

# Development Review Staff Report



**PLANNING AND ZONING COMMISSION PUBLIC HEARING:** JANUARY 11, 2018

**CITY COUNCIL PUBLIC HEARING:** N/A



**CASE NUMBER:**  
**Disposition No. 523**

**LOCATION:** 1201 South Campbell Avenue

**ACRES:** 0.89

**EXISTING LAND USE:** Vacant – Former active fire station and firefighter training

**APPLICANT:** City of Springfield

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

**STAFF RECOMMENDATIONS:**  
Approve

**PROPOSED MOTION:**  
Move to approve Disposition No. 523

## SUMMARY OF REQUEST:

The City of Springfield proposes to dispose of 0.89 acres of property. The property is the site of Former Fire Station #6 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 to the public for sale and reuse.

## 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>	R-SF	R-SF	R-SF	R-SF
<b>LAND USE</b>	Single-family homes	Greenway/Park	Cemetery	Single-family homes

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



## GOOGLE MAPS STREET VIEW:



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## 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. Easements located on the property will need to be re-drawn.
5. 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?**

*1201 South Campbell Avenue*

**2. Legal description.**

*See below*

**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 1964.*

**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. The fire station was active between 1964 and 2002. Up until 2017, the property utilized the 6-story training tower to train firefighters.*

**6. Who will purchase property?**

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

## LEGAL DESCRIPTION:

All of Lots Twelve (12), Thirteen (13), Fourteen (14), and Fifteen (15), EXCEPT the East Ten (10) feet of said Lot 15, all in Block C, amended plat of Holman's Maple Park Addition to the City of Springfield, Missouri.

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## ADDITIONAL PICTURES:

