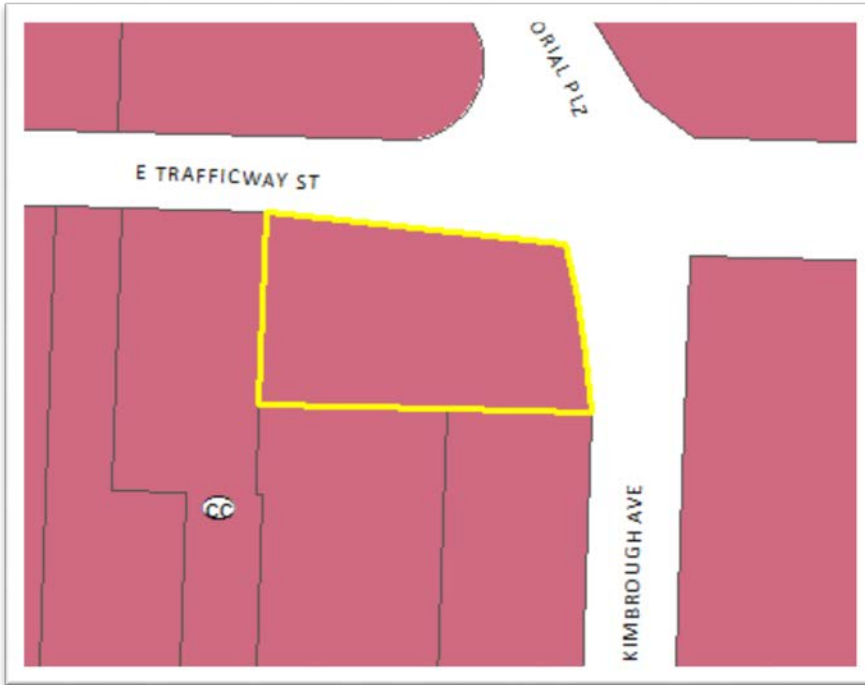


# Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: JANUARY 11, 2018

CITY COUNCIL PUBLIC HEARING: N/A



**CASE NUMBER:**  
**Disposition No. 522**

**LOCATION:** 235 North Kimbrough Avenue

**ACRES:** 0.56

**EXISTING LAND USE:** Storage Facility

**APPLICANT:** City of Springfield

**STAFF:** Jared Follin, 864-1612

**STAFF RECOMMENDATIONS:**  
Approve

**PROPOSED MOTION:**  
Move to approve Disposition No. 522

## SUMMARY OF REQUEST:

The City of Springfield proposes to dispose of 0.56 acres of property. The property is the site of Former Fire Station #1 and it has been determined that the subject property and fire station are no longer necessary in the operations of the Springfield Fire Department. The property is proposed to be offered for sale and reuse to the public.

## FINDINGS FOR STAFF RECOMMENDATION:

1. The subject property is within the city limits of the City of Springfield.
2. The proposed disposal will not adversely affect the City of Springfield or Springfield Fire Department operations.
3. The subject property is proposed to be disposed and offered to the public for sale and reuse

## SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
<b>ZONING</b>	CC	CC	CC	CC
<b>LAND USE</b>	Eating and Drinking Establishment	Retail/Eating and Drinking Establishment	Community Center	Retail/Vacant Lots

## SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



## GOOGLE MAPS STREET VIEW:



## STAFF COMMENTS:

1. The subject property is within the city limits of the City of Springfield.
2. The proposed disposal will not adversely affect City of Springfield operations.
3. The property was determined to no longer meet the needs of the Springfield Fire Department.
4. The property currently does not have a buyer.

## LAND DISPOSAL POLICY:

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

**1. Where is the property located?**

*235 North Kimbrough Avenue*

**2. Legal description.**

*See above*

**3. Why doesn't the City of Springfield need the property anymore?**

*The Fire Station has been replaced and no longer serves the community.*

**4. When was the current building erected?**

*The main building was built in 1956.*

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

*The property was purchased for the purpose of locating a four-bay fire station with living quarters. A two-story 900-square foot office building was later constructed on site. The fire station was active between 1956 and 2001.*

**6. Who will purchase property?**

*The property is being offered to the public for sale and reuse.*

## LEGAL DESCRIPTION:

Commencing at a City of Springfield, aluminum capped monument at the intersection of the North right of way of St. Louis Street and the West right of way of Kimbrough Avenue; Thence along the said West right of way of Kimbrough Avenue, N1°08'01"E a distance of 300.34 feet (300.00 feet previous deed) to a cross, cut in the sidewalk; Thence N5°56'25"W a distance of 92.38 to a City of Springfield, aluminum capped monument; Thence N52°25'25"W a distance of 36.95 feet to a cross, cut in the sidewalk; Thence N84°27'54"W a distance of 134.32 feet to a cross, cut in the sidewalk; Thence N84°58'05"W a distance of 41.78 feet to a bare 1/2" rebar; Thence S1°44'50"W a distance of 123.47 feet to a bare 1/2" rebar; Thence S87°59'48"E a distance of 218.06 feet to the Point of

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Beginning. Tract contains 24,430.5 square feet (0.56 acres, more or less) and is subject to easements of record. Bearings used in this description are based on the Missouri Coordinate System of 1983, Central Zone.

## ADDITIONAL PHOTOS

