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P. Hrngs. _____
Pgs. 5
Filed: 10-30-18

Sponsored by: Prater

First Reading: _____

Second Reading: _____

COUNCIL BILL 2018 - 269

SPECIAL ORDINANCE _____

AN ORDINANCE

1 REPEALING the designation of the Monroe Redevelopment Area and terminating
2 the Monroe Redevelopment Plan adopted by Special Ordinance 25907
3 for said Redevelopment Area. (The Land Clearance for
4 Redevelopment Authority, Planning and Zoning Commission, and Staff
5 recommend approval).
6
7

8 WHEREAS, in 1966, the City Council of Springfield by Resolution 4513, declared
9 as blighted the Southwest Missouri State College Urban Redevelopment Area, which
10 included a 0.94-acre tract of land located at the intersection of South Florence Avenue
11 and the former East Monroe Street, pursuant to Sections 99.320(3), 99.320(9) RSMo
12 and authorized the preparation of a redevelopment plan therefor; and
13

14 WHEREAS, on May 16, 2011, City Council designated the Monroe
15 Redevelopment Area and approved the Monroe Redevelopment Plan for said tract by
16 Special Ordinance 25907; and
17

18 WHEREAS, said ordinance has not been repealed; and
19

20 WHEREAS, said property was cleared and redeveloped in accord with the
21 Redevelopment Plan; and
22

23 WHEREAS, the redevelopment of the Monroe Redevelopment Area eliminated
24 the blight as set forth in Resolution 4513 to such extent that the area was declared to be
25 free of "blight" and fully remediated and removed from the terms and provisions of
26 Chapters 99 RSMo, on April 13, 2015, by Special Ordinance 26547.
27

28 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
29 SPRINGFIELD, MISSOURI, as follows, that:
30

31 Section 1 – City Council hereby repeals the designation of the Monroe
32 Redevelopment Area and terminates the Monroe Redevelopment Plan adopted by

33 Special Ordinance 25907.

34

35 Section 2 – This Ordinance shall be in full force and effect from and after
36 passage.

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38 Passed at meeting: _____

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44 Attest: _____, City Clerk


45

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47 Filed as Ordinance: _____

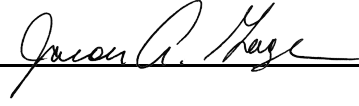
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50 Approved as to form: , Assistant City Attorney

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53 Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2018- 269

FILED 10-30-18

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To repeal the designation of the Monroe Redevelopment Area and to terminate the Redevelopment Plan adopted by Special Ordinance 25907 for said Redevelopment Area. (The Land Clearance for Redevelopment Authority, the Planning and Zoning Commission, and Staff recommend approval.)

BACKGROUND: In March 2011, United Campus Housing, LLC, filed an application requesting approval of a redevelopment plan pursuant to the LCRA Law, for the Monroe Redevelopment Area. The Redevelopment Area consists of a 0.94-acre tract of land located at the northeast corner of South Florence Avenue and East Bear Boulevard that had been previously declared blighted as part of the former Southwest Missouri State College Urban Renewal Area. The Redevelopment Plan for the Monroe Redevelopment Area proposed to demolish the existing structures and construct a four-story, 38-unit (122-bed) multi-family housing development that would be marketed to students attending Missouri State University.

The Redevelopment Plan was adopted by the City Council on May 16, 2011, by Special Ordinance 25907. The LCRA later certified the student housing development for real property tax abatement on June 29, 2011, by Resolution 3134. The project was completed and opened for occupancy in fall 2011.

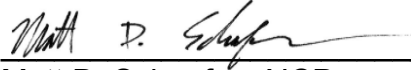
In December 2012, Missouri State University purchased the development from United Campus Housing, LLC and has since used it for on-campus housing. Consequently, the development is now tax-exempt and no longer subject to real property tax abatement. Furthermore, a large portion of former Southwest Missouri State College Urban Renewal Area that includes the Monroe Redevelopment Area was declared remediated and no longer blighted on April 13, 2015 by Special Ordinance 26547. As a result, the Redevelopment Plan for the Monroe Redevelopment Area is no longer effective and may be repealed.

On October 2, 2018, the Land Clearance for Redevelopment Authority adopted a resolution, by a vote of 4 to 0, recommending the Redevelopment Plan for the Monroe Redevelopment Area be repealed. The Planning and Zoning Commission also considered the Redevelopment Plan at their October 11, 2018, meeting and recommended that it be repealed by a vote 8 to 0.

REMARKS: Staff reviews the status of all blighted areas and redevelopment areas in the City on an annual basis to determine if any such areas should be repealed and/or declared free of blight. Staff recently conducted a review and concluded the Redevelopment Plan for the Monroe Redevelopment Area may be repealed. The Land Clearance for Redevelopment Authority, the Planning and Zoning Commission, and

Staff recommend the Redevelopment Plan for the Monroe Redevelopment Area be repealed.

Submitted by:

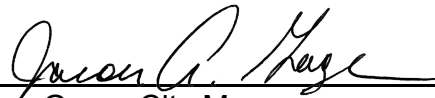


Matt D. Schaefer, AICP
Senior Planner

Recommended by:



Mary Lilly Smith, Director



Jason Gage, City Manager

Exhibit 1

Legal Description – The Monroe Redevelopment Area

TRACT I:

ALL OF LOTS FORTY-THREE (43) AND FORTY-FOUR (44) AND FORTY-FIVE (45), IN BIGGS AND GRAY'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

TRACT II:

ALL OF LOTS FORTY-TWO (42), FORTY-ONE (41) AND THE SOUTH 20.18 FEET OF LOT FORTY (40), IN BIGGS AND GRAY'S SUBDIVISION, IN GREENE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT FORTY-TWO (42); THENCE ALONG THE EAST RIGHT-OF-WAY OF FLORENCE STREET NORTH $01^{\circ}50'37''$ EAST, 125.42 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF LOT FORTY-TWO (42), SOUTH $88^{\circ}45'25''$ EAST, 145.04 FEET TO THE WEST LINE OF A 15 FOOT ALLEY; THENCE SOUTH $01^{\circ}47'39''$ WEST, 125.42 FEET TO THE SOUTHEAST CORNER OF LOT FORTY-TWO (42); THENCE ALONG THE SOUTH LINE OF LOT FORTY-TWO (42), NORTH $88^{\circ}46'43''$ WEST 145.15 FEET TO THE POINT OF BEGINNING; ALL IN GREENE COUNTY, MISSOURI.