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Filed: 01-05-21

Sponsored by: McClure

COUNCIL BILL 2021 - 003 RESOLUTION

A RESOLUTION

1 EXTENDING the existing administrative delay for the acceptance and processing of
2 applications for demolition, new construction, re-platting of property,
3 including lot combinations, and rezoning of properties abutting the
4 Grant Avenue Parkway Area for an additional 180 days to allow
5 additional time to seek input regarding the Grant Avenue Parkway
6 concept design and corridor plan, and for staff to review, comment and
7 present a report to Council on their findings and recommendations.
8 (Staff recommends approval).
9

10
11 WHEREAS, City Council adopted Resolution 10517 on July 27, 2020,
12 establishing an administrative delay of 180 days, until January 23, 2021, for the
13 acceptance and processing applications for demolition, new construction, re-platting of
14 property, including lot combinations, and rezoning to allow time to seek input from area
15 residents on the parkway design and corridor planning; and
16

17 WHEREAS, since that time, City staff has selected a multi-disciplinary team to be
18 the Owner's Representative, and City staff and the Owner's Representative have
19 conducted a variety of public engagement events to collect feedback to gather
20 information on community concerns and desires to fulfill federal oversight requirements
21 and establish preliminary concept designs; and
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23 WHEREAS, City staff is continuing to work on developing a corridor and
24 regulatory framework and other design recommendations, and additional time is
25 required to meet and work with the various stakeholders and produce a final report for
26 Council's consideration; and
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28 WHEREAS, there continues to be significant interest in property along the Grant
29 Avenue corridor for redevelopment and property investment that could be inconsistent
30 with the vision and plan recommendations that have yet to be developed; and
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32 WHEREAS, while the City is making its reasonable best efforts to develop
33 plans for the Grant Avenue corridor, such additional time of 180 days is reasonable; and
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35 WHEREAS, staff is requesting extension of the existing administrative delay for

36 an additional 180 days until July 22, 2021; and

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38 WHEREAS, the City has the power to administratively delay the acceptance
39 and processing of rezoning and lot combination applications pursuant to City Charter
40 Section 1.3 'Powers of the City' and Section 2.16, subsections (4), (12), (19), (20), (22),
41 and (28) 'Enumeration of certain powers,' and as an exercise of its police and nuisance
42 powers, which are granted to the City by Article VI, Section 19(a) of the Missouri
43 Constitution; and

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45 WHEREAS, City Council also recognizes that this authority should be used
46 judiciously and in this situation for the serious evaluation, study, and analysis by staff,
47 citizen input, Planning and Zoning Commission and City Council with respect to
48 appropriate revisions.

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50 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
51 SPRINGFIELD, MISSOURI, as follows, that:

52
53 Section 1 – City Council hereby extends the administrative delay set forth in
54 Resolution 10517 until July 22, 2021.

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56 Section 2 – All other conditions and powers set forth in Resolution 10517 aside
57 from the deadline remain in full force and effect.

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59 Section 3 – This Resolution shall be effective immediately upon adoption.

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61 Passed at meeting: _____

62
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64 _____
65 Mayor

66 Attest: _____, City Clerk

67
68
69 Filed as Resolution: _____

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72 Approved as to form:  _____, Assistant City Attorney

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74
75 Approved for Council action:  _____, City Manager

EXPLANATION TO COUNCIL BILL 2021-003

FILED: 01-05-21

ORIGINATING DEPARTMENT: Planning and Development and Public Works

PURPOSE: To extend the delay for the acceptance and processing of applications for demolition, new construction, re-platting of property, including lot combinations, and rezoning for a period of 180 days from the date of passage of this Resolution to allow additional time to seek input from area residents, property owners, design professionals and interested citizens regarding the Grant Avenue Parkway concept design, corridor plan and for staff to present a report to City Council regarding the Parkway concept, development constraints, opportunities, and plan recommendations in this area.

BACKGROUND INFORMATION: In November 2019, the City of Springfield received notice of award of a \$21 million federal BUILD (Better Utilizing Investments to Leverage Development) grant. The BUILD funds must be matched with roughly \$5 million in local funds. The purpose of the grant is to develop a link between Downtown and the Wonders of Wildlife/Bass Pro Shops complex using Grant Avenue. The project will include dedicated bike and pedestrian trails, Complete Street improvements to Grant Avenue and increased activated greenspace through Springfield's urban core. Funds must be obligated by September 30, 2021 and the project completed by September 30, 2026.

On July 21, 2020, City Council passed Resolution 10517, enacting an administrative delay of 180 days on the acceptance and processing of applications for demolition, new construction, re-platting of property, including lot combinations, and rezoning to allow time to seek input from area residents on the parkway design and corridor planning. The current administrative delay expires on January 23, 2021.

The City has selected a multi-disciplinary team to be the Owner's Representative and plans to contract with a firm to design and construct the project through a Design/Build process. In concert with the design of the parkway, Forward SGF consultants will be working with City staff and the Owner's Representative to develop a corridor and regulatory framework plan. This plan will focus on property redevelopment outside of the Grant Avenue right-of-way and include design recommendations for land use, development, transportation, and other infrastructure improvements needed to support redevelopment along the parkway.

Over the course of the last six months, City staff and the Owner's Representative have conducted a variety of public engagement events to collect feedback to gather information on community concerns and desires. That feedback has been used to fulfill federal oversight requirements and establish preliminary concept designs that will be used to assist with the Design/Build process and the development of the corridor plan.

There continues to be significant interest in property along the Grant Avenue corridor. City staff continues to field inquiries regarding redevelopment and property investment. Development undertaken at this juncture could be inconsistent with the vision and plan recommendations that haven't been drafted yet. This administrative delay will allow staff to continue to conduct the necessary public engagement over the course of the next few months which will inform the future design of the parkway and overall redevelopment of the Grant Avenue corridor.

This Council bill will extend the administrative delay on the acceptance and processing of applications for demolition, new construction, re-platting of property, including lot combinations and rezoning for those properties which abut the Grant Avenue Parkway project corridor for an additional 180 days.

This action is consistent with past Council action to implement administrative delays on permits, platting and rezonings in the Phelps Grove and Rountree Urban Conservation Districts and rezoning requests and lot combinations in the Galloway area.

The Resolution establishes an appeal process if an applicant believes the City's determination not to accept or process an application is unreasonable. This Resolution will become effective upon passage.

REMARKS: The Planning and Development Department and the Public Works Department recommend the request be approved.

Submitted and recommended by:

Approved by:



Mary Lilly Smith, Director



Jason Gage, City Manager