

# Development Review Staff Report



**PLANNING AND ZONING COMMISSION PUBLIC HEARING:** MAY 10, 2018

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



**CASE NUMBER:**

Request to Acquire No. 522

**LOCATION:** 1900 & 1904 West College Street

**ACRES:** 0.89

**EXISTING LAND USE:** Single-family residential

**APPLICANT:** City of Springfield

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

**STAFF RECOMMENDATIONS:**  
Approve

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

**Applicants Proposal:**

The City of Springfield proposes to acquire property located at 1900 and 1904 West College Street. The purpose of the proposed purchase is for the construction of a West Central Fire Station facility. The properties are planned to be combined and rezoned.

**FINDINGS FOR STAFF RECOMMENDATION:**

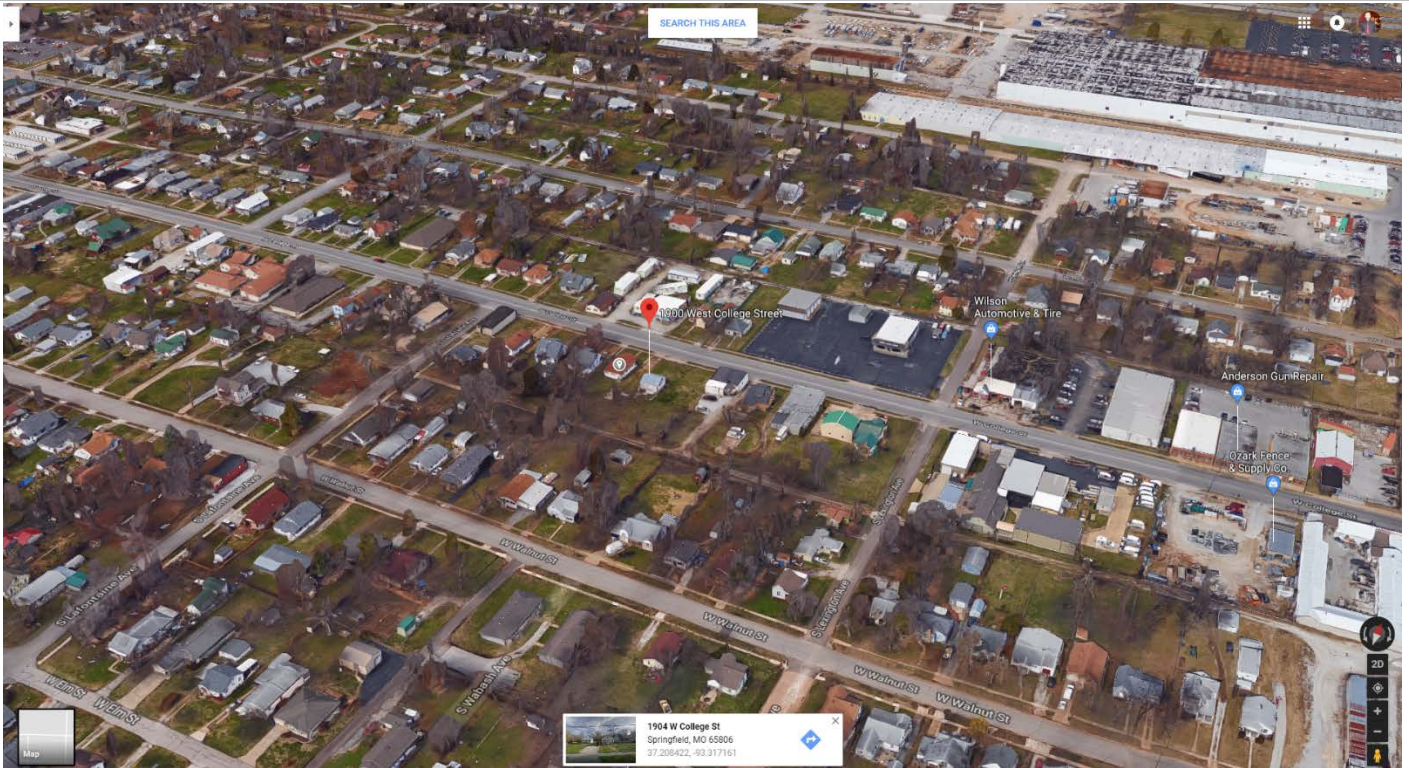
The request is consistent with the Planning and Zoning Commission’s land acquisition policy.

**SURROUNDING ZONING AND LAND USES:**

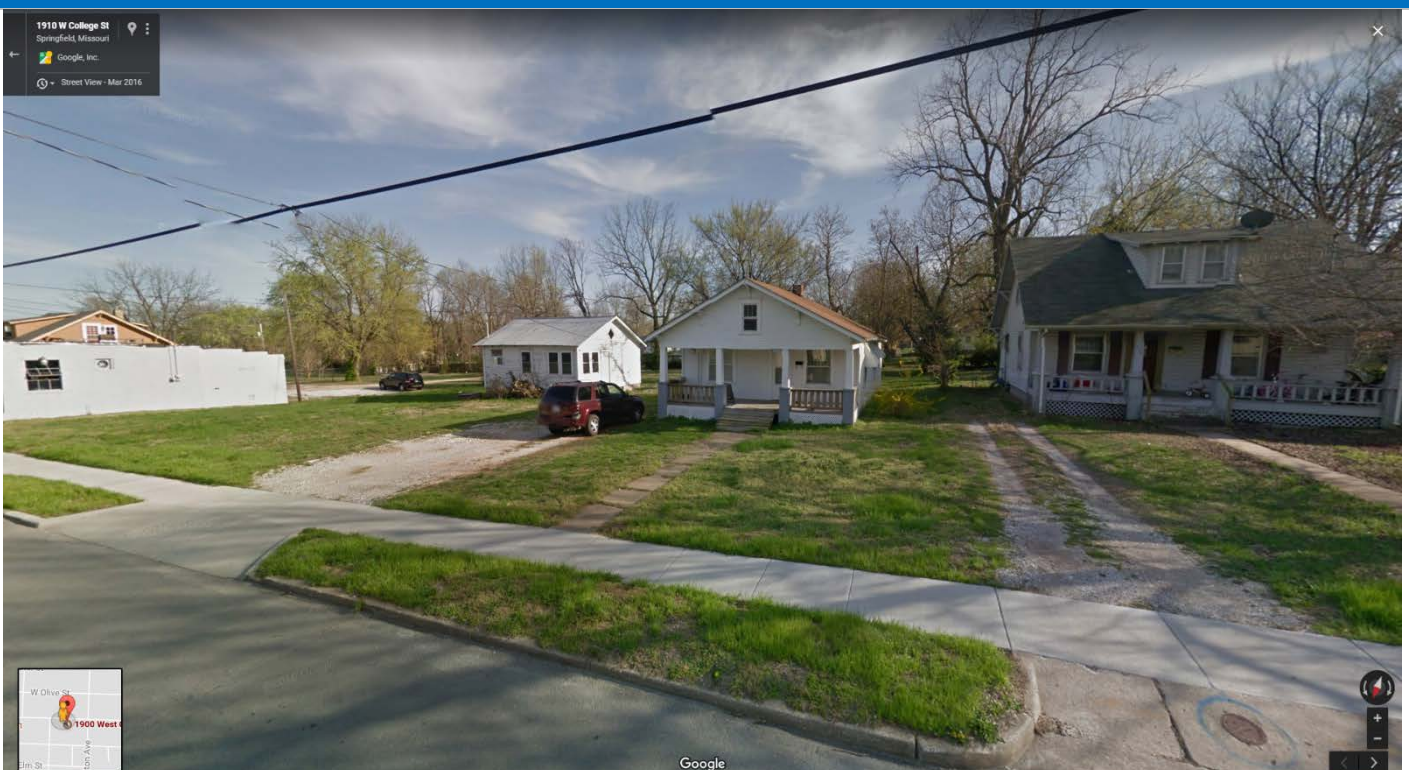
	<b>NORTH</b>	<b>SOUTH</b>	<b>EAST</b>	<b>WEST</b>
<b>ZONING</b>	R-SF	R-SF	R-SF	R-SF
<b>LAND USE</b>	Single-family homes	Single-Family homes	Single-family homes	Single-family homes

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



## GOOGLE MAPS STREET VIEW:





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## 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*.

## COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area appropriate for Medium Intensity Retail, Office, or Housing. The plan recommends that the City, provide infrastructure in an orderly and timely manner so as to promote, as the highest priority, intensive investment and redevelopment in Activity Centers and neighborhoods within or near the presently urbanized area. The proposed use is consistent with the *Comprehensive Plan*.

## STAFF COMMENTS:

1. Approval of this request is consistent with the *Growth Management and Land Use Plan* of the *Comprehensive Plan* which identifies this as an appropriate area to plan for Medium Intensity Retail, Office, or Housing. General Retail is identified as an appropriate zoning district for this category. Fire stations are permitted in all zoning districts. The proposed Fire Station is consistent with this land use category.
2. The two properties have two different zoning designations. The properties will be required to rezone to allow the two lots to be combined.
3. Staff has sent this request out for review to City Utilities, Public Works, Building Development Services and Environmental Services. There have not been any issues raised by these departments.
4. Approval will allow for additional green space and the future construction of a West Central Fire Station.
5. The following language from Article XI, Section 11.7.3, of the City Charter sets forth the Planning and Zoning Commission's function regarding the acquisition of property and the process for appeal of such decision:

"In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted and approved by the planning and zoning commission.

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership."

In the case of this proposed property acquisition, appeal of the decision of the Planning and Zoning Commission would be to City Council.

## 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:

*It is our understanding the subject property is "generally consistent with the Master Plan of the City." Capital Improvements Project No. 17-0037 provides for purchase of land, construction of a fire station and necessary equipment. Proposed funding source for this project is Level Property Tax.*

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 use of the subject property will change from residential to public use as a Fire Station.*

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 city will provide demolition of existing improvements on the property after acquisition. Construction of the Fire Station is planned for 2020 and the property will be maintained by the City as green space.*

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:

*No structures involved in the acquisition are considered historical structures or historically significant.*

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

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agency shall be made pursuant to City ordinances including the City Purchasing Manual.

**RESPONSE:**

*The current plan would be to raze the structure.*

**LEGAL DESCRIPTIONS:**

ALL OF LOTS FOURTEEN (14) AND FIFTEEN (15), IN CLOUD ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

ALL OF LOT NINETY-SIX (96), IN WALNUT STREET ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT, THEREOF.

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