

Zoning & Subdivision Report

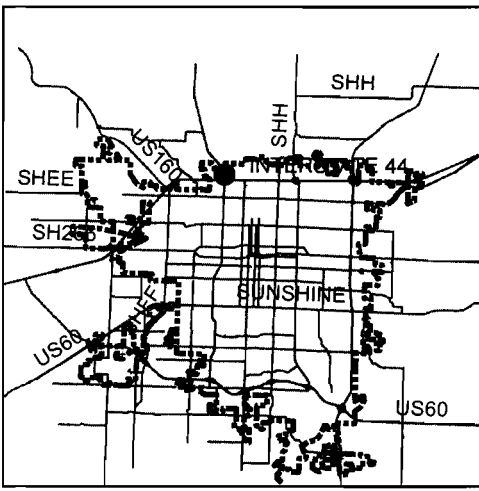
Planning & Development - 417/864-1611
840 Boonville - Springfield, Missouri 65801

Request to Acquire/Dispose 476

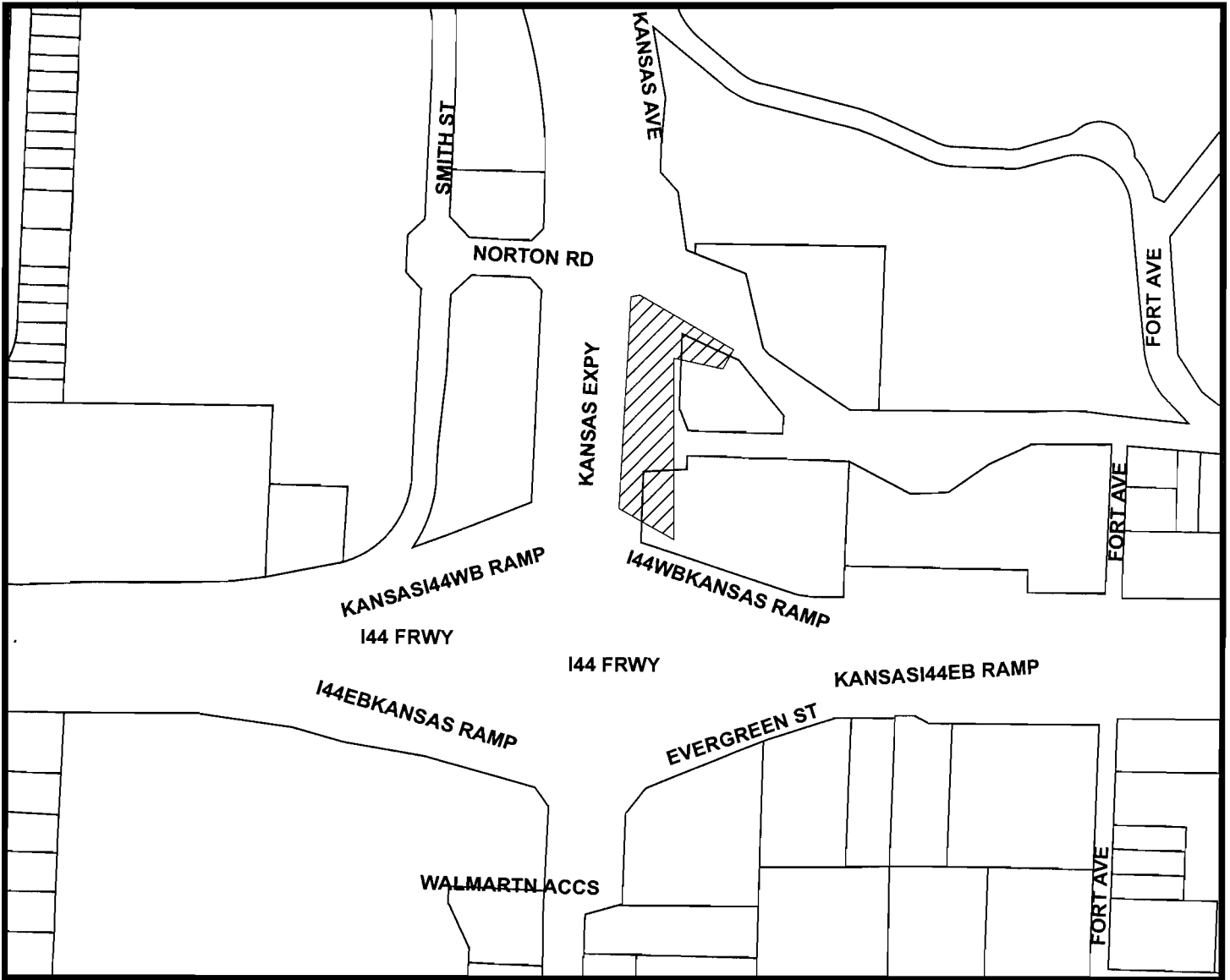
Location: northeast corner of Interstate 44 and Highway 13

Current Zoning: N/A

Proposed Zoning: N/A



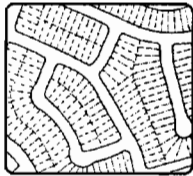
LOCATION SKETCH



- Area of Proposal



1 inch equals 400 feet



Zoning & Subdivision Report

Planning & Development Department ~ 417/864-1611

840 Boonville Avenue ~ Springfield, Missouri 65801

REQUEST TO ACQUIRE NUMBER 476

DATE: September 2, 2008,

PURPOSE: To approve a land swap between MO-Dot and the City of Springfield Public Building Corporation and Park Board to provide right-of-way to construct a new diverging diamond interchange on Interstate 44 and Missouri Highway 13.

BACKGROUND:

LOCATION: The Northeast Corner of Interstate 44 and Highway 13

APPLICANT: City of Springfield

TRACT SIZE: The exchange of three small parcels

EXISTING USES: Undeveloped land

RECOMMENDATION:

Staff recommends that this request be approved

FINDINGS:

1. The request is consistent with the Planning and Zoning Commission's land acquisition policy (Attachment B).

STAFF CONTACT PERSON:

Mike MacPherson

Principal Planner

417-864-1198

ATTACHMENT A
REQUEST TO ACQUIRE NUMBER 476

APPLICANT'S PROPOSAL:

Mo-DOT proposes to exchange three (3) equal or greater parcels of property with the City of Springfield for the purpose of acquiring the necessary right-of-way for the construction of the new diamond interchange at the Northeast Corner of US Interstate 44 and Missouri Highway 13.

PLANNING AND ZONING COMMISSION REVIEW:

The *Springfield City Charter* requires the Planning and Zoning Commission to review all proposals to acquire real property by the City for public use. Commission's function in this matter is to determine whether the proposal is generally consistent with the *Comprehensive Plan*.

STAFF COMMENTS:

Staff recommends approval

ATTACHMENT B
REQUEST TO ACQUIRE NUMBER 472
LAND ACQUISITION POLICY

The Planning and Zoning Commission has adopted a policy statement for land acquisitions by public bodies. The individual sections of the policy statement are followed by the applicant's response to that section.

1. All land acquisitions shall be consistent with the adopted Plans and Policies of the City of Springfield.

RESPONSE:

This is consistent with the adopted Plans and Policies of the City of Springfield.

2. Proposals for land acquisition and public uses shall consider the effect of the proposed use on the surrounding land uses and shall include measures to mitigate any adverse effects of the proposed use on the surrounding uses.

RESPONSE:

The proposed use is not expected to have an adverse effect on the surrounding uses.

3. If no immediate use is intended for the land proposed for acquisition and the negotiated contract does not include the previous owner removing the structure, existing sound structures should be retained unless such retention is not economically feasible. The current use should be continued, the structure should be used in a manner consistent with adopted Plans until such time as the land will be cleared for the use for which it was acquired, or the structure should be moved to a suitable location.

RESPONSE:

The subject property is currently undeveloped.

4. At a minimum, the acquiring agency should either attempt to preserve architecturally or historically significant structures in place, or make the structures available to the previous owner or public for moving, or solicit bids from individuals and firms interested in salvaging those items which have architectural significance. Disposition of property when conducted by a City agency shall be made pursuant to City ordinances including the City Purchasing Manual.

RESPONSE:

See paragraph 3 above.

5. To the extent possible, the acquiring agency shall make all structures to be removed, regardless of historical or architectural significance, available to the previous owner or public

for moving and reuse at another location. Disposition of property when conducted by a City agency shall be made pursuant to City ordinances including the City Purchasing Manual.

RESPONSE:

See paragraph 3 above.

REQUEST TO ACQUIRE 472
EXHIBIT 1

The parcels are generally located at the Northeast Corner of the intersection of Interstate 44 and Missouri State Highway 13 in city of Springfield, Greene County, Missouri.



SPRINGFIELD, ILL. - 1924

THE CITY OF SPRINGFIELD, ILLINOIS