.
12. THE CONNECTION TO MoDOT'S CULVERT MUST BE MAINTAINED AND CAN ONLY BE REMOVED ONCE MoDOT REMOVES THE CULVERT UNDER I-44



DESCRIPTION OF PLATTED AREA

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE WEST 1/2 OF LOT 3 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 21 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2" IRON PIN AT THE NORTHWEST CORNER OF THE WEST 1/2 OF SAID LOT 3;
THENCE, S01°06'48"W, A DISTANCE OF 30.02 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370", SAID POINT BEING ON THE NEW SOUTH RIGHT-OF-WAY LINE OF FARM ROAD 104;
THENCE, S86°29'47"E, ALONG SAID NEW SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1341.75 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370";
THENCE, S01°33'48"W, A DISTANCE OF 587.32 FEET TO AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370", SAID POINT BEING ON THE APPARENT NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 44;
THENCE, S67°03'03"W, ALONG SAID APPARENT NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1475.56 FEET TO AN EXISTING 5/8" IRON PIN;
THENCE, N01°38'10"E, A DISTANCE OF 1244.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.2 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL WHITE, DO HEREBY CERTIFY FOR WHITE LAND SURVEYING, LLC, THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WHITE LAND SURVEYING, LLC, DATED MAY 26, 2023, AND SIGNED BY MICHAEL WHITE, PLS 2488 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF MICHAEL WHITE, PLS 2488 IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36 OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Michael White

MICHAEL WHITE, PLS 2488 - WHITE LAND SURVEYING, LLC CORP #2003000370

01/31/2024

DATE PREPARED

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	370.00'	377.31'	58°25'38"	S32°42'23"W	361.17'
C2	400.00'	424.82'	60°51'05"	N33°55'07"E	405.14'
C3	430.00'	472.03'	62°53'44"	N34°56'26"E	448.68'

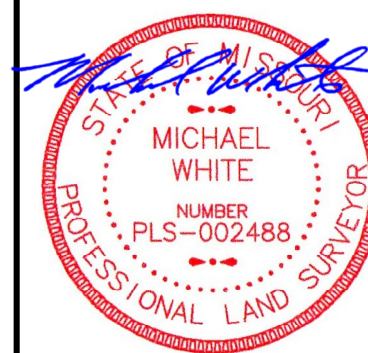


SURVEY DATE: 05.26.2023
DWG DATE: 01.31.2024
DRAWN BY: MW
S/T/R: 01/30/21
PROJECT No.: 2023-105

PREPARED FOR
MHC PROPERTIES, LLC
PROJECT LOCATION: E. FARM ROAD 104
GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488

WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370



01/31/2024

© Copyright 2024 - White Land Surveying, LLC

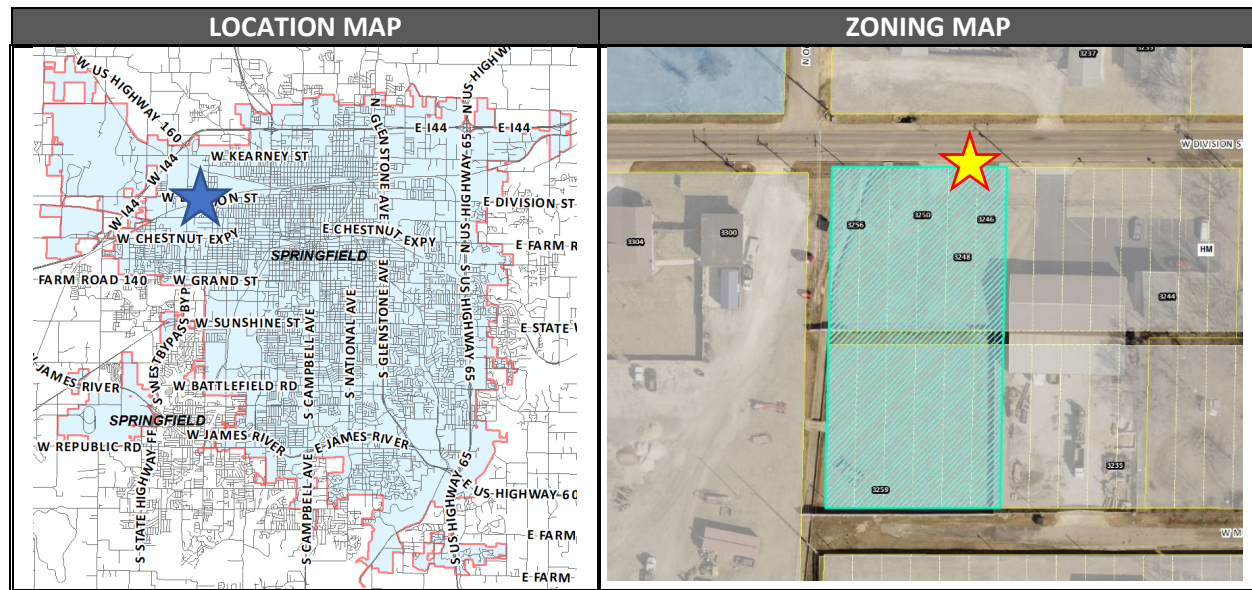
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Subdivision Variance 357
Location:	3246, 3248, 3250 & 3256 West Division Street
Total Acres:	0.9 acres
Applicant:	Division St. Paving, LLC
Existing Land Use:	Undeveloped
Planning and Zoning Commission:	February 15, 2024
City Council:	N/A
Public Notification:	Posted property
Staff:	Andrew Menke, Senior Planner – (417) 864-1613
Staff recommendation:	N/A
Proposed motion:	Move to approve Subdivision Variance 357 subject to the variance approval criteria listed in Attachment 2 of the staff report on this item. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

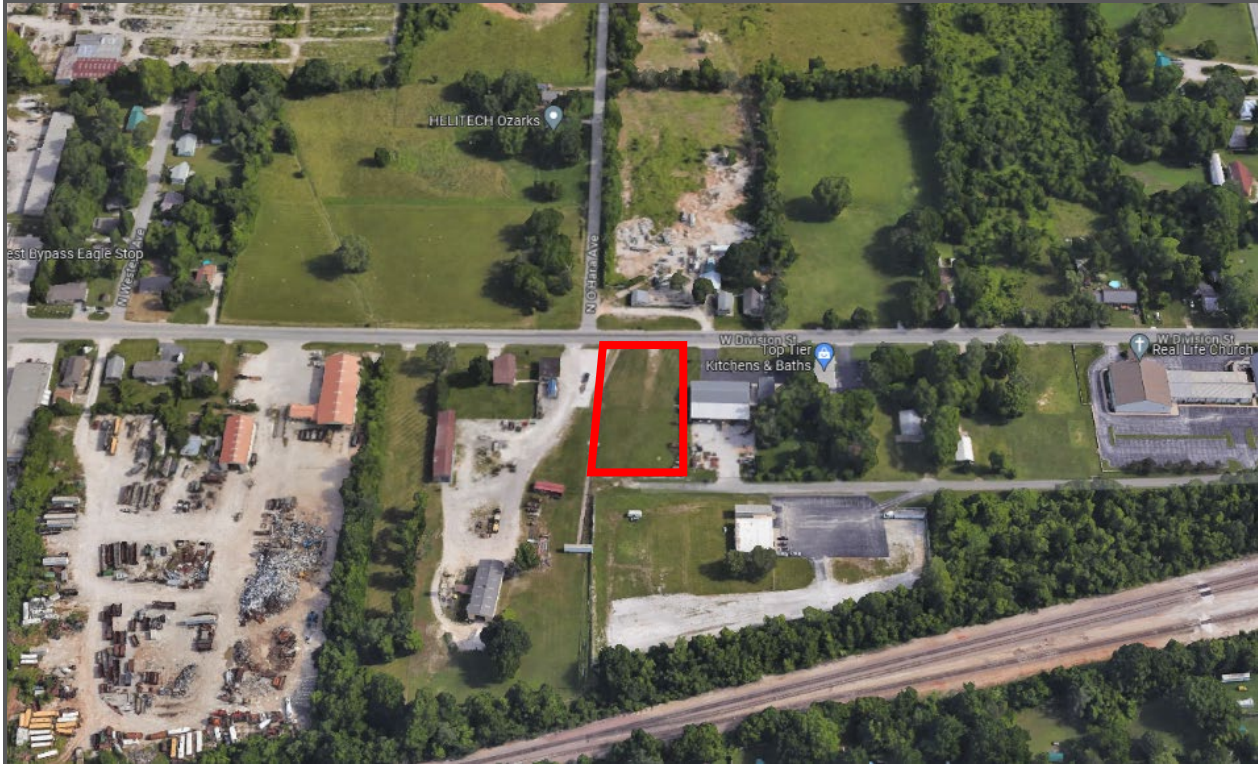
The applicant is requesting a variance independent of Preliminary Plat to vary from Section 36-251(4) of the Subdivision Regulations. The requested variance is for allowing one access point, in conjunction with a proposed lot combination of property generally located at 3250 West Division Street.

Section 36-251(4) of the Subdivision Regulations requires a minimum distance of 200 feet from edge of driveway to edge of driveway. Tracts less than 250 feet wide must either share common access or take access from a local or collector street. The proposed combined lot is 150 feet wide. Based on these requirements, no direct access would be allowed to Division Street.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT



PROPERTY HISTORY:

The subject property was platted as part of Hancock Place in 1909 and in 1968 was annexed into the city. In the 1995 citywide remapping, the property was zoned Heavy Manufacturing.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-206. - Variances.

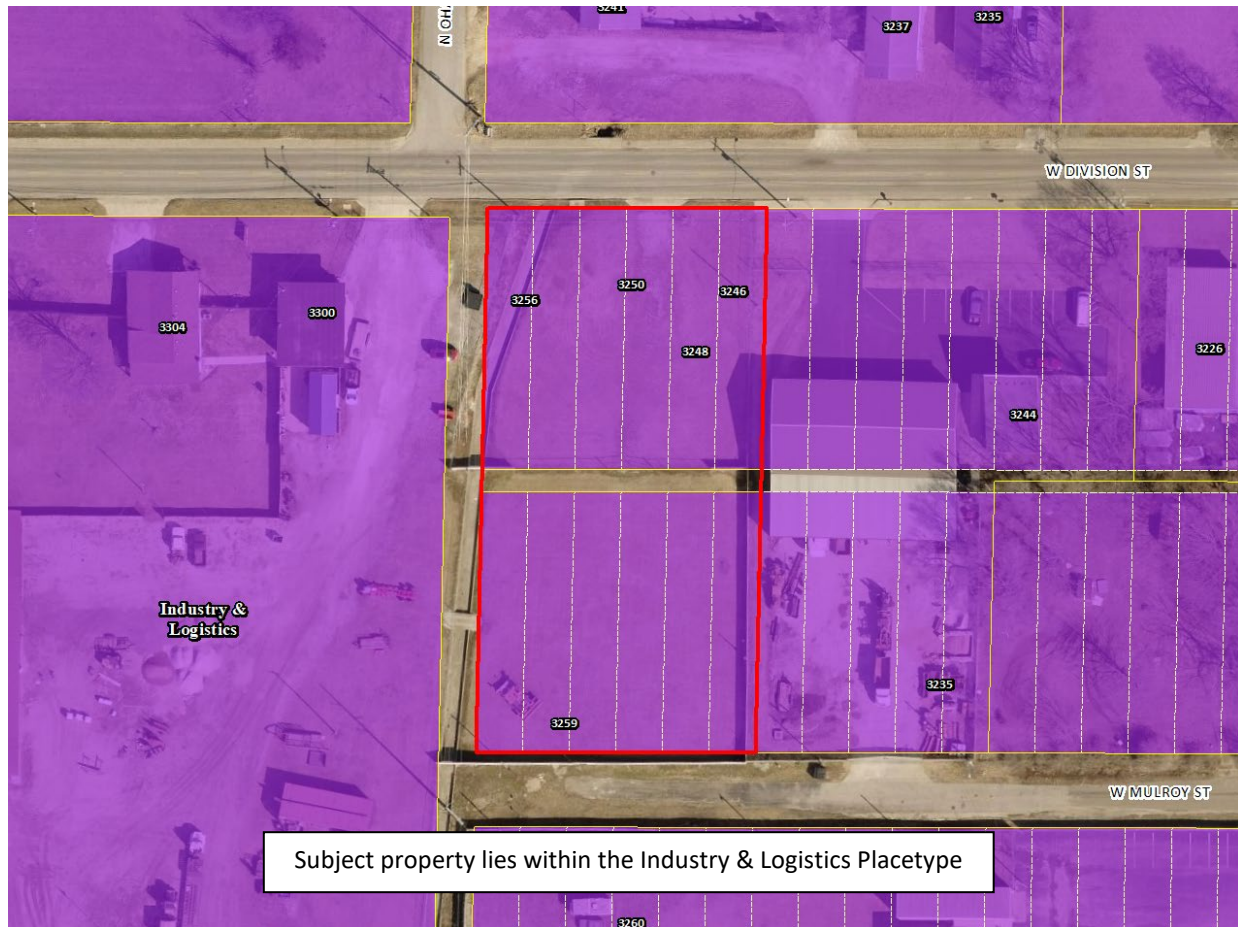
- (1) *General.* Deviations from and exceptions to the standards and procedures of this article may be granted by the city council, the planning commission or the director of planning and development, as set forth herein only if such deviations and exceptions conform to the following conditions and procedures. Such deviations and exceptions are referred to, for purposes of this article, as variances relative to zoning and other ordinances and codes effective in the City of Springfield. No application for preliminary plat which would create conditions requiring a variance or exception from zoning standards or other ordinances or codes by the board of adjustment, shall be submitted to the planning and zoning commission unless and until the applicant's request for variance or exception shall have been first submitted to and approved by the board of adjustment.
- (2) *Purpose and intent.* It is the purpose and intent of this variance procedure to provide relief from unusual hardship, inequitable construction procedures, design requirements which may be impractical and other conditions which occur with a specific parcel of land but do not occur in the normal subdivision process.
- (3) *Conditions of variance approval.* No variance shall be granted unless it is found that:
 - (a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this article would deprive the owner of the reasonable use of his land and is not the mere grant of a privilege; and
 - (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner; and
 - (c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.

DEVELOPMENT REVIEW STAFF REPORT

- (4) *Recording required.* When a variance from these regulations has been approved, the details of such variance shall be recorded in the office of the Recorder of Deeds of Greene County. No such variance shall be recorded, however, until a 30-day period shall have passed during which time said variance may be challenged in a court of competent jurisdiction.
- (5) *Authority to grant variances.*
 - (a) The planning commission shall be empowered to grant variances with respect to the improvements and the design standards relative to lot dimensions and arrangements, street location, alignment, the location, and alignment of easements, building lines and similar standards.
 - (b) City council shall review requests for variances only upon an appeal by an applicant from a denial of a request by the commission and only upon the written record made before the commission.
- (6) *Procedure.*
 - (a) Variances shall be reviewed in accordance with one of the two following procedures:
 - 1. Requests for variances may be submitted concurrently with the preliminary plat or final plat if it is a minor subdivision. The applications for variance shall be made on forms provided by the director and shall state precisely the provisions from which variance is requested along with the reasons therefor. Such variance application shall be reviewed and acted upon concurrently with the preliminary plat or final plat if a minor subdivision.
 - 2. Requests for variances independent of plat review shall be permitted if the applicant can show good cause why such request was not made at the time of the preliminary plat and shall be submitted on forms provided by the director along with a fee for administrative processing in the amount prescribed by ordinance. Such application shall be submitted to the commission.
 - 3. Within 30 days after commission has acted on a variance, the city council may, by vote of council, elect to conduct independent review of any variances considered by the commission and may grant, reverse, modify or affirm the decision of the commission based on the provisions of this article and procedures for granting variances.

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	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, 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				○	○	○	○	○	○	○	○	○	○	○	○

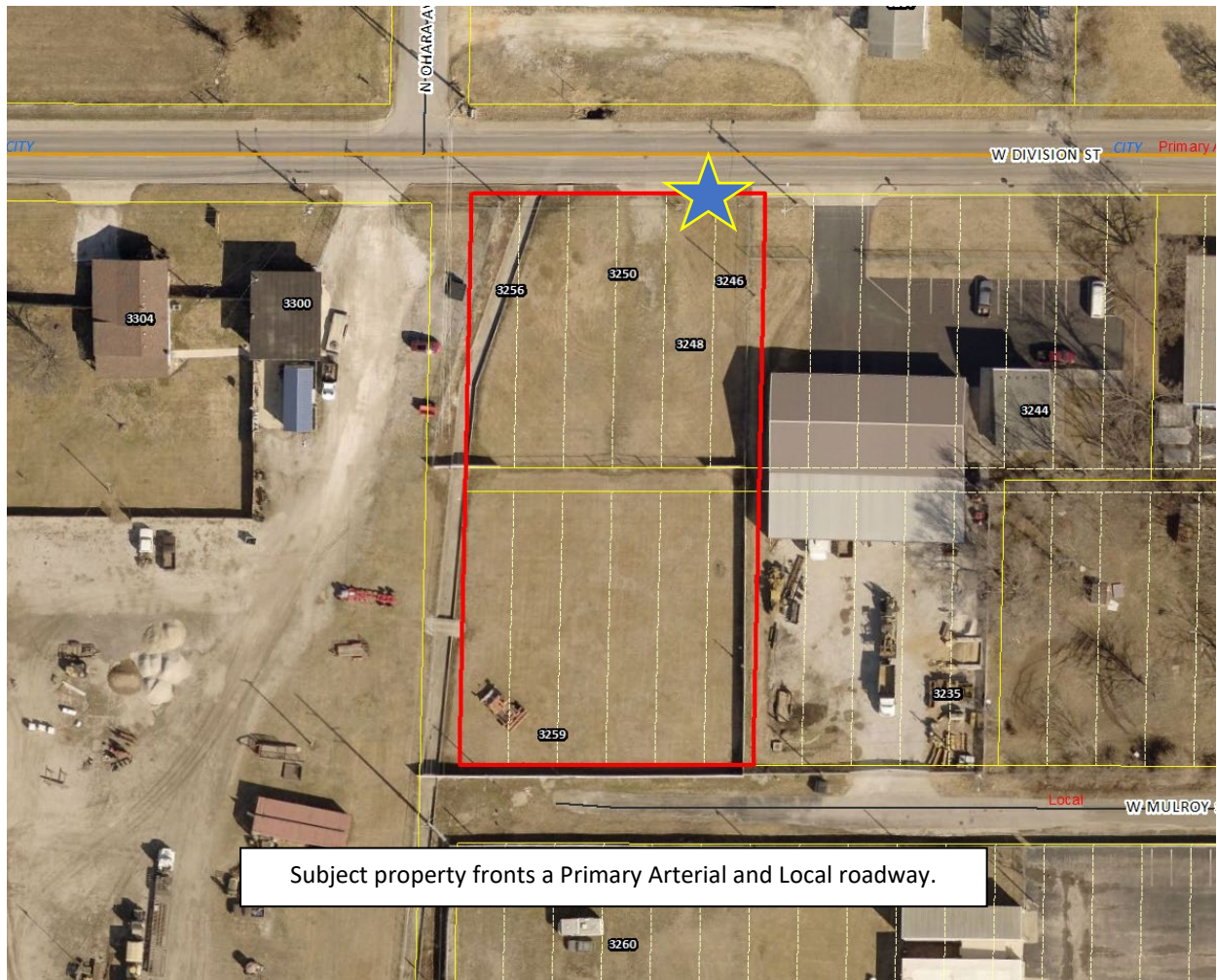
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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	HM	HM	HM	HM
LAND USE	Outdoor storage	Outdoor storage	Office w/ outdoor storage	Industrial
PLACETYPES	Industry & Logistics	Industry & Logistics	Industry & Logistics	Industry & Logistics

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to combine approximately 0.9 acres of property via an administrative lot combination.
2. The applicant is requesting a variance independent of Preliminary Plat to vary from Section 36-251(4) of the Subdivision Regulations. The requested variance is for allowing one access point for the proposed administrative lot combination:
 - a. Section 36-251(4) of the Subdivision Regulations requires a minimum distance of 200 feet from edge of driveway to edge of driveway. Tracts less than 250 feet wide must either share common access or take access from a local or collector street. The proposed combined lot is 150 feet wide. Based on these requirements, no direct access would be allowed to Division Street.
3. If the variance is approved, the Public Works Traffic Division has included the following conditions. The variance shall expire, and the existing access points shall be removed to the satisfaction of the Director of Public Works and made to comply with existing City Code and Subdivision Regulations valid at the time any of the following occur:
 - a. Any change in use from a paving company or any addition of any use type to the property.
 - b. The property redevelops requiring any change in access or site plan submitted to the City for approval.
 - c. Any future subdivision activity or lot adjustments to the property.
 - d. Any building construction increasing the square footage more than 30 percent after initial development of the site.
 - e. Any modification to the access not consisting of routine maintenance or pavement sealing.

The access shall be removed, or the cost of the removal held by securities (escrow) with the City prior to issuance of any permits triggering removal of the access as noted herein.

4. The lot combination cannot be approved until the east-west alley between Division Street and Mulroy street is vacated.
5. All lots meet the minimum dimension requirements of the City's subdivision regulations and the Heavy Manufacturing district.
6. The planning and zoning commission shall be empowered to grant variances with respect to the improvements and the design standards relative to lot dimensions and arrangements, street location, alignment, the location, and alignment of easements, building lines, and similar standards.
7. If the commission approves the subdivision variance independent of the preliminary plat, the details of such variance shall be recorded in the office of the Recorder of Deeds of Greene County. No such variance shall be recorded, however, until a 30-day period shall

DEVELOPMENT REVIEW STAFF REPORT

have passed during which time said variance may be challenged in a court of competent jurisdiction.

8. The proposed subdivision variance was reviewed by City departments and comments are contained in **Attachment 1**. Variance approval criteria is provided in **Attachment 2**. The lot combination drawing can be found in **Attachment 3**. The applicant's letter requesting a subdivision variance is included as **Attachment 4**.

STAFF RECOMMENDATION:

1. Staff does not provide a recommendation on variance requests.

PLANNING AND ZONING COMMISSION OPTIONS:

The commission shall review the subdivision variance and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing.

1. The commission shall approve the subdivision variance.
2. The commission shall conditionally approve the subdivision variance.
3. The commission shall disapprove the subdivision variance.

PUBLIC NOTIFICATION AND COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing.

No comments were received by citizens for this case at the time of publication.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with the variance however the legal description does not include all the owner's property. A portion of the property is in a proposed city tax bill district and by relocating the public sewer onsite, the owner will be forming a sewer district. Any portion not included in the sewer district may still need to participate in the future tax bill.

2. FIRE DEPARTMENT:

No comments.

3. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

No Concerns for the variance from PW-Stormwater.

4. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

Public Works supports the driveway variance request with the following language placed on the plat:

A Subdivision Variance is allowed for the proposed access on Division St. for 3250 W. Division St. The variance shall expire, and the access shall be removed to the satisfaction of the Director of Public Works and made to comply with existing City Code and Subdivision regulations valid at such time any of the following occur:

- Any change in use from a paving company or any addition of any use type to the property.
- The property redevelops requiring any change in access or site plan submitted to the City for approval.
- Any future subdivision activity or lot adjustments to the property.
- Any building construction increasing the square footage more than 30 percent after initial development of the site.
- Any modification to the access not consisting of routine maintenance or pavement sealing.

The access shall be removed, or the cost of the removal held by securities (escrow) with the City prior to issuance of any permits triggering removal of the access as noted herein.

Access

All access to the development shall be per current City of Springfield standards for the street classification.

Division Street - Per City Code Section 36-251 (4), a minimum distance of 200 feet is required from edge of driveway to edge of driveway. Tracts less than 250 feet wide must either share common access or take access from a local or collector street. Based on these requirements, no direct access would be allowed to Division Street.

Trails, Bus Stops, And Additional Information

There are no Greenway Trails near the property. There are no bus stops near the property.

DEVELOPMENT REVIEW STAFF REPORT

Improvements

No improvements are required for this development. A traffic study is not required for this development.

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W. Division Street	Primary Arterial	City	50	20	NA	No	Yes	No
Street 2	W. Mulroy Street	Local	City	25	20	NA	No	No	No

DEVELOPMENT REVIEW STAFF REPORT

VARIANCE APPROVAL CRITERIA:

ATTACHMENT 2

Section 36-206(3) of the Subdivision regulations states in part: No variance shall be granted unless it is found that;	Applicant's Response
There are special and unusual circumstances affecting said property such that the strict application of the provisions of this Article would deprive the owner of the reasonable use of his land and is not the mere granting of a privilege;	With W. Division St. being identified in the thorough fare map as a primary arterial, and the tract in question being less than 250 liner feet wide, the city requires that the development must close their existing driveway access and share common access with the property to the east or take access from an adjacent collector or local street. A commercial development on Division Street by common sense should have access to Division Street. The condition of Mulroy to the south is little more than a single lane alley, and requiring a new development to ask their clients to enter off Mulroy is an unreasonable overreach of the intent of the City's Code. In addition, while W. Division St. is listed as a primary arterial in the thoroughfare plan, it in no way acts as a primary arterial, but acts and has more of the characteristics of a collector street – see the information below: <u>No. of Lanes:</u> Primary Art. – 4 to 5 Collector: - 2 West Division: 2 <u>Right-of-Way:</u> Primary Art. – 100' Collector: - 60-70' West Division: 50' <u>Pavement Width:</u> Primary Art. – 100' Collector: - 33' to 41' West Division: 26'

DEVELOPMENT REVIEW STAFF REPORT

	<u>Traffic Volume:</u> Primary Art. – 10,000 – 30,000 vpd Collector: - 1500 – 8,000 vpd West Division: 240 vehicles between 10:00 and 11:00 am. In point, with W. Division having all of the characteristics of a collector street, and none of the physical characteristics of a Primary Arterial, other than a designation on a map, we would ask that the approval of the variance based on the actual characteristics of West. Division St.
The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and;	The proposed development use is for a paving operations company, and the proposed building and site have been set up so that the paving equipment (larger trucks with trailers) can enter the site off of Mulroy, enter the building from the south, and be locked up in the secure building over-night and when not in use. Then the following day, the equipment can exit the building to the north onto Division. Larger equipment is unable to feasibly make the turn out of the building to a shared drive to the west. In addition, the property owner to the west is not interested in a proposal to allow for their drive to be shared.
The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.	As outlined above, West Division St. in no way acts as a primary or even a secondary arterial, and our request poses no safety risk. The proposed use as a paving company implies that they are gone before dawn, and back after dark, minimizing any impact on traffic or access conflicts. With regard to general welfare to the surrounding community, this project brings new development to a location of the city that desperately needs it. The development would match in nature and compliment the existing building to the east, with maintained lawns and landscaping. In addition, this project would bring well paying jobs to an underserved part of the community.

DEVELOPMENT REVIEW STAFF REPORT

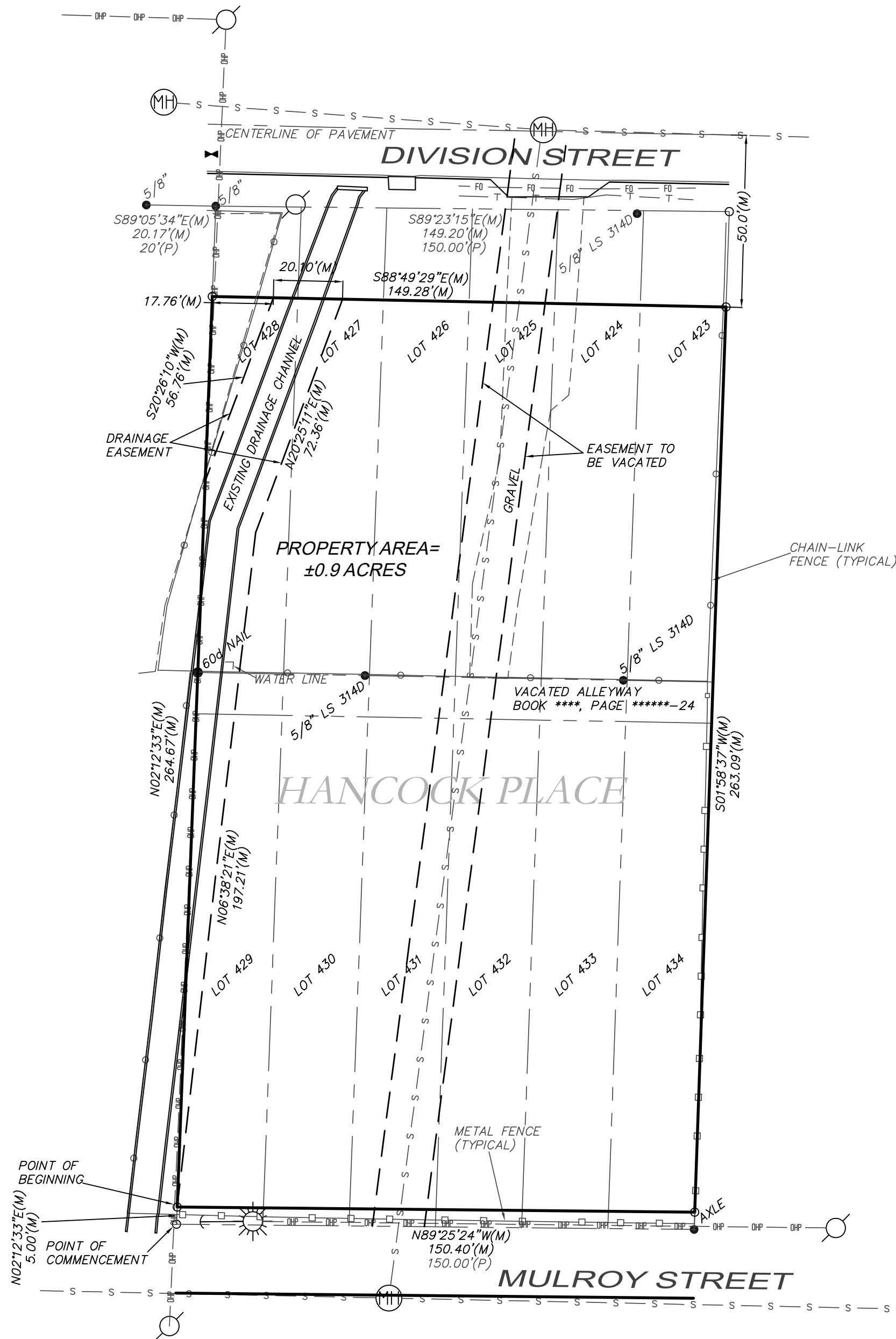
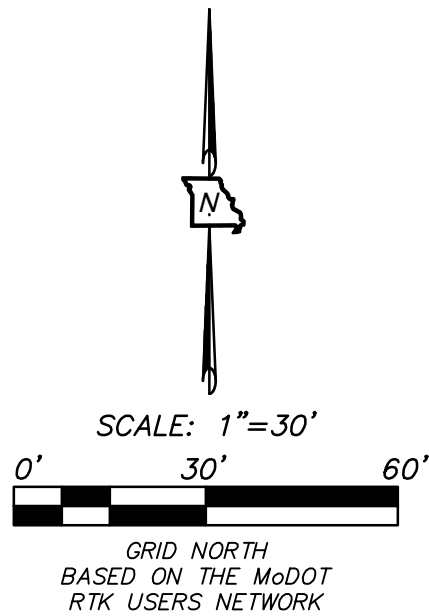
LEGAL DESCRIPTION:

DESCRIPTION OF LOT COMBINATION

THAT CERTAIN PARCEL OR TRACT OF LAND BEING ORIGINALLY PLATTED AS LOTS 423 THROUGH AND INCLUDING LOT 434 OF HANCOCK PLACE, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING NOW DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370", SAID POINT BEING THE SOUTHWEST CORNER OF LOT 429 OF SAID HANCOCK PLACE;
THENCE, N02°12'33"E, ALONG THE WEST LINE OF SAID LOT 429 AND LOT 428, A DISTANCE OF 269.68 FEET TO A SET 1/2" IRON PIN ON THE NEW SOUTH RIGHT-OF-WAY LINE OF DIVISION STREET;
THENCE, S88°49'29"E, ALONG SAID NEW SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 149.28 FEET TO A SET 1/2" IRON PIN;
THENCE, S01°58'37"W, ALONG THE EAST LINE OF LOT 423 AND LOT 434 OF AFORESAID HANCOCK PLACE, A DISTANCE OF 268.09 FEET TO AN EXISTING AXLE AT THE SOUTHEAST CORNER OF SAID LOT 434, SAID POINT ALSO BEING ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF MULROY STREET;
THENCE, N89°25'24"W, ALONG SAID APPARENT NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.9 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



- SYMBOL INDEX
- (M) MEASURED BEARING or DISTANCE
 - (P) PLATTED BEARING or DISTANCE
 - EXISTING IRON PIN (AS NOTED)
 - SET 1/2" IRON PIN "WLS LSC 370"
 - ⊕ GUY ANCHOR
 - ☼ LIGHT POLE
 - ⊗ WATER VALVE
 - ⊕ MANHOLE
 - UTILITY POLE

RECORD DESCRIPTION OF PROPERTY SURVEYED

WARRANTY DEED - BOOK 2023, PAGE 023914-23

ALL OF LOTS 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, AND 434 OF HANCOCK PLACE, A SUBDIVISION PER THE RECORDED PLAT THEREOF, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

SOURCES USED FOR SURVEY

1. WARRANTY DEED - BOOK 2023, PAGE 023914-23
2. PREVIOUS SURVEY OF ADJOINING EAST PROPERTY BY WHITE LAND SURVEYING, LLC, DATED 01/13/2017

DESCRIPTION OF LOT COMBINATION

THAT CERTAIN PARCEL OR TRACT OF LAND BEING ORIGINALLY PLATTED AS LOTS 423 THROUGH AND INCLUDING LOT 434 OF HANCOCK PLACE, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING NOW DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370", SAID POINT BEING THE SOUTHWEST CORNER OF LOT 429 OF SAID HANCOCK PLACE; THENCE, N02°12'33"E, ALONG THE WEST LINE OF SAID LOT 429 AND LOT 428, A DISTANCE OF 269.68 FEET TO A SET 1/2" IRON PIN ON THE NEW SOUTH RIGHT-OF-WAY LINE OF DIVISION STREET; THENCE, S88°49'29"E, ALONG SAID NEW SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 149.28 FEET TO A SET 1/2" IRON PIN; THENCE, S01°58'37"W, ALONG THE EAST LINE OF LOT 423 AND LOT 434 OF AFORESAID HANCOCK PLACE, A DISTANCE OF 268.09 FEET TO AN EXISTING AXLE AT THE SOUTHEAST CORNER OF SAID LOT 434, SAID POINT ALSO BEING ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF MULROY STREET; THENCE, N89°25'24"W, ALONG SAID APPARENT NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 150.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.9 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES AS SHOWN HEREON HAVE BEEN MAPPED ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO, OR DISCOVERED BY THE SURVEYOR IN THE PREPARATION OF THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

TICKET NUMBER: 232482972

CERTIFICATE OF APPROVAL BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT

I, BOB HOSMER, PLANNING MANAGER, OF PLANNING AND DEVELOPMENT OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, IN ACCORDANCE WITH THE AUTHORITY GRANTED TO ME BY SECTION 203 OF ARTICLE II OF THE LAND DEVELOPMENT CODE, CHAPTER 36, SPRINGFIELD CITY CODE, DO HEREBY APPROVE THIS LOT COMBINATION OF SAID CITY OF SPRINGFIELD ON THIS ____ DAY OF _____, 2024.

BOB HOSMER, ACIP
PLANNING MANAGER

SURVEYORS DECLARATION

I HEREBY DECLARE TO DIVISION STREET PAVING, LLC:

THAT THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. LOCATIONS OF IMPROVEMENTS, IF ANY, ARE TAKEN FROM VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN, IF ANY, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS, AS SHOWN, ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION OF TITLE.

THIS SURVEY HAS BEEN PREPARED EXCLUSIVELY FOR THE USE OF THE PERSON(S) LISTED ABOVE AND IS NOT TRANSFERABLE TO ANY OTHER PARTY. THERE IS NO IMPLIED WARRANTY OR GUARANTEE WITH THIS SURVEY.

WHITE
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

SURVEY DATE: 09.11.23
DWG DATE: 01.03.24
DRAWN BY: MW
S/T/R: 16/29/22
PROJECT No.: 2023-155

LOT COMBINATION
PREPARED FOR
DIVISION STREET PAVING, LLC
PROJECT LOCATION: 3250 W. DIVISION STREET
SPRINGFIELD, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488

WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370



01/03/2024



JANUARY 2, 2024

CITY OF SPRINGFIELD, MISSOURI

RE: 3050 W. DIVISION – VARIANCE

TO WHOM IT MAY CONCERN:

AS REQUIRED, PLEASE SEE OUR RESPONSES TO THE FOLLOWING CONDITIONS OF APPROVAL.

- (A) THERE ARE SPECIAL AND UNUSUAL CIRCUMSTANCES AFFECTING SAID PROPERTY SUCH THAT THE STRICT APPLICATION OF THE PROVISIONS OF THIS ARTICLE WOULD DEPRIVE THE OWNER OF THE REASONABLE USE OF HIS LAND AND IS NOT THE MERE GRANT OF A PRIVILEGE:

RESPONSE: WITH W. DIVISION ST. BEING IDENTIFIED IN THE THOROUGH FARE MAP AS A PRIMARY ARTERIAL, AND THE TRACT IN QUESTION BEING LESS THAN 250 L.F. WIDE, THE CITY REQUIRES THAT THE DEVELOPMENT MUST CLOSE THEIR EXISTING DRIVEWAY ACCESS AND SHARE COMMON ACCESS WITH THE PROPERTY TO THE EAST, OR TAKE ACCESS FROM AN ADJACENT COLLECTOR OR LOCAL STREET.

A COMMERCIAL DEVELOPMENT ON DIVISION STREET BY COMMON SENSE SHOULD HAVE ACCESS TO DIVISION STREET. THE CONDITION OF MULROY TO THE SOUTH IS LITTLE MORE THAN A SINGLE LANE ALLEY, AND REQUIRING A NEW DEVELOPMENT TO ASK THEIR CLIENTS TO ENTER OFF OF MULROY IS AN UNREASONABLE OVERREACH OF THE INTENT OF THE CITY'S CODE.

IN ADDITION, WHILE W. DIVISION ST. IS LISTED AS A PRIMARY ARTERIAL IN THE THOROUGHFARE PLAN, IT IN NO WAY ACTS AS A PRIMARY ARTERIAL, BUT ACTS AND HAS MORE OF THE CHARACTERISTICS OF A COLLECTOR STREET – SEE THE INFORMATION BELOW:

NO. OF LANES:
PRIMARY ART. – 4 TO 5
COLLECTOR: - 2
WEST DIVISION: 2

RIGHT-OF-WAY
PRIMARY ART. – 100'
COLLECTOR: - 60-70'
WEST DIVISION: 50'

PAVEMENT WIDTH:
PRIMARY ART. — 100'
COLLECTOR: - 33' TO 41'
WEST DIVISION: 26'

TRAFFIC VOLUME:
PRIMARY ART. — 10,000 — 30,000 VPD
COLLECTOR: - 1500 — 8,000 VPD
WEST DIVISION: 240 VEHICLES BETWEEN 10:00 AND 11:00 AM.

IN POINT, WITH W. DIVISION HAVING ALL OF THE CHARACTERISTICS OF A COLLECTOR STREET, AND NONE OF THE PHYSICAL CHARACTERISTICS OF A PRIMARY ARTERIAL, OTHER THAN A DESIGNATION ON A MAP, WE WOULD ASK THAT THE APPROVAL OF THE VARIANCE BASED ON THE ACTUAL CHARACTERISTICS OF WEST DIVISION ST.

- (B) THE VARIANCE IS NECESSARY FOR THE PRESERVATION AND ENJOYMENT OF A SUBSTANTIAL PROPERTY RIGHT OF THE OWNER.

RESPONSE: THE PROPOSED DEVELOPMENT USE IS FOR A PAVING OPERATIONS COMPANY, AND THE PROPOSED BUILDING AND SITE HAVE BEEN SET UP SO THAT THE PAVING EQUIPMENT (LARGER TRUCKS WITH TRAILERS) CAN ENTER THE SITE OFF OF MULROY, ENTER THE BUILDING FROM THE SOUTH, AND BE LOCKED UP IN THE SECURE BUILDING OVER-NIGHT AND WHEN NOT IN USE. THEN THE FOLLOWING DAY, THE EQUIPMENT CAN EXIT THE BUILDING TO THE NORTH ONTO DIVISION. LARGER EQUIPMENT IS UNABLE TO FEASIBLY MAKE THE TURN OUT OF THE BUILDING TO A SHARED DRIVE TO THE WEST.

IN ADDITION, THE PROPERTY OWNER TO THE WEST IS NOT INTERESTED IN A PROPOSAL TO ALLOW FOR THEIR DRIVE TO BE SHARED.

- (C) THE GRANTING OF THE VARIANCE WOULD NOT BE DETRIMENTAL TO THE PUBLIC SAFETY, CONVENIENCE OR WELFARE OR BE INJURIOUS TO OTHER PROPERTY IN THE VICINITY.

RESPONSE: AS OUTLINED ABOVE, WEST DIVISION ST. IN NO WAY ACTS AS A PRIMARY OR EVEN A SECONDARY ARTERIAL, AND OUR REQUEST POSES NO SAFETY RISK. THE PROPOSED USE AS A PAVING COMPANY IMPLIES THAT THEY ARE GONE BEFORE DAWN, AND BACK AFTER DARK, MINIMIZING ANY IMPACT ON TRAFFIC OR ACCESS CONFLICTS.

WITH REGARD TO GENERAL WELFARE TO THE SURROUNDING COMMUNITY, THIS PROJECT BRINGS NEW DEVELOPMENT TO A LOCATION OF THE CITY THAT DESPERATELY NEEDS IT. THE DEVELOPMENT WOULD MATCH IN NATURE AND COMPLIMENT THE EXISTING BUILDING TO THE EAST, WITH MAINTAINED LAWNS AND LANDSCAPING.

IN ADDITION, THIS PROJECT WOULD BRING WELL PAYING JOBS TO AN UNDERSERVED PART OF THE COMMUNITY.

IN SUMMARY, THE APPROVAL OF THIS VARIANCE IS VITAL TO THE LOGISTICAL NEEDS OF THIS DEVELOPMENT. PER THE OWNER, WITHOUT THE APPROVAL OF THIS VARIANCE, THIS PROJECT IS NO LONGER VIABLE. WE HOPE THAT YOU WILL CONFER WITH US, THAT THE APPROVAL OF THIS VARIANCE ALLOWS FOR THE GREATER GOOD TO BE SERVED WITH THIS PROJECT.

THANK YOU!

SINCERELY,

PINNACLE DESIGN CONSULTANTS, L.L.C.

DDG

DAVID BODEEN, P.E.

Planning and Zoning Commission Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:

FEBRUARY 15, 2024

CITY COUNCIL PUBLIC HEARING:

MARCH 11, 2024



CASE:

Redevelopment Plan for the Commercial-Pacific Street Redevelopment Area

LOCATION:

Generally located along the south side of the 400-500 blocks of East Commercial Street, the east side of the 1600-1700 blocks of North Jefferson Avenue, and the west side of the 1600-1700 blocks of North Benton Avenue.

STAFF:

Matt D. Schaefer, AICP
417-864-1100

STAFF RECOMMENDATION:

Approve

PROPOSED MOTION:

Move to approve the Redevelopment Plan for the Commercial-Pacific Street Redevelopment Area.

ATTACHMENTS:

Exhibit I: Legal Descriptions
Exhibit II: Redevelopment Plan

SUMMARY OF REQUEST:

The Commercial-Pacific Street Redevelopment Corporation ("Applicant") has filed a redevelopment plan pursuant to Chapter 353, RSMo for the Commercial-Pacific Street Redevelopment Area generally located along the south side of the 400-500 blocks of East Commercial Street, the east side of the 1600-1700 blocks of North Jefferson Avenue, and the west side of the 1600-1700 blocks of North Benton Avenue. The Applicant requests the Planning and Zoning Commission review the redevelopment plan and make a determination as to whether it conforms to the *Forward SGF Comprehensive Plan*.

Staff recommends the Planning and Zoning Commission approve the Redevelopment Plan for the Commercial-Pacific Street Redevelopment Area based on findings that said Redevelopment Plan conforms to the *Forward SGF Comprehensive Plan*.

Planning and Zoning Commission Staff Report



SUMMARY OF PROPOSAL:

The Commercial-Pacific Street Redevelopment Area is comprised of 17 parcels generally located along the south side of the 400-500 blocks of East Commercial Street, the east side of the 1600-1700 blocks of North Jefferson Avenue, and the west side of the 1600-1700 blocks of North Benton Avenue, which combined encompass approximately 7.46 acres. The Area is currently zoned COM-1, Commercial Street District; CC, Center City District; and Planned Development District No. 386. The north side of the Redevelopment Area located adjacent to East Commercial Street is located inside the Commercial Street Historic District (national and local), and the remainder of the Area to the south is located inside the Mid-Town Urban Conservation District. The Redevelopment Area contains several commercial and residential buildings that are predominantly vacant and in various stages of decline.

The Redevelopment Plan proposes to redevelop the Area in phases for mixed-use and multi-family residential use. More specifically, it divides the Area into the following individual Redevelopment Project Areas that are planned to be activated over the next 18 months, beginning immediately with the Pacific South Project Area. See *Figure 1, Map of Redevelopment Project Areas*, on following page.

Pacific South Project Area

- New construction.
- 72 townhouse dwelling units with on- and off-street parking in accordance with Planned Development District No. 386 as approved by the City Council approved on July 24, 2023 by [Special Ordinance 6800](#) (The Planning and Zoning Commission recommended approval of the Planned Development District on June 8, 2023, by a vote of 9 to 0.)
- Project is planned to begin immediately following approval of this Redevelopment Plan.

540 E Commercial Project Area

- New construction.
- Mixed-use building featuring retail, restaurant, and office space and ADA accessible multi-family residential dwelling units on the ground floor, and multi-family residential dwelling units on the upper floors.
- Project will include limited off-street parking.
- Project planned to begin in Summer 2024.

Missouri Hotel Project Area

- Rehabilitation of the historic Missouri Hotel as a boutique hotel including guest rooms, restaurant and bar, spa, and other amenities.
- Adjacent buildings along East Commercial Street will be rehabilitated for restaurant, retail, office, and hotel accessory uses.
- Project is planned to begin in Fall 2024.

Pacific North Project Area

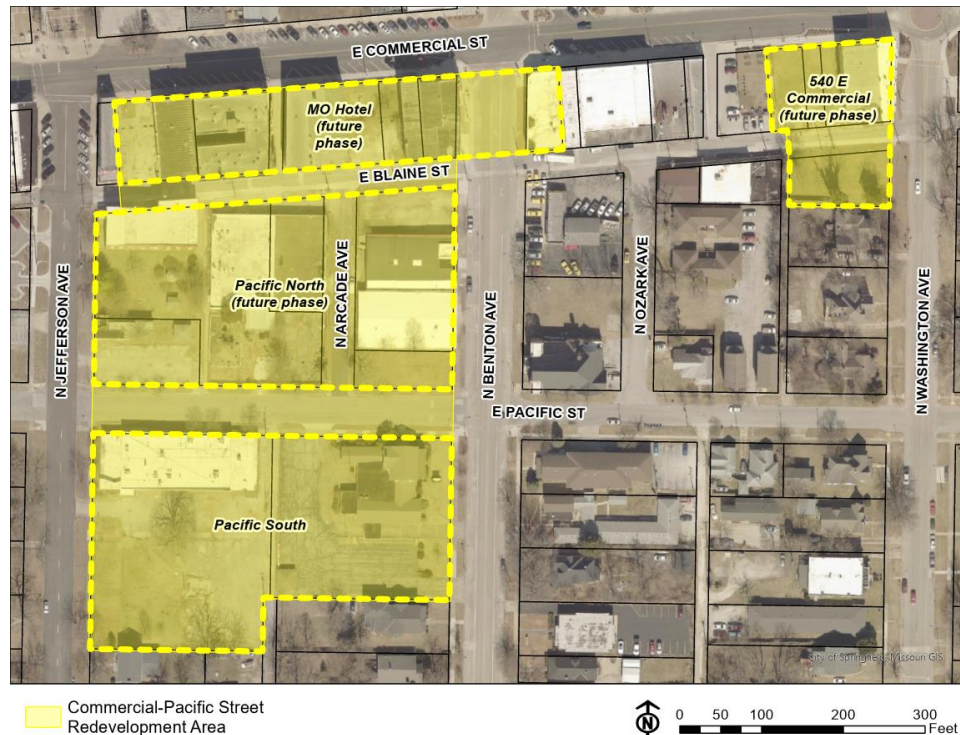
- New construction
- Mixed use development that will include over 200 multi-family residential dwelling units with and ground-floor office/retail space off-street parking.
- Project planned to begin in Summer 2025.

The Redevelopment Plan establishes a framework by which individual redevelopment projects may qualify to receive up to 25 years of partial real property tax abatement pursuant to Chapter 353, RSMo, the Urban Redevelopment Corporation Law. Currently, this Plan only authorizes such abatement for the Pacific South Project Area, the redevelopment of which is planned to begin

Planning and Zoning Commission Staff Report

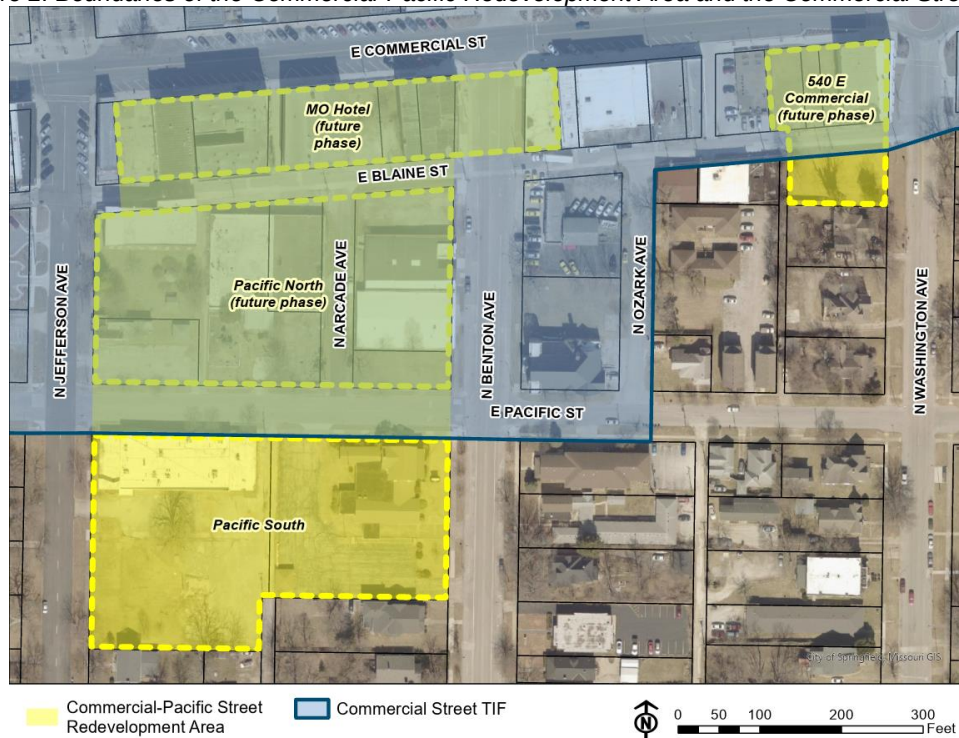
immediately following approval. Partial real property tax abatement within the remaining project areas will be subject to future amendments to this plan or separate redevelopment plans, which shall be approved by the City Council before redevelopment activities commence.

Figure 1. Proposed Redevelopment Project Areas (phases) within the Commercial-Pacific Redevelopment Area



It should also be noted that apart from the Pacific South Project Area, the Redevelopment Area is currently located inside the Commercial Street Tax Increment Financing District (TIF). See Figure 2. *Boundaries of the Commercial-Pacific Street Redevelopment Area and the Commercial Street TIF*, on the following page. Established in 2008, the Commercial Street TIF captures and allocates 100% of the new real property taxes (payments in lieu of taxes, i.e., PILOTs) and 50% of the new local sales taxes (economic activity taxes, i.e., EATs) generated within the TIF towards certain public projects specified in the TIF redevelopment plan. Real property tax abatement pursuant to Chapter 353, RSMo directly conflicts with the ongoing performance of the TIF. Therefore, the Redevelopment Plan explicitly states that no properties located inside the TIF shall be authorized to receive real property tax abatement pursuant to Chapter 353, RSMo, this Redevelopment Plan, or any subsequent amendments thereto or related redevelopment plans unless the Commercial Street TIF has been duly amended to exclude such properties located therein. Staff is currently working with the Applicant on preparing amendments to the Commercial Street TIF, which shall be considered and approved by the Tax Increment Financing Commission and City Council prior to authorizing real property tax abatement for any subsequent redevelopment phases.

Figure 2. Boundaries of the Commercial-Pacific Redevelopment Area and the Commercial Street TIF



COMPATIBILITY WITH THE FORWARD SGF COMPREHENSIVE PLAN:

Future Placetypes

The Pacific South Redevelopment Project Area is located along the edge of the Center City Neighborhood Placetype, which contains Springfield's oldest residential neighborhoods predating WWII. These neighborhoods are typically characterized by a diverse range of single-family homes with varying architectural styles, setbacks, compact and shared spaces, and parcel sizes. Historically, these neighborhoods also contained small-scale neighborhood-supporting retail services or other nonresidential uses, located at key intersections, historic streetcar routes, and other neighborhood nodes. Infill development within this placetype is intended to include higher-density residential development, provided such development matches the character of its surroundings, along with certain low-intensity nonresidential uses such as dining, personal services, and offices when located along higher classification roadways near the periphery of the neighborhood. Planning efforts within the Center City Neighborhood Placetype should, "strive to improve infrastructure and support the building types and uses that make these neighborhoods more complete, diverse, and accessible to residents." Based on the development and design requirements of the recently approved Planned Development District 386, which is incorporated into the Redevelopment Plan by reference and exhibit, Staff finds the Pacific South Redevelopment Project is consistent with the Center City Neighborhood Placetype.

The Pacific North, Missouri Hotel, and 540 E Commercial Redevelopment Project Areas are located within the Mixed Use Placetype. Areas within this placetype function as activity centers that provide a mix of residential, shopping, services, office, entertainment, and dining options. Primary uses include multi-family residential; office; hospitality; retail; maker, artisan, and innovation spaces; and entertainment. Buildings within this placetype are typically limited to three to four stories in height,

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Staff Report



located close to the street, and implemented with context-sensitive designs that preserve the area character and fabric. Sense of place is further enhanced through streetscape elements like benches, pedestrian scaled lighting, sidewalks, and public art. The proposed mixed-use and multi-family residential redevelopment projects within the Pacific North, Missouri Hotel, and 540 E Commercial Project Areas generally conform to the Mixed-Use Placetype. However, these projects will be subject to further analysis as future amendments to this the Redevelopment Plan or separate redevelopment plans are submitted to the City requesting Chapter 353 real property tax abatement for future redevelopment phases.

Commercial Street Plan

The Redevelopment Area is generally located within the *Commercial Street Plan* area, which is a component of the *Forward SGF Comprehensive Plan*. The boundaries of *Commercial Street Plan* area are loosely based on the those of the Commercial Street TIF, Community Improvement District, and Historic District. The Plan is long-term guide for the continued revitalization of one of Springfield's most iconic historic districts. One of the goals of the Plan is to, "guide the growth of, and investment into, a thriving mixed-use district." To achieve this goal, the Plan identifies several actions and priorities the community should undertake. It specifically identifies the redevelopment and reactivation of the Missouri Hotel and its surrounding block of properties as a transformative priority that was identified during public engagement and has the potential to positively transform Commercial Street. Other priorities include: (1) bringing more residents and employees to the street and its surroundings by encouraging mixed-uses within existing buildings along Commercial Street, developing new housing on vacant lots in and around the Commercial Street Plan Area, and maintaining core retail/commercial uses on the ground floors of the Historic District; (2) prioritizing context-sensitive infill; and (3) promoting existing redevelopment tools and identifying new ways to encourage redevelopment. The Redevelopment Plan addresses these goals and priorities and is in conformance with the *Commercial Street Plan*.

Mid-Town Neighborhood Plan

The southern half of the Redevelopment Area is within the *Mid-Town Neighborhood Plan* area, which was adopted in 2001 and remains an element of the *Forward SGF Comprehensive Plan*. This plan was formulated to identify the primary issues threatening the integrity of the predominately single-family neighborhood, and to outline solutions to be utilized in combatting these identified issues. Through the neighborhood planning process, the following objectives were identified.

1. Protect and improve the single-family character of the neighborhood.
2. Manage the expansion of institutional uses without negatively affecting the future of the residential portions of the neighborhood.
3. Review the City Code and provide a system of code enforcement for chronic issues.
4. Maintain a safe environment for residents of the Mid-Town neighborhood.
5. Encourage the preservation of architecturally significant structures and design features.
6. Coordinate public improvements and encourage private redevelopment in a manner that will not detract from the neighborhood's historic character.

In terms of the Commercial-Pacific Street Redevelopment Area, the *Mid-Town Neighborhood Plan* primarily affects the Pacific South Redevelopment Project Area, which lies adjacent to existing single-family residential dwellings. The Neighborhood Plan outlines strategies which serve to protect and

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Staff Report



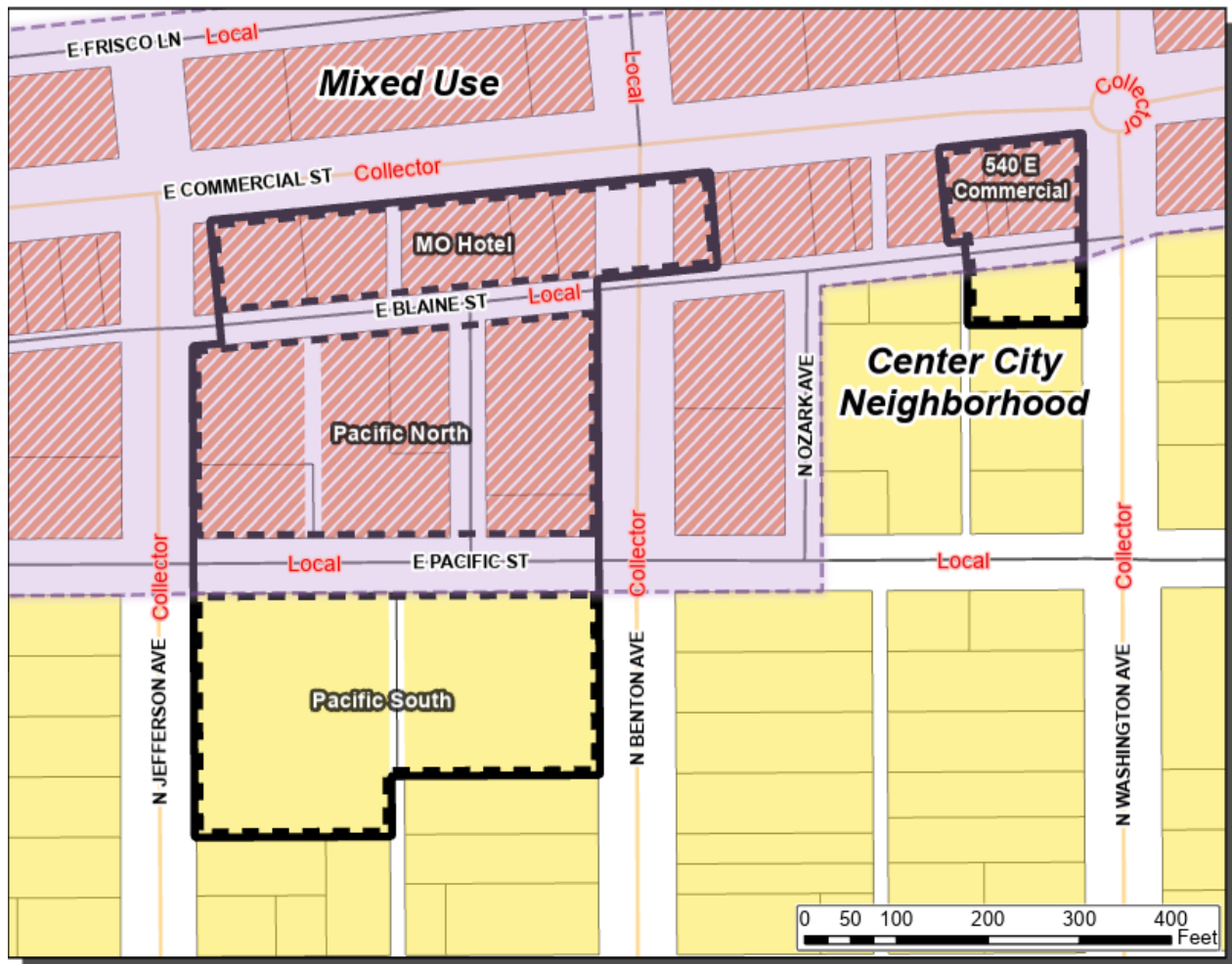
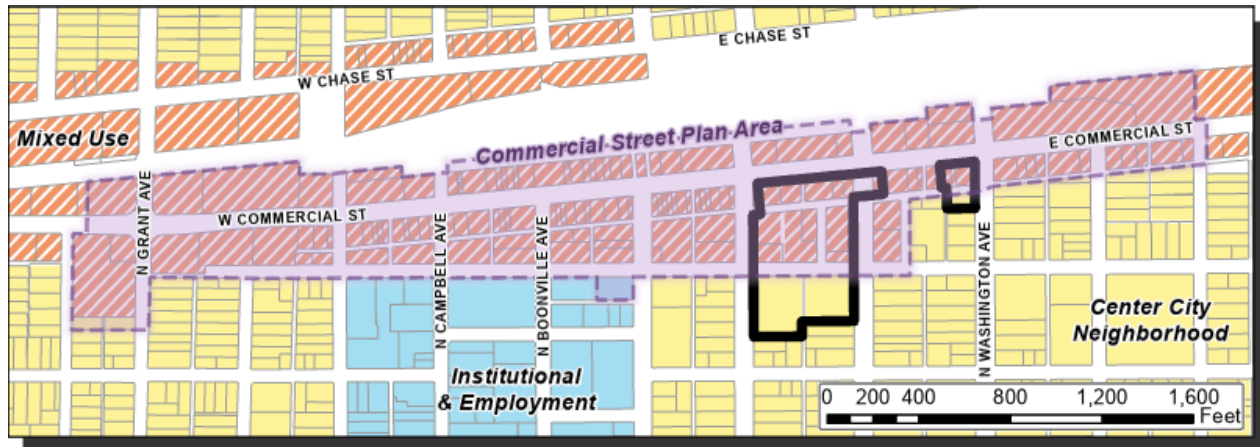
enhance the character of the neighborhood, including the preservation of the neighborhood's mature tree canopy, and the buffering, landscaping, and screening of non-residential or multifamily uses when adjacent to single-family homes. Due to the scope of the development, most of the existing trees currently located within the Pacific South Redevelopment Project Area will be removed. However, as set forth in Planned Development District 386, these trees will be replaced to greatest extent feasible, with replacement trees proposed within public right-of-way as well as throughout the Project Area. Additionally, the project will require 10 ft bufferyard along the south property line where the development abuts single-family zoning. The plantings within this bufferyard alone sufficiently replace the mature canopy that will be lost during the construction phase of this project. The bufferyard will also contain a six-foot wood privacy fence, which will provide additional screening. Based on the development and design requirements of the recently approved Planned Development District 386, which is incorporated into the Redevelopment Plan by reference and exhibit, Staff finds the Pacific South Redevelopment Project is in alignment with the *Mid-Town Neighborhood Plan*.

Conclusion

Based on the future placetype designations, the *Commercial Street Plan*, the *Mid-Town Neighborhood Plan*, and recent rezoning of property to Planned Development District 386, Staff finds the Redevelopment Plan for the Commercial-Pacific Street Redevelopment is in conformance with the *Forward SGF Comprehensive Plan*.

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FUTURE PLACETYPES MAP:



- Commercial-Pacific Street Redevelopment Area
- Commercial Street Plan Area

Future Placetypes

- Center City Residential Neighborhood
- Institutional & Employment Center
- Mixed Use

Planning and Zoning Commission Staff Report



STAFF COMMENTS:

Chapter 353, RSMo and Chapter 40, Article III, Springfield City Code authorize the establishment of Urban Redevelopment Corporations for purposes of redeveloping blighted areas. In accordance with the Statute, the City of Springfield may grant up to 25 years of partial real property tax abatement to encourage redevelopment of blighted areas. Real property taxes are abated during the first 10 years, based on 100% of the increase in assessed value of land and improvements. During the remaining 15 years, real property taxes are abated based on 50% of the assessed value of land and improvements. In order to receive the abatement, the redevelopment area must be redeveloped and used in accordance with an adopted redevelopment plan.

The applicant is required to submit a detailed application, which includes a redevelopment plan, blight report, tax impact analysis, and supporting documentation, as well as undergo a review process that includes notifying the affected taxing districts (i.e., Springfield R-12 School District, Greene County, Springfield-Greene County Library District, etc.) and attending public hearings before the Land Clearance for Redevelopment Authority (LCRA), Planning and Zoning Commission, and City Council.

The LCRA reviewed the blight report for the Redevelopment Area on February 6, 2024. By a vote of 3 to 0, it recommended that the City Council declare the Area a blighted area.

The Planning and Zoning Commission shall review the Redevelopment Plan for conformance with the Comprehensive Plan and make a recommendation regarding the same to the City Council.

EXHIBIT I
Legal Description
Commercial-Pacific Street Redevelopment Area

TRACT 1

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 22 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 28 OF THE PLAT OF NORTH SPRINGFIELD, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY OF COMMERCIAL STREET, THENCE ALONG SAID RIGHT-OF-WAY NORTH 85°21'04" EAST, 549.17 FEET TO THE NORTHEAST CORNER OF LOT 13, BLOCK 27 OF THE PLAT OF NORTH SPRINGFIELD; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 02°37'12" EAST, 100.20 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF BLAINE STREET; THENCE ALONG SAID RIGHT-OF-WAY EXTENDED SOUTH 85°15'44" WEST, 128.44 FEET TO THE SOUTHEAST CORNER OF LOT 27, BLOCK 28 OF THE PLAT OF NORTH SPRINGFIELD, SAID POINT BEING AT THE NORTHWEST CORNER OF BLAINE STREET AND BENTON AVENUE; THENCE LEAVING THE NORTH RIGHT-OF-WAY OF BLAINE STREET AND ALONG THE WEST RIGHT-OF-WAY OF BENTON AVENUE SOUTH 01°50'51" WEST, 344.74 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 18 OF THE PLAT OF NORTH SPRINGFIELD, SAID POINT BEING THE SOUTHWEST CORNER OF BENTON AVENUE AND PACIFIC STREET; THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY OF BENTON AVENUE SOUTH 01°06'58" WEST, 198.73 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 18 OF THE PLAT OF NORTH SPRINGFIELD; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID LOT 3 NORTH 89°18'51" WEST, 227.64 FEET TO THE NORTHEAST CORNER OF LOT 9 OF BLOCK 18 OF THE PLAT OF NORTH SPRINGFIELD; THENCE ALONG THE EAST LINE OF SAID LOT 9 SOUTH 01°09'18" WEST, 66.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE ALONG THE SOUTH LINE OF SAID LOT 9 NORTH 89°18'51" WEST, 211.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9, SAID POINT LYING ON THE EAST RIGHT-OF-WAY OF JEFFERSON AVENUE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 01°11'35" EAST, 264.95 FEET TO THE NORTHWEST CORNER OF LOT 12, BLOCK 18 OF THE PLAT OF NORTH SPRINGFIELD, SAID POINT BEING ON THE SOUTHEAST CORNER OF JEFFERSON AVENUE AND PACIFIC STREET; THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY OF JEFFERSON AVENUE NORTH 02°05'05" EAST, 60.02 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 28 OF THE PLAT OF NORTH SPRINGFIELD, SAID POINT BEING AT THE NORTHEAST CORNER OF JEFFERSON AVENUE AND PACIFIC STREET; THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY OF JEFFERSON AVENUE NORTH 00°24'26" EAST, 211.17 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 85°59'44" EAST, 32.89 FEET; THENCE NORTH 04°42'21" WEST, 132.30 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 22 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. CONTAINING 297,834 SQUARE FEET OR 6.84 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

EXHIBIT I
Legal Description
Commercial-Pacific Street Redevelopment Area

TRACT 2

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 22 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 31, BLOCK 27 OF THE PLAT OF NORTH SPRINGFIELD, SAID POINT BEING ON THE SOUTHWEST CORNER OF COMMERCIAL STREET AND WASHINGTON AVENUE, THENCE ALONG THE WEST RIGHT-OF-WAY OF WASHINGTON AVENUE SOUTH 01°38'34" WEST, 206.51 FEET TO THE SOUTHEAST CORNER OF LOT 34, BLOCK 27 OF THE PLAT OF NORTH SPRINGFIELD; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID LOT 34 NORTH 89°09'20" WEST, 122.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 34, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF A PLATTED ALLEY; THENCE ALONG SAID RIGHT-OF-WAY EXTENDED NORTH 01°38'34" EAST, 94.40 FEET TO A POINT ON THE SOUTH LINE LOT 25, BLOCK 27 OF THE PLAT OF NORTH SPRINGFIELD, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF BLAINE STREET; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 85°15'44" WEST, 21.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID LOT 25 NORTH 03°28'48" WEST, 99.76 FEET TO THE NORTHWEST CORNER OF SAID LOT 25, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF COMMERCIAL STREET; THENCE LEAVING SAID WEST LINE AND ALONG SAID RIGHT-OF-WAY NORTH 85°21'04" EAST, 153.86 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 22 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. CONTAINING 27,182 SQUARE FEET OR 0.624 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

PACIFIC SOUTH REDEVELOPMENT PROJECT AREA

PART OF BLOCK 18 IN THE ORIGINAL TOWN OF NORTH SPRINGFIELD, NOW IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING ALL OF LOTS 1, 2, 3, 10, 11, AND 12 INCLUDING THE VACATED ALLEY BETWEEN SAID LOTS, ALSO ALL OF LOT 9, ALL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 18 BEING THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 89°17'12" EAST ALONG THE NORTH LINE OF SAID BLOCK 18, 438.50 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 18 AND THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 01°06'58" WEST ALONG THE EAST LINE OF SAID BLOCK 18, 198.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°18'51" WEST ALONG THE SOUTH LINE OF SAID LOT 3 AND ITS EXTENSION, 227.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 01°09'18" WEST, 66.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 89°18'51" WEST, 211.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 01°11'35" EAST ALONG THE WEST LINE OF SAID BLOCK 18, 264.95 FEET TO THE POINT OF BEGINNING.

**BLIGHT REPORT
&
REDEVELOPMENT PLAN
FOR THE
COMMERCIAL-PACIFIC STREET
REDEVELOPMENT AREA
SPRINGFIELD, MISSOURI**

January 26, 2024

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Map of Redevelopment Area	Exhibit A
Legal Description of Redevelopment Area.....	Exhibit B
Legal Description of Pacific South Project Area.....	Exhibit C
Appraisal	Exhibit D
PGAV Planner Chapter 353 Qualification Studies (Blight Reports).....	Exhibit E
Tax Impact Analysis – (Pacific South Project).....	Exhibit F
Redevelopment Plans/Specs and Renderings	Exhibit G
Estimated Construction Costs (Project Budget)	Exhibit H
PD 386	Exhibit I
Urban Redevelopment Corporation/Developer	Exhibit J

Blight Report

I. General:

First enacted in 1943, Chapter 353 of the Missouri Revised Statutes is designated as “The Urban Redevelopment Corporations Law” (“**Chapter 353**”). The purpose of Chapter 353 is to involve private enterprises in the task of eliminating “blighted areas.” Under Chapter 353, municipalities are authorized to provide twenty-five year tax abatements in exchange for the redevelopment of “blighted areas” under approved plans. Redevelopment under Chapter 353 may include reconstruction or rehabilitation of blighted areas for industrial, commercial, residential or public structure use.

Tax abatement is only available to for-profit Urban Redevelopment Corporations organized pursuant to Chapter 353 and can only be extended to real property that has been found to be a “blighted area” by the municipality.

Once a municipality approves tax abatement under Chapter 353, the abatement is available for a period of twenty-five years provided blight is remediated and the redevelopment area is redeveloped in accordance with a redevelopment plan approved by the municipality. During the first ten years, the property is not subject to real property taxes except in the amount of real property taxes assessed on the land, exclusive of improvements, during the calendar year preceding the calendar year during which the Urban Redevelopment Corporation acquired the property. During the next fifteen years, the real property may be assessed at up to fifty percent of its true value. “True value” is defined as the assessor’s assessed valuation of the property, based upon its fair market value at the time. After this twenty-five year period, the real property will be subject to assessment and payment of all ad valorem taxes based on the true value of the property.

II. Introduction:

This Blight Report for the Commercial-Pacific Street Redevelopment Area (this “**Blight Report**”) is made for the purpose of documenting the blighted conditions affecting the proposed Redevelopment Area (as hereinafter defined). This Blight Report demonstrates (i) that the Redevelopment Area is a “blighted area” under Chapter 353¹ due to its insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, and (ii) because of the aforementioned conditions, the Redevelopment Area has become an economic and social liability, as well as a menace to the public health, safety, or welfare in its present condition. These conditions make the Redevelopment Area conducive to crime and creates an inability to generate reasonable taxes. Professionally prepared Chapter 353 Qualification Studies from PGAV Planners for the parcels contained in the Redevelopment Area are attached hereto as Exhibit E (the “**Blight Reports**”). This Blight Report summarizes certain high level conclusions of the

¹ Per RSMo §353.020(2), “Blighted area”, 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.

Blight Reports while offering the Blight Reports themselves as direct support for the determination that the Redevelopment Area meets the statutory definition of being a “blighted area.”

III. Redevelopment Area Description:

The Redevelopment Area consists of seventeen individual parcels of land, including the entire block located at the southeast intersection of E. Commercial St. and Jefferson Avenue, bounded on the north by E. Commercial St., to the west by Jefferson Ave., to the south by Pacific St. and to the east by N. Benton Ave., as well as adjacent properties to this described block located south of Pacific St. and also certain parcels located near the southwest corner of E. Commercial and N. Benton Ave. The parcels are commonly known as 438, 434, 424-432, 412-420, 410, 500, 540, 530, and 536 E. Commercial Street, as well as 1727 N. Washington Street, 1635 N. Benton Ave., 1630 N. Jefferson Ave., 1717 N. Benton Ave., 1703 N. Benton Ave., 1706 N. Jefferson Ave., 420 E. Blaine St., and 421 E. Pacific, all in Springfield, Missouri (the “**Redevelopment Area**”). There are currently multiple vacant buildings in the Redevelopment Area, with only the buildings at 420 E. Blaine, 1717 N. Benton, and a portion of 424-432 E. Commercial Street being used in a limited capacity for storage. The remainder of the Redevelopment Area consists of vacant buildings and unimproved land.

The Redevelopment Area is depicted in the maps attached hereto and incorporated herein as Exhibit A, and is legally described on Exhibit B attached hereto and incorporated herein.

IV. Blight Defined:

Chapter 353 defines “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.”²

V. Evidence In Support of Blight:

See the Blight Reports contained in Exhibit E attached hereto for the parcels contained in the Redevelopment Area. These reports and descriptions clearly indicate the Redevelopment Area suffers from a predominance of blight.

Additionally, it is necessary to consider **Economic Underutilization**. In *Tierney v. Planned Industrial Expansion Authority of Kansas City*, 742 S.W.2d 146, 151 (Mo. 1987), the Supreme Court of Missouri stated that “the concept of urban redevelopment has gone far beyond ‘slum clearance,’ and the concept of economic underutilization is a valid one.” Accordingly, it is proper for a city to base its determination of blight on property being economically underutilized and otherwise not adding to a city’s vibrancy. The Redevelopment Area consists of aging buildings in seriously poor condition and in need of extensive replacements and repair. Per the Blight Reports provided, the predominant majority of the properties located in the Redevelopment Area are insanitary, unsafe, and deteriorated to the point that they are menace to public health, safety, and

²Mo. Rev. Stat. § 353.020(2) (2021).

welfare.³ Additionally, the Redevelopment Area is an economic liability where the City is foregoing maximizing potential tax revenue that could be generated from the redevelopment of the properties if the blight is eliminated and a redevelopment project supported. The prosecution of this Redevelopment Plan will allow the entire Redevelopment Area to be used for its highest and best use, including a mix of commercial projects and residential housing facilities and as a result eliminate insanitary and unsafe conditions that predominantly exist throughout the Redevelopment Area that currently present a menace to public health and safety.

VI. Impact of the Redevelopment Area's Blighted Conditions

See also the Blight Reports attached.

Due to the predominance of blighting factors the Redevelopment Area constitutes a significant social and economic liability. These include insanitary and unsafe conditions⁴, economic underutilization, and a significantly degraded appearance that discourages new investment and development in the Redevelopment Area. This results in social and economic liability not just for the Redevelopment Area but for the perception of the City as well. Furthermore, in its current condition, the Redevelopment Area is incapable of supporting its highest and best use and the cost of blight remediation and redevelopment is prohibitive towards supporting redevelopment. To overcome the economic and social liability created by the Redevelopment Area and enable the Redevelopment Area to fully contribute to the community, the blight must be remediated and the Redevelopment Area rehabilitated.

The current condition of the Redevelopment Area also impedes the economic vitality and independence of the City by failing to generate sufficient tax revenue and discouraging reinvestment in, or maintenance of, the Redevelopment Area and the areas that surround it. In its current condition, the entire Redevelopment Area is comprised of seventeen independent parcels currently assessed at \$914,130.⁵ However, after rehabilitation, the Redevelopment Area will generate significant increases in assessed values resulting in the receipt of increased property taxes in the long-term in addition to an increase in activity that will generate additional sales tax revenue and redevelopment within and near the Redevelopment Area. For example Pacific South Project Area (the first phase of development planned for the Redevelopment Area) is alone estimated to have an assessed value of \$2,983,950 when complete.⁶ The increase in assessed valuation for the Pacific South Project Area alone is estimated to generate an estimated \$1,218,457⁷ in additional property tax revenue to the taxing jurisdictions over the course of the full 25-year Redevelopment Plan period. Thus, the Redevelopment Area's present physical condition and underutilization preventing the development of the Redevelopment Area diminishes its potential to generate property tax revenues for the City up to its full potential. Without the comprehensive redevelopment of the Redevelopment Area, its physical condition will continue to deteriorate and its economic efficiency will suffer. Further, due to the current state of the Redevelopment Area, substantial capital investment will be required to remove the blight and

³ See Blight Reports referenced in Exhibit G. In addition to the Blight Reports, the City's Building Services Department has had multiple communications with representatives of the Developer in regards to scheduling existing buildings in the Redevelopment Area for demolition.

⁴ The City's building services department has sought to schedule demolition of existing structures within the Redevelopment Area.

⁵ See Greene County Assessor's Office Information parcel information.

⁶ See Greene County Assessor parcel information and Tax Impact Analysis contained in Exhibit F of the Redevelopment Plan.

⁷ *Id.*

redevelop the area so it can be utilized for its highest and best uses, serving as a mixture of residential and commercial development. Without approval by the City of an economic development incentive program, it is unlikely that a developer will invest in the Redevelopment Area due to the prohibitive costs associated with the redevelopment.

VII. Conclusion

As discussed in this Report and demonstrated in the attached Blight Reports, the Redevelopment Area, by reason of its insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, and because of the aforementioned conditions, the Redevelopment Area has become an economic and social liability, which is a menace to the public health, safety, or welfare in its present condition. The Redevelopment Area qualifies as a “blighted area” as defined in section 353.020(2) of the Missouri Revised Statutes. Accordingly, the City of Springfield should determine that Redevelopment Area is blighted.

Redevelopment Plan

I. Introduction

Commercial-Pacific Street Redevelopment Corporation (the “**Developer**”) has prepared the following plan (the “**Redevelopment Plan**”) for redevelopment projects within the Redevelopment Area (as hereafter defined). These redevelopment projects will be developed in multiple phases, the first of which, the Pacific South Project, is described in detail within this Redevelopment Plan. Subsequent phases will be activated through future amendments to this Redevelopment Plan or separate redevelopment plans, both of which shall be accompanied by redevelopment agreements and be subject to City Council approval.

The current project is the redevelopment of 1630 N. Jefferson Avenue and 1635 N. Benton Avenue, adjacent parcels, both located in Springfield, Missouri, into a seventy-two (72) unit residential housing development (the “**Pacific South Project**”). This project is described in further detail throughout this Redevelopment Plan

Other projects that will be developed in the future and after the Pacific South Project has begun (the “**Future Phases**”) are generally described as follows:

- **540 E. Commercial** – This phase will involve construction of a new mixed-use building featuring retail/restaurant/office space and ADA-compliant residential apartment units on the 1st floor and residential apartment units on the upper floors. The apartment units will be market rate, and consist of a mixture of 1- and 2 bedroom units. Limited on-site secure parking will be provided in the area immediately south of the building. This phase is estimated to begin in Summer 2024.
- **Missouri Hotel (and adjacent Commercial Street buildings)** – This phase will involve renovation and rehabilitation of the historic Missouri Hotel building into a boutique hotel including guest rooms, restaurant and bar, spa, and other common amenities. Adjacent buildings along Commercial Street will feature restaurant/retail/office spaces and various hotel accessory uses. It must be noted that because the Missouri Hotel will likely involve Historic Tax Credits and historic renovation requirements, the Missouri Hotel project and adjacent buildings may be separated into their own distinct phases. This phase is estimated to begin in Fall 2024, but could be impacted by the timing of historic tax credit approval and requirements that are related.
- **Pacific North** – This phase will be new construction and consist of 200+ residential apartments, some ground-floor office/retail space, and various uses ancillary to the Missouri Hotel and Pacific North properties (see Figure A-2 for reference to locations), including on-site secure parking (surface or garage) and common area amenities such as pool, fitness facilities, etc. This phase is estimated to begin in Summer 2025.

This Redevelopment Plan calls for a 25-year abatement period, the first ten (10) years providing 100% real property tax abatement, subject to applicable PILOTS being assessed, and the remaining fifteen (15) years providing 50% real property tax abatement for the Pacific South Project. All Future Phases within the Redevelopment Area will be subject to satisfying the “but

for” analysis required under Chapter 353. The Pacific South Project satisfies the “but for” analysis and requests the full real property tax abatement.

II. Description of the Project

A. Boundaries of the Redevelopment Area

The Commercial Pacific Street Redevelopment Area (“**Redevelopment Area**”) consists of approximately 6.4 acres of land. A map identifying the Redevelopment Area is attached hereto as Exhibit A (see Figures A1-A3) and the Redevelopment Area is legally described on Exhibit C attached hereto.

B. Reserved

C. Boundaries of the Pacific South Project Area

The Pacific South Project Area contains two (2) parcels of land, which will be replatted into one parcel, but are commonly described as 1630 N. Jefferson Avenue and 1635 N. Benton Avenue both in Springfield, Missouri. The Pacific South Project Area consists of approximately 2.3162 acres of land. A map identifying the Pacific South Project Area is attached hereto as Exhibit A and is legally described on Exhibit B attached hereto.

D. Need for Redevelopment

The Developer is currently seeking a blight designation for the Redevelopment Area concurrently with the submission of this Redevelopment Plan. The prosecution of this Redevelopment Plan will eliminate the blighted conditions described in the Blight Reports and briefly discussed here. The Redevelopment Plan will permit projects like the Pacific South Project to develop the necessary utility infrastructure currently lacking to support significant redevelopment. It will also permit the removal of vacant, deteriorated, and dangerous buildings while simultaneously cleaning the Redevelopment Area more generally of broken concrete, glass, overgrowth, trash, etc. The economic and social liability of the Redevelopment Area caused by the significant deterioration of physical conditions, lack of development, and reduced commercial and residential traffic will be replaced with high quality and attractive mixed-use projects. The Redevelopment Area is a prime opportunity to create a desirable living environment for residents and promoting increased traffic and economic opportunities within the iconic Commercial Street Corridor while increasing the taxable revenues to the City of Springfield

E. Redevelopment Plan Objectives and Strategies

1. Goals of the Springfield – Forward SGF Comprehensive Plan.

The Redevelopment Area is located within the Commercial Street corridor planning area (as defined by the City of Springfield’s Commercial Street Plan (the “**CSP**”), which is a component of the Forward SGF Comprehensive Plan (the “**Comprehensive Plan**”). The CSP is a long-term guide for the continued revitalization of one of Springfield’s most iconic historic districts (“**Commercial Street Corridor**”).⁸ One of the goals of the CSP is “to guide the growth of, and

⁸ See Forward SGF Comprehensive Plan, Commercial Street, pg. 232.

investment into, a thriving mixed-use district.”⁹ Commercial Street includes some of the oldest parts of the Springfield community and, as demonstrated by the current condition of the Redevelopment Area, it suffers from problems commonly resulting from physical deterioration and economic obsolescence.¹⁰

The Comprehensive Plan was adopted in 2022 by the City and establishes future “placetypes” to guide the recommended development of specific areas throughout the City. The Comprehensive Plan indicates that the Redevelopment Area and surrounding property is an appropriate area for mixed use design which includes higher density housing and commercial development.¹¹ The Comprehensive Plan also identifies the Commercial Street corridor as an Activity Center.¹² Activity Centers are “a dense area with significant pedestrian and vehicle traffic area that serves as an anchor, attracting people for shopping, employment, school, recreation, and socialization.”¹³ The Comprehensive Plan states that areas within the Mixed Use placetype “function as activity centers that provide a mix of residential, shopping, services, office, entertainment, and dining options. These centers can also host small to moderate sized manufacturing, maker spaces, artisan shops, galleries, and music venues that contribute to innovation or themed entertainment districts.”¹⁴

Within the City’s planning process, feedback from the community was very important. Specifically in the CSP, the community expressed as its primary desire to “redevelop and repurpose vacant lots and buildings.”¹⁵ Additionally, the community expressed a desire to add commercial opportunities and improve the conditions of the local neighborhoods. This Redevelopment Plan directly supports the desires of the local community in addition to conforming to the CSP. The CSP identifies specific priorities and goals and priorities this Redevelopment Plan supports, including but not limited to:

- Bring more residents to the Street and its surroundings;
 - **Reactivate the Missouri Hotel and the surrounding block of properties.**
 - Convert underutilized buildings in the district to residences, where appropriate, maintaining core retail/commercial uses on ground floors of the Commercial Street Historic District;
 - Develop new housing on vacant lots in and surrounding the district, where appropriate, maintaining core retail/commercial uses on ground floors of the Commercial Street Historic District;
- Bring additional workers to the Street and its surroundings;
 - Utilize ground floors, where appropriate, for office use;
- Maintain inventory of all vacant buildings and lots within the district;
- Identify new ways to encourage redevelopment of vacant parcels;
- Complete streetscape enhancements throughout the district, including extensions to the east and west, and along north-south corridors connecting to Commercial Street;

⁹ See Forward SGF Comprehensive Plan, Commercial Street, pg. 239.

¹⁰ See Forward SGF Comprehensive Plan, Commercial Street, pg. 238.

¹¹ See Forward SGF Comprehensive Plan, pgs. 35, 44-45, 68, and 69.

¹² See Forward SGF Comprehensive Plan,, pgs. 44. 69, and 95. See also, Commercial Street, Chapter 14, pg. 242.

¹³ See Forward SGF Comprehensive Plan, pg. 260.

¹⁴ See Forward SGF Comprehensive Plan, pg. 44

¹⁵ See Forward SGF Comprehensive Plan, Commercial Street, pg. 237.

- Identify underutilized sites appropriate or temporary tactical activations to enliven the space; and
- Improve physical connectivity and access to and from Commercial Street district.

The importance of the Commercial Street Corridor as emphasized by the goals above is to provide additional residential traffic that will benefit the Commercial Street Corridor and create a likelihood that such increased traffic will in turn mutually benefit nearby areas like the Boonville Avenue Corridor and the Greater Downtown District.

2. Redevelopment Plan Objectives and Conformance with the Goals of the Springfield - Greene County Comprehensive Plan.

The implementation of this Redevelopment Plan will transform the Redevelopment Area into an attractive location for tenants to reside. This will also help to create additional interest and activity in the Commercial Street corridor and more specifically serve as a high quality project that brings economic vitality and visual charm to the area along the frontage of E. Commercial Street between N. Benton Avenue and N. Washington Avenue. The CSP identifies “creating more residents,” harnessing the “power of the in-place workforce as a market for Commercial Street businesses and events,” and providing an “opportunity to serve residents within the in-place markets” as primary conclusions of the CSP. The Project conforms to and promotes the ideals of the CSP by providing “more residents directly along the corridor [that] will further activate the district” and bring “spending power to support businesses and services.”¹⁶

Moreover, the Redevelopment Plan will allow for additional commercial development and housing within the Commercial Street Activity Center and will provide for medium to higher density housing as called for by the Comprehensive Plan. Additionally, the rehabilitation of the Redevelopment Area will increase the taxable revenues to the City, while placing a greater portion of Commercial Street in congruence with the visions of the Comprehensive Plan and CSP discussed above.

III. Redevelopment Plan Requirements

A. Overview

The Redevelopment Plan provides for a residential use with additional commercial space. The projects contemplated within this plan are being designed to be complimentary to the style and aesthetic of the Commercial Street corridor. It is expected that the Redevelopment Plan will in-turn encourage and foster private investment in the surrounding areas. In addition, the safety of the Redevelopment Area (both real and perceived) will improve due to the increase in activity and investment.

The intent of this Redevelopment Plan is to encourage needed and desired residential and commercial redevelopment through partial real property tax abatement. The existing zoning classifications for the Redevelopment Area are a mix of COM-1, Commercial Street District; CC, Center City District; and Planned Development District No. 386. There are two (2) parcels in the Pacific South Project Area that will be consolidated into one site parcel for development.

¹⁶ See Forward SGF Comprehensive Plan, Commercial Street, Chapter 14 of pg. 236.

B. *General Maintenance Guidelines*

All structures, equipment, paved areas, and landscaped areas shall be maintained in a good and safe condition both inside and outside, structurally and otherwise in accordance with all applicable codes and ordinances.

C. *Design Guidelines*

All projects subject to this Redevelopment Plan should utilize good quality materials and be designed to complement existing development adjacent to the Pacific-Commercial street area, encourage pedestrian activity, and contribute to a harmonious streetscape. All sides of buildings visible to the public, whether viewed from a nearby property or a roadway, shall display a similar level of quality and architectural finish.

To the extent that any project is located within the Commercial Street Local Historic District those projects will be required to comply with all such existing legal requirements of the Historic District.

D. *Land Use Plan*

1. *Former and Existing Land Use*

There are multiple structures in the Redevelopment Area. These structures are currently vacant (except for minimal storage use), but were previously utilized for various commercial and residential purposes. The remainder of the Redevelopment Area is vacant and unimproved.

2. *Proposed Land Use*

Pacific South Project

The Pacific South Project involves the development of seventy-two (72) townhome style apartment units across six (6) buildings. Thirty (30) 1-bedroom/1-bath units; Thirty (30) 2-bedroom/2-bath units; Six (6) Studio units; and Six (6) 3-bedroom/2-bath units, all with garages. The units will accommodate approximately 114 residents. All but two (2) units will have an associated garage space with an additional twenty (20) parking spaces on the street. The structures currently located at 1630 N. Jefferson Avenue and 1635 N. Benton Avenue will be demolished.

The Pacific South Project intends to incorporate laundry into the units and provide a recreation room for tenants. Storage units will be an additional amenity for tenants residing in units with garage parking. A dog park/picnic area will also be incorporated.

The Pacific South Project intends to incorporate parking on-site as part of the Project design and provide approximately 70 garage and 20 on-street parking spaces. Plans and specifications of the Pacific South Project are provided for further reference in Exhibit G attached hereto. The Pacific South Project will be developed in accordance with PD 386 and such language is attached as Exhibit I and incorporated herein.

Remainder of Redevelopment Area.

It is anticipated that multiple additional projects (referred to herein as Future Phases) will be presented and phased in at a future date for other locations within the Redevelopment Area. These Future Phases will be designed and required to conform with the requirements of the Redevelopment Plan and satisfy the highest/best use for the area of a mix of residential and commercial uses. Future Phases proposed shall satisfy all zoning, design, and parking ordinances and regulations required by the City, as well as conform with the City's Comprehensive Plan and Economic Development incentives policies and the legal requirements of the Commercial Street Historic District (as applicable).

While the Developer can provide general descriptions of the Future Phases intended for development (see above) and the estimated timelines for these phases, the development of the remainder of the Redevelopment Area necessarily remains conceptual in nature. The development of the Future Phases will mutually support and benefit the entire Redevelopment Area and the iconic Commercial Street Corridor. The Developer and the City have the same mutual interest in ensuring the entire Redevelopment Area is redeveloped over a reasonable period of time and is transformed into a thriving mix of residential and commercial uses in accordance with the City's goals and economic initiatives.

Note: Activation of Future Phases shall be subject to future amendments to this Redevelopment Plan or separate redevelopment plans. Once approved, real property tax abatement will be triggered upon acquisition by the Redevelopment Corporation pursuant to a redevelopment agreement between the Redevelopment Corporation and the City.

E. Existing and Proposed Zoning

The Redevelopment Area is zoned a mix of COM-1, Commercial Street District; CC, Center City District; and Planned Development District No. 386. No rezoning is anticipated to be required, however all projects shall be required to meet applicable zoning ordinances.

The parcels forming the Pacific South Project Area are currently zoned Planned Development District No. 386. No rezoning will be required for the Pacific South Project Area.

F. Regulations and Controls

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances.

IV. Execution of the Project

A. Execution

The Developer or its successors in interest will be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. *Land Acquisition*

Related party entities currently own and control all the parcels included in the Redevelopment Area. The Developer will take title to the land and improvements in the Redevelopment Area all in accordance with land ownership and transfer requirements of Chapter 353. The Developer does not plan to acquire any additional land for the completion of Projects in the Redevelopment Area. Eminent domain will not be utilized in the execution of this Redevelopment Plan.

C. *Financing*

Please refer to *Source and Use of Funds* as contained in Exhibit F of the Redevelopment Plan.

D. *Disposition of Property*

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

E. *Plan for Relocation Assistance*

The existing buildings are currently vacant and as such, there is no need for relocation assistance.

F. *Redevelopment Schedule and Estimated Dates of Completion Redevelopment*

The Developer estimates that the Project will be completed in accordance with the following schedule:

- Project Schedule

Pacific South Project

- ☐ Pre-Construction (Inspections/Permits): Spring 2024
- ☐ Site Work (Demolition): Spring 2024
- ☐ Construction of Building: Completed by Fall 2025

V. Other Provisions

A. *Compliance with State and Local Law*

All redevelopment activities shall comply with the Springfield Zoning Ordinance and all other applicable state and local laws.

B. *Population Density*

The Pacific South Project will consist of seventy-two (72) units on a 2.3162 acre site. Population densities, land coverage, and building intensities within the Redevelopment Area are projected to increase after redevelopment and will be regulated according to the City's Zoning Ordinance.

C. *Public Facilities*

The Redevelopment Plan is not anticipated to require any additional schools, parks, recreational and community facilities, or other public facilities. Additional water, sewerage, other public utilities, or sidewalks upgrades and/or relocations will be necessary. The cost of such improvements will be borne by the Property Owner who is implementing the development, but may also be offset by any approved incentives or taxing districts. Projects that require the installation of new utility lines such lines should be located underground. Projects developed will have access to private off-street parking as well as public on-street and off-street parking and will meet the statutory parking requirements per City ordinances and approved design standards.

D. *TIF*

As of the date of this Redevelopment Plan, certain properties inside the Redevelopment Area are also located inside the Commercial Street Tax Increment Financing Redevelopment Area (the “**Commercial Street TIF**”). Such properties shall not be authorized to receive real property tax abatement pursuant to Chapter 353, RSMo, this Redevelopment Plan, or any subsequent amendments thereto or related redevelopment plans unless the Commercial Street TIF has been duly amended to exclude such properties located therein. Under no circumstances may property located inside the Redevelopment Area be authorized to receive real property tax abatement so long as it is located inside the Commercial Street TIF.

E. *Additional Incentives/Taxing Districts*

Projects under this Redevelopment Plan may utilize additional incentives or taxing districts established and/or approved, including but not limited to CIDs, TDDs, and/or Chapter 100, to support the development of the projects so long as additional incentives and/or taxing districts satisfy all statutory requirements and do not interfere with the satisfactory administration of the tax abatement provided under Chapter 353 and approved under this Redevelopment Plan, or the administration of the Commercial Street TIF unless the TIF has been amended accordingly. This paragraph is not intended to provide a guarantee of approval for any such utilization but is meant to allow for the possibility of additional incentive utilization if the Developer chooses to apply for such programs.

EXHIBIT A

[MAP OF REDEVELOPMENT AREA ATTACHED]

- | | |
|--------------------------------------|-----------------------|
| 1. Redevelopment Area (Parcel Map) | Figures A-1 |
| 2. Redevelopment Area (Google Earth) | Figure A-2 |
| 3. Pacific South Project Area Figure | Figure A-3 through A5 |

Figure A-1: Map of Commercial-Pacific Redevelopment Area (Greene County Assessor Parcel Map)



Figure A-2: Map of Commercial-Pacific Redevelopment Area (Google Earth – individual project sites identified)

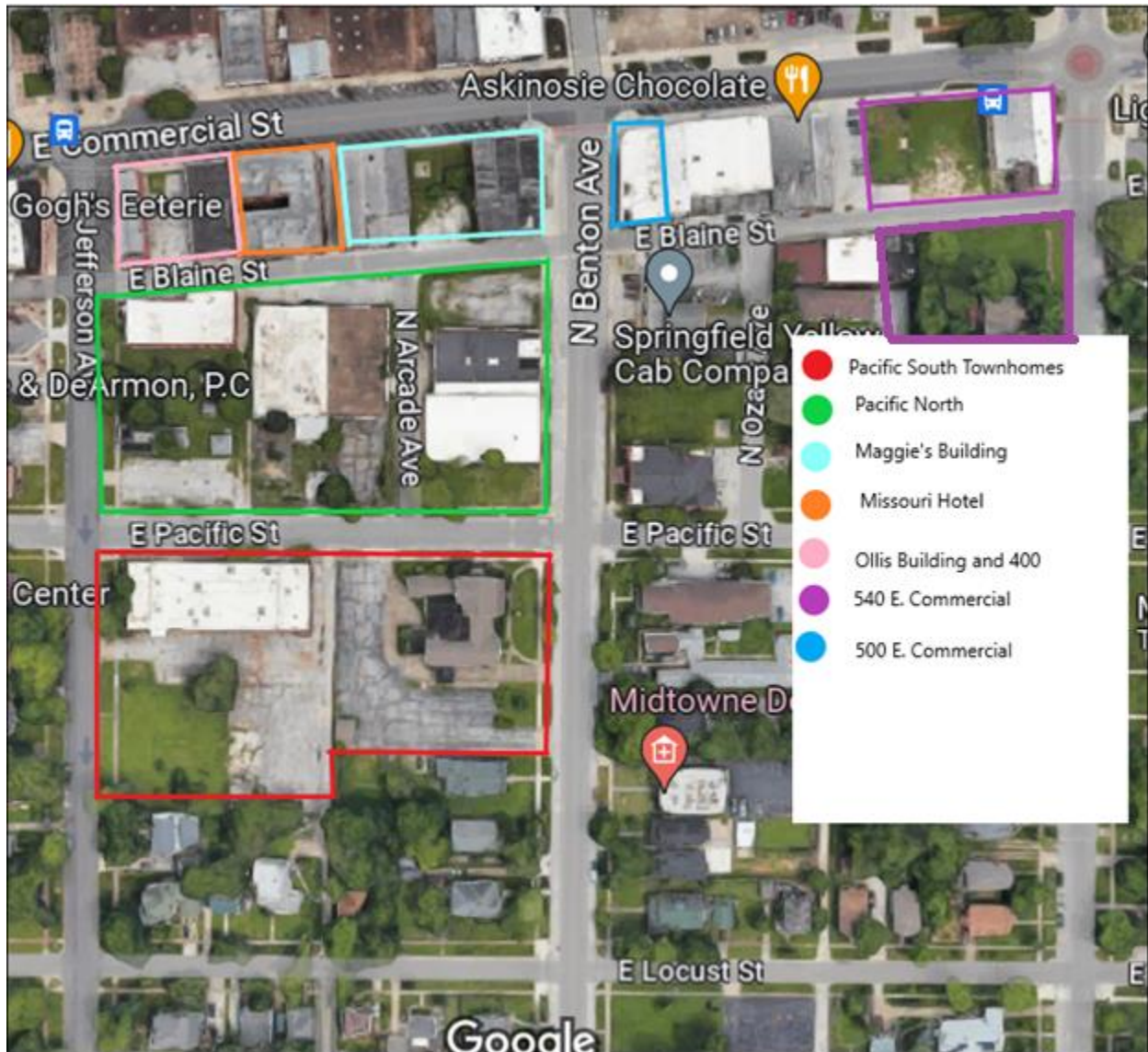


Figure A-3: 1630 N. Jefferson Ave.

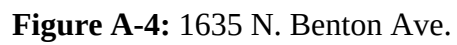


Figure A-5: Consolidated Property View (Both parcels – see black outlined area. View from South.)

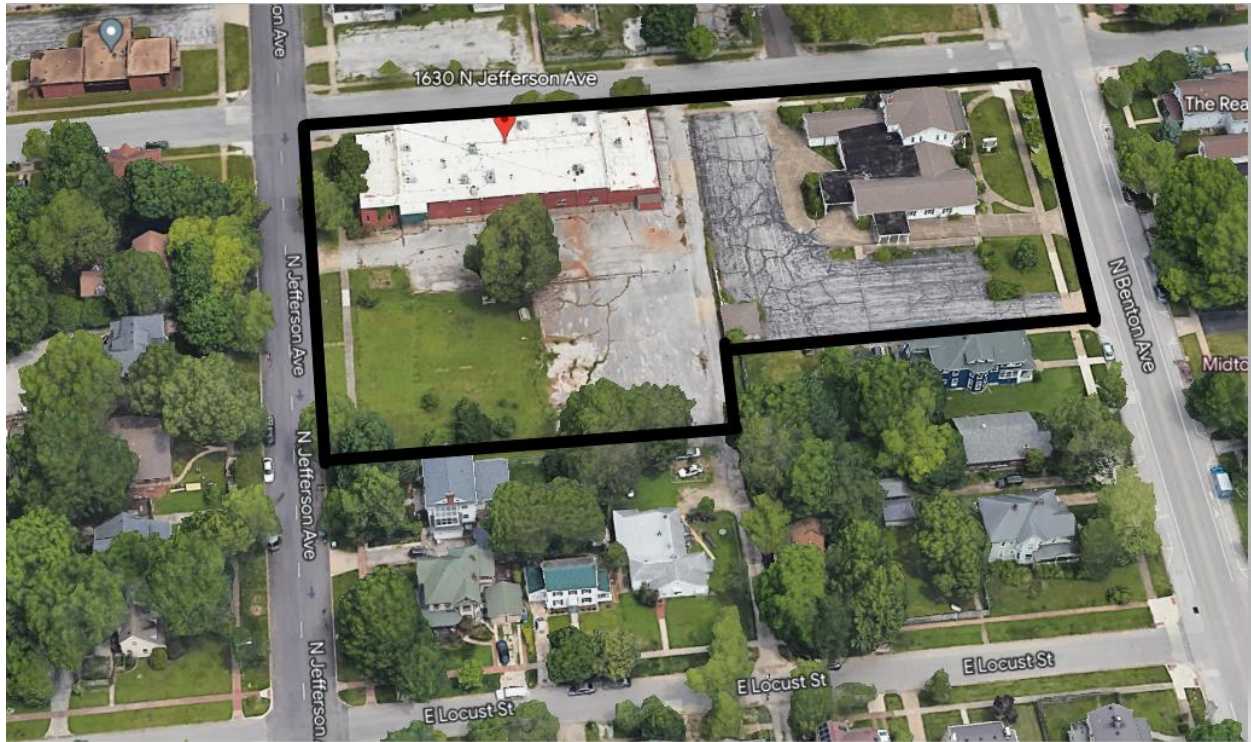


EXHIBIT B

LEGAL DESCRIPTION COMMERCIAL-PACIFIC STREET REDEVELOPMENT AREA

REDEVELOPMENT AREA BOUNDARY DESCRIPTION MISSOURI HOTEL, PACIFIC NORTH AND SOUTH - Tract 1

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 22 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 28 OF THE PLAT OF NORTH SPRINGFIELD, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY OF COMMERCIAL STREET, THENCE ALONG SAID RIGHT-OF-WAY NORTH 85°21'04" EAST, 549.17 FEET TO THE NORTHEAST CORNER OF LOT 13, BLOCK 27 OF THE PLAT OF NORTH SPRINGFIELD; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 02°37'12" EAST, 100.20 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF BLAINE STREET; THENCE ALONG SAID RIGHT-OF-WAY EXTENDED SOUTH 85°15'44" WEST, 128.44 FEET TO THE SOUTHEAST CORNER OF LOT 27, BLOCK 28 OF THE PLAT OF NORTH SPRINGFIELD, SAID POINT BEING AT THE NORTHWEST CORNER OF BLAINE STREET AND BENTON AVENUE; THENCE LEAVING THE NORTH RIGHT-OF-WAY OF BLAINE STREET AND ALONG THE WEST RIGHT-OF-WAY OF BENTON AVENUE SOUTH 01°50'51" WEST, 344.74 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 18 OF THE PLAT OF NORTH SPRINGFIELD, SAID POINT BEING THE SOUTHWEST CORNER OF BENTON AVENUE AND PACIFIC STREET; THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY OF BENTON AVENUE SOUTH 01°06'58" WEST, 198.73 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 18 OF THE PLAT OF NORTH SPRINGFIELD; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID LOT 3 NORTH 89°18'51" WEST, 227.64 FEET TO THE NORTHEAST CORNER OF LOT 9 OF BLOCK 18 OF THE PLAT OF NORTH SPRINGFIELD; THENCE ALONG THE EAST LINE OF SAID LOT 9 SOUTH 01°09'18" WEST, 66.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE ALONG THE SOUTH LINE OF SAID LOT 9 NORTH 89°18'51" WEST, 211.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9, SAID POINT LYING ON THE EAST RIGHT-OF-WAY OF JEFFERSON AVENUE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 01°11'35" EAST, 264.95 FEET TO THE NORTHWEST CORNER OF LOT 12, BLOCK 18 OF THE PLAT OF NORTH SPRINGFIELD, SAID POINT BEING ON THE SOUTHEAST CORNER OF JEFFERSON AVENUE AND PACIFIC STREET; THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY OF JEFFERSON AVENUE NORTH 02°05'05" EAST, 60.02 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 28 OF THE PLAT OF NORTH SPRINGFIELD, SAID POINT BEING AT THE NORTHEAST CORNER OF JEFFERSON AVENUE AND PACIFIC STREET; THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY OF JEFFERSON AVENUE NORTH 00°24'26" EAST, 211.17

FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 85°59'44" EAST, 32.89 FEET; THENCE NORTH 04°42'21" WEST, 132.30 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 22 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. CONTAINING 297,834 SQUARE FEET OR 6.84 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

REDEVELOPMENT AREA BOUNDARY DESCRIPTION 540 EAST COMMERCIAL – Tract 2

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 22 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 31, BLOCK 27 OF THE PLAT OF NORTH SPRINGFIELD, SAID POINT BEING ON THE SOUTHWEST CORNER OF COMMERCIAL STREET AND WASHINGTON AVENUE, THENCE ALONG THE WEST RIGHT-OF-WAY OF WASHINGTON AVENUE SOUTH 01°38'34" WEST, 206.51 FEET TO THE SOUTHEAST CORNER OF LOT 34, BLOCK 27 OF THE PLAT OF NORTH SPRINGFIELD; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID LOT 34 NORTH 89°09'20" WEST, 122.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 34, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF A PLATTED ALLEY; THENCE ALONG SAID RIGHT-OF-WAY EXTENDED NORTH 01°38'34" EAST, 94.40 FEET TO A POINT ON THE SOUTH LINE LOT 25, BLOCK 27 OF THE PLAT OF NORTH SPRINGFIELD, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF BLAINE STREET; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 85°15'44" WEST, 21.66 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID LOT 25 NORTH 03°28'48" WEST, 99.76 FEET TO THE NORTHWEST CORNER OF SAID LOT 25, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF COMMERCIAL STREET; THENCE LEAVING SAID WEST LINE AND ALONG SAID RIGHT-OF-WAY NORTH 85°21'04" EAST, 153.86 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 22 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. CONTAINING 27,182 SQUARE FEET OR 0.624 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

EXHIBIT C

Pacific South Project Area is legally described as follows:

PART OF BLOCK 18 IN THE ORIGINAL TOWN OF NORTH SPRINGFIELD, NOW IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING ALL OF LOTS 1, 2, 3, 10, 11, AND 12 INCLUDING THE VACATED ALLEY BETWEEN SAID LOTS, ALSO ALL OF LOT 9, ALL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 18 BEING THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 89°17'12" EAST ALONG THE NORTH LINE OF SAID BLOCK 18, 438.50 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 18 AND THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 01°06'58" WEST ALONG THE EAST LINE OF SAID BLOCK 18, 198.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°18'51" WEST ALONG THE SOUTH LINE OF SAID LOT 3 AND ITS EXTENSION, 227.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 01°09'18" WEST, 66.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 89°18'51" WEST, 211.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 01°11'35" EAST ALONG THE WEST LINE OF SAID BLOCK 18, 264.95 FEET TO THE POINT OF BEGINNING.

EXHIBIT D

APPRAISAL

[PROVIDED UNDER SEPARATE COVER]

1. Appraisal Report of Pacific South, Project No. 23-049, prepared by Advisor Appraisal Service, LLC and dated April 4, 2023

EXHIBIT E

CHAPTER 353 QUALIFICATION STUDIES (BLIGHT REPORTS)

[PROVIDED UNDER SEPARATE COVER]

1. Pacific South Redevelopment Area Chapter 353 Qualifications Study, dated June 14, 2023 and prepared by PGAV Planners, LLC
2. 540 E. Commercial Redevelopment Area Chapter 353 Qualifications Study, dated June 14, 2023 and prepared by PGAV Planners, LLC
3. Pacific North Redevelopment Area Chapter 353 Qualifications Study, dated June 14, 2023 and prepared by PGAV Planners, LLC
4. Missouri Hotel Redevelopment Area Chapter 353 Qualifications Study, dated June 14, 2023 and prepared by PGAV Planners, LLC

EXHIBIT F
PACIFIC SOUTH TAX IMPACT ANALYSIS

[please see attached]

Pacific South Project

Tax Impact Analysis

City of Springfield, Missouri
January 19, 2024

Spencer Fane LLP
2144 E. Republic Road, Suite B300
Springfield, MO 65804

Exhibit F-2

SPR 18148992.13

Pacific South Project

2023 Real Estate Assessment & Taxes

(Preliminary Amounts determined per covnersation with Greene County Assessor office)

Current Assessment Ratio			19%
	Appraised*	Assessed	
Land	\$ 529,000	\$ 100,510	
<u>Improvements</u>	15,176,000	\$ 2,883,440	
Total	\$ 15,705,000	\$ 2,983,950	

Jurisdiction	Tax	Levy per \$100
City of Springfield	18,175.24	0.6091
Springfield -- Greene County Library	6,946.64	0.2328
Ozarks Technical College	5,582.97	0.1871
Greene County	3,055.56	0.1024
Road & Bridge	3,058.55	0.1025
State of Missouri	895.19	0.0300
County Developmental Disability	1,336.81	0.0448
Springfield R-12	118,722.42	3.9787
County Seniors' Services	1,408.42	0.0472
Commercial SurTax	-	
	\$ 159,181.80	5.3346

*Per Greene County Assessor's Office

Pacific South Project
Tax Impact Analysis – Assessment Assumptions

Property	2022						Redeveloped E stimate					
	Appraised*			Assessed			Appraised			Assessed		
	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total
1630 N. Jefferson Ave.							\$ 529,000	\$ 15,176,000	\$ 15,705,000	\$ 100,510	\$ 2,883,440	\$ 2,983,950
88-13-12-323-014	79,200	265,200	344,400	25,344	84,864	\$ 110,208						
1312323001	93,100	243,500	336,600	29,792	77,920	\$ 107,712	-	-	-	-	-	-
							-	-	-	-	-	-
Totals	\$ 172,300	508,700	681,000	\$ 55,136	162,784	217,920	\$ 529,000	\$ 15,176,000	\$ 15,705,000	\$ 100,510	\$ 2,883,440	\$ 2,983,950
Portion of total value that is land				100%			Redeveloped Value estimates based on appraisal.					
Assessment ratio (commercial)				32%								
Assessment ratio (residential)				19%								

Exhibit F-4

Pacific South Project
Tax Impact Analysis
Projected Tax Revenue without Redevelopment

Biennial Growth Rate Assumption - Real Estate Taxes

-1.00%

Year		Assessed Value (\$)		Real Estate Taxes Paid										
Plan	Calendar	Total Land	Total Imp.	0.6091	0.2328	0.1871	0.1024	0.1025	0.0300	0.0448	3.9787	0.0472	1.0400	6.3746
				City of Springfield	Greene County Library	Ozarks Tech. College	Greene County	Road & Bridge	State of Missouri	Sheltered Workshop	Springfield R-12	County Seniors' Services	Commercial SurTax	Tax Paid
1.0	2025	55,136	162,784	\$ 1,327	\$ 507	\$ 408	\$ 223	\$ 223	\$ 65	\$ 98	\$ 8,670	\$ 103	\$ 2,266	\$ 13,892
2.0	2026	55,136	162,784	1,327	507	408	223	223	65	98	8,670	103	2,266	13,892
3.0	2027	54,585	161,156	1,314	502	404	221	221	65	97	8,584	102	2,244	13,753
4.0	2028	54,585	161,156	1,314	502	404	221	221	65	97	8,584	102	2,244	13,753
5.0	2029	54,039	159,545	1,301	497	400	219	219	64	96	8,498	101	2,221	13,615
6.0	2030	54,039	159,545	1,301	497	400	219	219	64	96	8,498	101	2,221	13,615
7.0	2031	53,498	157,949	1,288	492	396	217	217	63	95	8,413	100	2,199	13,479
8.0	2032	53,498	157,949	1,288	492	396	217	217	63	95	8,413	100	2,199	13,479
9.0	2033	52,963	156,370	1,275	487	392	214	215	63	94	8,329	99	2,177	13,344
10.0	2034	52,963	156,370	1,275	487	392	214	215	63	94	8,329	99	2,177	13,344
11.0	2035	52,434	154,806	1,262	482	388	212	212	62	93	8,245	98	2,155	13,211
12.0	2036	52,434	154,806	1,262	482	388	212	212	62	93	8,245	98	2,155	13,211
13.0	2037	51,909	153,258	1,250	478	384	210	210	62	92	8,163	97	2,134	13,079
14.0	2038	51,909	153,258	1,250	478	384	210	210	62	92	8,163	97	2,134	13,079
15.0	2039	51,390	151,725	1,237	473	380	208	208	61	91	8,081	96	2,112	12,948
16.0	2040	51,390	151,725	1,237	473	380	208	208	61	91	8,081	96	2,112	12,948
17.0	2041	50,876	150,208	1,225	468	376	206	206	60	90	8,001	95	2,091	12,818
18.0	2042	50,876	150,208	1,225	468	376	206	206	60	90	8,001	95	2,091	12,818
19.0	2043	50,368	148,706	1,213	463	372	204	204	60	89	7,921	94	2,070	12,690
20.0	2044	50,368	148,706	1,213	463	372	204	204	60	89	7,921	94	2,070	12,690
21.0	2045	49,864	147,219	1,200	459	369	202	202	59	88	7,841	93	2,050	12,563
22.0	2046	49,864	147,219	1,200	459	369	202	202	59	88	7,841	93	2,050	12,563
23.0	2047	49,365	145,747	1,188	454	365	200	200	59	87	7,763	92	2,029	12,438
24.0	2048	49,365	145,747	1,188	454	365	200	200	59	87	7,763	92	2,029	12,438
25.0	2049	48,872	144,289	1,177	450	361	198	198	58	87	7,685	91	2,009	12,313
TOTAL				\$ 31,338	\$ 11,977	\$ 9,626	\$ 5,268	\$ 5,274	\$ 1,543	\$ 2,305	\$ 204,703	\$ 2,428	\$ 53,508	\$ 327,971

Pacific South Project
Tax Impact Analysis
Projected Taxes with Renovation but without Abatement

Biennial Growth Rate Assumption - Real Estate Taxes 2.00%

				Real Estate Taxes Paid											
Year		Assessed Value (\$)		0.6091	0.2328	0.1871	0.1024	0.1025	0.0300	0.0448	3.9787	0.0472	-	5.3346	
Plan	Calendar	Total Land	Total Imp.	City of Springfield	Greene County Library	Ozarks Tech. College	Greene County	Road & Bridge	State of Missouri	Sheltered Workshop	Springfield R-12	County Seniors' Services	Commercial SurTax	Tax Paid	
1.0	2025	100,510	2,883,440	\$ 18,175	\$ 6,947	\$ 5,583	\$ 3,056	\$ 3,059	\$ 895	\$ 1,337	\$ 118,722	\$ 1,408	\$ -	\$ 159,182	
2.0	2026	100,510	2,883,440	18,175	6,947	5,583	3,056	3,059	895	1,337	118,722	1,408	-	159,182	
3.0	2027	102,520	2,941,109	18,539	7,086	5,695	3,117	3,120	913	1,364	121,097	1,437	-	162,365	
4.0	2028	102,520	2,941,109	18,539	7,086	5,695	3,117	3,120	913	1,364	121,097	1,437	-	162,365	
5.0	2029	104,571	2,999,931	18,910	7,227	5,809	3,179	3,182	931	1,391	123,519	1,465	-	165,613	
6.0	2030	104,571	2,999,931	18,910	7,227	5,809	3,179	3,182	931	1,391	123,519	1,465	-	165,613	
7.0	2031	106,662	3,059,930	19,288	7,372	5,925	3,243	3,246	950	1,419	125,989	1,495	-	168,925	
8.0	2032	106,662	3,059,930	19,288	7,372	5,925	3,243	3,246	950	1,419	125,989	1,495	-	168,925	
9.0	2033	108,795	3,121,128	19,673	7,519	6,043	3,307	3,311	969	1,447	128,509	1,525	-	172,303	
10.0	2034	108,795	3,121,128	19,673	7,519	6,043	3,307	3,311	969	1,447	128,509	1,525	-	172,303	
11.0	2035	110,971	3,183,551	20,067	7,670	6,164	3,374	3,377	988	1,476	131,079	1,555	-	175,750	
12.0	2036	110,971	3,183,551	20,067	7,670	6,164	3,374	3,377	988	1,476	131,079	1,555	-	175,750	
13.0	2037	113,191	3,247,222	20,468	7,823	6,287	3,441	3,444	1,008	1,505	133,701	1,586	-	179,265	
14.0	2038	113,191	3,247,222	20,468	7,823	6,287	3,441	3,444	1,008	1,505	133,701	1,586	-	179,265	
15.0	2039	115,454	3,312,166	20,878	7,980	6,413	3,510	3,513	1,028	1,536	136,375	1,618	-	182,850	
16.0	2040	115,454	3,312,166	20,878	7,980	6,413	3,510	3,513	1,028	1,536	136,375	1,618	-	182,850	
17.0	2041	117,763	3,378,410	21,295	8,139	6,541	3,580	3,584	1,049	1,566	139,102	1,650	-	186,507	
18.0	2042	117,763	3,378,410	21,295	8,139	6,541	3,580	3,584	1,049	1,566	139,102	1,650	-	186,507	
19.0	2043	120,119	3,445,978	21,721	8,302	6,672	3,652	3,655	1,070	1,598	141,884	1,683	-	190,237	
20.0	2044	120,119	3,445,978	21,721	8,302	6,672	3,652	3,655	1,070	1,598	141,884	1,683	-	190,237	
21.0	2045	122,521	3,514,897	22,156	8,468	6,806	3,725	3,728	1,091	1,630	144,722	1,717	-	194,042	
22.0	2046	122,521	3,514,897	22,156	8,468	6,806	3,725	3,728	1,091	1,630	144,722	1,717	-	194,042	
23.0	2047	124,972	3,585,195	22,599	8,637	6,942	3,799	3,803	1,113	1,662	147,616	1,751	-	197,923	
24.0	2048	124,972	3,585,195	22,599	8,637	6,942	3,799	3,803	1,113	1,662	147,616	1,751	-	197,923	
25.0	2049	127,471	3,656,899	23,051	8,810	7,081	3,875	3,879	1,135	1,695	150,569	1,786	-	201,881	
TOTAL				\$ 510,586	\$ 195,148	\$ 156,839	\$ 85,838	\$ 85,922	\$ 25,148	\$ 37,554	\$ 3,335,200	\$ 39,566	\$ -	\$ 4,471,802	

Pacific South Project

Tax Impact Analysis

Projected Tax Impact following proposed Renovation and Abatement

Biennial Growth Rate Assumption - Real Estate Taxes

2.00%

Year		Assessed Value (\$)		Real Estate Taxes Paid										
Plan	Calendar	Total Land	Total Imp.	0.6091	0.2328	0.18/1	0.1024	0.1025	0.0300	0.0448	3.9/8/	0.04/2	1.0400	6.3/46
				City of Springfield	Greene County Library	Ozarks Tech. College	Greene County	Road & Bridge	State of Missouri	County Developmental Disability	Springfield R-12	County Seniors' Services	Commercial SurTax	Tax Paid
1.0	2025	55,136	162,784	\$ 1,327	\$ 507	\$ 408	\$ 223	\$ 223	\$ 66	\$ 98	\$ 8,670	\$ 103	\$ 2,266	\$ 13,892
2.0	2026	55,136	162,784	1,327	507	408	223	223	66	98	8,670	103	2,266	13,892
3.0	2027	55,136	162,784	1,327	507	408	223	223	66	98	8,670	103	2,266	13,892
4.0	2028	55,136	162,784	1,327	507	408	223	223	66	98	8,670	103	2,266	13,892
5.0	2029	55,136	162,784	1,327	507	408	223	223	66	98	8,670	103	2,266	13,892
6.0	2030	55,136	162,784	1,327	507	408	223	223	66	98	8,670	103	2,266	13,892
7.0	2031	55,136	162,784	1,327	507	408	223	223	66	98	8,670	103	2,266	13,892
8.0	2032	55,136	162,784	1,327	507	408	223	223	66	98	8,670	103	2,266	13,892
9.0	2033	55,136	162,784	1,327	507	408	223	223	66	98	8,670	103	2,266	13,892
10.0	2034	55,136	162,784	1,327	507	408	223	223	66	98	8,670	103	2,266	13,892
11.0	2035	110,971	3,183,551	10,033	3,835	3,082	1,687	1,688	494	738	65,540	778	\$ -	87,875
12.0	2036	110,971	3,183,551	10,033	3,835	3,082	1,687	1,688	494	738	65,540	778	\$ -	87,875
13.0	2037	113,190	3,247,222	10,234	3,912	3,144	1,721	1,722	504	753	66,850	793	\$ -	89,632
14.0	2038	113,190	3,247,222	10,234	3,912	3,144	1,721	1,722	504	753	66,850	793	\$ -	89,632
15.0	2039	115,454	3,312,166	10,439	3,990	3,207	1,755	1,757	514	768	68,187	809	\$ -	91,425
16.0	2040	115,454	3,312,166	10,439	3,990	3,207	1,755	1,757	514	768	68,187	809	\$ -	91,425
17.0	2041	117,763	3,378,410	10,648	4,070	3,271	1,790	1,792	524	783	69,551	825	\$ -	93,253
18.0	2042	117,763	3,378,410	10,648	4,070	3,271	1,790	1,792	524	783	69,551	825	\$ -	93,253
19.0	2043	120,119	3,445,978	10,861	4,151	3,336	1,826	1,828	535	799	70,942	842	\$ -	95,118
20.0	2044	120,119	3,445,978	10,861	4,151	3,336	1,826	1,828	535	799	70,942	842	\$ -	95,118
21.0	2045	122,521	3,514,898	11,078	4,234	3,403	1,862	1,864	546	815	72,361	858	\$ -	97,021
22.0	2046	122,521	3,514,898	11,078	4,234	3,403	1,862	1,864	546	815	72,361	858	\$ -	97,021
23.0	2047	124,971	3,585,195	11,299	4,319	3,471	1,900	1,901	557	831	73,808	876	\$ -	98,961
24.0	2048	124,971	3,585,195	11,299	4,319	3,471	1,900	1,901	557	831	73,808	876	\$ -	98,961
25.0	2049	127,471	3,656,899	11,525	4,405	3,540	1,938	1,939	568	848	75,284	893	\$ -	100,941
TOTAL				\$ 173,982	\$ 66,497	\$ 53,443	\$ 29,249	\$ 29,278	\$ 8,569	\$ 12,797	\$ 1,136,468	\$ 13,482	\$ 22,664	\$ 1,546,428
10 Yr. PILOT				\$ 13,274	\$ 5,073	\$ 4,077	\$ 2,232	\$ 2,234	\$ 654	\$ 976	\$ 86,704	\$ 1,029	\$ 22,664	\$ 138,915

Years 1-10 are the PILOT years.

Pacific South Project Redevelopment Area Tax Impact Analysis

Jurisdiction	Tax Revenue			
	Without Redevelopment or Abatement	***With Redevelopment and Abatement	10 Yr. PILOT	Total Impact on Juris.
City of Springfield	\$ 31,338	\$ 173,982	\$ 13,274	\$ 142,644
Greene County Library	11,977	66,497	\$ 5,073	54,519
Ozarks Technical College	9,626	53,443	\$ 4,077	43,817
Greene County	5,268	29,249	\$ 2,232	23,981
Road & Bridge	5,274	29,278	\$ 2,234	24,004
State of Missouri	1,543	8,569	\$ 654	7,026
County Developmental Disability	2,305	12,797	\$ 976	10,492
Springfield R-12	204,703	1,136,468	\$ 86,704	931,765
County Seniors' Services	2,428	13,482	\$ 1,029	11,054
Commercial SurTax	53,508	22,664	22,664	(30,844)
Total	\$ 327,971	\$ 1,546,428	\$ 138,916	\$ 1,218,457

***Includes Taxes and PILOTS

	2025 Projections	2025 w/Abatement	2026 Projections	2026 w/Abatement	2027 Projections	2027 w/Abatement	2028 Projections	2028 w/Abatement
INCOME:								
1 BR/1 BA w/Garage	\$ 504,600.00	\$ 504,600.00	\$ 514,692.00	\$ 514,692.00	\$ 524,985.84	\$ 524,985.84	\$ 535,485.56	\$ 535,485.56
1 BR/1 BA	\$ 15,000.00	\$ 15,000.00	\$ 15,300.00	\$ 15,300.00	\$ 15,606.00	\$ 15,606.00	\$ 15,918.12	\$ 15,918.12
2 BR/2 BA w/Garage	\$ 678,600.00	\$ 678,600.00	\$ 692,172.00	\$ 692,172.00	\$ 706,015.44	\$ 706,015.44	\$ 720,135.75	\$ 720,135.75
2BR/2BA	\$ 19,200.00	\$ 19,200.00	\$ 19,584.00	\$ 19,584.00	\$ 19,975.68	\$ 19,975.68	\$ 20,375.19	\$ 20,375.19
3 BR/2 BA w?Garage	\$ 165,600.00	\$ 165,600.00	\$ 168,912.00	\$ 168,912.00	\$ 172,290.24	\$ 172,290.24	\$ 175,736.04	\$ 175,736.04
Studio-Garage	\$ 82,800.00	\$ 82,800.00	\$ 84,456.00	\$ 84,456.00	\$ 86,145.12	\$ 86,145.12	\$ 87,868.02	\$ 87,868.02
RUBS	\$ 66,528.00	\$ 66,528.00	\$ 67,858.56	\$ 67,858.56	\$ 69,215.73	\$ 69,215.73	\$ 70,600.05	\$ 70,600.05
Fees	\$ 145,530.00	\$ 145,530.00	\$ 148,440.60	\$ 148,440.60	\$ 151,409.41	\$ 151,409.41	\$ 154,437.60	\$ 154,437.60
Gross Income	\$ 1,677,858.00	\$ 1,677,858.00	\$ 1,711,415.16	\$ 1,711,415.16	\$ 1,745,643.46	\$ 1,745,643.46	\$ 1,780,556.33	\$ 1,780,556.33
Bad Rents/Vacancy (5%)	\$ (419,464.50)	\$ (419,464.50)	\$ (171,141.52)	\$ (171,141.52)	\$ (87,282.17)	\$ (87,282.17)	\$ (89,027.82)	\$ (89,027.82)
Adjusted Gross Income	\$ 1,258,393.50	\$ 1,258,393.50	\$ 1,540,273.64	\$ 1,540,273.64	\$ 1,658,361.29	\$ 1,658,361.29	\$ 1,691,528.52	\$ 1,691,528.52
EXPENSES:								
Real Estate Taxes (including PILOTs)	\$ (159,182)	\$ (13,892)	\$ (159,182)	\$ (13,892)	\$ (162,365)	\$ (13,892)	\$ (162,365)	\$ (13,892)
Insurance	(36,000)	(36,000)	(37,080)	(37,080)	(38,192)	(38,192)	(39,338)	(39,338)
Reserves	(36,000)	(36,000)	(37,080)	(37,080)	(38,192)	(38,192)	(39,338)	(39,338)
Utilities	(46,800)	(46,800)	(48,204)	(48,204)	(49,650)	(49,650)	(51,140)	(51,140)
Advertising	(18,000)	(18,000)	(18,540)	(18,540)	(19,096)	(19,096)	(19,669)	(19,669)
Maintenance/Landscape/Trash/Cleaning	(36,000)	(36,000)	(37,080)	(37,080)	(38,192)	(38,192)	(39,338)	(39,338)
Contracted Services	(21,600)	(21,600)	(22,248)	(22,248)	(22,915)	(22,915)	(23,603)	(23,603)
Administrative/General (Admin/Mgmt/Apt Prep&Turnover, etc.)	(102,600)	(102,600)	(105,678)	(105,678)	(108,848)	(108,848)	(112,114)	(112,114)
Payroll	(54,000)	(54,000)	(55,620)	(55,620)	(57,289)	(54,000)	(59,007)	(54,000)
Total Expenses	\$ (510,181.80)	\$ (364,891.53)	\$ (520,711.80)	\$ (373,801.53)	\$ (534,741.33)	\$ (382,978.83)	\$ (545,912.61)	\$ (392,431.45)
Net Operating Income	\$ 748,211.70	\$ 893,501.97	\$ 1,019,561.85	\$ 1,166,472.12	\$ 1,123,619.96	\$ 1,275,382.46	\$ 1,145,615.91	\$ 1,299,097.07
Less Debt Service (Bank)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)
Cash Flow	\$ (321,180.30)	\$ (175,890.03)	\$ (49,830.15)	\$ 97,080.12	\$ 54,227.96	\$ 205,990.46	\$ 76,223.91	\$ 229,705.07
Cash on Cash Return	-8%	-4%	-1%	2%	1%	5%	2%	6%

		Rate	Amort.	Monthly Pmt.	Annual Pmt.	Term
Bank Loan Amount (Term Sheet)	\$14,863,851.00	6.00%	30 years	\$89,116.00	\$1,069,852.00	3 years
Return Analysis follows this Pro Forma	Annual Expense Increase	3.00%				Borrower Equity
	Annual Rent Increase	2.00%				\$4,064,529.00
<u>Absorption Period</u>	Apartment Vacancy Loss	5.00%				
(Year 1) 2025 assumes 75% lease-up reflected in higher vacancy rate	Insurance	5.76%				
(Year 2) 2026 assumes 90% lease-up reflected in higher vacancy rate	Reserves	5.76%				
	Utilities	7.48%				
	Advertising	2.88%				
	Maintenance	5.76%				
	Contracted Services	3.45%				
	Payroll	8.63%				
	Taxes	43.88%				
	Administrative and General	16.40%				

Expenses as
percentage of
total expenses
w/o abatement

2029 Projections	2029 w/Abatement	2030 Projections	2030 w/Abatement	2031 Projections	2031 w/Abatement	2032 Projections	2032 w/Abatement	2033 Projections	2033 w/Abatement	2034 Projections	2034 w/Abatement
\$ 546,195.27	\$ 546,195.27	\$ 557,119.17	\$ 557,119.17	\$ 568,261.56	\$ 568,261.56	\$ 579,626.79	\$ 579,626.79	\$ 591,219.32	\$ 591,219.32	\$ 603,043.71	\$ 603,043.71
\$ 16,236.48	\$ 16,236.48	\$ 16,561.21	\$ 16,561.21	\$ 16,892.44	\$ 16,892.44	\$ 17,230.29	\$ 17,230.29	\$ 17,574.89	\$ 17,574.89	\$ 17,926.39	\$ 17,926.39
\$ 734,538.46	\$ 734,538.46	\$ 749,229.23	\$ 749,229.23	\$ 764,213.82	\$ 764,213.82	\$ 779,498.09	\$ 779,498.09	\$ 795,088.06	\$ 795,088.06	\$ 810,989.82	\$ 810,989.82
\$ 20,782.70	\$ 20,782.70	\$ 21,198.35	\$ 21,198.35	\$ 21,622.32	\$ 21,622.32	\$ 22,054.76	\$ 22,054.76	\$ 22,495.86	\$ 22,495.86	\$ 22,945.78	\$ 22,945.78
\$ 179,250.77	\$ 179,250.77	\$ 182,835.78	\$ 182,835.78	\$ 186,492.50	\$ 186,492.50	\$ 190,222.35	\$ 190,222.35	\$ 194,026.79	\$ 194,026.79	\$ 197,907.33	\$ 197,907.33
\$ 89,625.38	\$ 89,625.38	\$ 91,417.89	\$ 91,417.89	\$ 93,246.25	\$ 93,246.25	\$ 95,111.17	\$ 95,111.17	\$ 97,013.40	\$ 97,013.40	\$ 98,953.66	\$ 98,953.66
\$ 72,012.05	\$ 72,012.05	\$ 73,452.29	\$ 73,452.29	\$ 74,921.33	\$ 74,921.33	\$ 76,419.76	\$ 76,419.76	\$ 77,948.16	\$ 77,948.16	\$ 79,507.12	\$ 79,507.12
\$ 157,526.35	\$ 157,526.35	\$ 160,676.88	\$ 160,676.88	\$ 163,890.42	\$ 163,890.42	\$ 167,168.23	\$ 167,168.23	\$ 170,511.59	\$ 170,511.59	\$ 173,921.82	\$ 173,921.82
\$ 1,816,167.46	\$ 1,816,167.46	\$ 1,852,490.81	\$ 1,852,490.81	\$ 1,889,540.62	\$ 1,889,540.62	\$ 1,927,331.44	\$ 1,927,331.44	\$ 1,965,878.07	\$ 1,965,878.07	\$ 2,005,195.63	\$ 2,005,195.63
\$ (90,808.37)	\$ (90,808.37)	\$ (92,624.54)	\$ (92,624.54)	\$ (94,477.03)	\$ (94,477.03)	\$ (96,366.57)	\$ (96,366.57)	\$ (98,293.90)	\$ (98,293.90)	\$ (100,259.78)	\$ (100,259.78)
\$ 1,725,359.09	\$ 1,725,359.09	\$ 1,759,866.27	\$ 1,759,866.27	\$ 1,795,063.59	\$ 1,795,063.59	\$ 1,830,964.87	\$ 1,830,964.87	\$ 1,867,584.16	\$ 1,867,584.16	\$ 1,904,935.85	\$ 1,904,935.85
\$ (165,613)	\$ (13,892)	\$ (165,613)	\$ (13,892)	\$ (168,925)	\$ (13,892)	\$ (168,925)	\$ (13,892)	\$ (172,303)	\$ (13,892)	\$ (172,303)	\$ (13,892)
(40,518)	(40,518)	(41,734)	(41,734)	(42,986)	(42,986)	(44,275)	(44,275)	(45,604)	(45,604)	(46,972)	(46,972)
(40,518)	(40,518)	(41,734)	(41,734)	(42,986)	(42,986)	(44,275)	(44,275)	(45,604)	(45,604)	(46,972)	(46,972)
(52,674)	(52,674)	(54,254)	(54,254)	(55,882)	(55,882)	(57,558)	(57,558)	(59,285)	(59,285)	(61,063)	(61,063)
(20,259)	(20,259)	(20,867)	(20,867)	(21,493)	(21,493)	(22,138)	(22,138)	(22,802)	(22,802)	(23,486)	(23,486)
(40,518)	(40,518)	(41,734)	(41,734)	(42,986)	(42,986)	(44,275)	(44,275)	(45,604)	(45,604)	(46,972)	(46,972)
(24,311)	(24,311)	(25,040)	(25,040)	(25,792)	(25,792)	(26,565)	(26,565)	(27,362)	(27,362)	(28,183)	(28,183)
(115,477)	(115,477)	(118,942)	(118,942)	(122,510)	(122,510)	(126,185)	(126,185)	(129,971)	(129,971)	(133,870)	(133,870)
(60,777)	(54,000)	(62,601)	(54,000)	(64,479)	(54,000)	(66,413)	(54,000)	(68,406)	(54,000)	(70,458)	(54,000)
\$ (560,666.33)	\$ (402,167.64)	\$ (572,517.94)	\$ (412,195.93)	\$ (588,037.35)	\$ (422,525.06)	\$ (600,610.72)	\$ (433,164.07)	\$ (616,939.79)	\$ (444,122.24)	\$ (630,278.88)	\$ (455,409.16)
\$ 1,164,692.75	\$ 1,323,191.44	\$ 1,187,348.33	\$ 1,347,670.34	\$ 1,207,026.24	\$ 1,372,538.53	\$ 1,230,354.14	\$ 1,397,800.80	\$ 1,250,644.37	\$ 1,423,461.92	\$ 1,274,656.96	\$ 1,449,526.68
(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)
\$ 95,300.75	\$ 253,799.44	\$ 117,956.33	\$ 278,278.34	\$ 137,634.24	\$ 303,146.53	\$ 160,962.14	\$ 328,408.80	\$ 181,252.37	\$ 354,069.92	\$ 205,264.96	\$ 380,134.68
2%	6%	3%	7%	3%	7%	4%	8%	4%	9%	5%	9%

2035 Projections	2035 w/Abatement	2036 Projections	2036 w/Abatement	2037 Projections	2037 w/Abatement	2038 Projections	2038 w/Abatement	2039 Projections	2039 w/Abatement	2040 Projections	2040 w/Abatement
\$ 615,104.58	\$ 615,104.58	\$ 627,406.68	\$ 627,406.68	\$ 639,954.81	\$ 639,954.81	\$ 652,753.91	\$ 652,753.91	\$ 665,808.98	\$ 665,808.98	\$ 679,125.16	\$ 679,125.16
\$ 18,284.92	\$ 18,284.92	\$ 18,650.61	\$ 18,650.61	\$ 19,023.63	\$ 19,023.63	\$ 19,404.10	\$ 19,404.10	\$ 19,792.18	\$ 19,792.18	\$ 20,188.03	\$ 20,188.03
\$ 827,209.61	\$ 827,209.61	\$ 843,753.81	\$ 843,753.81	\$ 860,628.88	\$ 860,628.88	\$ 877,841.46	\$ 877,841.46	\$ 895,398.29	\$ 895,398.29	\$ 913,306.25	\$ 913,306.25
\$ 23,404.69	\$ 23,404.69	\$ 23,872.79	\$ 23,872.79	\$ 24,350.24	\$ 24,350.24	\$ 24,837.25	\$ 24,837.25	\$ 25,333.99	\$ 25,333.99	\$ 25,840.67	\$ 25,840.67
\$ 201,865.48	\$ 201,865.48	\$ 205,902.79	\$ 205,902.79	\$ 210,020.84	\$ 210,020.84	\$ 214,221.26	\$ 214,221.26	\$ 218,505.68	\$ 218,505.68	\$ 222,875.80	\$ 222,875.80
\$ 100,932.74	\$ 100,932.74	\$ 102,951.39	\$ 102,951.39	\$ 105,010.42	\$ 105,010.42	\$ 107,110.63	\$ 107,110.63	\$ 109,252.84	\$ 109,252.84	\$ 111,437.90	\$ 111,437.90
\$ 81,097.26	\$ 81,097.26	\$ 82,719.21	\$ 82,719.21	\$ 84,373.59	\$ 84,373.59	\$ 86,061.06	\$ 86,061.06	\$ 87,782.28	\$ 87,782.28	\$ 89,537.93	\$ 89,537.93
\$ 177,400.26	\$ 177,400.26	\$ 180,948.26	\$ 180,948.26	\$ 184,567.23	\$ 184,567.23	\$ 188,258.57	\$ 188,258.57	\$ 192,023.74	\$ 192,023.74	\$ 195,864.22	\$ 195,864.22
\$ 2,045,299.54	\$ 2,045,299.54	\$ 2,086,205.53	\$ 2,086,205.53	\$ 2,127,929.64	\$ 2,127,929.64	\$ 2,170,488.23	\$ 2,170,488.23	\$ 2,213,898.00	\$ 2,213,898.00	\$ 2,258,175.96	\$ 2,258,175.96
\$ (102,264.98)	\$ (102,264.98)	\$ (104,310.28)	\$ (104,310.28)	\$ (106,396.48)	\$ (106,396.48)	\$ (108,524.41)	\$ (108,524.41)	\$ (110,694.90)	\$ (110,694.90)	\$ (112,908.80)	\$ (112,908.80)
\$ 1,943,034.56	\$ 1,943,034.56	\$ 1,981,895.25	\$ 1,981,895.25	\$ 2,021,533.16	\$ 2,021,533.16	\$ 2,061,963.82	\$ 2,061,963.82	\$ 2,103,203.10	\$ 2,103,203.10	\$ 2,145,267.16	\$ 2,145,267.16
\$ (172,303)	\$ (87,875)	\$ (172,303)	\$ (87,875)	\$ (172,303)	\$ (89,632)	\$ (172,303)	\$ (89,632)	\$ (172,303)	\$ (91,425)	\$ (172,303)	\$ (91,425)
(48,381)	(48,381)	(49,832)	(49,832)	(51,327)	(51,327)	(52,867)	(52,867)	(54,453)	(54,453)	(56,087)	(56,087)
(48,381)	(48,381)	(49,832)	(49,832)	(51,327)	(51,327)	(52,867)	(52,867)	(54,453)	(54,453)	(56,087)	(56,087)
(62,895)	(62,895)	(64,782)	(64,782)	(66,726)	(66,726)	(68,727)	(68,727)	(70,789)	(70,789)	(72,913)	(72,913)
(24,190)	(24,190)	(24,916)	(24,916)	(25,664)	(25,664)	(26,434)	(26,434)	(27,227)	(27,227)	(28,043)	(28,043)
(48,381)	(48,381)	(49,832)	(49,832)	(51,327)	(51,327)	(52,867)	(52,867)	(54,453)	(54,453)	(56,087)	(56,087)
(29,029)	(29,029)	(29,899)	(29,899)	(30,796)	(30,796)	(31,720)	(31,720)	(32,672)	(32,672)	(33,652)	(33,652)
(137,886)	(137,886)	(142,022)	(142,022)	(146,283)	(146,283)	(150,672)	(150,672)	(155,192)	(155,192)	(159,847)	(159,847)
(72,571)	(54,000)	(74,749)	(54,000)	(76,991)	(54,000)	(79,301)	(54,000)	(81,680)	(54,000)	(84,130)	(54,000)
\$ (644,018.15)	\$ (541,017.95)	\$ (658,169.58)	\$ (552,992.24)	\$ (672,745.57)	\$ (567,083.26)	\$ (687,758.83)	\$ (579,786.79)	\$ (703,222.49)	\$ (594,664.07)	\$ (719,150.06)	\$ (608,141.25)
\$ 1,299,016.42	\$ 1,402,016.61	\$ 1,323,725.67	\$ 1,428,903.01	\$ 1,348,787.59	\$ 1,454,449.89	\$ 1,374,204.99	\$ 1,482,177.03	\$ 1,399,980.61	\$ 1,508,539.02	\$ 1,426,117.10	\$ 1,537,125.91
(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)
\$ 229,624.42	\$ 332,624.61	\$ 254,333.67	\$ 359,511.01	\$ 279,395.59	\$ 385,057.89	\$ 304,812.99	\$ 412,785.03	\$ 330,588.61	\$ 439,147.02	\$ 356,725.10	\$ 467,733.91
6%	8%	6%	9%	7%	9%	7%	10%	8%	11%	9%	12%

2041 Projections	2041 w/Abatement	2042 Projections	2042 w/Abatement	2043 Projections	2043 w/Abatement	2044 Projections	2044 w/Abatement	2045 Projections	2045 w/Abatement	2046 Projections	2046 w/Abatement
\$ 692,707.67	\$ 692,707.67	\$ 706,561.82	\$ 706,561.82	\$ 720,693.06	\$ 720,693.06	\$ 735,106.92	\$ 735,106.92	\$ 749,809.06	\$ 749,809.06	\$ 764,805.24	\$ 764,805.24
\$ 20,591.79	\$ 20,591.79	\$ 21,003.62	\$ 21,003.62	\$ 21,423.69	\$ 21,423.69	\$ 21,852.17	\$ 21,852.17	\$ 22,289.21	\$ 22,289.21	\$ 22,735.00	\$ 22,735.00
\$ 931,572.38	\$ 931,572.38	\$ 950,203.83	\$ 950,203.83	\$ 969,207.90	\$ 969,207.90	\$ 988,592.06	\$ 988,592.06	\$ 1,008,363.90	\$ 1,008,363.90	\$ 1,028,531.18	\$ 1,028,531.18
\$ 26,357.49	\$ 26,357.49	\$ 26,884.64	\$ 26,884.64	\$ 27,422.33	\$ 27,422.33	\$ 27,970.77	\$ 27,970.77	\$ 28,530.19	\$ 28,530.19	\$ 29,100.79	\$ 29,100.79
\$ 227,333.31	\$ 227,333.31	\$ 231,879.98	\$ 231,879.98	\$ 236,517.58	\$ 236,517.58	\$ 241,247.93	\$ 241,247.93	\$ 246,072.89	\$ 246,072.89	\$ 250,994.35	\$ 250,994.35
\$ 113,666.66	\$ 113,666.66	\$ 115,939.99	\$ 115,939.99	\$ 118,258.79	\$ 118,258.79	\$ 120,623.97	\$ 120,623.97	\$ 123,036.44	\$ 123,036.44	\$ 125,497.17	\$ 125,497.17
\$ 91,328.69	\$ 91,328.69	\$ 93,155.26	\$ 93,155.26	\$ 95,018.37	\$ 95,018.37	\$ 96,918.73	\$ 96,918.73	\$ 98,857.11	\$ 98,857.11	\$ 100,834.25	\$ 100,834.25
\$ 199,781.50	\$ 199,781.50	\$ 203,777.13	\$ 203,777.13	\$ 207,852.68	\$ 207,852.68	\$ 212,009.73	\$ 212,009.73	\$ 216,249.92	\$ 216,249.92	\$ 220,574.92	\$ 220,574.92
\$ 2,303,339.48	\$ 2,303,339.48	\$ 2,349,406.27	\$ 2,349,406.27	\$ 2,396,394.39	\$ 2,396,394.39	\$ 2,444,322.28	\$ 2,444,322.28	\$ 2,493,208.73	\$ 2,493,208.73	\$ 2,543,072.90	\$ 2,543,072.90
\$ (115,166.97)	\$ (115,166.97)	\$ (117,470.31)	\$ (117,470.31)	\$ (119,819.72)	\$ (119,819.72)	\$ (122,216.11)	\$ (122,216.11)	\$ (124,660.44)	\$ (124,660.44)	\$ (127,153.65)	\$ (127,153.65)
\$ 2,188,172.50	\$ 2,188,172.50	\$ 2,231,935.95	\$ 2,231,935.95	\$ 2,276,574.67	\$ 2,276,574.67	\$ 2,322,106.17	\$ 2,322,106.17	\$ 2,368,548.29	\$ 2,368,548.29	\$ 2,415,919.26	\$ 2,415,919.26
\$ (172,303)	\$ (93,253)	\$ (172,303)	\$ (93,253)	\$ (172,303)	\$ (95,118)	\$ (172,303)	\$ (95,118)	\$ (172,303)	\$ (97,021)	\$ (172,303)	\$ (97,021)
(57,769)	(57,769)	(59,503)	(59,503)	(61,288)	(61,288)	(63,126)	(63,126)	(65,020)	(65,020)	(66,971)	(66,971)
(57,769)	(57,769)	(59,503)	(59,503)	(61,288)	(61,288)	(63,126)	(63,126)	(65,020)	(65,020)	(66,971)	(66,971)
(75,100)	(75,100)	(77,353)	(77,353)	(79,674)	(79,674)	(82,064)	(82,064)	(84,526)	(84,526)	(87,062)	(87,062)
(28,885)	(28,885)	(29,751)	(29,751)	(30,644)	(30,644)	(31,563)	(31,563)	(32,510)	(32,510)	(33,485)	(33,485)
(57,769)	(57,769)	(59,503)	(59,503)	(61,288)	(61,288)	(63,126)	(63,126)	(65,020)	(65,020)	(66,971)	(66,971)
(34,662)	(34,662)	(35,702)	(35,702)	(36,773)	(36,773)	(37,876)	(37,876)	(39,012)	(39,012)	(40,182)	(40,182)
(164,643)	(164,643)	(169,582)	(169,582)	(174,670)	(174,670)	(179,910)	(179,910)	(185,307)	(185,307)	(190,866)	(190,866)
(86,654)	(54,000)	(89,254)	(54,000)	(91,931)	(54,000)	(94,689)	(54,000)	(97,530)	(54,000)	(100,456)	(54,000)
\$ (735,555.46)	\$ (623,851.24)	\$ (752,453.01)	\$ (638,149.17)	\$ (769,857.50)	\$ (654,741.11)	\$ (787,784.12)	\$ (669,909.79)	\$ (806,248.54)	\$ (687,435.90)	\$ (825,266.89)	\$ (703,528.35)
\$ 1,452,617.05	\$ 1,564,321.27	\$ 1,479,482.94	\$ 1,593,786.78	\$ 1,506,717.17	\$ 1,621,833.56	\$ 1,534,322.05	\$ 1,652,196.37	\$ 1,562,299.75	\$ 1,681,112.39	\$ 1,590,652.36	\$ 1,712,390.90
(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)	(\$1,069,392.00)
\$ 383,225.05	\$ 494,929.27	\$ 410,090.94	\$ 524,394.78	\$ 437,325.17	\$ 552,441.56	\$ 464,930.05	\$ 582,804.37	\$ 492,907.75	\$ 611,720.39	\$ 521,260.36	\$ 642,998.90
9%	12%	10%	13%	11%	14%	11%	14%	12%	15%	13%	16%

2047 Projections	2047 w/Abatement	2048 Projections	2048 w/Abatement	2049 Projections	2049 w/Abatement
\$ 780,101.34	\$ 780,101.34	\$ 795,703.37	\$ 795,703.37	\$ 811,617.44	\$ 811,617.44
\$ 23,189.70	\$ 23,189.70	\$ 23,653.49	\$ 23,653.49	\$ 24,126.56	\$ 24,126.56
\$ 1,049,101.80	\$ 1,049,101.80	\$ 1,070,083.84	\$ 1,070,083.84	\$ 1,091,485.52	\$ 1,091,485.52
\$ 29,682.81	\$ 29,682.81	\$ 30,276.47	\$ 30,276.47	\$ 30,882.00	\$ 30,882.00
\$ 256,014.23	\$ 256,014.23	\$ 261,134.52	\$ 261,134.52	\$ 266,357.21	\$ 266,357.21
\$ 128,007.12	\$ 128,007.12	\$ 130,567.26	\$ 130,567.26	\$ 133,178.60	\$ 133,178.60
\$ 102,850.94	\$ 102,850.94	\$ 104,907.95	\$ 104,907.95	\$ 107,006.11	\$ 107,006.11
\$ 224,986.42	\$ 224,986.42	\$ 229,486.15	\$ 229,486.15	\$ 234,075.87	\$ 234,075.87
\$ 2,593,934.36	\$ 2,593,934.36	\$ 2,645,813.05	\$ 2,645,813.05	\$ 2,698,729.31	\$ 2,698,729.31
\$ (129,696.72)	\$ (129,696.72)	\$ (132,290.65)	\$ (132,290.65)	\$ (134,936.47)	\$ (134,936.47)
\$ 2,464,237.64	\$ 2,464,237.64	\$ 2,513,522.39	\$ 2,513,522.39	\$ 2,563,792.84	\$ 2,563,792.84
\$ (172,303)	\$ (98,961)	\$ (172,303)	\$ (98,961)	\$ (172,303)	\$ (100,941)
(68,980)	(68,980)	(71,049)	(71,049)	(73,181)	(73,181)
(68,980)	(68,980)	(71,049)	(71,049)	(73,181)	(73,181)
(89,674)	(89,674)	(92,364)	(92,364)	(95,135)	(95,135)
(34,490)	(34,490)	(35,525)	(35,525)	(36,590)	(36,590)
(68,980)	(68,980)	(71,049)	(71,049)	(73,181)	(73,181)
(41,388)	(41,388)	(42,629)	(42,629)	(43,908)	(43,908)
(196,592)	(196,592)	(202,490)	(202,490)	(208,565)	(208,565)
(103,470)	(54,000)	(106,574)	(54,000)	(109,771)	(54,000)
\$ (844,855.79)	\$ (722,043.99)	\$ (865,032.36)	\$ (739,116.47)	\$ (885,814.23)	\$ (758,680.36)
\$ 1,619,381.85	\$ 1,742,193.65	\$ 1,648,490.03	\$ 1,774,405.92	\$ 1,677,978.61	\$ 1,805,112.49
(\$1,069,392.00)	\$ (1,069,392.00)	(\$1,069,392.00)	\$ (1,069,392.00)	(\$1,069,392.00)	\$ (1,069,392.00)
\$ 549,989.85	\$ 672,801.65	\$ 579,098.03	\$ 705,013.92	\$ 608,586.61	\$ 735,720.49
14%	17%	14%	17%	15%	18%

Exhibit F-13

SOURCES & USES OF FUNDS	
USE OF FUNDS (Based on Development Budget)	
Acquisition Cost	\$ 1,511,640.00
Reserves/Fees/Contingency	\$ 2,787,082.00
Soft Cost - Renovation	\$ 962,858.00
Hard Cost - Renovation	\$ 13,666,800.00
Cobined Total Cost	\$ 18,928,380.00
SOURCES OF FUNDS	
Borrower Equity	\$ 4,064,529.00
Construction Loan -	\$ 14,863,851.00
Total Loans + Equity	\$ 18,928,380.00

Return Analysis

Cash-on-Cash Return (with Abatement)

	<u>Construction</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Initial Equity/Residual Value	(4,064,529)			
Cash Flow		(175,890)	97,080	205,990
Total Cash Flow	(4,064,529)	(175,890)	97,080	205,990
Cumulative Cash Flow	(4,064,529)	(4,240,419)	(4,143,339)	(3,937,348)
Cumulative Cash on Cash Return at Stabilization				-101.94%
Year 3 Cash on Cash Return				5.00%

Cash-on-Cash Return (without Abatement)

	<u>Construction</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Initial Equity	(4,064,529)			
Cash Flow		(321,180)	(49,830)	54,228
Total Cash Flow	(4,064,529)	(321,180)	(49,830)	54,228
Cumulative Cash Flow	(4,064,529)	(4,385,709)	(4,435,539)	(4,381,311)
Cumulative Cash on Cash Return at Stabilization				-109.13%
Year 3 Cash on Cash Return				1.00%

Pacific South Project Redevelopment Area - A mortization (Bank)	
Loan Amount	\$14,883,851.00
Term in Months	360
Interest Rate	6.000%
Monthly Payment	(\$89,116.30)
Annual Payment	(\$1,069,395.60)

Month	TotalPmt.	Int. Rate	Int. Pmt.	Prin. Pmt.	Principal Balance
1	\$89,116.30	6.00%	\$74,319.26	\$14,797.05	\$14,883,851.00
2	\$89,116.30	6.00%	\$74,245.27	\$14,871.03	\$14,849,053.98
3	\$89,116.30	6.00%	\$74,170.91	\$14,945.39	\$14,834,182.92
4	\$89,116.30	6.00%	\$74,096.19	\$15,020.11	\$14,819,237.54
5	\$89,116.30	6.00%	\$74,021.09	\$15,095.21	\$14,804,217.43
6	\$89,116.30	6.00%	\$73,945.61	\$15,170.69	\$14,789,122.21
7	\$89,116.30	6.00%	\$73,869.76	\$15,246.54	\$14,773,951.53
8	\$89,116.30	6.00%	\$73,793.52	\$15,322.78	\$14,758,704.98
9	\$89,116.30	6.00%	\$73,716.91	\$15,399.39	\$14,743,382.21
10	\$89,116.30	6.00%	\$73,639.91	\$15,476.39	\$14,727,982.82
11	\$89,116.30	6.00%	\$73,562.53	\$15,553.77	\$14,712,506.43
12	\$89,116.30	6.00%	\$73,484.76	\$15,631.54	\$14,696,952.67
13	\$89,116.30	6.00%	\$73,406.61	\$15,709.69	\$14,681,321.13
14	\$89,116.30	6.00%	\$73,328.06	\$15,788.24	\$14,665,611.43
15	\$89,116.30	6.00%	\$73,249.12	\$15,867.18	\$14,649,823.19
16	\$89,116.30	6.00%	\$73,169.78	\$15,946.52	\$14,633,956.01
17	\$89,116.30	6.00%	\$73,090.05	\$16,026.25	\$14,618,009.49
18	\$89,116.30	6.00%	\$73,009.92	\$16,106.38	\$14,601,983.23
19	\$89,116.30	6.00%	\$72,929.38	\$16,186.92	\$14,585,876.85
20	\$89,116.30	6.00%	\$72,848.45	\$16,267.85	\$14,569,689.94
21	\$89,116.30	6.00%	\$72,767.11	\$16,349.19	\$14,553,422.08
22	\$89,116.30	6.00%	\$72,685.36	\$16,430.94	\$14,537,072.90
23	\$89,116.30	6.00%	\$72,603.21	\$16,513.09	\$14,520,641.98
24	\$89,116.30	6.00%	\$72,520.64	\$16,595.66	\$14,504,128.87
25	\$89,116.30	6.00%	\$72,437.67	\$16,678.63	\$14,487,533.21
26	\$89,116.30	6.00%	\$72,354.27	\$16,762.03	\$14,470,854.58
27	\$89,116.30	6.00%	\$72,270.46	\$16,845.84	\$14,454,092.55
28	\$89,116.30	6.00%	\$72,186.23	\$16,930.07	\$14,437,246.72
29	\$89,116.30	6.00%	\$72,101.58	\$17,014.72	\$14,420,316.66
30	\$89,116.30	6.00%	\$72,016.51	\$17,099.79	\$14,403,301.93
31	\$89,116.30	6.00%	\$71,931.01	\$17,185.29	\$14,386,202.14
32	\$89,116.30	6.00%	\$71,845.08	\$17,271.22	\$14,369,016.85
33	\$89,116.30	6.00%	\$71,758.73	\$17,357.57	\$14,351,745.64
34	\$89,116.30	6.00%	\$71,671.94	\$17,444.36	\$14,334,388.07
35	\$89,116.30	6.00%	\$71,584.72	\$17,531.58	\$14,316,943.71
36	\$89,116.30	6.00%	\$71,497.06	\$17,619.24	\$14,299,412.12
37	\$89,116.30	6.00%	\$71,408.96	\$17,707.34	\$14,281,792.88
38	\$89,116.30	6.00%	\$71,320.43	\$17,795.87	\$14,264,085.55
39	\$89,116.30	6.00%	\$71,231.45	\$17,884.85	\$14,246,289.68
40	\$89,116.30	6.00%	\$71,142.02	\$17,974.28	\$14,228,404.83
41	\$89,116.30	6.00%	\$71,052.15	\$18,064.15	\$14,210,430.55
42	\$89,116.30	6.00%	\$70,961.83	\$18,154.47	\$14,192,366.40
43	\$89,116.30	6.00%	\$70,871.06	\$18,245.24	\$14,174,211.93
44	\$89,116.30	6.00%	\$70,779.83	\$18,336.47	\$14,155,966.69
45	\$89,116.30	6.00%	\$70,688.15	\$18,428.15	\$14,137,630.23
46	\$89,116.30	6.00%	\$70,596.01	\$18,520.29	\$14,119,202.08
47	\$89,116.30	6.00%	\$70,503.41	\$18,612.89	\$14,100,681.79
48	\$89,116.30	6.00%	\$70,410.34	\$18,705.96	\$14,082,068.90
49	\$89,116.30	6.00%	\$70,316.81	\$18,799.49	\$14,063,362.94
50	\$89,116.30	6.00%	\$70,222.82	\$18,893.48	\$14,044,563.46
51	\$89,116.30	6.00%	\$70,128.35	\$18,987.95	\$14,025,669.97
52	\$89,116.30	6.00%	\$70,033.41	\$19,082.89	\$14,006,682.02
53	\$89,116.30	6.00%	\$69,938.00	\$19,178.30	\$13,987,599.13

54	\$89,116.30	6.00%	\$89,842.10	\$19,274.20	\$13,949,146.63
55	\$89,116.30	6.00%	\$89,745.73	\$19,370.57	\$13,929,776.07
56	\$89,116.30	6.00%	\$89,648.88	\$19,467.42	\$13,910,308.66
57	\$89,116.30	6.00%	\$89,551.54	\$19,564.76	\$13,890,743.89
58	\$89,116.30	6.00%	\$89,453.72	\$19,662.58	\$13,871,081.31
59	\$89,116.30	6.00%	\$89,355.41	\$19,760.89	\$13,851,320.42
60	\$89,116.30	6.00%	\$89,256.60	\$19,859.70	\$13,831,460.72
61	\$89,116.30	6.00%	\$89,157.30	\$19,959.00	\$13,811,501.72
62	\$89,116.30	6.00%	\$89,057.51	\$20,058.79	\$13,791,442.93
63	\$89,116.30	6.00%	\$88,957.21	\$20,159.09	\$13,771,283.85
64	\$89,116.30	6.00%	\$88,856.42	\$20,259.88	\$13,751,023.96
65	\$89,116.30	6.00%	\$88,755.12	\$20,361.18	\$13,730,662.78
66	\$89,116.30	6.00%	\$88,653.31	\$20,462.99	\$13,710,199.80
67	\$89,116.30	6.00%	\$88,551.00	\$20,565.30	\$13,689,634.50
68	\$89,116.30	6.00%	\$88,448.17	\$20,668.13	\$13,668,966.37
69	\$89,116.30	6.00%	\$88,344.83	\$20,771.47	\$13,648,194.90
70	\$89,116.30	6.00%	\$88,240.97	\$20,875.33	\$13,627,319.58
71	\$89,116.30	6.00%	\$88,136.60	\$20,979.70	\$13,606,339.87
72	\$89,116.30	6.00%	\$88,031.70	\$21,084.60	\$13,585,255.27
73	\$89,116.30	6.00%	\$87,926.28	\$21,190.02	\$13,564,065.25
74	\$89,116.30	6.00%	\$87,820.33	\$21,295.97	\$13,542,769.28
75	\$89,116.30	6.00%	\$87,713.85	\$21,402.45	\$13,521,366.82
76	\$89,116.30	6.00%	\$87,606.83	\$21,509.47	\$13,499,857.36
77	\$89,116.30	6.00%	\$87,499.29	\$21,617.01	\$13,478,240.34
78	\$89,116.30	6.00%	\$87,391.20	\$21,725.10	\$13,456,515.25
79	\$89,116.30	6.00%	\$87,282.58	\$21,833.72	\$13,434,681.52
80	\$89,116.30	6.00%	\$87,173.41	\$21,942.89	\$13,412,738.63
81	\$89,116.30	6.00%	\$87,063.69	\$22,052.61	\$13,390,686.02
82	\$89,116.30	6.00%	\$86,953.43	\$22,162.87	\$13,368,523.15
83	\$89,116.30	6.00%	\$86,842.62	\$22,273.68	\$13,346,249.47
84	\$89,116.30	6.00%	\$86,731.25	\$22,385.05	\$13,323,864.42
85	\$89,116.30	6.00%	\$86,619.32	\$22,496.98	\$13,301,367.44
86	\$89,116.30	6.00%	\$86,506.84	\$22,609.46	\$13,278,757.97
87	\$89,116.30	6.00%	\$86,393.79	\$22,722.51	\$13,256,035.46
88	\$89,116.30	6.00%	\$86,280.18	\$22,836.12	\$13,233,199.34
89	\$89,116.30	6.00%	\$86,166.00	\$22,950.30	\$13,210,249.04
90	\$89,116.30	6.00%	\$86,051.25	\$23,065.05	\$13,187,183.98
91	\$89,116.30	6.00%	\$85,935.92	\$23,180.38	\$13,164,003.60
92	\$89,116.30	6.00%	\$85,820.02	\$23,296.28	\$13,140,707.32
93	\$89,116.30	6.00%	\$85,703.54	\$23,412.76	\$13,117,294.56
94	\$89,116.30	6.00%	\$85,586.47	\$23,529.83	\$13,093,764.73
95	\$89,116.30	6.00%	\$85,468.82	\$23,647.48	\$13,070,117.26
96	\$89,116.30	6.00%	\$85,350.59	\$23,765.71	\$13,046,351.54
97	\$89,116.30	6.00%	\$85,231.76	\$23,884.54	\$13,022,467.00
98	\$89,116.30	6.00%	\$85,112.33	\$24,003.97	\$12,998,463.03
99	\$89,116.30	6.00%	\$84,992.32	\$24,123.98	\$12,974,339.05
100	\$89,116.30	6.00%	\$84,871.70	\$24,244.60	\$12,950,094.44
101	\$89,116.30	6.00%	\$84,750.47	\$24,365.83	\$12,925,728.62
102	\$89,116.30	6.00%	\$84,628.64	\$24,487.66	\$12,901,240.96
103	\$89,116.30	6.00%	\$84,506.20	\$24,610.10	\$12,876,630.86
104	\$89,116.30	6.00%	\$84,383.15	\$24,733.15	\$12,851,897.72
105	\$89,116.30	6.00%	\$84,259.49	\$24,856.81	\$12,827,040.91
106	\$89,116.30	6.00%	\$84,135.20	\$24,981.10	\$12,802,059.81
107	\$89,116.30	6.00%	\$84,010.30	\$25,106.00	\$12,776,953.81
108	\$89,116.30	6.00%	\$83,884.77	\$25,231.53	\$12,751,722.28
109	\$89,116.30	6.00%	\$83,758.61	\$25,357.69	\$12,726,364.59
110	\$89,116.30	6.00%	\$83,631.82	\$25,484.48	\$12,700,880.11
111	\$89,116.30	6.00%	\$83,504.40	\$25,611.90	\$12,675,268.22
112	\$89,116.30	6.00%	\$83,376.34	\$25,739.96	\$12,649,528.26
113	\$89,116.30	6.00%	\$83,247.64	\$25,868.66	\$12,623,659.60
114	\$89,116.30	6.00%	\$83,118.30	\$25,998.00	\$12,597,661.60
115	\$89,116.30	6.00%	\$82,988.31	\$26,127.99	\$12,571,533.60
116	\$89,116.30	6.00%	\$82,857.67	\$26,258.63	\$12,545,274.97
117	\$89,116.30	6.00%	\$82,726.37	\$26,389.93	\$12,518,885.05
118	\$89,116.30	6.00%	\$82,594.43	\$26,521.87	\$12,492,363.17

119	\$89,116.30	6.00%	\$62,461.82	\$26,654.48	\$12,465,708.69
120	\$89,116.30	6.00%	\$62,328.54	\$26,787.76	\$12,438,920.93
121	\$89,116.30	6.00%	\$62,194.80	\$26,921.70	\$12,411,999.24
122	\$89,116.30	6.00%	\$62,060.00	\$27,056.30	\$12,384,942.93
123	\$89,116.30	6.00%	\$61,924.71	\$27,191.59	\$12,357,751.35
124	\$89,116.30	6.00%	\$61,788.76	\$27,327.54	\$12,330,423.80
125	\$89,116.30	6.00%	\$61,652.12	\$27,464.18	\$12,302,959.62
126	\$89,116.30	6.00%	\$61,514.80	\$27,601.50	\$12,275,358.12
127	\$89,116.30	6.00%	\$61,376.79	\$27,739.51	\$12,247,618.61
128	\$89,116.30	6.00%	\$61,238.09	\$27,878.21	\$12,219,740.40
129	\$89,116.30	6.00%	\$61,098.70	\$28,017.60	\$12,191,722.81
130	\$89,116.30	6.00%	\$60,958.61	\$28,157.69	\$12,163,565.12
131	\$89,116.30	6.00%	\$60,817.83	\$28,298.47	\$12,135,268.65
132	\$89,116.30	6.00%	\$60,676.33	\$28,439.97	\$12,106,826.68
133	\$89,116.30	6.00%	\$60,534.13	\$28,582.17	\$12,078,244.51
134	\$89,116.30	6.00%	\$60,391.22	\$28,725.08	\$12,049,519.43
135	\$89,116.30	6.00%	\$60,247.60	\$28,868.70	\$12,020,650.73
136	\$89,116.30	6.00%	\$60,103.25	\$29,013.05	\$11,991,637.69
137	\$89,116.30	6.00%	\$59,958.19	\$29,158.11	\$11,962,479.57
138	\$89,116.30	6.00%	\$59,812.40	\$29,303.90	\$11,933,175.67
139	\$89,116.30	6.00%	\$59,665.88	\$29,450.42	\$11,903,725.25
140	\$89,116.30	6.00%	\$59,518.63	\$29,597.67	\$11,874,127.58
141	\$89,116.30	6.00%	\$59,370.64	\$29,745.66	\$11,844,381.91
142	\$89,116.30	6.00%	\$59,221.91	\$29,894.39	\$11,814,487.52
143	\$89,116.30	6.00%	\$59,072.44	\$30,043.88	\$11,784,443.66
144	\$89,116.30	6.00%	\$58,922.22	\$30,194.08	\$11,754,249.58
145	\$89,116.30	6.00%	\$58,771.25	\$30,345.05	\$11,723,904.53
146	\$89,116.30	6.00%	\$58,619.52	\$30,496.78	\$11,693,407.75
147	\$89,116.30	6.00%	\$58,467.04	\$30,649.26	\$11,662,758.49
148	\$89,116.30	6.00%	\$58,313.79	\$30,802.51	\$11,631,955.98
149	\$89,116.30	6.00%	\$58,159.78	\$30,956.52	\$11,600,999.46
150	\$89,116.30	6.00%	\$58,005.00	\$31,111.30	\$11,569,888.16
151	\$89,116.30	6.00%	\$57,849.44	\$31,266.86	\$11,538,621.30
152	\$89,116.30	6.00%	\$57,693.11	\$31,423.19	\$11,507,198.11
153	\$89,116.30	6.00%	\$57,535.99	\$31,580.31	\$11,475,617.80
154	\$89,116.30	6.00%	\$57,378.09	\$31,738.21	\$11,443,879.59
155	\$89,116.30	6.00%	\$57,219.40	\$31,896.90	\$11,411,982.68
156	\$89,116.30	6.00%	\$57,059.91	\$32,056.39	\$11,379,928.30
157	\$89,116.30	6.00%	\$56,899.63	\$32,216.67	\$11,347,709.63
158	\$89,116.30	6.00%	\$56,738.55	\$32,377.75	\$11,315,331.88
159	\$89,116.30	6.00%	\$56,576.66	\$32,539.64	\$11,282,792.24
160	\$89,116.30	6.00%	\$56,413.96	\$32,702.34	\$11,250,089.90
161	\$89,116.30	6.00%	\$56,250.45	\$32,865.85	\$11,217,224.05
162	\$89,116.30	6.00%	\$56,086.12	\$33,030.18	\$11,184,193.87
163	\$89,116.30	6.00%	\$55,920.97	\$33,195.33	\$11,150,998.54
164	\$89,116.30	6.00%	\$55,754.99	\$33,361.31	\$11,117,637.23
165	\$89,116.30	6.00%	\$55,588.19	\$33,528.11	\$11,084,109.11
166	\$89,116.30	6.00%	\$55,420.55	\$33,695.75	\$11,050,413.36
167	\$89,116.30	6.00%	\$55,252.07	\$33,864.23	\$11,016,549.13
168	\$89,116.30	6.00%	\$55,082.75	\$34,033.55	\$10,982,515.57
169	\$89,116.30	6.00%	\$54,912.58	\$34,203.72	\$10,948,311.85
170	\$89,116.30	6.00%	\$54,741.56	\$34,374.74	\$10,913,937.11
171	\$89,116.30	6.00%	\$54,569.69	\$34,546.61	\$10,879,390.50
172	\$89,116.30	6.00%	\$54,396.95	\$34,719.35	\$10,844,671.15
173	\$89,116.30	6.00%	\$54,223.36	\$34,892.94	\$10,809,778.20
174	\$89,116.30	6.00%	\$54,048.89	\$35,067.41	\$10,774,710.79
175	\$89,116.30	6.00%	\$53,873.55	\$35,242.75	\$10,739,468.06
176	\$89,116.30	6.00%	\$53,697.34	\$35,418.96	\$10,704,049.09
177	\$89,116.30	6.00%	\$53,520.25	\$35,596.05	\$10,668,453.03
178	\$89,116.30	6.00%	\$53,342.27	\$35,774.03	\$10,632,679.00
179	\$89,116.30	6.00%	\$53,163.39	\$35,952.91	\$10,596,726.09
180	\$89,116.30	6.00%	\$52,983.63	\$36,132.67	\$10,560,593.43
181	\$89,116.30	6.00%	\$52,802.97	\$36,313.33	\$10,524,280.09
182	\$89,116.30	6.00%	\$52,621.40	\$36,494.90	\$10,487,785.19
183	\$89,116.30	6.00%	\$52,438.93	\$36,677.37	\$10,451,107.82

184	\$89,116.30	6.00%	\$52,255.54	\$36,860.76	\$10,414,247.06
185	\$89,116.30	6.00%	\$52,071.24	\$37,045.06	\$10,377,201.99
186	\$89,116.30	6.00%	\$51,886.01	\$37,230.29	\$10,339,971.70
187	\$89,116.30	6.00%	\$51,699.86	\$37,416.44	\$10,302,555.26
188	\$89,116.30	6.00%	\$51,512.78	\$37,603.52	\$10,264,951.74
189	\$89,116.30	6.00%	\$51,324.76	\$37,791.54	\$10,227,180.20
190	\$89,116.30	6.00%	\$51,135.80	\$37,980.50	\$10,189,179.70
191	\$89,116.30	6.00%	\$50,945.90	\$38,170.40	\$10,151,009.30
192	\$89,116.30	6.00%	\$50,755.05	\$38,361.25	\$10,112,648.04
193	\$89,116.30	6.00%	\$50,563.24	\$38,553.06	\$10,074,094.98
194	\$89,116.30	6.00%	\$50,370.47	\$38,745.83	\$10,035,349.16
195	\$89,116.30	6.00%	\$50,176.75	\$38,939.55	\$9,996,409.60
196	\$89,116.30	6.00%	\$49,982.05	\$39,134.25	\$9,957,275.35
197	\$89,116.30	6.00%	\$49,786.38	\$39,329.92	\$9,917,945.43
198	\$89,116.30	6.00%	\$49,589.73	\$39,526.57	\$9,878,418.86
199	\$89,116.30	6.00%	\$49,392.09	\$39,724.21	\$9,838,894.65
200	\$89,116.30	6.00%	\$49,193.47	\$39,922.83	\$9,798,771.82
201	\$89,116.30	6.00%	\$48,993.86	\$40,122.44	\$9,758,849.38
202	\$89,116.30	6.00%	\$48,793.25	\$40,323.05	\$9,718,326.33
203	\$89,116.30	6.00%	\$48,591.63	\$40,524.67	\$9,677,801.66
204	\$89,116.30	6.00%	\$48,389.01	\$40,727.29	\$9,637,074.37
205	\$89,116.30	6.00%	\$48,185.37	\$40,930.93	\$9,596,143.44
206	\$89,116.30	6.00%	\$47,980.72	\$41,135.58	\$9,555,007.86
207	\$89,116.30	6.00%	\$47,775.04	\$41,341.26	\$9,513,866.60
208	\$89,116.30	6.00%	\$47,568.33	\$41,547.97	\$9,472,118.63
209	\$89,116.30	6.00%	\$47,360.59	\$41,755.71	\$9,430,362.92
210	\$89,116.30	6.00%	\$47,151.81	\$41,964.49	\$9,388,398.44
211	\$89,116.30	6.00%	\$46,941.99	\$42,174.31	\$9,346,224.13
212	\$89,116.30	6.00%	\$46,731.12	\$42,385.18	\$9,303,838.95
213	\$89,116.30	6.00%	\$46,519.19	\$42,597.11	\$9,261,241.85
214	\$89,116.30	6.00%	\$46,306.21	\$42,810.09	\$9,218,431.75
215	\$89,116.30	6.00%	\$46,092.16	\$43,024.14	\$9,175,407.61
216	\$89,116.30	6.00%	\$45,877.04	\$43,239.26	\$9,132,168.35
217	\$89,116.30	6.00%	\$45,660.84	\$43,455.46	\$9,088,712.89
218	\$89,116.30	6.00%	\$45,443.56	\$43,672.74	\$9,045,040.16
219	\$89,116.30	6.00%	\$45,225.20	\$43,891.10	\$9,001,149.06
220	\$89,116.30	6.00%	\$45,005.75	\$44,110.55	\$8,957,038.50
221	\$89,116.30	6.00%	\$44,785.19	\$44,331.11	\$8,912,707.40
222	\$89,116.30	6.00%	\$44,563.54	\$44,552.76	\$8,868,154.63
223	\$89,116.30	6.00%	\$44,340.77	\$44,775.53	\$8,823,379.11
224	\$89,116.30	6.00%	\$44,116.90	\$44,999.40	\$8,778,379.70
225	\$89,116.30	6.00%	\$43,891.90	\$45,224.40	\$8,733,155.30
226	\$89,116.30	6.00%	\$43,665.78	\$45,450.52	\$8,687,704.78
227	\$89,116.30	6.00%	\$43,438.52	\$45,677.78	\$8,642,027.00
228	\$89,116.30	6.00%	\$43,210.14	\$45,906.16	\$8,596,120.84
229	\$89,116.30	6.00%	\$42,980.60	\$46,135.70	\$8,549,985.14
230	\$89,116.30	6.00%	\$42,749.93	\$46,366.37	\$8,503,618.77
231	\$89,116.30	6.00%	\$42,518.09	\$46,598.21	\$8,457,020.66
232	\$89,116.30	6.00%	\$42,285.10	\$46,831.20	\$8,410,189.36
233	\$89,116.30	6.00%	\$42,050.95	\$47,065.35	\$8,363,124.01
234	\$89,116.30	6.00%	\$41,815.62	\$47,300.68	\$8,315,823.33
235	\$89,116.30	6.00%	\$41,579.12	\$47,537.18	\$8,268,286.15
236	\$89,116.30	6.00%	\$41,341.43	\$47,774.87	\$8,220,511.28
237	\$89,116.30	6.00%	\$41,102.56	\$48,013.74	\$8,172,497.53
238	\$89,116.30	6.00%	\$40,862.49	\$48,253.81	\$8,124,243.72
239	\$89,116.30	6.00%	\$40,621.22	\$48,495.08	\$8,075,748.64
240	\$89,116.30	6.00%	\$40,378.74	\$48,737.56	\$8,027,011.08
241	\$89,116.30	6.00%	\$40,135.06	\$48,981.24	\$7,978,029.84
242	\$89,116.30	6.00%	\$39,890.15	\$49,226.15	\$7,928,803.69
243	\$89,116.30	6.00%	\$39,644.02	\$49,472.28	\$7,879,331.41
244	\$89,116.30	6.00%	\$39,396.66	\$49,719.64	\$7,829,611.76
245	\$89,116.30	6.00%	\$39,148.06	\$49,968.24	\$7,779,643.52
246	\$89,116.30	6.00%	\$38,898.22	\$50,218.08	\$7,729,425.44
247	\$89,116.30	6.00%	\$38,647.13	\$50,469.17	\$7,678,956.27
248	\$89,116.30	6.00%	\$38,394.78	\$50,721.52	\$7,628,234.75

249	\$89,116.30	6.00%	\$38,141.17	\$50,975.13	\$7,577,259.62
250	\$89,116.30	6.00%	\$37,886.30	\$51,230.00	\$7,528,029.62
251	\$89,116.30	6.00%	\$37,630.15	\$51,486.15	\$7,474,543.47
252	\$89,116.30	6.00%	\$37,372.72	\$51,743.58	\$7,422,799.88
253	\$89,116.30	6.00%	\$37,114.00	\$52,002.30	\$7,370,797.58
254	\$89,116.30	6.00%	\$36,853.99	\$52,262.31	\$7,318,535.27
255	\$89,116.30	6.00%	\$36,592.68	\$52,523.62	\$7,266,011.65
256	\$89,116.30	6.00%	\$36,330.06	\$52,786.24	\$7,213,225.41
257	\$89,116.30	6.00%	\$36,066.13	\$53,050.17	\$7,160,175.23
258	\$89,116.30	6.00%	\$35,800.88	\$53,315.42	\$7,106,859.81
259	\$89,116.30	6.00%	\$35,534.30	\$53,582.00	\$7,053,277.81
260	\$89,116.30	6.00%	\$35,266.39	\$53,849.91	\$6,999,427.90
261	\$89,116.30	6.00%	\$34,997.14	\$54,119.16	\$6,945,308.74
262	\$89,116.30	6.00%	\$34,726.54	\$54,389.76	\$6,890,918.96
263	\$89,116.30	6.00%	\$34,454.59	\$54,661.71	\$6,836,257.28
264	\$89,116.30	6.00%	\$34,181.29	\$54,935.01	\$6,781,322.25
265	\$89,116.30	6.00%	\$33,906.81	\$55,209.89	\$6,726,112.57
266	\$89,116.30	6.00%	\$33,630.56	\$55,485.74	\$6,670,626.84
267	\$89,116.30	6.00%	\$33,353.13	\$55,763.17	\$6,614,863.67
268	\$89,116.30	6.00%	\$33,074.32	\$56,041.98	\$6,558,821.69
269	\$89,116.30	6.00%	\$32,794.11	\$56,322.19	\$6,502,499.50
270	\$89,116.30	6.00%	\$32,512.50	\$56,603.80	\$6,445,895.70
271	\$89,116.30	6.00%	\$32,229.48	\$56,886.82	\$6,389,008.87
272	\$89,116.30	6.00%	\$31,945.04	\$57,171.26	\$6,331,837.62
273	\$89,116.30	6.00%	\$31,659.19	\$57,457.11	\$6,274,380.51
274	\$89,116.30	6.00%	\$31,371.90	\$57,744.40	\$6,216,636.11
275	\$89,116.30	6.00%	\$31,083.18	\$58,033.12	\$6,158,602.99
276	\$89,116.30	6.00%	\$30,793.01	\$58,323.29	\$6,100,279.70
277	\$89,116.30	6.00%	\$30,501.40	\$58,614.90	\$6,041,664.80
278	\$89,116.30	6.00%	\$30,208.32	\$58,907.98	\$5,982,756.83
279	\$89,116.30	6.00%	\$29,913.78	\$59,202.52	\$5,923,554.31
280	\$89,116.30	6.00%	\$29,617.77	\$59,498.53	\$5,864,055.78
281	\$89,116.30	6.00%	\$29,320.28	\$59,796.02	\$5,804,259.76
282	\$89,116.30	6.00%	\$29,021.30	\$60,095.00	\$5,744,164.76
283	\$89,116.30	6.00%	\$28,720.82	\$60,395.48	\$5,683,769.28
284	\$89,116.30	6.00%	\$28,418.85	\$60,697.45	\$5,623,071.83
285	\$89,116.30	6.00%	\$28,115.36	\$61,000.94	\$5,562,070.89
286	\$89,116.30	6.00%	\$27,810.35	\$61,305.95	\$5,500,764.94
287	\$89,116.30	6.00%	\$27,503.82	\$61,612.48	\$5,439,152.47
288	\$89,116.30	6.00%	\$27,195.76	\$61,920.54	\$5,377,231.93
289	\$89,116.30	6.00%	\$26,886.16	\$62,230.14	\$5,315,001.79
290	\$89,116.30	6.00%	\$26,575.01	\$62,541.29	\$5,252,460.50
291	\$89,116.30	6.00%	\$26,262.30	\$62,854.00	\$5,189,606.50
292	\$89,116.30	6.00%	\$25,948.03	\$63,168.27	\$5,126,438.23
293	\$89,116.30	6.00%	\$25,632.19	\$63,484.11	\$5,062,954.13
294	\$89,116.30	6.00%	\$25,314.77	\$63,801.53	\$4,999,152.60
295	\$89,116.30	6.00%	\$24,995.76	\$64,120.54	\$4,935,032.06
296	\$89,116.30	6.00%	\$24,675.16	\$64,441.14	\$4,870,590.92
297	\$89,116.30	6.00%	\$24,352.95	\$64,763.35	\$4,805,827.57
298	\$89,116.30	6.00%	\$24,029.14	\$65,087.16	\$4,740,740.41
299	\$89,116.30	6.00%	\$23,703.70	\$65,412.60	\$4,675,327.81
300	\$89,116.30	6.00%	\$23,376.64	\$65,739.66	\$4,609,588.15

EXHIBIT G
REDEVELOPMENT PLANS AND SPECS

[please see attached, all designs subject to architectural updates]

PACIFIC SOUTH PROJECT

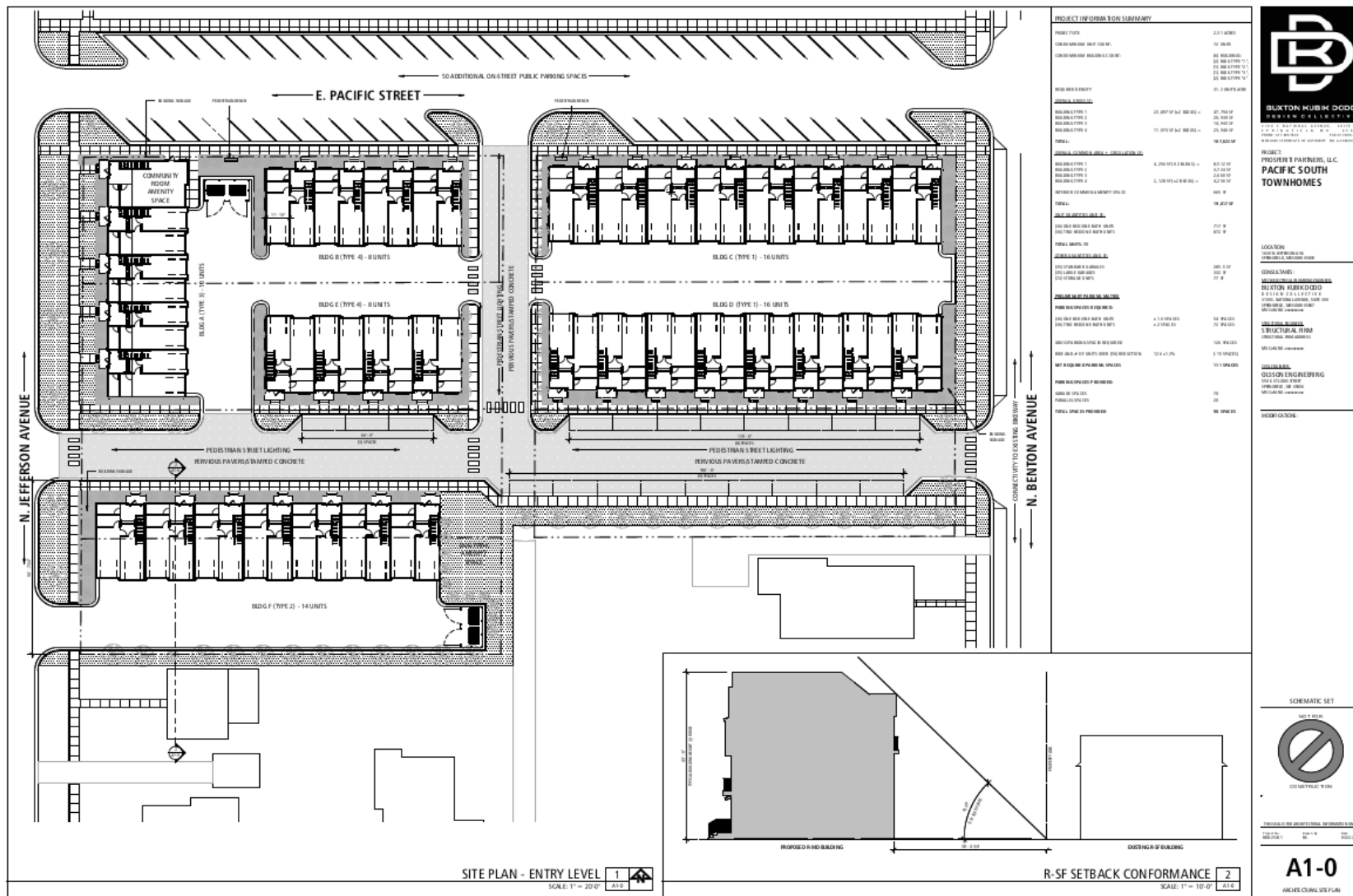


Exhibit G-2



Exhibit G-3



Exhibit G-4



Exhibit G-5



Exhibit G-6

EXHIBIT H
ESTIMATED CONSTRUCTION COSTS /PROJECT BUDGET

[please see attached]

PACIFIC SOUTH PROJECT

Uses		
Land		\$ 1,511,640
Total Site Acquisition		\$ 1,511,640
Appraisal		\$ 3,500
Architect	6.00%	\$ 820,008
Builders Risk Insurance		\$ 25,000
Building Permits		\$ 15,000
Civil Engineer		\$ -
Entitlement Fees		\$ -
Environmental		\$ -
Geo Tech		\$ -
General Liability Insurance		\$ 8,000
Impact Fees		\$ -
Borrower Legal--Closing		\$ -
Borrower Legal--Pre-closing		\$ -
Lender Inspections (Post Closing)		\$ -
Lender Legal and Other Closing		\$ 500
Other Professional		\$ -
Other (G&A)		\$ -
Other (Loan Cost)		\$ -
Other (Advertising)		\$ 5,000
Real Estate Taxes		\$ 25,000
Survey		\$ 15,000
Title-Doucment Stamps		\$ -
Soft Costs (subtotal)		\$ 917,008
Soft Cost Contingency @	5.00%	\$ 45,850
Total Soft Costs		\$ 962,858
Construction Cost (Core & She	\$111.56	\$ 12,134,679
Construction Contingency @	3.00%	\$ 364,040
Demolition		\$ 100,000
Environmental Remediation		\$ -
FF&E		\$ 50,000
GC Fee	3.00%	\$ 364,040
General Conditions	3.00%	\$ 364,040
Project Management	0.00%	\$ -
Security		\$ 15,000
Signage		\$ 25,000
Sitework		\$ 250,000
Total Hard Costs		\$ 13,666,800
Total Site, Hard and Soft Costs		\$ 16,141,299
Interest Reserves		\$ 892,000
Operating Reserves		\$ 100,000
Origination Fee @	0.50%	\$ 74,319
Development Fee @	10.00%	\$ 1,720,762
Total Uses		\$ 18,928,380

EXHIBIT I

PD 386

EXHIBIT 1
Requirements and Standards Applicable
To Planned Development District No. 386

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 Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

B. INTENT

The intent of this Planned Development is to permit the construction of multifamily dwellings in a row house style on a single lot, utilizing architectural features and exterior materials which emulate and enhance the historic nature of the Mid-Town neighborhood. The total development includes six row house-style structures (labeled Buildings A through F, Exhibit 2, Site Plan) containing 72 multifamily dwelling units.

C. DEFINITIONS

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance.

D. USES PERMITTED

The following uses are permitted:

1. Accessory uses, as permitted by Section 36-450, Accessory structures and uses, of the *Zoning Ordinance*.
2. Multifamily dwellings.
3. Residential condominiums.
4. Short-term rentals, as permitted by Section 36-473, Short-term rentals, of the *Zoning Ordinance*.
5. Temporary uses, as permitted by Section 36-452, Temporary uses, of the *Zoning Ordinance*.
6. Home occupations, as permitted by Section 36-451, Home occupations, of the *Zoning Ordinance*.

E. USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in Section 36-485 of the *Springfield Zoning Ordinance*.
2. No use shall emit an odor that creates a nuisance as determined by the *Springfield City Code*.

F. INTENSITY OF DEVELOPMENT

Development within this district shall adhere to the following standards:

1. The maximum residential density shall not exceed 32 dwelling units per acre.

G. BULK, AREA, AND HEIGHT REQUIREMENTS

Development within this district shall adhere to following bulk, area, and height requirements:

1. *Maximum structure height:* 42 feet above finished grade; however, in no event shall any structure exceed a 45-degree bulk plane as measured from the district boundary of any property zoned R-SF, Single-family residential district or R-TH, Residential townhouse district.
2. *Minimum yard requirements:* None, except for the bufferyard requirement along the south property line where adjacent to property zoned R-SF as described in I. **OPEN SPACE, LANDSCAPING, AND SCREENING** below.

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 oriented horizontally and provided in solid colors with a 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 all dwellings shall be connected to the pedestrian circulation system or public sidewalks, as applicable.

4. *Development amenities:*
 - a. *Pedestrian benches.* Per Exhibit 2, Landscape Plan, a minimum of six (6) pedestrian benches shall be installed throughout the total development area.
 - b. *Community room.* Per Exhibit 2, Site Plan, Building A – located at the northwest corner of the development area – shall provide a shared community room on its first floor for shared use by the development's residents.
 - c. *Tot lot.* Per Exhibit 2, Site Plan, a fenced tot lot shall be provided internal to the development for use by the development's residents. The tot lot must be a minimum of 900 square feet in area and must contain at least one picnic table and one communal barbeque grill/pit.
5. *Security fencing, gating.* To be provided per Exhibit 2, Site Plan. All fencing and gates shall be of an aluminum material. All fencing and gates shall be limited to a maximum height of seven (7) feet above finished grade.

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 15 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 85 percent of the total lot area.
2. *Bufferyards:* A bufferyard D, as described in Section 36-482 of the *Springfield Zoning Ordinance*, must be installed along the south property line where adjacent to property zoned R-SF and the existing alley.
 - a. *Minimum width.* The bufferyard D shall have a minimum width of ten feet, as identified in Exhibit 2, Landscape Plan.
 - b. *Minimum plantings.* The minimum plantings within the bufferyard D shall include 12 canopy trees, 12 understory trees, 12 evergreen trees, and 84

shrubs to be evenly distributed throughout the entirety of the bufferyard area as depicted in Exhibit 2, Landscape Plan.

- c. *Screening.* The bufferyard D 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 1,870 square feet of open space shall be provided interior to the development's vehicular use areas and pedestrian circulation system.
 - b. *Minimum plantings.* The minimum plantings within the interior landscape area shall include eight (8) understory trees and two (2) canopy trees, as depicted in Exhibit 2.
4. *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 those buildings whose front entries address public right-of-way.
 - a. *Minimum plantings.* Each foundation landscape area, located at the front entry of each townhouse, shall contain at least one (1) evergreen shrub, two (2) deciduous shrubs, and four (4) perennial flowers.
5. *Tree replacement.* The following additional plantings shall be required to offset the removal of certain existing trees interior to the site and within adjacent public right-of-way.
 - a. *Interior replacement trees.* Per Exhibit 2, Landscape Plan, three (3) trees shall be planted interior to the development to replace those trees anticipated to be removed as part of this project's construction; these replacement trees shall be canopy trees of a minimum caliper width of one and one-half (1.5) inches at the time of planting.
 - b. *Public right-of-way replacement trees.* Per Exhibit 2, Landscape Plan, four (4) trees shall be planted within the adjacent public right-of-way to replace those trees anticipated to be removed as part of this project's construction; these replacements shall be canopy trees of a minimum caliper width of one and one-half (1.5) inches at the time of planting.
6. No perimeter landscaping, as defined in Section 36-482 of the *Springfield Zoning Ordinance*, shall be required as part of this development.

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 but for the following:

1. *Light sources or luminaries with cutoffs.* Light sources or luminaries which have a cutoff shall not exceed a maximum height of 30 feet.

K. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shown in Exhibit 2 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 70 vehicular parking spaces shall be provided via the first-floor garage space associated with each dwelling unit.
2. *Outdoor parking.* A minimum of 15 vehicular parking spaces shall be provided as parallel parking along the east-west internal drive.
3. *Bicycle parking.* A minimum of 12 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 was submitted to and accepted by the City of Springfield prior to the review of the proposed Planned Development concluding that no public improvements shall be required as part of this development.

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

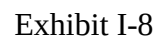
Development within this District will not be phased.

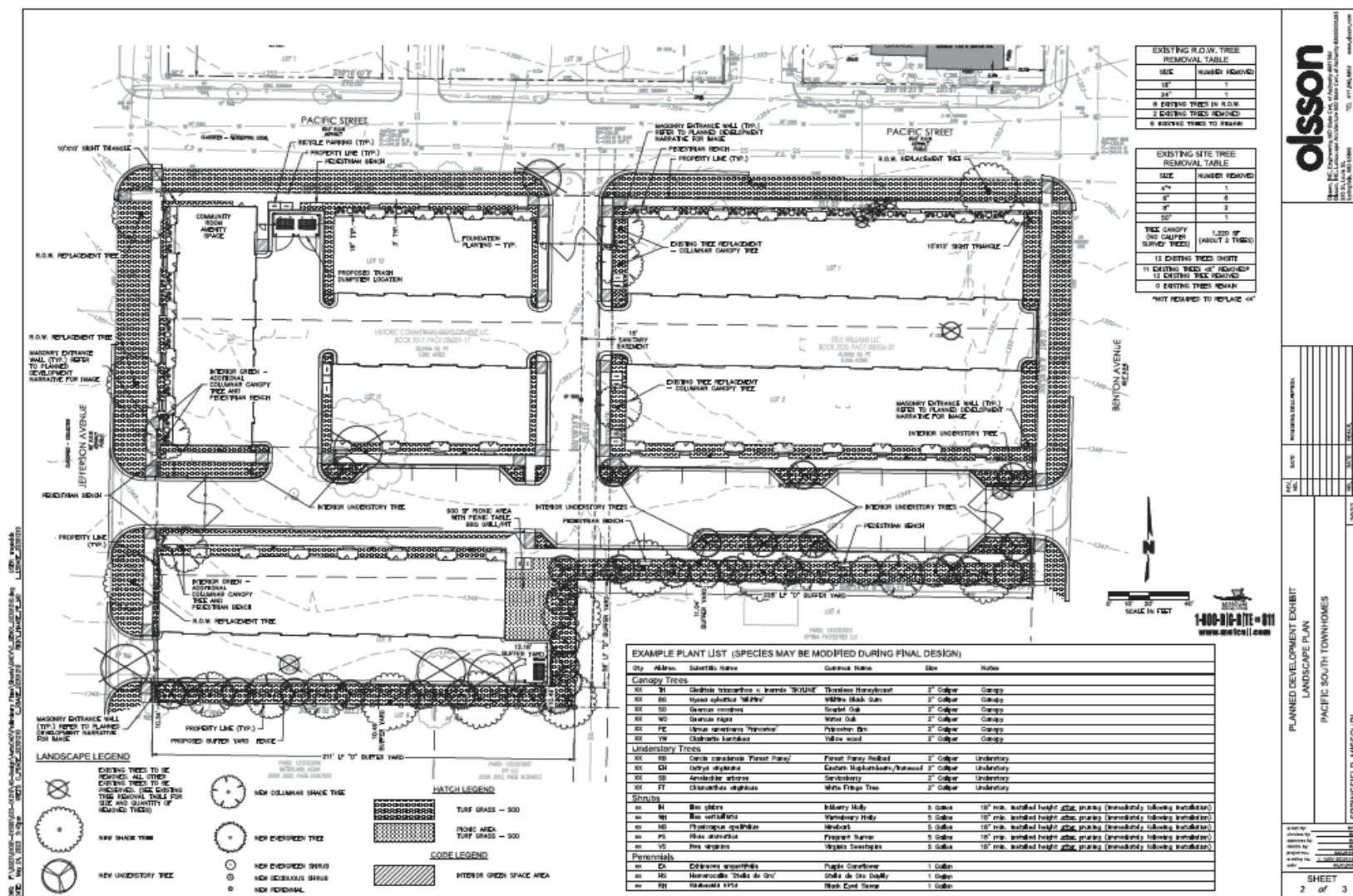
Q. FINAL DEVELOPMENT PLAN

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 and 2 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 review and approval, 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 uses within the district other than those specifically prescribed by the ordinance.
 - b. Any increase in the intensity of use permitted within the district.

1





ENGINEER: OLSON, 880 ST LOUIS STREET, SPRINGFIELD, MO 65803, TEL: (417) 886-8800, FAX: (417) 886-8808

OWNER/DEVELOPER: PROSPECT PARTNERS, ATTN: TUD WILLIAMS, 1680 N. CAMPBELL AVE, SPRINGFIELD, MO 65803, TEL: (417) 453-6887

UTILITY COMPANIES: SPRINGFIELD GAS, SPRINGFIELD ELECTRIC, SPRINGFIELD WATER, SPRINGFIELD SEWER

PROPOSED ZONING: RESIDENTIAL SINGLE-FAMILY (R-1)

PARKING CALCULATIONS: 101,822 SF TOTAL, 101,822 SF TOTAL

LANDSCAPE CALCULATIONS: 101,822 SF TOTAL, 101,822 SF TOTAL

REVISIONS: 1.0, 2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 9.0, 10.0, 11.0, 12.0, 13.0, 14.0, 15.0, 16.0, 17.0, 18.0, 19.0, 20.0, 21.0, 22.0, 23.0, 24.0, 25.0, 26.0, 27.0, 28.0, 29.0, 30.0, 31.0, 32.0, 33.0, 34.0, 35.0, 36.0, 37.0, 38.0, 39.0, 40.0, 41.0, 42.0, 43.0, 44.0, 45.0, 46.0, 47.0, 48.0, 49.0, 50.0, 51.0, 52.0, 53.0, 54.0, 55.0, 56.0, 57.0, 58.0, 59.0, 60.0, 61.0, 62.0, 63.0, 64.0, 65.0, 66.0, 67.0, 68.0, 69.0, 70.0, 71.0, 72.0, 73.0, 74.0, 75.0, 76.0, 77.0, 78.0, 79.0, 80.0, 81.0, 82.0, 83.0, 84.0, 85.0, 86.0, 87.0, 88.0, 89.0, 90.0, 91.0, 92.0, 93.0, 94.0, 95.0, 96.0, 97.0, 98.0, 99.0, 100.0







EXHIBIT J

[URBAN REDEVELOPMENT CORPORATION/DEVELOPER]

[please see attached]

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF AGREEMENT OR ASSOCIATION

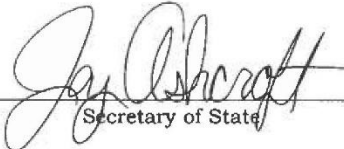
WHEREAS, Articles of Agreement or Association of

COMMERCIAL-PACIFIC STREET REDEVELOPMENT CORPORATION
RD001394006

have been received and filed in the Office of the Secretary of State, which Articles, in all respects, comply with the requirements of Urban Redevelopment Corporations Law.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do hereby certify and declare this entity a body corporate, duly organized this date and that it is entitled to all rights and privileges granted corporations organized under the Urban Redevelopment Corporations Law.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 22nd day of August, 2023.


Secretary of State



RD001394006
Date Filed: 8/22/2023

John R. Ashcroft
Missouri Secretary of State

**ARTICLES OF AGREEMENT
OF
COMMERCIAL-PACIFIC STREET REDEVELOPMENT CORPORATION**

The undersigned, being a natural person of the age of eighteen (18) years or more, and acting as incorporator of a corporation to be organized pursuant to the provisions of the "Urban Redevelopment Corporations Law" of Missouri, Chapter 353, RSMo., does hereby adopt the following Articles of Agreement.

ARTICLE I

The name of the corporation is Commercial-Pacific Street Redevelopment Corporation (the "*Corporation*").

ARTICLE II

The principal business office shall be located at 1660 N. Campbell Ave, Springfield, MO 65803 with a mailing address of 1660 N. Campbell Ave, Springfield, MO 65803.

ARTICLE III

The address of the initial registered office and registered agent of the Corporation in the State of Missouri is 2144 E. Republic Road, Suite B300, Springfield, Missouri 65804, with a mailing address of 2144 E. Republic Road, Suite B300, Springfield, Missouri 65804. The initial registered agent of the Corporation at such address is Spenserv-Springfield, Inc.

ARTICLE IV

The aggregate number of shares which the Corporation shall have the authority to issue is 30,000, all having a par value of \$0.01 each, and all of which are of one class and are designated as Common Stock. All shares shall have equal rights and powers and there are no pre-emptive rights of shareholders with respect to any shares issued or to be issued by the Corporation.

ARTICLE V

The Corporation is formed for the following purposes:

5.1 To acquire, construct, maintain and operate a redevelopment project or redevelopment projects in accordance with the provisions of Chapter 353, RSMo.

5.2 To purchase, receive or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lease, pledge or otherwise dispose of, and otherwise use and deal in and with, shares or other interests in, or obligations of other domestic or foreign corporations, associates, partnerships or individuals, insurance or annuities in any form, or direct or indirect obligations of the United States or of any other government, state, territory, governmental district or municipality or of any instrumentality thereof.

5.3 To purchase, receive, lease or otherwise acquire, own, hold, improve, use, sell and otherwise deal in and with real or personal property, or any interests therein, wherever situated.

5.4 To engage in any lawful act or activity for which corporations may be organized under the Urban Redevelopment Corporations Law of Missouri.

ORI-08222023-2213 State of Missouri

No of Pages 5 Pages



Created: 8/22/2023

5.5 To serve a public purpose and all real estate acquired by it and all structures erected by it are to be acquired for the purpose of promoting the public health, safety and welfare, in that the stockholders of the Corporation shall when they subscribe to and receive the stock hereof, agree that the net earnings of the Corporation shall be limited to an amount not to exceed eight percent (8%) per annum of the cost to such Corporation of the redevelopment project, including the cost of the land or the balances of such cost as reduced by amortization payments, provided that the net earnings derived from any redevelopment project shall in no event exceed a sum equal to eight percent (8%) per annum upon the entire cost thereof. Such net earnings shall be computed after deducting from gross earnings the following:

- (a) All costs and expenses of maintenance and operation;
- (b) Amounts paid for taxes, assessments, insurance premiums and other similar charges;
- (c) An annual amount sufficient to amortize the cost of the entire project at the end of the period, which shall not be more than sixty (60) years from the date of completion of the project. The development plan may contain provisions satisfactory to the legislative authority authorizing such plan that any surplus earnings in excess of the rate of net earnings provided in this chapter may be held by the Corporation as a reserve for maintenance at such rate of return in the future and may be used by the Corporation to offset any deficiency and such rate of return which may have occurred in prior years; or may be used to accelerate the amortization payment; or for the enlargement of the project; or for reduction in the rentals therein; provided, that any excess of such surplus earnings remaining at the termination of a tax relief granted pursuant to Section 353.110 shall be turned over by the Corporation to the city.

5.6 To clear, re-plan, reconstruct or rehabilitate blighted areas, and the construction of such industrial, commercial, residential or public structures as may be appropriate, including provisions for recreational and other facilities incidental or appointments thereto.

5.7 It is the intention of each of the purposes specified hereinabove shall be liberally construed as powers and in no way limited or restricted by reference to or inference from the terms contained therein or any other paragraph. The enumeration of specific purposes shall not be construed to restrict in any manner the general objects and purposes of this Corporation, nor shall the expression of one thing be deemed to exclude another.

ARTICLE VI

The name and mailing address of the subscriber is:

Shelby D. Wood
2144 East Republic Road, Suite B300
Springfield, Missouri 65804

ARTICLE VII

The number of directors to constitute the Board of Directors of the Corporation is three (3). The name and mailing address of each person who is to serve as a director for the first year or until a successor is elected is as follows:

SPR 18284720.1

Titus Williams
1660 N Campbell Ave.
Springfield, MO 65803

Viviana Writer
1660 N Campbell Ave.
Springfield, MO 65803

Timothy O'Reilly
4045 E. Sunshine Street, Suite 200
Springfield, MO 65809

The number of Directors to constitute subsequent Boards of Directors shall be fixed by, or in the manner provided in, the By-laws of the Corporation, but shall be no less than three (3) or more than four (4).

ARTICLE VIII

The duration of the Corporation shall be ninety-nine years.

ARTICLE IX

No contract or other transaction between this Corporation and any other firm or Corporation shall be affected or invalidated by reason of the fact that any of the directors or officers of this Corporation are interested in or are members, shareholders, directors or officers of such other firm or Corporation. Any director or officer of this Corporation may be a party to or may be interested in any contract or transaction of this Corporation or in which this Corporation is interested and no such contract shall be affected or invalidated thereby. Each and every person who may become a director or officer of this Corporation is hereby relieved of any liability that might otherwise exist from his contracting with this Corporation for the benefit of himself or any firm, person, association or Corporation which he may be in any way interested in each case as long as the contract or transaction is fair to the company or is otherwise authorized by Missouri law.

ARTICLE X

10.1 *Indemnification.* Each person who was or is made a party, or is threatened to be made a party to, or is involved in any action, suit or proceeding, whether civil, criminal, administrative or investigative (a "*proceeding*"), by reason of the fact that he or she, or a person of whom he or she is the legal representative, is or was a director or officer of the Corporation, or is or was serving at the request for the Corporation as a director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise, whether the basis of such proceeding is an alleged act, failure to act, or omission in an official capacity as a director or officer, or in any other capacity while serving as a director or officer, shall be indemnified and held harmless by the Corporation to the fullest extent authorized by the General and Business Corporation Law of Missouri and the General Not for Profit Corporation Law of Missouri, as both now exist or may hereafter be amended, (but, in the case of any amendment, only to the extent that such amendment permits the Corporation to provide broader indemnification than said Law permitted the Corporation to provide prior to such amendment), against all expense, liability and loss (including attorney's fees, judgments, fines, and amounts paid or to be paid in settlement) reasonably incurred or suffered by such person in connection therewith; provided, however, that the Corporation shall indemnify any such person seeking indemnity in connection with a proceeding initiated by such person only if such proceeding was authorized or later ratified by the Board of Directors of the Corporation or is authorized by this Article. Such indemnification shall include the right to be paid by the Corporation for all expenses incurred in defending any such proceeding in advance of its final disposition; provided, however, that the payment of such expenses shall be made only upon delivery to the Corporation of an undertaking, by or on behalf of such director or officer, to repay all amounts so

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advanced if it should be determined ultimately that such director or officer is not entitled to be indemnified under this Article or otherwise.

10.2 *Right of Claimant to Bring Suit.* If any amount claimed due under Section 10.1, above, is not paid in full by the Corporation within ninety (90) days after a written claim has been received by the Corporation, the claimant may at any time thereafter bring suit against the Corporation to recover the unpaid amount of the claim and, if successful in whole or in part, the claimant shall be entitled to be paid also the expense of prosecuting such claim.

10.3 *Limitation of Indemnification.* No indemnity pursuant to this Article shall be paid by the Corporation on account of any director's or officer's conduct which is finally adjudged to have been knowingly fraudulent, deliberately dishonest or willful misconduct by a court having jurisdiction in the matter.

10.4 *Non-exclusivity.* The indemnification and rights conferred on any person by this Article shall not be exclusive of any other indemnification or right which such person may have or hereafter acquire under any statute or rule of law, or under any provision of the Articles of Incorporation or By-Laws of this Corporation, or under or by reason of agreement, vote of stockholders or disinterested directors or otherwise.

10.5 *Insurance.* The Corporation may maintain insurance, at its expense, to protect itself and any such director or officer against any expense, liability or loss, whether or not the Corporation has the power to indemnify such person against such expense, liability or loss under the General and Business Corporation Law of Missouri or the General Not for Profit Corporation Law of Missouri.

10.6 *Survival.* Each person who was or is a director or officer of the Corporation and the heirs, executors, administrators and estate of such person, are third party beneficiaries of this Article and shall be entitled to enforce against the Corporation all indemnification and other rights granted to such person by applicable law and as otherwise provided in this Article.

10.7 *Amendment or Repeal.* This Article may be hereafter amended or repealed; provided, however, that no amendment or repeal or adoption of a provision inconsistent with the provisions of this Article shall reduce, terminate or otherwise adversely affect the right of a person who was or is a director or officer to obtain indemnification or an advance of expenses with respect to a proceeding that pertains to or arises out of any act, failure to act or omission that occurred prior to the effective date of the amendment, repeal or adoption of such inconsistent provision.

ARTICLE XI

In the event that income debenture certificates are issued by the Corporation, the owners thereof shall have the same right to vote as they would have if possessed of certificates of stock of the amount and par value of the income debenture certificates held by them. The income debenture certificates or preferred stock of the Corporation may be retired as and when there shall be funds available in the treasury of the Corporation from the receipt of the amortization or sinking fund in installments for the purpose. Interest shall not be paid by the Corporation upon such income debenture certificates in excess of nine percent (9%) per annum. This limitation shall not apply to other debt of the Corporation.

ARTICLE XII

The Board of Directors may make, alter, and repeal the By-Laws of the Corporation.

SPR 18284720.1

IN TESTIMONY WHEREOF, I have subscribed my name this 8th day of August, 2023.


Shelby D. Wood, Subscriber/Incorporator

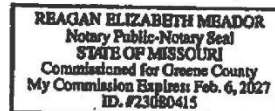
STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

I, Reagan Meador, a Notary Public in and for said County and State, do hereby certify that on this 23rd day of August, 2023, personally appeared Shelby D. Wood, who being by me first duly sworn, declared that he is the person who signed the foregoing document as Subscriber/Incorporator, and that the statements contained therein are true.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.


Name: Reagan Elizabeth Meador
Title: Notary Public

My Commission Expires: Feb 6, 2027
County of Commission: Greene



SPR 18284720.1

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF AGREEMENT OR ASSOCIATION

WHEREAS, Articles of Agreement or Association of

COMMERCIAL-PACIFIC STREET REDEVELOPMENT CORPORATION
RD001394006

have been received and filed in the Office of the Secretary of State, which Articles, in all respects, comply with the requirements of Urban Redevelopment Corporations Law.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do hereby certify and declare this entity a body corporate, duly organized this date and that it is entitled to all rights and privileges granted corporations organized under the Urban Redevelopment Corporations Law.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 22nd day of August, 2023.


Secretary of State



Pacific South Redevelopment Area Chapter 353 Qualifications Study



CITY OF SPRINGFIELD, MISSOURI

June 14, 2023

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SECTION 1 – INTRODUCTION

PURPOSE OF THIS REPORT

The City of Springfield, Missouri (the “City”) is seeking to encourage the physical and economic revitalization of a property in the corporate limits of the City generally located just outside of the Commercial Street Historic District hereinafter referred to as the “Area”. The Area is depicted and described in **Appendix A – Redevelopment Area Boundary Map and Parcel List** on the next page and consists of two parcels. The parcel locations and the associated parcel identification number from the Green County Assessor records are as follows:

- 1630 N. Jefferson Avenue identified by parcel identification number 881312323014.
- 1635 N. Benton Avenue identified by parcel identification number 881312323001.

This report reflects current conditions based on data acquisition and field investigations in April 2023 and documents the conditions that were found to be present in the Area. Additionally, the analysis reflects the current definition of “blighted area” in The Urban Redevelopment Corporations Law, Chapter 353, RSMo. (hereinafter referred to as “Chapter 353”). In 2021, the definition of “blighted area” in Section 353.020(2) of Chapter 353 was amended to cross-reference the definition of “blighted area” in Section 99.805(1), RSMo., which provides:

***"Blighted area"**, 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.*

A finding that an area is a “blighted area” as defined by Chapter 353 is required for the establishment of an “area” pursuant to Chapter 353. However, Chapter 353 also defines “Area” in a larger context. This recognizes that a Chapter 353 Area may include properties that are not blighted but are required to implement the overall redevelopment plan.

Chapter 353 defines “area” as follows:

***“Area”**, that portion of the city which the legislative authority of such city has found or shall find to be blighted so that the clearance, replanning, rehabilitation, or reconstruction thereof is necessary to effectuate the purposes of this law. Any such area may include buildings or improvements not in themselves blighted, and any real property, whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, replanning, reconstruction, or rehabilitation of the area of which such buildings, improvements or real property form a part. (Section 353.020(1) of Chapter 353).*

Among other things, Chapter 353 allows cities to:

- Identify and designate areas for redevelopment that qualify as “blighted areas”.
- Adopt a development plan that designates an area in need of redevelopment and states the objectives to be attained and the redevelopment project to be undertaken.
- Approve a redevelopment project for implementation of such development plan.
- Utilize the tools set forth in Chapter 353 to assist in reducing or eliminating those factors and conditions that cause the area to qualify as a “blighted area” through the completion of a redevelopment project.

As set forth in Chapter 353, certain of the above-listed actions may be delegated by the City to an “urban redevelopment corporation”, as defined in Chapter 353.

AREA DESCRIPTION AND BACKGROUND

Based on our review of City documents, the two buildings within the Area which are the subject of this report do not appear to be historically designated or within the City’s adjacent Commercial Street Historic District. However, these structures are in need of significant repair and rehabilitation and their adjacency to a historic district makes their rehabilitation more important. In addition, ongoing uses of such structures often need adaptive reuse because they are no longer useful or suitable for their original intended purposes. Redeveloping historic or architecturally significant buildings is far more costly and usually more so if they are to be put to another use. Often the cost of revitalization of such structures exceeds the value of land and buildings in their present condition even if the building(s) is sound overall. The Area does not benefit from a location within a Tax Increment Financing (TIF) district or Community Improvement District (CID) and the associated financial incentive assistance vehicles that have been put in place. Chapter 353 can provide up to 25 years of real estate tax abatement to assist projects that now need financial assistance in order to cover extraordinary costs associated with revitalization and redevelopment.

SECTION 2 – BASIS FOR DESIGNATION AS A BLIGHTED AREA

This report is based upon on-site investigation of the Area conducted by PGAV Planners, LLC (“PGAV”) in April 2023. City staff also provided information used in this analysis along with information from the property owners. PGAV relied upon its experience, knowledge of the Springfield real estate market, and professional expertise in the preparation of the analysis. Photographs illustrating representative blighting conditions taken during the site visit are displayed in **Appendix B**. Characteristics of the blighting conditions are discussed in this section of the report. However, this report will not reflect changes in conditions or events that have occurred after the most recent field investigation of the Area or publication of this report.

PHYSICAL DETERIORATION

In general, deterioration refers to the physical and economic deterioration of the improvements of the 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, and lighting fixtures, signage, etc.

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

Deterioration of site improvements is a function of many factors that are typically the result of deferred maintenance that occurs over time. If ongoing maintenance is not carried out, the conditions become much more extensive and expensive to fix. Physical deterioration is accelerated over time by other contributing factors all of which are present within the Area. The building located at 1635 N. Benton Avenue was built in 1925, with at least one addition occurring in the 1960s to add a chapel to the south end of the building. This building operated as a funeral home until its closure in 2016.

Based on field reconnaissance, the parcels comprising the Area have buildings and site improvements or both that exhibit signs of physical deterioration. These range in severity but include interior water damage, exposed wiring, damaged fascia and soffits, peeling paint, broken or damaged windows and doors, and cracking and/or pot-holed parking lots.

As detailed in the photographs in **Appendix B**, during field investigations, PGAV observed instances of physical deterioration of site improvements such as buildings, accessory structures, lighting, infrastructure, and paved surfaces (e.g., roadways and parking areas) in the Area:

- The age of the structures virtually assures the presence of lead-based paint. Depending on interior improvements that have been made over the years, asbestos may be present in some of the building materials.
- Changes to electrical, plumbing, heating and air conditioning likely occurred over time and most likely do not meet current building code standards and modern equipment needs. Additionally, during the site visit exposed wiring was identified in multiple places.
- The former use of the building at 1635 N. Benton Avenue as a funeral home presents concerns regarding possible building or site contamination from chemicals used for embalming and disinfecting.
- Interior ceilings and walls show evidence of water damage and other deterioration.
- Building exteriors showed signs of deterioration, including cracks along brick exterior walls, peeling paint, and missing siding. Fascia, soffits, gutters, and downspouts were missing or damaged in several places. In some instances, exterior improvements such as stairs, railings, fascia and soffits are deteriorated and require repair or replacement.
- Several windows and doors were broken or deteriorated. These are prime entry points for vermin, as well as access points for individuals trespassing.
- Overgrown vegetation is present on and around the buildings.
- Accessory structures (both attached and detached) include a garage, shed, portico, and port cochere. These structures show signs of deterioration, including rotting wood, peeling paint, and distorted structural components, indicating structural instability.
- Nearly all paved surfaces on private property (either parking areas or sidewalks) exhibit evidence of widespread cracking or potholes that need resealing, repair, or replacement.

In general, the age and condition of the buildings in the Area impedes its redevelopment and advances physical deterioration, particularly when the structures have little attractiveness for uses other than their current ones. Building codes and safety and environmental regulations have also significantly changed over the past decades, which could mean aspects of these buildings are nonconforming to the City's current building codes. Other factors such as energy efficiency (older lighting systems, heating, and cooling units, and building insulation) resulting from their age contribute to their declining usability and increases redevelopment costs.

INSANITARY OR UNSAFE CONDITIONS

During field investigations, there were no observations of vermin or their activity, but review of the property indicated that their presence is likely. Openings in various deteriorating building materials on each of the principal buildings and related outbuilding structures provide ideal access locations for birds, squirrels, mice, rats, and bats. Various types of debris, discarded materials, and overgrowth are scattered around the site. These factors represent unsanitary and unsafe conditions.

CONDITIONS ENDANGERING LIFE OR PROPERTY

Both buildings within the Area appear to be vacant and unsecured. During the site visit, buildings had damage to windows and doors, and food was found left out, signs of possible trespassing and illegal entry to these properties. The abandoned nature of these buildings is also conducive to crime and a fire hazard.

ECONOMIC LIABILITY

The Area, by reason of physical deterioration has become an economic liability. PGAV conducted an analysis of the equalized assessed valuation (EAV) of all the parcels in the Area between 2013 and 2022. Since 2023 equalization has not yet occurred and property tax rates have not been set, 2023 EAV was not used.

Table 1 – EAV History, below, shows that between 2018 and 2023, the combined EAV for the area grew by 7.2%. EAV history from 2013 to 2018 shows similar trends for the parcel located at 1635 N Benton Avenue. However, the parcel at 1630 N Jefferson Avenue was sold in February of 2017 by Kitchen, Inc., a nonprofit, converting the property from tax-exempt to taxable. As a result, EAV data prior to 2018 is \$0 for this property.

Table 1- EAV History
Pacific South Redevelopment Area

Tax Year	Assessed Value	Annual % Change
2018	\$191,620	
2019	\$203,070	6%
2020	\$203,070	0%
2021	\$205,470	1%
2022	\$205,470	0%
% Change 2018-2022		7.2%

Since there have been no visible improvements or significant City-issued building permits for these properties and given the property conditions shown in the photos in **Appendix B**, this

change in value of 7.2% since 2018 is largely an inflationary adjustment. This also may be the result of an increase in value of the land and not the improvements. Therefore, it is clear that all the assessed value changes are the result of Assessor valuation models and not real investment. It should be noted that according to Assessor data, 2023 preliminary assessed value for the Area increases by 3.8% from 2022 values. It is not known what this increase is based on, but given that the condition of the properties would not seem to warrant any increase over 2022 values, it is likely also related to the reasons stated above.

In order to more accurately determine whether land and improvements are becoming an economic liability for the City and the taxing districts is to compare the rate of increase of EAV with inflation using the Consumer Price Index (CPI) and to compare the Area to the changes in EAV for the City over the same period.

Table 2 – CPI for All Urban Consumers (CPI-U) below shows the CPI trends from 2018-2022. By comparison to the CPI, the assessed valuation of the Area increased by 7.2% while the CPI went up by 15.7%. Therefore, the Area's growth is slower than inflation, indicating overall economic decline. **Table 3 - City of Springfield, Real Property Tax Assessed Value History** below shows that over the 2018-2022 period the City's assessed value increased by 12.8 %. This is an additional indicator that property values in the Area represent property that is a declining asset.

Table 2

**Consumer Price Index
All Urban Consumers
(CPI-U)***

Year	CPI	Annual % Change
2018	251.107	
2019	255.657	1.8%
2020	258.811	1.2%
2021	270.970	4.7%
2022	292.655	8.0%
% Change 2018-2022		15.7%

* Not Seasonally Adjusted

Table 3

**City of Springfield
Real Property Tax
Assessed Value History**

Year	Assessed Value	Annual % Change
2018	\$2,437,156,000	
2019	\$2,454,547,000	0.7%
2020	\$2,600,436,000	5.9%
2021	\$2,635,436,000	1.3%
2022	\$2,749,976,000	4.3%
% Change 2018-2022		12.8%

The Area presents an economic liability due to the inability for property values to keep pace with inflation or the property value growth of the City.

SECTION 3 – SUMMARY

The discussion of the preceding sections of this report and the photographic evidence presented in **Appendix B** provides evidence that the Area meets the “blighted area” requirements for designation as a Chapter 353 Area by indicating the existence of blighting factors within the Area.

Both parcels in the Area show varying levels of deterioration of site improvements, including:

- Deterioration of building exteriors (walls, siding, fascia, soffits, windows, doors, gutters, downspouts, painted surfaces, etc.).
- Deterioration of building interiors (walls, ceilings, wiring, etc.).
- Deterioration and/or dilapidation of accessory structures (garage, shed, portico, port cochere, etc.).
- Deterioration of site improvements such as driveways and parking areas.

Additionally, the Area has unsafe and insanitary conditions, as well as conditions endangering life and property, as a result of building vacancy, evidence of trespassing and breaking and entering, and conditions attractive to vermin.

The Area’s physical deterioration coupled with age and outmoded design for modern uses have hampered the Area’s economic value and performance as a generator of tax revenue for affected taxing districts. The lack of significant new development has impacted the Area’s ability to generate reasonable tax revenues for the taxing jurisdictions that rely on the Area for revenues to fund public services (e.g., fire, police, sanitary, sewer, education, etc.) for area residents. Also, the vacancies and unsafe conditions in the Area may result in an additional burden and/or cost to public services. Ultimately, the area presents an economic liability due to the inability of property values to keep pace with inflation or the property value growth of the City.

This report clearly demonstrates that the Area meets the Chapter 353 criteria for qualifying as a blighted area. However, as noted in the “Introduction” section of this report, Section 353.020, (1) of Chapter 353 does not require all buildings and improvements to be blighted if their inclusion in an area is required for effective clearance, replanning, reconstruction, or rehabilitation of the area.

Therefore, this report supports the finding that the Area, on the whole, meets the requirements of a “blighted area,” as is defined in Chapter 353 because of:

- Aging buildings and site improvements displaying physical deterioration,
- Unsafe and insanitary conditions and conditions endangering life and property,
- Lack of existing buildings with desirability for new uses, and
- Stagnating property values not keeping pace with other commercial areas of the City or the rate of inflation.

APPENDIX A

REDEVELOPMENT AREA BOUNDARY MAP AND PARCEL LIST

EXHIBIT 1 - REDEVELOPMENT PROJECT AREA MAP



Pacific South Redevelopment Area
Springfield, MO

0 100 200 Feet

PG&VPLANNERS_{LLC}



EXHIBIT 2 - PARCEL LIST AND CURRENT EAV

Parcel ID	Parcel Address	Owner	2022 EAV
881312323014	1630 N Jefferson Ave, Springfield, MO	Historic Commercial Development LLC	\$97,760
881312323001	1635 N Benton Ave, Springfield, MO	Titus Williams LLC	\$107,710

APPENDIX B

PHOTO APPENDIX









may
540 E. Commercial Redevelopment Area
Chapter 353 Qualifications Study



CITY OF SPRINGFIELD, MISSOURI

June 14, 2023

PGAV **PLANNERS**

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SECTION 1 – INTRODUCTION

PURPOSE OF THIS REPORT

The City of Springfield, Missouri (the “City”) is seeking to encourage the physical and economic revitalization of a property in the corporate limits of the City generally located within the Commercial Street Historic District hereinafter referred to as the “Area”. The Area is depicted and described in **Appendix A – Redevelopment Area Boundary Map and Parcel List** on the next page and consists of four parcels and a single building. The parcel locations and the associated parcel identification number from the Green County Assessor records are as follows:

- 1727 N. Washington Avenue identified by parcel identification number 881312327018.
- 530 E. Commercial Street identified by parcel identification number 881312327029.
- 536 E. Commercial Street identified by parcel identification number 881312327027.
- 540 E. Commercial Street identified by parcel identification number 881312327001.

This report reflects current conditions based on data acquisition and field investigations in April 2023, and documents the conditions that were found to be present in the Area. Additionally, the analysis reflects the current definition of “blighted area” in The Urban Redevelopment Corporations Law, Chapter 353, RSMo. (hereinafter referred to as “Chapter 353”). In 2021, the definition of “blighted area” in Section 353.020(2) of Chapter 353 was amended to cross-reference the definition of “blighted area” in Section 99.805(1), RSMo., which provides:

***“Blighted area”**, 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.*

A finding that an area is a “blighted area” as defined by Chapter 353 is required for the establishment of an “area” pursuant to Chapter 353. However, Chapter 353 also defines “Area” in a larger context. This recognizes that a Chapter 353 Area may include properties that are not blighted but are required to implement the overall redevelopment plan. Chapter 353 defines “area” as follows:

***“Area”**, that portion of the city which the legislative authority of such city has found or shall find to be blighted so that the clearance, replanning, rehabilitation, or reconstruction thereof is necessary to effectuate the purposes of this law. Any such area may include buildings or improvements not in themselves blighted, and any real property, whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, replanning,*

reconstruction, or rehabilitation of the area of which such buildings, improvements or real property form a part. (Section 353.020(1) of Chapter 353).

Among other things, Chapter 353 allows cities to:

- Identify and designate areas for redevelopment that qualify as “blighted areas”.
- Adopt a development plan that designates an area in need of redevelopment and states the objectives to be attained and the redevelopment project to be undertaken.
- Approve a redevelopment project for implementation of such development plan.
- Utilize the tools set forth in Chapter 353 to assist in reducing or eliminating those factors and conditions that cause the area to qualify as a “blighted area” through the completion of a redevelopment project.

As set forth in Chapter 353, certain of the above-listed actions may be delegated by the City to an “urban redevelopment corporation”, as defined in Chapter 353.

AREA DESCRIPTION AND BACKGROUND

Based on our review of City documents, the building within the Area which is the subject of this report does not appear to be historically designated but is located within the Commercial Street Historic District. This is a historically significant structure that is in need of significant repair and rehabilitation. In addition, ongoing uses of such structures often need adaptive reuse because they are no longer useful or suitable for their original intended purposes. Redeveloping historic or architecturally significant buildings is far more costly and usually more so if they are to be put to another use. Often the cost of revitalization of such structures exceeds the value of land and buildings in their present condition even if the building(s) is sound overall.

The Area benefits from a location within a Tax Increment Financing (TIF) district and Community Improvement District (CID) and the associated financial incentive assistance vehicles that have been put in place. Chapter 353 designation can provide an additional financial resource, providing up to 25 years of real estate tax abatement to assist projects that now need financial assistance in order to cover extraordinary costs associated with revitalization and redevelopment.

SECTION 2 – BASIS FOR DESIGNATION AS A BLIGHTED AREA

This report is based upon on-site investigation of the Area conducted by PGAV Planners, LLC (“PGAV”) in April, 2023. City staff also provided information used in this analysis along with information from the property owners. PGAV relied upon its experience, knowledge of the Springfield real estate market, and professional expertise in the preparation of the analysis. Photographs illustrating representative blighting conditions taken during the site visit are displayed in **Appendix B**. Characteristics of the blighting conditions are discussed in this section of the report. However, this report will not reflect changes in conditions or events that have occurred after the most recent field investigation of the Area or publication of this report.

PHYSICAL DETERIORATION

In general, deterioration refers to the physical and economic deterioration of the improvements of the 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, and lighting fixtures, signage, etc.

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

Deterioration of site improvements is a function of many factors that are typically the result of deferred maintenance that occurs over time. If ongoing maintenance is not carried out, the conditions become much more extensive and expensive to fix. Physical deterioration is accelerated over time by other contributing factors all of which are present within the Area.

Based on field review, the parcels comprising the Area have buildings and site improvements or both that exhibit signs of physical deterioration. These range in severity but include interior water damage, cracked exterior walls, peeling paint, broken or damaged windows and doors, and overgrown vegetation.

As detailed in the photographs in **Appendix B**, during field investigations, PGAV observed instances of physical deterioration of site improvements such as buildings, accessory structures, lighting, infrastructure, and paved surfaces (e.g., roadways and parking areas) in the Area:

- The age of the structures virtually assures the presence of lead-based paint. Depending on interior improvements that have been made over the years, asbestos may be present in some of the building materials.
- Changes to electrical, plumbing, heating and air conditioning likely occurred over time and most likely do not meet current building code standards and modern equipment needs. Additionally, during the site visit exposed and damaged wiring and electrical boxes were identified.
- Interior ceilings and walls show evidence of water damage, exposed and rotting wood, peeling paint, and other deterioration. Interior flooring showed deterioration from water damage and broken or missing flooring materials. The stairwell into the basement was significantly damaged and unsafe.
- Building exteriors showed signs of significant deterioration, including severely cracked and crumbling exterior walls, peeling paint, and rotting or damaged wood. In some instances, exterior improvements such as stairs, railings, eaves, and awnings are deteriorated and require repair or replacement.
- Several windows and doors were broken, unsealed, or otherwise deteriorated. Numerous gaps between window frames and window openings were also visible. These are prime entry points for vermin, as well as access points for individuals trespassing.
- Overgrown vegetation is present on and around the building. Stormwater management appears to be a concern with damaged or improperly designed downspouts seen pouring water along the edge of the building.
- Sidewalks along the building exhibit evidence of widespread cracking and vegetative overgrowth.

In general, the age and condition of the building in the Area impedes its redevelopment and advances physical deterioration, particularly when the structures have little attractiveness for uses other than their current ones. Building codes and safety and environmental regulations have also significantly changed over the past decades, which could mean aspects of the building are nonconforming to the City's current building codes. Other factors such as energy efficiency (older lighting systems, heating, and cooling units, and building insulation) resulting from their age contribute to their declining usability and increases redevelopment costs.

INSANITARY OR UNSAFE CONDITIONS

During field investigations, there were no observations of vermin or their activity, but review of the property indicated that their presence is likely. Openings in various deteriorating building materials on the building provide ideal access locations for birds, squirrels, mice, rats, and bats. Various types of debris, discarded materials, and overgrowth are scattered around the site. These factors represent unsanitary and unsafe conditions.

CONDITIONS ENDANGERING LIFE OR PROPERTY

The building within the Area appears to be vacant and insufficiently secured. During the site visit, the building had damage to windows and doors, and evidence of graffiti on some exterior walls. The electrical boxes on the building's exterior appear to have been tampered with. The abandoned nature of this building is also conducive to crime and a fire hazard.

ECONOMIC LIABILITY

The Area, by reason of physical deterioration, has become an economic liability. PGAV conducted an analysis of the equalized assessed valuation (EAV) of all the parcels in the Area between 2013 and 2022. Since 2023 equalization has not yet occurred and property tax rates have not been set, 2023 EAV was not used.

Table 1 – EAV History, below, shows that between 2018 and 2023, the combined EAV for the area declined by 13.4%. EAV history since 2013 shows no change in EAV for three of the parcels, but the parcel located at 540 E. Commercial Street saw a 2% drop in EAV from 2016 to 2017, and a 15% decline from 2018 to 2019. The cause of this drop in EAV is unknown.

Table 1- EAV History**540 E. Commercial
Redevelopment Area**

Tax Year	Assessed Value	Annual % Change
2018	\$79,570	
2019	\$69,140	-13%
2020	\$69,140	0%
2021	\$68,880	0%
2022	\$68,880	0%
% Change 2018-2022		-13.4%

Since there have been no visible improvements or significant City-issued building permits for these properties and given the property conditions shown in the photos in **Appendix B**, this drop in value of 13.4% since 2018 is largely the result of property condition decline. This also may be the result of an increase in the value of the land and not the improvements. Therefore, it is clear that all the assessed value changes are the result of Assessor valuation models and not real investment. It should be noted that according to Assessor data, 2023 preliminary assessed value for the Area increases by 25.7% from 2022 values, attributed to a change in value at 540 E. Commercial but none of the other parcels in the Area. It is not known what this increase is based on, but given that the condition of the properties would not seem to warrant any increase over 2022 values, it is likely also related to the reasons stated above.

Commented [SD1]: Do we know what could have caused this?

Commented [SD2]: What is going on with this parcel?

In order to more accurately determine whether land and improvements are becoming an economic liability for the City and the taxing districts is to compare the rate of increase of EAV with inflation using the Consumer Price Index (CPI) and to compare the Area to the changes in EAV for the City over the same period.

Table 2 – CPI for All Urban Consumers (CPI-U) below shows the CPI trends from 2018-2022. By comparison to the CPI, the assessed valuation of the Area decreased by 13.4% while the CPI went up by 15.7%. Therefore, the Area's growth is significantly slower than inflation, indicating overall economic decline. **Table 3 – City of Springfield, Real Property Tax Assessed Value History** below shows that over the 2018-2022 period the City's assessed value increased by 12.8%. This is an additional indicator that property values in the Area represent property that is a declining asset.

Table 2

Consumer Price Index
All Urban Consumers
(CPI-U)*

Year	CPI	Annual % Change
2018	251.107	
2019	255.657	1.8%
2020	258.811	1.2%
2021	270.970	4.7%
2022	292.655	8.0%
% Change 2018-2022		15.7%

* Not Seasonally Adjusted

Table 3

City of Springfield
Real Property Tax
Assessed Value History

Year	Assessed Value	Annual % Change
2018	\$2,437,156,000	
2019	\$2,454,547,000	0.7%
2020	\$2,600,436,000	5.9%
2021	\$2,635,436,000	1.3%
2022	\$2,749,976,000	4.3%
% Change 2018-2022		12.8%

The Area presents an economic liability due to the inability for property values to keep pace with inflation or the property value growth of the City.

SECTION 3 – SUMMARY

The discussion of the preceding sections of this report and the photographic evidence presented in **Appendix B** provides evidence that the Area meets the “blighted area” requirements for designation as a Chapter 353 Area by indicating the existence of blighting factors within the Area.

Parcels in the Area show varying levels of deterioration of site improvements, including:

- Deterioration of building exteriors (walls, siding, windows, doors, painted surfaces, etc.).
- Deterioration of building interiors (walls, ceilings, flooring, wiring, plumbing, etc.).
- Deterioration of site improvements such as driveways and parking areas.

Additionally, the Area has unsafe and insanitary conditions, as well as conditions endangering life and property, as a result of building vacancy, evidence of trespassing and breaking and entering, and conditions attractive to vermin.

The Area’s physical deterioration coupled with age and outmoded design for modern uses have hampered the Area’s economic value and performance as a generator of tax revenue for affected taxing districts. The lack of significant new development has impacted the Area’s ability to generate reasonable tax revenues for the taxing jurisdictions that rely on the Area for revenues to fund public services (e.g., fire, police, sanitary, sewer, education, etc.) for area residents. Also, the vacancies and unsafe conditions in the Area may result in additional burden and/or cost to public services. Ultimately, the area presents an economic liability due to the inability of property values to keep pace with inflation or the property value growth of the City.

This report clearly demonstrates that the Area meets the Chapter 353 criteria for qualifying as a blighted area. However, as noted in the “Introduction” section of this report, Section 353.020, (1) of Chapter 353 does not require all buildings and improvements to be blighted if their inclusion in an area is required for effective clearance, replanning, reconstruction, or rehabilitation of the area. Therefore, this report supports the finding that the Area, on the whole, meets the requirements of a “blighted area,” as is defined in Chapter 353 because of:

- Aging buildings and site improvements displaying physical deterioration,
- Unsafe and insanitary conditions and conditions endangering life and property,
- Lack of existing buildings with desirability for new uses, and
- Stagnating property values not keeping pace with other commercial areas of the City or the rate of inflation.

APPENDIX A

REDEVELOPMENT AREA BOUNDARY MAP AND PARCEL LIST

EXHIBIT 1 - REDEVELOPMENT PROJECT AREA MAP

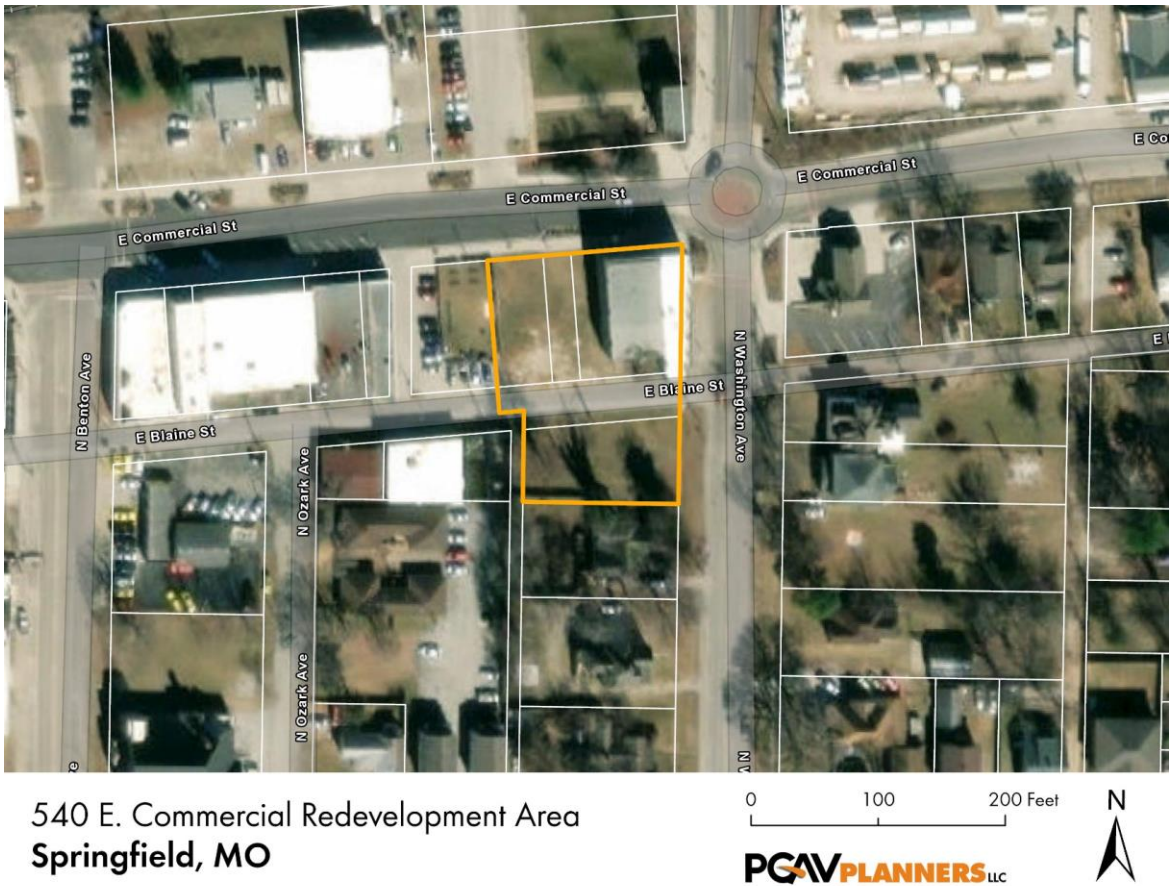


EXHIBIT 2 - PARCEL LIST AND CURRENT EAV

Parcel ID	Parcel Address	Owner	2022 EAV
881312327018	1727 N Washington Ave., Springfield MO	540 Commercial Partners LLC	\$3,100
881312327029	530 E Commercial St., Springfield, MO	540 Commercial Partners LLC	\$4,220
881312327027	536 E Commercial St., Springfield, MO	540 Commercial Partners LLC	\$3,520
881312327001	540 E Commercial St., Springfield, MO	540 Commercial Partners LLC	\$58,040

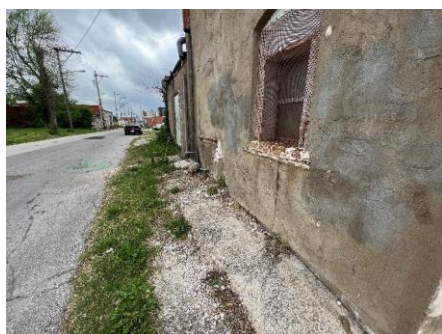
APPENDIX B

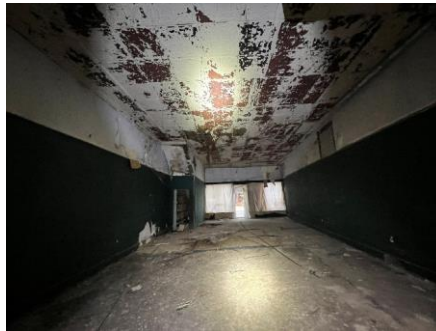
PHOTO APPENDIX

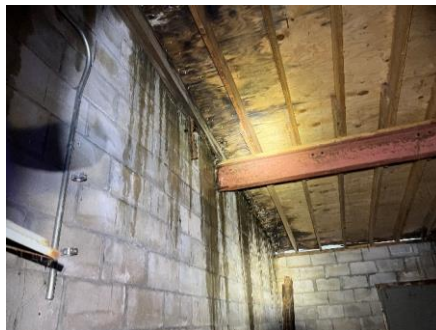
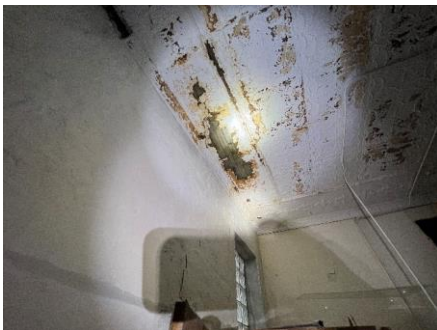












Pacific North Redevelopment Area

Chapter 353 Qualifications Study



CITY OF SPRINGFIELD, MISSOURI

June 14, 2023

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SECTION 1 – INTRODUCTION

PURPOSE OF THIS REPORT

The City of Springfield, Missouri (the “City”) seeks to encourage the physical and economic revitalization of a property in the corporate limits of the City generally located within the Commercial Street Historic District hereinafter referred to as the “Area”. The Area is depicted and described in **Appendix A – Redevelopment Area Boundary Map and Parcel List** on the next page and consists of five parcels. The parcel locations and the associated parcel identification number from the Green County Assessor records are as follows:

- 1703 N. Benton Avenue identified by parcel identification number 881312324017.
- 1706 N. Jefferson Avenue identified by parcel identification number 881312324022.
- 1717 N. Benton Avenue identified by parcel identification number 881312324018.
- 1720 N. Jefferson Avenue identified by parcel identification number 881312324026.
- 410 E. Blaine Street identified by parcel identification number 881312324019.

This report reflects current conditions based on data acquisition and field investigations in April 2023, and documents the conditions that were found to be present in the Area. Additionally, the analysis reflects the current definition of “blighted area” in The Urban Redevelopment Corporations Law, Chapter 353, RSMo. (hereinafter referred to as “Chapter 353”). In 2021, the definition of “blighted area” in Section 353.020(2) of Chapter 353 was amended to cross-reference the definition of “blighted area” in Section 99.805(1), RSMo., which provides:

***"Blighted area"**, 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.*

A finding that an area is a “blighted area” as defined by Chapter 353 is required for the establishment of an “area” pursuant to Chapter 353. However, Chapter 353 also defines “Area” in a larger context. This recognizes that a Chapter 353 Area may include properties that are not blighted but are required to implement the overall redevelopment plan.

Chapter 353 defines “area” as follows:

***“Area”**, that portion of the city which the legislative authority of such city has found or shall find to be blighted so that the clearance, replanning, rehabilitation, or reconstruction thereof is necessary to effectuate the purposes of this law. Any such area may include buildings or improvements not in themselves blighted, and any real property, whether improved or*

unimproved, the inclusion of which is deemed necessary for the effective clearance, replanning, reconstruction, or rehabilitation of the area of which such buildings, improvements or real property form a part. (Section 353.020(1) of Chapter 353).

Among other things, Chapter 353 allows cities to:

- Identify and designate areas for redevelopment that qualify as “blighted areas”.
- Adopt a development plan that designates an area in need of redevelopment and states the objectives to be attained and the redevelopment project to be undertaken.
- Approve a redevelopment project for implementation of such development plan.
- Utilize the tools set forth in Chapter 353 to assist in reducing or eliminating those factors and conditions that cause the area to qualify as a “blighted area” through the completion of a redevelopment project.

As set forth in Chapter 353, certain of the above-listed actions may be delegated by the City to an “urban redevelopment corporation”, as defined in Chapter 353.

AREA DESCRIPTION AND BACKGROUND

Based on our review of City documents, the buildings within the Area which are the subject of this report do not appear to be historically designated but are located within the Commercial Street Historic District. These are historically significant structures that are in need of significant repair and rehabilitation. In addition, ongoing uses of such structures often need adaptive reuse because they are no longer useful or suitable for their original intended purposes. Redeveloping historic or architecturally significant buildings is far more costly and usually more so if they are to be put to another use. Often the cost of revitalization of such structures exceeds the value of land and buildings in their present condition even if the building(s) is sound overall.

The Area benefits from a location within a Tax Increment Financing (TIF) district and Community Improvement District (CID) and the associated financial incentive assistance vehicles that have been put in place. Chapter 353 designation can provide an additional financial resource, providing up to 25 years of real estate tax abatement to assist projects that now need financial assistance in order to cover extraordinary costs associated with revitalization and redevelopment.

SECTION 2 – BASIS FOR DESIGNATION AS A BLIGHTED AREA

This report is based upon on-site investigation of the Area conducted by PGAV Planners, LLC (“PGAV”) in April 2023. PGAV relied upon its experience, knowledge of the Springfield real estate market, and professional expertise in the preparation of the analysis. Photographs illustrating representative blighting conditions taken during the site visit are displayed in **Appendix B**. Characteristics of the blighting conditions are discussed in this section of the report. However, this report will not reflect changes in conditions or events that have occurred after the most recent field investigation of the Area or publication of this report.

PHYSICAL DETERIORATION

In general, deterioration refers to the physical and economic deterioration of the improvements of the 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, and lighting fixtures, signage, etc.

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

Deterioration of site improvements is a function of many factors that are typically the result of deferred maintenance that occurs over time. If ongoing maintenance is not carried out, the conditions become much more extensive and expensive to fix. Physical deterioration is accelerated over time by other contributing factors all of which are present within the Area.

Based on PGAV’s field reconnaissance, the parcels comprising the Area have buildings and site improvements or both that exhibit signs of physical deterioration. These range in severity but include interior water damage, exposed wiring, damaged fascia and soffits, peeling paint, broken or damaged windows and doors, and cracking and/or pot-holed parking lots.

As detailed in the photographs in **Appendix B**, during field investigations, PGAV observed instances of physical deterioration of site improvements such as buildings, accessory structures, lighting, infrastructure, and paved surfaces (e.g., roadways and parking areas) in the Area:

- The age of the structures virtually assures the presence of lead-based paint. Depending on interior improvements that have been made over the years, asbestos may be present in some of the building materials.

- Changes to electrical, plumbing, heating and air conditioning likely occurred over time and most likely do not meet current building code standards and modern equipment needs. Additionally, during the site visit exposed wiring was identified in multiple places. Exposed piping in ceilings and walls showed signs of damage or missing pipes.
- Interior ceilings and walls show evidence of water damage, missing ceiling tiles, peeling paint, and other deterioration. In some instances, entire portions of walls were stripped down to the beams, with insulation and other wall components strewn throughout the room. Interior flooring showed deterioration including from water damage and broken or missing flooring materials.
- Building exteriors showed signs of deterioration, including cracked and crumbling exterior walls, peeling paint, and missing siding. In some instances, exterior improvements such as stairs, railings, eaves, and awnings are deteriorated and require repair or replacement.
- Several windows and doors were broken, unsealed, or otherwise deteriorated. These are prime entry points for vermin, as well as access points for individuals trespassing.
- Overgrown vegetation is present on and around the buildings. Stormwater management and flooding appears to be a concern with large pools of water found on both paved and grass-covered surfaces. A pipe was found pouring water onto the sidewalk and yard off of the building located at 421 E. Pacific Avenue.
- Paved surfaces on private property exhibit evidence of widespread cracking or potholes that need resealing, repair, or replacement.

In general, the age and condition of the buildings in the Area impedes its redevelopment and advances physical deterioration, particularly when the structures have little attractiveness for uses other than their current ones. Building codes and safety and environmental regulations have also significantly changed over the past decades, which could mean aspects of these buildings are nonconforming to the City's current building codes. Other factors such as energy efficiency (older lighting systems, heating, and cooling units, and building insulation) resulting from their age contribute to their declining usability and increases redevelopment costs.

INSANITARY OR UNSAFE CONDITIONS

During field investigations, there were no observations of vermin or their activity, but review of the property indicated that their presence is likely. Openings in various deteriorating building materials on buildings provide ideal access locations for birds, squirrels, mice, rats, and bats. Various types of debris, discarded materials, and overgrowth are scattered around the site. These factors represent unsanitary and unsafe conditions.

CONDITIONS ENDANGERING LIFE OR PROPERTY

Buildings within the Area appear to be vacant and insufficiently secured. During the site visit, buildings had damage to windows and doors, and there were signs of possible trespassing and illegal entry to these properties. A tent was seen outside of the building at 1708 N. Jefferson Avenue and clothes and other personal effects were seen inside the building, indicating the likely presence of squatters or homeless individuals. A number of the buildings, but in particular the building at 1720 N. Jefferson Avenue, had significant damage to walls and ceilings exposing missing electrical and plumbing pieces, likely the result of theft. Additionally, graffiti on some interior walls. The abandoned nature of these buildings is also conducive to crime and a fire hazard.

ECONOMIC LIABILITY

The Area, by reason of physical deterioration has become an economic liability. PGAV conducted an analysis of the equalized assessed valuation (EAV) of all the parcels in the Area between 2013 and 2022. Since 2023 equalization has not yet occurred and property tax rates have not been set, 2023 EAV was not used.

Table 1 – EAV History, below, shows that between 2018 and 2023, the combined EAV for the area grew by 4.5%. EAV history from 2013 to 2018 shows similar trends for the parcel at 1717 N. Benton Avenue. In contrast the parcel at 1703 N. Benton Avenue declined in value by 84% since 2013, and the parcel at 420 E. Blaine Street grew in value by about 25%. However, the remaining two parcels at 1706 N. Jefferson Avenue and 1720 N. Jefferson were purchased in February of 2017 from Kitchen, Inc., a nonprofit, converting the properties from tax-exempt to taxable. As a result, EAV data prior to 2018 is \$0 for these properties. As a result, this analysis focuses on changes in EAV for the area since 2018.

Table 1- EAV History
Pacific North Redevelopment

Tax Year	Assessed Value	Annual % Change
2018	\$245,570	
2019	\$272,110	11%
2020	\$272,110	0%
2021	\$256,730	-6%
2022	\$256,730	0%
% Change 2018-2022		4.5%

Since there have been no visible improvements or significant City-issued building permits for these properties and given the property conditions shown in the photos in **Appendix B**, this change in value of 4.5% since 2018 is largely an inflationary adjustment. This also may be the result of an increase in the value of the land and not the improvements. Therefore, it is clear

that all the assessed value changes are the result of Assessor valuation models and not real investment. It should be noted that according to Assessor data, 2023 preliminary assessed value for the Area increases by 7.3% from 2022 values. It is not known what this increase is based on, but given that the condition of the properties would not seem to warrant any increase over 2022 values, it is likely also related to the reasons stated above.

In order to more accurately determine whether land and improvements are becoming an economic liability for the City and the taxing districts is to compare the rate of increase of EAV with inflation using the Consumer Price Index (CPI) and to compare the Area to the changes in EAV for the City over the same period.

Table 2 – CPI for All Urban Consumers (CPI-U) below shows the CPI trends from 2018-2022. By comparison to the CPI, the assessed valuation of the Area increased by 4.5% while the CPI went up by 15.7%. Therefore, the Area's growth is slower than inflation, indicating overall economic decline. **Table 3 – City of Springfield, Real Property Tax Assessed Value History** below shows that over the 2018-2022 period the City's assessed value increased by 12.8 %. This is an additional indicator that property values in the Area represent property that is a declining asset.

Table 2

**Consumer Price Index
All Urban Consumers
(CPI-U)***

Year	CPI	Annual % Change
2018	251.107	
2019	255.657	1.8%
2020	258.811	1.2%
2021	270.970	4.7%
2022	292.655	8.0%
% Change 2018-2022		15.7%

* Not Seasonally Adjusted

Table 3

**City of Springfield
Real Property Tax
Assessed Value History**

Year	Assessed Value	Annual % Change
2018	\$2,437,156,000	
2019	\$2,454,547,000	0.7%
2020	\$2,600,436,000	5.9%
2021	\$2,635,436,000	1.3%
2022	\$2,749,976,000	4.3%
% Change 2018-2022		12.8%

The Area presents an economic liability due to the inability for property values to keep pace with inflation or the property value growth of the City.

SECTION 3 – SUMMARY

The discussion of the preceding sections of this report and the photographic evidence presented in **Appendix B** provides evidence that the Area meets the “blighted area” requirements for designation as a Chapter 353 Area by indicating the existence of blighting factors within the Area.

Parcels in the Area show varying levels of deterioration of site improvements, including:

- Deterioration of building exteriors (walls, siding, windows, doors, painted surfaces, etc.).
- Deterioration of building interiors (walls, ceilings, flooring, wiring, plumbing, etc.).
- Deterioration of site improvements such as driveways and parking areas.

Additionally, the Area has unsafe and insanitary conditions, as well as conditions endangering life and property, as a result of building vacancy, evidence of trespassing and breaking and entering, and conditions attractive to vermin.

The Area’s physical deterioration coupled with age and outmoded design for modern uses have hampered the Area’s economic value and performance as a generator of tax revenue for affected taxing districts. The lack of significant new development has impacted the Area’s ability to generate reasonable tax revenues for the taxing jurisdictions that rely on the Area for revenues to fund public services (e.g., fire, police, sanitary, sewer, education, etc.) for area residents. Also, the vacancies and unsafe conditions in the Area may result in additional burden and/or cost to public services. Ultimately, the area presents an economic liability due to the inability of property values to keep pace with inflation or the property value growth of the City.

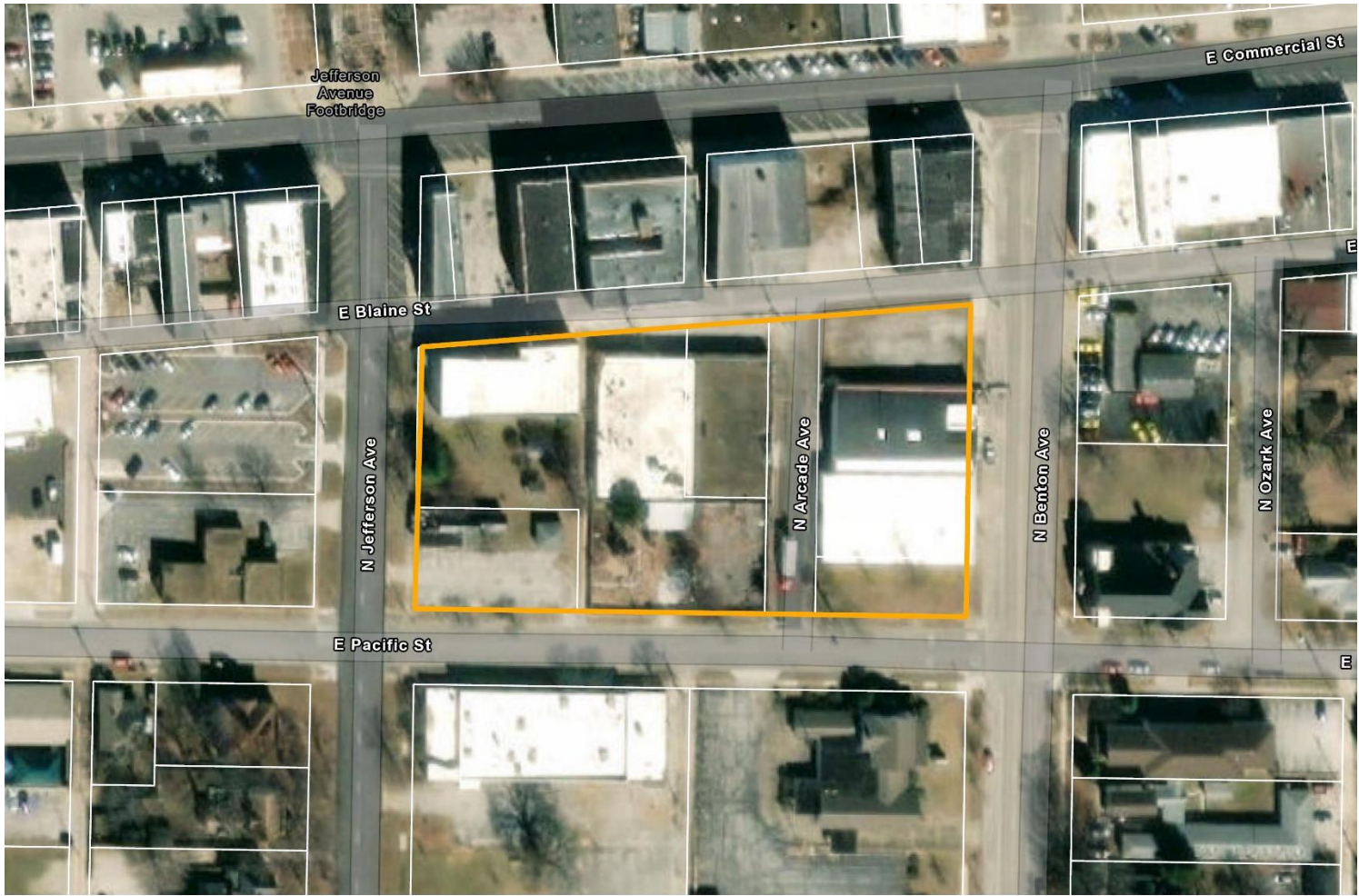
This report clearly demonstrates that the Area meets the Chapter 353 criteria for qualifying as a blighted area. However, as noted in the “Introduction” section of this report, Section 353.020, (1) of Chapter 353 does not require all buildings and improvements to be blighted if their inclusion in an area is required for effective clearance, replanning, reconstruction, or rehabilitation of the area. Therefore, this report supports the finding that the Area, on the whole, meets the requirements of a “blighted area,” as is defined in Chapter 353 because of:

- Aging buildings and site improvements displaying physical deterioration,
- Unsafe and insanitary conditions and conditions endangering life and property,
- Lack of existing buildings with desirability for new uses, and
- Stagnating property values not keeping pace with other commercial areas of the City or the rate of inflation.

APPENDIX A

REDEVELOPMENT AREA BOUNDARY MAP AND PARCEL LIST

EXHIBIT 1 - REDEVELOPMENT PROJECT AREA MAP



Pacific North Redevelopment Area
Springfield, MO



EXHIBIT 2 - PARCEL LIST AND CURRENT EAV

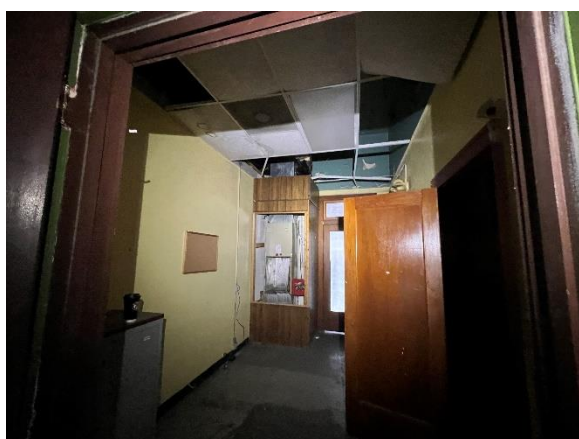
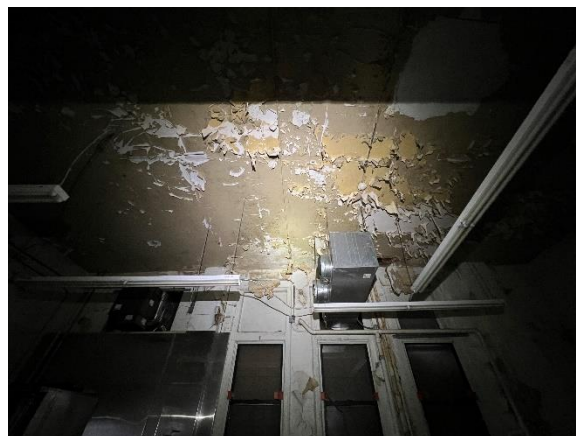
Parcel ID	Parcel Address	Owner	2022 EAV
881312324017	1703 N Benton Ave, Springfield, MO	Titus Williams LLC	\$3,840
881312324022	1706 N Jefferson Ave, Springfield, MO	Historic Commercial Development LLC	\$11,840
881312324018	1717 N Benton Ave, Springfield, MO	Historic Commercial Development LLC	\$82,040
881312324026	1720 N Jefferson Ave, Springfield, MO	Historic Commercial Development LLC	\$96,740
881312324019	420 E Blaine St.	Titus Williams LLC	\$62,270

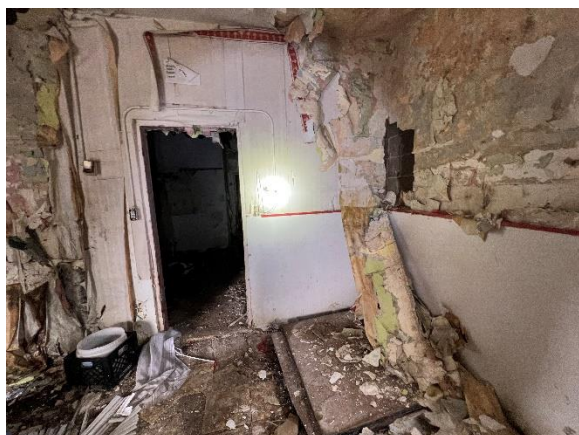
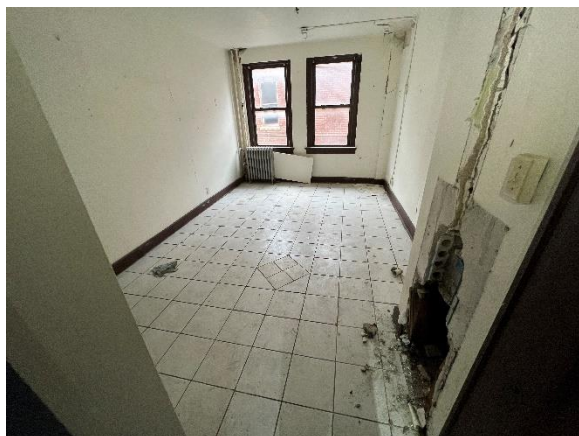
APPENDIX B

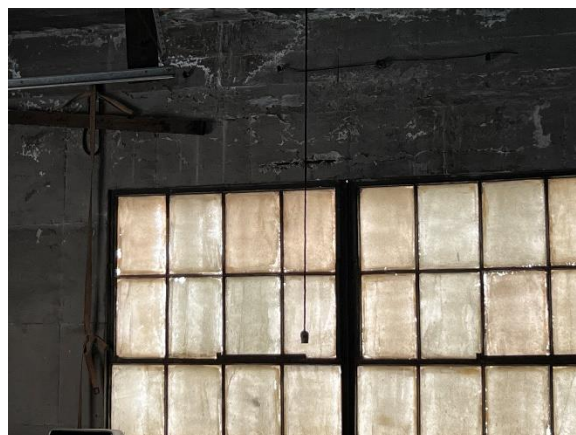
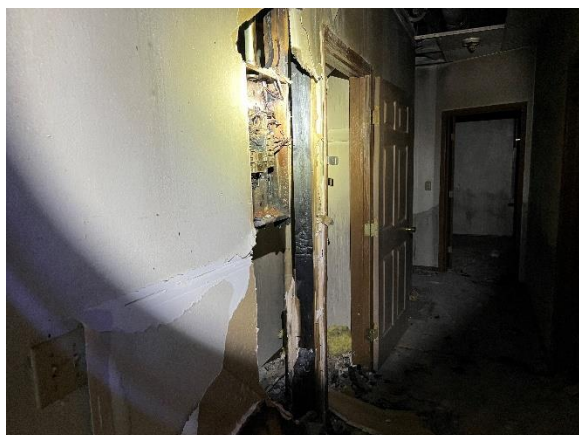
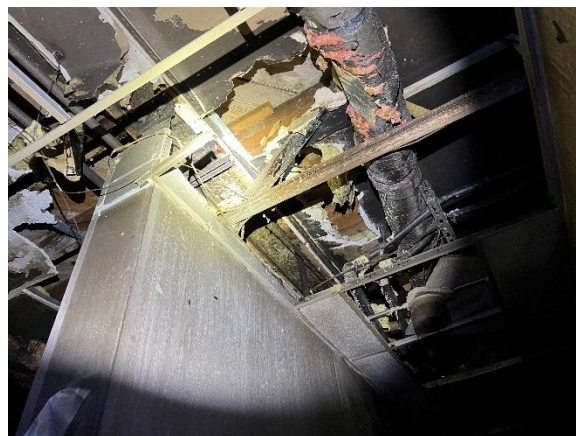
PHOTO APPENDIX





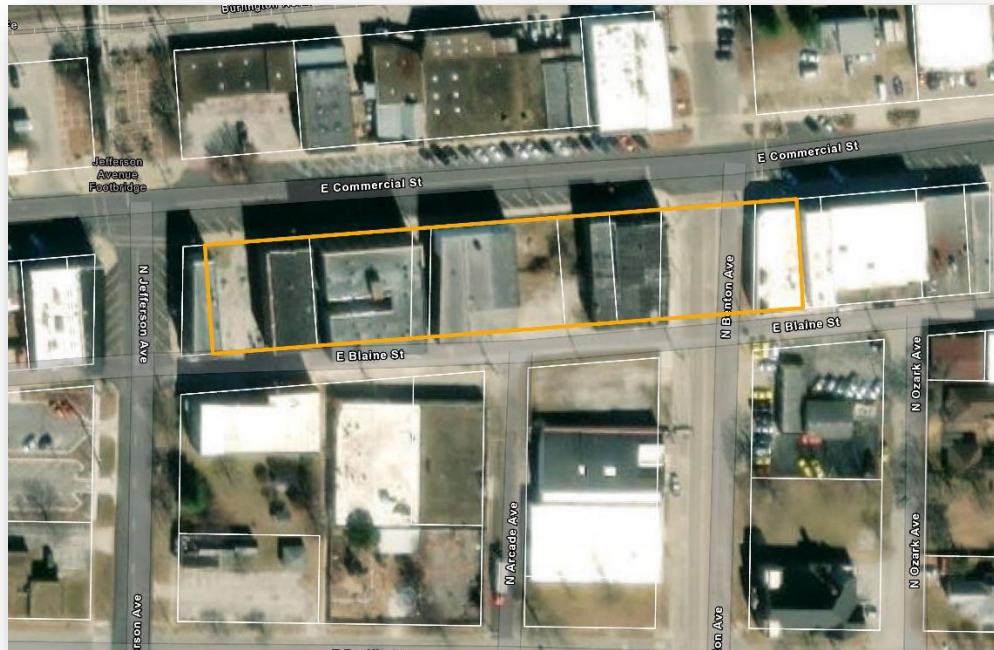








Missouri Hotel Redevelopment Area Chapter 353 Qualifications Study



CITY OF SPRINGFIELD, MISSOURI

June 14, 2023



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SECTION 1 – INTRODUCTION

PURPOSE OF THIS REPORT

The City of Springfield, Missouri (the “City”) is seeking to encourage the physical and economic revitalization of a property in the corporate limits of the City generally located within the Commercial Street Historic District hereinafter referred to as the “Area”. The Area is depicted and described in **Appendix A – Redevelopment Area Boundary Map and Parcel List** on the next page and consists of six parcels. The parcel locations and the associated parcel identification number from the Green County Assessor records are as follows:

- 500 E. Commercial Street identified by parcel identification number 881312327024.
- 424 E. Commercial Street identified by parcel identification number 881312324024.
- 434 E. Commercial Street identified by parcel identification number 881312324002.
- 438 E. Commercial Street identified by parcel identification number 881312324001.
- 412 - 420 E. Commercial Street identified by parcel identification number 881312324005.
- 410 E. Commercial Street identified by parcel identification number 881312324023.

This report reflects current conditions based on data acquisition and field investigations in April 2023, and documents the conditions that were found to be present in the Area. Additionally, the analysis reflects the current definition of “blighted area” in The Urban Redevelopment Corporations Law, Chapter 353, RSMo. (hereinafter referred to as “Chapter 353”). In 2021, the definition of “blighted area” in Section 353.020(2) of Chapter 353 was amended to cross-reference the definition of “blighted area” in Section 99.805(1), RSMo., which provides:

***"Blighted area"**, 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.*

A finding that an area is a “blighted area” as defined by Chapter 353 is required for the establishment of an “area” pursuant to Chapter 353. However, Chapter 353 also defines “Area” in a larger context. This recognizes that a Chapter 353 Area may include properties that are not blighted but are required to implement the overall redevelopment plan. Chapter 353 defines “area” as follows:

***“Area”**, that portion of the city which the legislative authority of such city has found or shall find to be blighted so that the clearance, replanning, rehabilitation, or reconstruction thereof is necessary to effectuate the purposes of this law. Any such area may include buildings or improvements not in themselves blighted, and any real property, whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, replanning, reconstruction, or rehabilitation of the area of which such buildings, improvements or real property form a part. (Section 353.020(1) of Chapter 353).*

Among other things, Chapter 353 allows cities to:

- Identify and designate areas for redevelopment that qualify as “blighted areas”.
- Adopt a development plan that designates an area in need of redevelopment and states the objectives to be attained and the redevelopment project to be undertaken.
- Approve a redevelopment project for implementation of such development plan.
- Utilize the tools set forth in Chapter 353 to assist in reducing or eliminating those factors and conditions that cause the area to qualify as a “blighted area” through the completion of a redevelopment project.

As set forth in Chapter 353, certain of the above-listed actions may be delegated by the City to an “urban redevelopment corporation”, as defined in Chapter 353.

AREA DESCRIPTION AND BACKGROUND

Based on our review of City documents, the buildings within the Area which are the subject of this report do not appear to be historically designated but are located within the Commercial Street Historic District. These are historically significant structures that are in need of significant repair and rehabilitation. In addition, ongoing uses of such structures often need adaptive reuse because they are no longer useful or suitable for their original intended purposes. Redeveloping historic or architecturally significant buildings is far more costly and usually more so if they are to be put to another use. Often the cost of revitalization of such structures exceeds the value of land and buildings in their present condition even if the building(s) is sound overall.

The Area benefits from a location within a Tax Increment Financing (TIF) district and Community Improvement District (CID) and the associated financial incentive assistance vehicles that have been put in place. Chapter 353 designation can provide an additional financial resources, providing up to 25 years of real estate tax abatement to assist projects that now need financial assistance in order to cover extraordinary costs associated with revitalization and redevelopment.

SECTION 2 – BASIS FOR DESIGNATION AS A BLIGHTED AREA

This report is based upon on-site investigation of the Area conducted by PGAV Planners, LLC (“PGAV”) in April 2023. City staff also provided information used in this analysis along with information from the property owners. PGAV relied upon its experience, knowledge of the Springfield real estate market, and professional expertise in the preparation of the analysis. Photographs illustrating representative blighting conditions taken during the site visit are displayed in **Appendix B**. Characteristics of the blighting conditions are discussed in this section of the report. However, this report will not reflect changes in conditions or events that have occurred after the most recent field investigation of the Area or publication of this report.

PHYSICAL DETERIORATION

In general, deterioration refers to the physical and economic deterioration of the improvements of the 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, and lighting fixtures, signage, etc.

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

Deterioration of site improvements is a function of many factors that are typically the result of deferred maintenance that occurs over time. If ongoing maintenance is not carried out, the conditions become much more extensive and expensive to fix. Physical deterioration is accelerated over time by other contributing factors all of which are present within the Area.

Based on field review, the parcels comprising the Area have buildings and site improvements or both that exhibit signs of physical deterioration. These range in severity but include interior water damage, exposed wiring, damaged fascia and soffits, peeling paint, broken or damaged windows and doors, cracking and/or pot-holed parking lots, and the presence of trash and debris.

As detailed in the photographs in **Appendix B**, during field investigations, PGAV observed instances of physical deterioration of site improvements such as buildings, accessory structures, lighting, infrastructure, and paved surfaces (e.g., roadways and parking areas) in the Area:

- The age of the structures virtually assures the presence of lead-based paint. Depending on interior improvements that have been made over the years, asbestos may be present in some of the building materials. Without further inspection it isn't known if these materials are exposed or have been encapsulated by repainting over the years. The likely presence of this paint may increase the cost of building rehabilitation and reuse.
- Again, the age of the structures and property inspections indicates that asbestos may be present in the mastic used for some floor coverings and windows frames that may have asbestos sealants around the glass and frames and the doors. Like lead-based paint, the asbestos may be encapsulated. However, this may also become a cost issue when rehabilitation is undertaken.
- Changes to electrical, plumbing, heating and air conditioning likely occurred over time and most likely do not meet current building code standards and modern equipment needs. Additionally, during the site visit exposed wiring was identified in multiple places. Exposed piping in ceilings and walls showed signs of damage, and leakage with mold developing in some locations. Indoor and outdoor electrical boxes and wiring showed signs of tampering and damage in some buildings.
- Interior ceilings and walls show evidence of water damage, missing ceiling tiles, peeling paint, and other deterioration. In some instances, entire portions of ceilings and walls were stripped, with the building materials laying in piles in the room. Interior flooring showed deterioration including from water damage and broken or missing flooring materials.
- Building exteriors showed signs of significant deterioration, including cracked and crumbling exterior walls, peeling paint, and missing siding. In some instances, exterior improvements such as stairs, railings, eaves, window, and door frames are deteriorated and require repair or replacement.
- Wood building elements, both indoor and outdoor, showed signs of rotting.
- Several windows and doors were broken, unsealed, or otherwise deteriorated. They were at various locations that represent prime entry points for vermin, as well as access points for individuals trespassing.
- Overgrown vegetation is present on and around some buildings.
- Paved surfaces on private property exhibit evidence of widespread cracking or potholes that need resealing, repair, or replacement.
- In one building, an indoor air handling unit was found to be leaking oil or some other material onto the floor.

In general, the age and condition of the buildings in the Area impedes its redevelopment and advances physical deterioration, particularly when the structures have little attractiveness for uses other than their current ones. Building codes and safety and environmental regulations have also significantly changed over the past decades, which could mean aspects of these buildings are nonconforming to the City's current building codes. Other factors such as energy efficiency (older lighting systems, heating, and cooling units, and building insulation) resulting from their age contribute to their declining usability and increases redevelopment costs.

INSANITARY OR UNSAFE CONDITIONS

During field investigations, there were no observations of vermin but in some instances, there were indications of their activity; therefore, review of the various properties indicated that their presence is likely. Openings in various deteriorating building materials on buildings provide ideal access locations for birds, squirrels, mice, rats, and bats. Various types of debris, discarded materials, and overgrowth are scattered around the Area and within isolated locations on the exterior of some buildings. These factors represent unsanitary and unsafe conditions.

The broken windows in several of the buildings are allowing water infiltration and thus promoting interior damage and mold. In other instances, interior building materials have been torn out, vandalized, or otherwise damaged leaving behind spaces that are dangerous to physically navigate because of the extent of the debris.

CONDITIONS ENDANGERING LIFE OR PROPERTY

Buildings within the Area are vacant and insufficiently secured. During the site visit, buildings had damage to windows and doors, and there were signs of possible trespassing and illegal entry to these properties. A number of the buildings had significant damage to walls and ceilings exposing missing electrical and plumbing pieces, likely the result of theft. The abandoned nature of these buildings is also conducive to crime and a fire hazard.

ECONOMIC LIABILITY

The Area, by reason of physical deterioration has become an economic liability. PGAV conducted an analysis of the equalized assessed valuation (EAV) of all the parcels in the Area between 2013 and 2022. Since 2023 equalization has not yet occurred and property tax rates have not been set, 2023 EAV was not used.

Table 1 – EAV History, below, shows that between 2018 and 2023, the combined EAV for the area grew by 17.8%. However, the entirety of that growth occurred between 2018 and 2019. Three of the parcels in the area went from tax-exempt to taxable between 2017 and 2018, following their purchase from Kitchen, Inc., a nonprofit. Since this purchase occurred in February 2017, 2018 taxes would represent an incomplete year, likely accounting for the increase in value in 2019 following the first complete taxable year. While this analysis focuses on change in EAV for the Area since 2018 which amounts to 17.8%, it is important to note that

for the last three years, the Area's EAV has not changed. It should also be noted that according to Assessor data, 2023 preliminary assessed value for the Area decreases by 7.6% from 2022 values. It is not known what this decrease is based on, but given the condition of the properties, it is likely due to their continued decline in condition.

Table 1- EAV History

Missouri Hotel Redevelopment		
Tax Year	Assessed Value	Annual % Change
2018	\$221,040	
2019	\$259,810	18%
2020	\$259,810	0%
2021	\$260,330	0%
2022	\$260,330	0%
% Change 2018-2022		17.8%

Since there have been no visible improvements or significant City-issued building permits for these properties and given the property conditions shown in the photos in **Appendix B**, this change in value of 17.8% since 2018 is largely a combination of an incomplete tax year in 2018 and inflationary adjustment. This also may be the result of an increase in the value of the land and not the improvements. Therefore, it is clear that all the assessed value changes are the result of Assessor valuation models and not real investment.

In order to more accurately determine whether land and improvements are becoming an economic liability for the City and the taxing districts is to compare the rate of increase of EAV with inflation using the Consumer Price Index (CPI) and to compare the Area to the changes in EAV for the City over the same period.

Table 2 – CPI for All Urban Consumers (CPI-U) below shows the CPI trends from 2018-2022. By comparison to the CPI, the assessed valuation of the Area increased by 17.8% while the CPI went up by 15.7%. Therefore, the Area's growth is higher than inflation. **Table 3 – City of Springfield, Real Property Tax Assessed Value History** below shows that over the 2018-2022 period the City's assessed value increased by 12.8%.

Table 2**Consumer Price Index
All Urban Consumers
(CPI-U)***

Year	CPI	Annual % Change
2018	251.107	
2019	255.657	1.8%
2020	258.811	1.2%
2021	270.970	4.7%
2022	292.655	8.0%
% Change 2018-2022		15.7%

* Not Seasonally Adjusted

Table 3**City of Springfield
Real Property Tax
Assessed Value History**

Year	Assessed Value	Annual % Change
2018	\$2,437,156,000	
2019	\$2,454,547,000	0.7%
2020	\$2,600,436,000	5.9%
2021	\$2,635,436,000	1.3%
2022	\$2,749,976,000	4.3%
% Change 2018-2022		12.8%

Despite the fact that the average annual change in EAV since 2018 is higher than that of inflation and the City's growth rate, the following factors indicate that the area is experiencing overall economic stagnation and decline:

1. The entirety of the Area's EAV growth occurred between 2018 and 2019.
2. No further economic growth has occurred between 2019 and 2022.
3. Preliminary assessments for 2023 show 7.6% decline in EAV in the Area.
4. There have been no visible improvements or significant City-issued building permits for these properties.

Consequently, these properties will continue to be an economic liability for the City until their physical deterioration is addressed.

SECTION 3 – SUMMARY

The discussion of the preceding sections of this report and the photographic evidence presented in **Appendix B** provides evidence that the Area meets the “blighted area” requirements for designation as a Chapter 353 Area by indicating the existence of blighting factors within the Area.

Parcels in the Area show varying levels of deterioration of site improvements, including:

- Deterioration of building exteriors (walls, siding, windows, doors, painted surfaces, etc.).
- Deterioration of building interiors (walls, ceilings, flooring, wiring, plumbing, etc.).
- Deterioration of site improvements such as driveways and parking areas.

Additionally, the Area has unsafe and insanitary conditions, as well as conditions endangering life and property, as a result of building vacancy, evidence of trespassing and breaking and entering, and conditions attractive to vermin.

The Area’s physical deterioration coupled with age and outmoded design for modern uses have hampered the Area’s economic value and performance as a generator of tax revenue for affected taxing districts. The lack of significant new development has impacted the Area’s ability to generate reasonable tax revenues for the taxing jurisdictions that rely on the Area for revenues to fund public services (e.g., fire, police, sanitary, sewer, education, etc.) for area residents. Also, the vacancies and unsafe conditions in the Area may result in additional burden and/or cost to public services. Ultimately, the area presents an economic liability due to the stagnating property values which will likely not improve without significant rehabilitation or redevelopment of these properties.

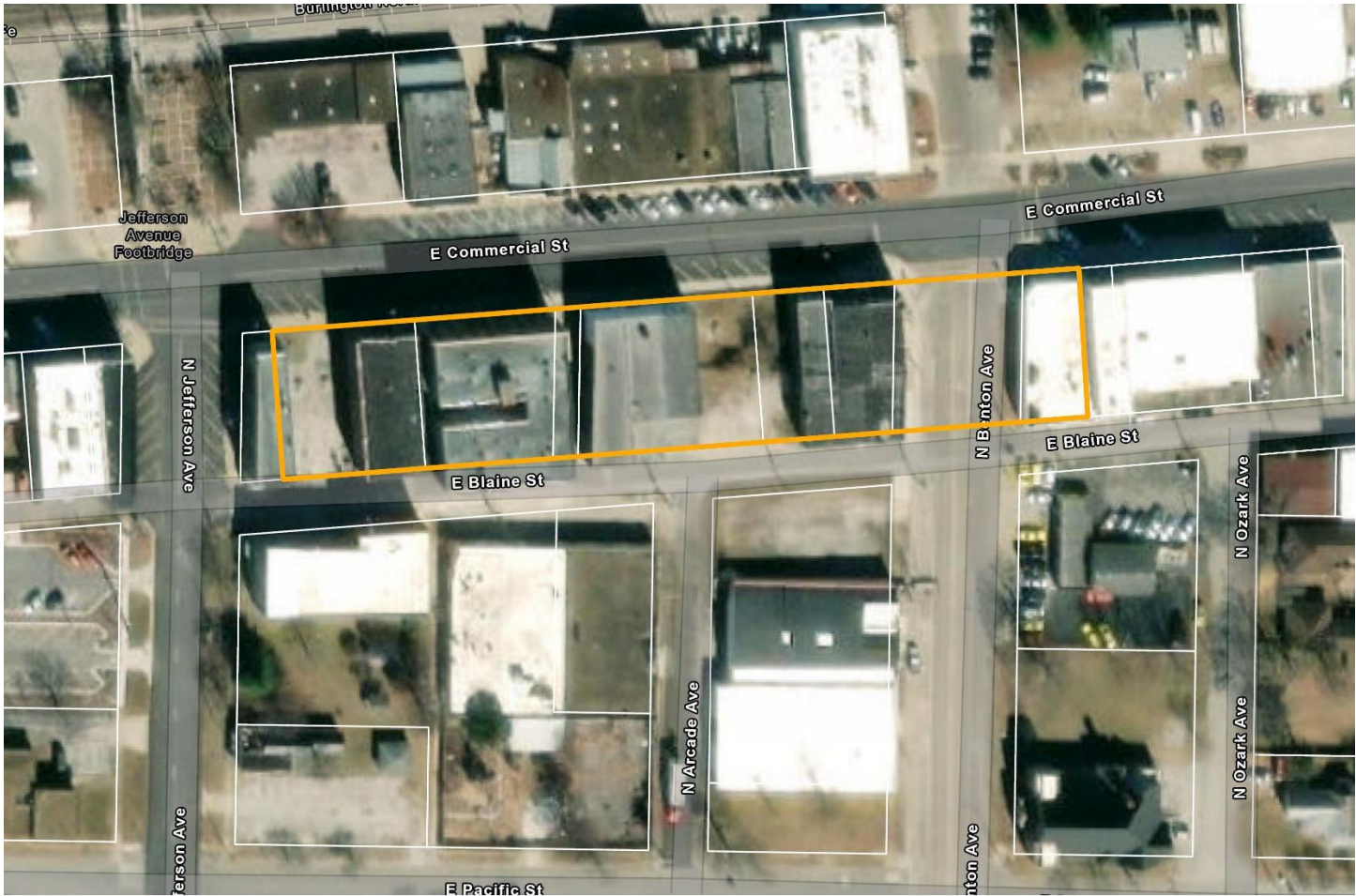
This report clearly demonstrates that the Area meets the Chapter 353 criteria for qualifying as a blighted area. However, as noted in the “Introduction” section of this report, Section 353.020, (1) of Chapter 353 does not require all buildings and improvements to be blighted if their inclusion in an area is required for effective clearance, replanning, reconstruction, or rehabilitation of the area. Therefore, this report supports the finding that the Area, on the whole, meets the requirements of a “blighted area,” as is defined in Chapter 353 because of:

- Aging buildings and site improvements displaying physical deterioration,
- Unsafe and insanitary conditions and conditions endangering life and property,
- Lack of existing buildings with desirability for new uses, and
- Stagnating property values not keeping pace with other commercial areas of the City or the rate of inflation.

APPENDIX A

REDEVELOPMENT AREA BOUNDARY MAP AND PARCEL LIST

EXHIBIT 1 - REDEVELOPMENT PROJECT AREA MAP



Missouri Hotel Redevelopment Area
Springfield, MO



EXHIBIT 2 - PARCEL LIST AND CURRENT EAV

Parcel ID	Parcel Address	Owner	2022 EAV
881312327024	500 E Commercial St., Springfield, MO	Historic Commercial Developments LLC	\$30,850
881312324024	424 E Commercial St., Springfield, MO	Historic Commercial Development LLC	\$41,510
881312324002	434 E Commercial St., Springfield, MO	Historic Commercial Development LLC	\$18,720
881312324001	438 E Commercial St, Springfield, MO	Historic Commercial Development LLC	\$46,940
881312324005	412 - 420 E Commercial St., Springfield, MO	Historic Commercial Development LLC	\$79,780
881312324023	410 E Commercial St., Springfield, MO	Historic Commercial Development LLC	\$42,530

APPENDIX B

PHOTO APPENDIX











