

Springfield Land Clearance for Redevelopment Authority

Wednesday, August 20, 2025, at 4:00 PM

Conference Room 2-West

Busch Municipal Building

840 N Boonville Ave, Springfield, MO

Agenda

1. Call to Order
2. Roll Call
3. Approval of Minutes
4. New Business
 - a. Request for Real Property Tax Abatement for Redevelopment Project inside the Hampton-Florence Redevelopment Area located at 315, 319, 323, and 327 South Florence Avenue and 316, 320, and 324 South Hampton Avenue. Soflo, LLC, applicant.
5. Adjourn

Springfield Land Clearance for Redevelopment Authority

Tuesday, April 1, 2025, at 4:00 PM
Conference Room 2-West
Busch Municipal Building
840 N Boonville Ave, Springfield, MO

Minutes

1. Call to Order

2. Roll Call

Present: Ryan Cosby, Ben Edmondson, and Steve Jackson

Staff: Amanda Ohlensehlen, Matt Schaefer, Bill Weaver, Judy White,

Others Present: Conan Dougherty, Christian Carroll, Chuck Hicks, Regina Sarber, Isabelle Walker, Katie Anderson, Dixie Decker, Harlan Hill, Brandan Dickman, John Oke-Thomas, and Ime Usukumah

3. New Business

- a. Request for Real Property Tax Abatement for Redevelopment Project inside the Galloway Redevelopment Area located at 2955 East Allen Place. Township 28, LLC, applicant.

Steve Jackson made a motion to approve. Ryan Cosby seconded the motion. Motion was approved (3-0).

- b. Blight Report and Redevelopment Plan for the Pinnacle on the Park Redevelopment Area, generally located at 525 South Campbell Avenue. Pinnacle on the Park, LP, applicant.

Ben Edmondson made a motion to approve. Ryan Cosby seconded the motion. Motion was approved (3-0).

- c. Blight Report and Redevelopment Plan for the Hampton-Florence Redevelopment Area, generally located south of East McDaniel Street between South Hampton Avenue and South Florence Avenue. Soflo, LLC, applicant.



Steve Jackson made a motion to approve. Ben Edmondson seconded the motion. Motion was approved (3-0).

4. Adjourn

Ryan Cosby made a motion to adjourn the meeting. Ben Edmondson seconded the motion. Motion was approved (3-0).



Land Clearance for Redevelopment Authority Application for Real Property Tax Abatement

[Sections 99.700-99.715, RSMo](#)
[Chapter 40, Article II, Springfield City Code](#)

Property Address: 315, 319, 323, 327 S Florence Ave & 316, 320, 324 S Hampton Ave


Redevelopment Area: Hampton-Florence Redevelopment Area

Applicant/Developer

| | |
|---|---------------------------------------|
| Name: <u>Soflo, LLC</u> | |
| Mailing Address: <u>1122 E Walnut St, Springfield, MO 65806</u> | |
| Telephone: <u>4177633131</u> | E-Mail: <u>brandond@rozahomes.com</u> |

Property Owner

| | |
|--|---------------------------------------|
| Name: <u>Soflo, LLC</u> | |
| Contact Person: <u>Brandon Dickman</u> | |
| Mailing Address: <u>1122 E Walnut St</u> | |
| Telephone: <u>4177633131</u> | E-Mail: <u>brandond@rozahomes.com</u> |

Applicant/Developer Signature: 

Printed Name and Title: SOFLO, LLC- OWNER Date: 6-2-2025

Required Attachments:

- \$656 application fee (payable to the City of Springfield).
- Legal description of project.
- Narrative identifying the scope of the project.
- Site plan and floor plans.
- Concept plan and/or renderings, if available.
- Narrative describing relationship of project to the adopted redevelopment plan.
- If project is in the Downtown Redevelopment Area, please see additional requirements on page 2 of this application.

SOFLO AREA
REDEVELOPMENT PROJECT APPLICATION
FOR THE
HAMPTON - FLORENCE REDEVELOPMENT AREA

315, 319, 323, 327 South Florence Ave

&

316, 320, 324 South Hampton Ave

Springfield, MO

June 1st, 2025

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I. SCOPE OF THE PROJECT

The project involves transforming approximately 0.6638 acres (zoned R-HD) into a multi-family residential development featuring duplex-style housing on a single combined lot. The project includes the construction of 14 dwelling units, with seven two-bedroom units and seven four-bedroom units, offering diverse housing options to accommodate different household sizes. To accommodate the redevelopment project, twenty-nine (29) parking stalls, along with fourteen (14) bike parking spots. In addition to the residential component, the project includes making public improvements to the alleyway running east and west, just south of the redevelopment site.

II. RELATIONSHIP OF THE PROJECT TO REDEVELOPMENT PLAN

This project is being constructed in accordance with the Redevelopment Plan for the Hampton-Florence Redevelopment Area, which was approved by the Springfield City Council on 5/19/2025 by Special Ordinance 10825. This project is in the Hampton-Florence redevelopment area and will be constructed to be compatible with and as part of a multi-phase development. The gross square footage of each building is 2,735 sq ft with an individual building footprint of 1,095 sq ft. The approximate square footage of each unit type is as follows: two-bedroom 1,095 sq ft, four-bedroom, 1,635 sq ft. The overall development will be on approximately 0.6638 acres.

A. DESIGN GUIDELINES:

This project will utilize high-quality materials and thoughtful design to enhance both aesthetics and functionality, to encourage pedestrian activity, creating a more walkable and inviting environment for residents and visitors alike. By incorporating well-designed pathways, streetscapes, and building facades, the redevelopment will contribute to a cohesive and visually appealing neighborhood that aligns with the surrounding community's character.

Additionally, all publicly visible sides of buildings—whether viewed from adjacent properties or roadways—shall maintain a consistent level of architectural quality and finish. This ensures that every aspect of the development presents a well-maintained and polished appearance, reinforcing a sense of pride and investment in the area.

In addition to complying to the preceding guidelines, the project is subject to all applicable Springfield, Missouri Codes and Ordinances.

B. TIMELINE:

The developer estimates that each state of the Project will be completed according to the following schedule:

Soflo Project Area

Located at 315, 319, 323, 327 South Florence Avenue & 316, 320, 324 South Hampton Avenue

Completion of Acquisition of Parcels Summer 2024
 Deed City of Springfield Additional Required R.O.W. Summer 2024
 Combination of Parcels into one parcel Summer 2024
 Construction Permitting Summer 2024
 Site Work (Demolition) Fall 2024
 Public Improvement Alleyway Completed Summer 2025
 Construction Completed Fall 2025

EXHIBIT A

- 1) Map of Redevelopment Area; Multi-Project Map Figure A-1

EXHIBIT B

- 1) Addressing of Soflo Project Area Area Figure B-1
- 2) Legal Description of Soflo Project Area Figure B-2

EXHIBIT C

- 1) Site Plans Figure C-1
- 2) Rendering Figure C-2
- 3) Floor Plans..... Figure C-3

EXHIBIT A-1
MAP OF REDEVELOPMENT AREA;
MULTI-PROJECT MAP

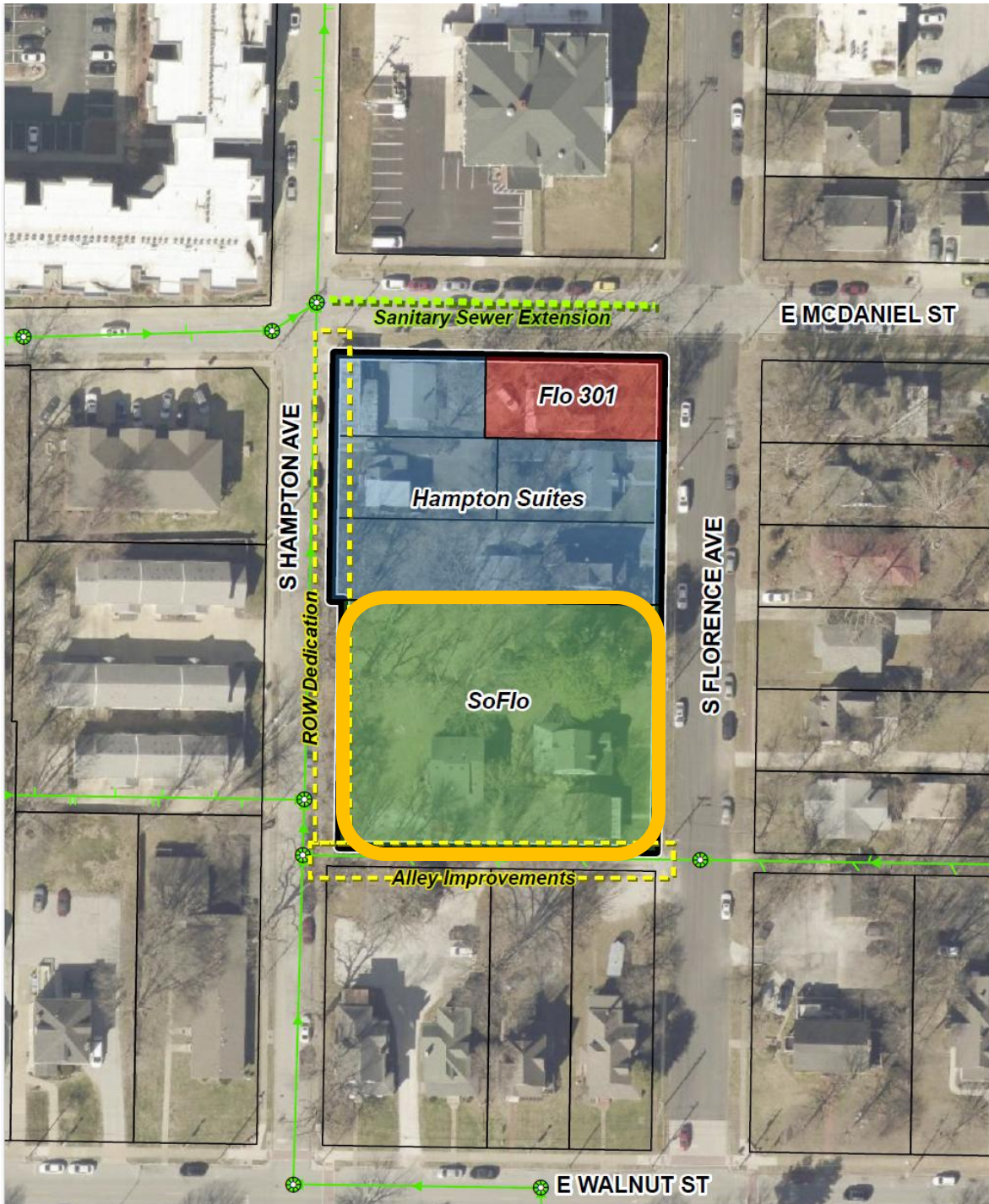


Figure A-1

EXHIBIT B-1

ADDRESSING OF SOFLO PROJECT AREA

ADDRESSES:

315 S FLORENCE AVE, UNIT A & B

319 S FLORENCE AVE, UNIT A & B

323 S FLORENCE AVE, UNIT A & B

327 S FLORENCE AVE, UNIT A & B

316 S HAMPTON AVE, UNIT A & B

320 S HAMPTON AVE, UNIT A & B

324 S HAMPTON AVE, UNIT A & B

EXHIBIT B-2

LEGAL DESCRIPTION OF SOFLO PROJECT AREA

LOTS 32, 33, & 34 OF EAST SIDE ADDITION, EXCEPT THAT WHICH HAS BEEN DEDICATED AS RIGHT-OF-WAY, ALL BEING IN SPRINGFIELD, GREENE COUNTY, MISSOURI

EXHIBIT C-2
RENDERING: SOFLO PROJECT AREA



EXHIBIT C-3

FLOOR PLANS: SOFLO PROJECT AREA

