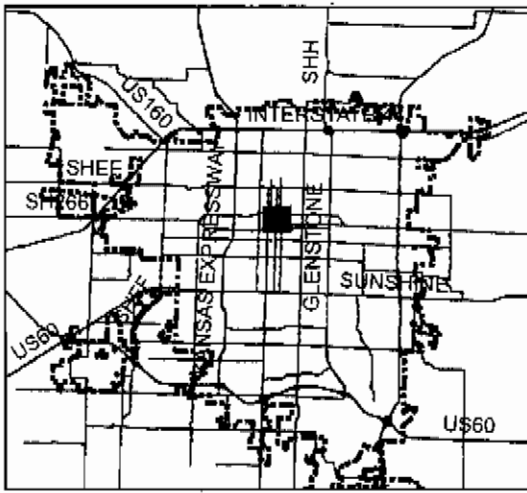


Zoning & Subdivision Report

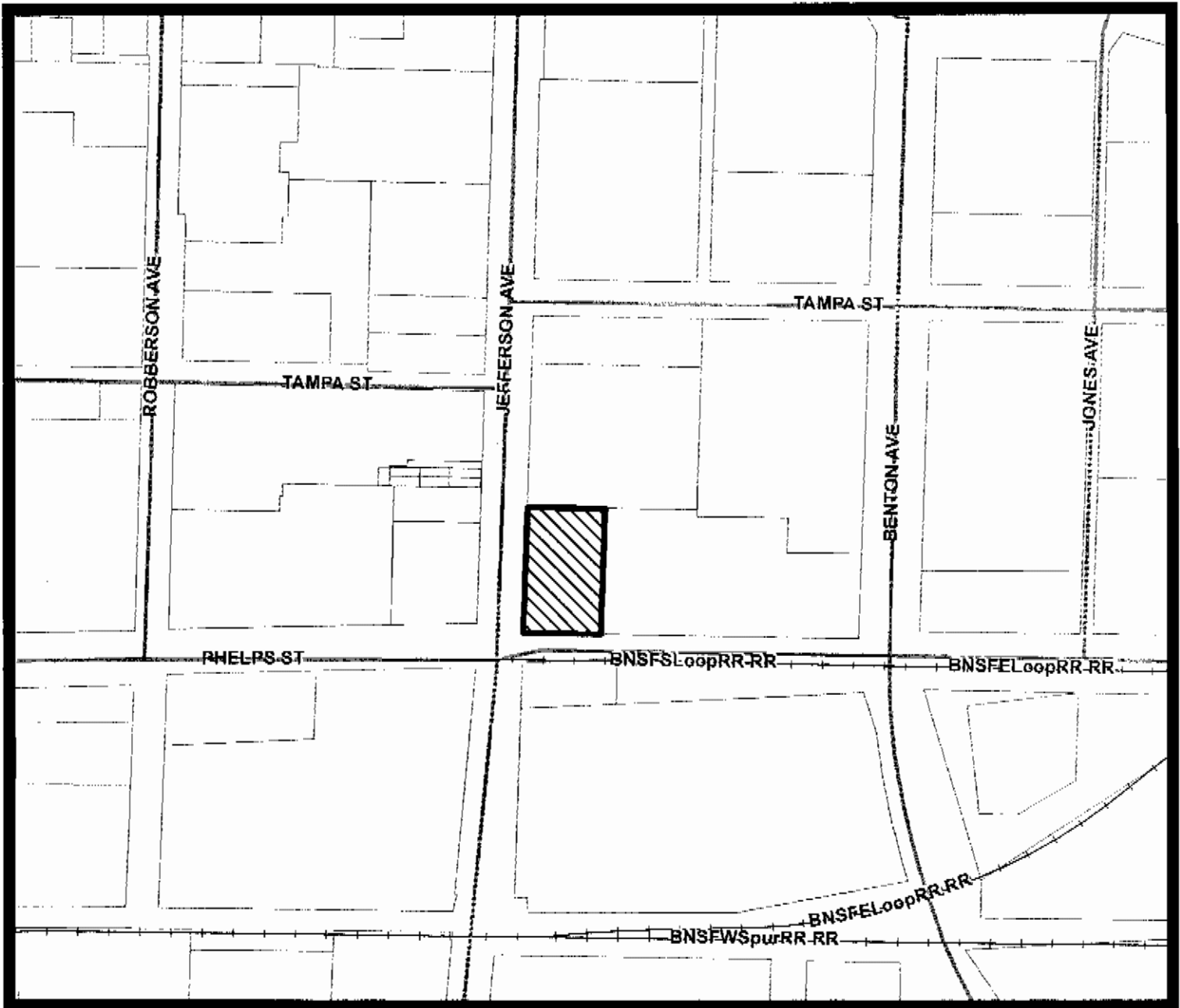
Planning & Development - 417/864-1611
840 Boonville - Springfield, Missouri 65801

Request to Dispose #485

Location: 500 North Jefferson Avenue



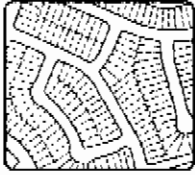
LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet



ZONING & SUBDIVISION REPORT

PLANNING & DEVELOPMENT DEPARTMENT ~ 417/864-1611
840 BOONVILLE AVENUE ~ SPRINGFIELD, MISSOURI 65801

REQUEST TO DISPOSE #485

DATE: July 23, 2009

PURPOSE: To allow the City of Springfield to convey property to Advocates for a Healthy Community, Inc. to be used for off-street parking for the Jordan Valley Community Health Center.

BACKGROUND:

Location: 500 North Jefferson Avenue

Applicant: City of Springfield

Current Use: Vacant

RECOMMENDATION:

Staff recommends this request be approved.

FINDINGS:

Approval of this request will allow the City of Springfield to convey the subject property to Advocates for a Healthy Community, Inc. The property will be used to provide additional off-street parking for the Jordan Valley Community Health Clinic.

STAFF CONTACT:

Matt D. Schaefer
Senior Planner

ATTACHMENTS:

Attachment A: Background Report
Attachment B: Land Disposal Policy
Exhibit 1: Legal Description

ATTACHMENT A
Request to Dispose #485
Background Report

Applicant's Proposal:

The applicant proposes to convey the property located at 500 North Jefferson Avenue to Advocates for a Healthy Community, Inc. This conveyance will accommodate additional off-street parking for the Jordan Valley Community Health Center.

Staff Comments:

1. According to City Council Resolution #9590, the subject property was one of several city-owned properties within the immediate vicinity of the Jordan Valley Innovation Center (JVIC) that was reserved for JVIC-related and compatible uses (including expansion of IDEA Commons). Missouri State University, a key partner in this redevelopment effort, planned to acquire the subject property in addition to seven other properties as part of an expansion of JVIC and IDEA Commons. However, in a letter to City Council, dated August 1, 2008, Missouri State University indicated that it no longer wishes to purchase the subject property.
2. The City of Springfield has partnered with the Jordan Valley Community Health Center to relocate the Women, Infants, and Children (WIC) clinic from its previous location in the Municipal Government Plaza on East Central Street to its new location adjacent to the Health Center at 440 E Tampa Street. The Health Center plans to use the subject property to provide off-street parking for the clinic's patrons and employees.

ATTACHMENT B
Request to Dispose #485
Land Disposal Policy

The Planning and Zoning Commission adopted the following policy statement for land disposals by public bodies:

1. Where is the property located?

Staff Comment: 500 North Jefferson Avenue

2. Please include a legal description of the property?

Staff Comment: The legal description is attached (see Exhibit 1).

3. Why doesn't the City need the property anymore? How have circumstances changed?

Staff Comment: The subject property was initially acquired by the City to be used as part of Jordan Valley Park or as public off-street parking. Thereafter, Missouri State University began to redevelop certain Center City properties as part of the Jordan Valley Innovation Center (JVIC). The Comprehensive Plan was then later amended to replace the Jordan Valley Park Green Commons concept with the Jordan Valley Innovation Center Activity Center Plan. To begin implementation of the Plan, City Council approved Resolution #9590, which reserved several city-owned properties within the immediate vicinity of the Jordan Valley Innovation Center (JVIC) for JVIC-related or compatible uses.

Missouri State University, a major partner in this redevelopment effort, planned to acquire the subject property, in addition to seven other city-owned properties an expansion of JVIC and IDEA Commons. However, in a letter to City Council, dated August 1, 2008, the University indicated that it no longer wished to acquire the subject property.

4. When did the City purchase the property?

Staff Comment: April 17, 2006

5. Why was the property acquired? What did the City originally intend to do with the property?

Staff Comment: The City purchased the property to be used as part of Jordan Valley Park or as public off-street parking. The property was subsequently reserved for JVIC-related uses.

6. Who will purchase the property?

Staff Comment: Advocates for a Healthy Community, Inc.

EXHIBIT 1
Request to Dispose #485
Legal Description

Lot 4, L. E. Cox Building Site