

One-rdg \_\_\_\_\_  
P. Hrngs. \_\_\_\_\_  
Pgs. 5  
Filed: 10-30-18

Sponsored by: Schilling

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

COUNCIL BILL 2018 - 270

SPECIAL ORDINANCE \_\_\_\_\_

AN ORDINANCE

1 DECLARING the revitalization and remediation of an area generally located along  
2 the east side of South Market Avenue, between West Mount Vernon  
3 Street and West Harrison Street at 616 South Market Avenue, and the  
4 abatement of blight. (The Land Clearance for Redevelopment  
5 Authority, Planning and Zoning Commission, and Staff recommend  
6 approval).  
7 \_\_\_\_\_  
8

9 WHEREAS, on April 4, 2016, the City of Springfield by Special Ordinance 26710,  
10 declared as blighted an area of approximately 0.197 acres located along the east side  
11 of South Market Avenue, between West Mount Vernon Street and West Harrison Street  
12 at 616 South Market Avenue, pursuant to Sections 99.320(3), and 99.320(9) RSMo and  
13 authorized the preparation of a redevelopment plan therefore; and  
14

15 WHEREAS, said redevelopment plan was never submitted; and  
16

17 WHEREAS, said ordinance has not been repealed; and  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

19 WHEREAS, said property was cleared and redeveloped with a new three-unit  
20 apartment building; and  
21

22 WHEREAS, the redevelopment eliminated the blight as set forth in Special  
23 Ordinance 26710 to such extent that it is appropriate to declare the area free of "blight"  
24 and remove same from the terms and provisions of Chapter 99 RSMo.  
25

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

29 Section 1 – The area originally declared blighted in Special Ordinance 26710 has  
30 been redeveloped, rehabilitated or remediated.  
31

32            Section 2 – The area set forth in “Exhibit 1,” which is attached hereto and  
33 incorporated herein by this reference, has been rendered free of blight, and should be  
34 so declared.  
35

36            Section 3 – This Ordinance shall be in full force and effect from and after  
37 passage.  
38

39 Passed at meeting: \_\_\_\_\_  
40  
41

42 \_\_\_\_\_  
43 Mayor  
44

45 Attest: \_\_\_\_\_, City Clerk  
46  
47

48 Filed as Ordinance: \_\_\_\_\_  
49

50  
51 Approved as to form: Rhonda Lewaden, Interim City Attorney  
52

53  
54 Approved for Council action: Jason A. Hage, City Manager

## **EXPLANATION TO COUNCIL BILL 2018- 270**

FILED 10-30-18

ORIGINATING DEPARTMENT: Planning and Development

**PURPOSE:** Declaring the revitalization and remediation of an area generally located along the east side of South Market Avenue, between West Mount Vernon Street and West Harrison Street at 616 South Market Avenue, and the abatement of blight. (The Land Clearance for Redevelopment Authority and Staff recommend approval.)

**BACKGROUND:** In December 2015, WPV, LLC, (the “Developer”) acquired a 0.197-acre parcel of land generally located along the east side of South Market Avenue between West Mount Vernon Street and West Harrison Street (616 South Market Avenue) with the intent of redeveloping it for low-density multi-family residential use. At the time, the property was occupied by a dilapidated three-unit apartment building that was originally constructed in 1888 as a single-family residential structure. It had a well-documented history of nuisance complaints and code violations, which included broken windows and doors, vermin, trash, tall weeds, and squatters. Due to the prevalence and severity of such violations, the City declared the property a dangerous building and issued an abatement order requiring the property to be demolished by no later than May 3, 2016.

The Developer planned to request partial real property tax abatement per the LCRA Law to facilitate redevelopment of the subject property. Such request would have involved preparing and submitting a blight study and redevelopment plan to the City for consideration and approval.

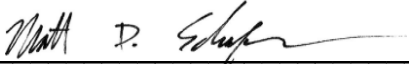
In February 2016, the Developer submitted a blight study along with a request for the City Council to declare the subject property a blighted area per the LCRA Law. In the meantime, the Developer indicated it was working on acquiring the necessary permits for the pending demolition as well as preparing a redevelopment plan that would be submitted to the City at later date. City Council declared the subject property a blighted area on April 4, 2016, by Special Ordinance 26710. The property was subsequently demolished per the abatement order issued by the City and redeveloped with a new three-unit apartment building. Although the property was redeveloped, the Developer did not submit a redevelopment plan, and thus did not receive real property tax abatement on the new construction.

Staff recently conducted its annual review of all blighted areas and redevelopment areas throughout the City to determine if any such areas should be repealed and/or declared free of blight. Staff concluded the subject property at 616 South Market Avenue had been remediated and may therefore be declared free of blight.

At its October 2, 2018, meeting, the Land Clearance for Redevelopment Authority considered the subject property and adopted a resolution recommending that it be declared free of blight by a vote of 4 to 0.

REMARKS: Both the Land Clearance for Redevelopment Authority and Staff find the subject property no longer exhibits the characteristics of a blighted area per Sections 99.300-715, RSMo, the Land Clearance for Redevelopment Authority Law, and recommend that it be declared free of blight.

Submitted by:

  
\_\_\_\_\_  
Matt D. Schaefer, AICP  
Senior Planner

Recommended by:

  
\_\_\_\_\_  
Mary Lilly Smith, Director

  
\_\_\_\_\_  
Jason Gage, City Manager

**EXHIBIT 1**

**Legal Description**

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 22 WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT AN EXISTING IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF MT. VERNON STREET AND THE EAST RIGHT OF WAY LINE OF SAID MARKET AVENUE; THENCE SOUTH, 149.85 FEET (150.00 FEET DEEDED), ALONG THE EAST RIGHT OF WAY LINE OF SAID MARKET AVENUE, TO AN IRON PIN FOR A POINT OF BEGINNING; THENCE EAST AT A 91°09'41" ANGLE LEFT FROM THE LAST DESCRIBED COURSE, 155.00 FEET, TO AN IRON PIN; THENCE SOUTH, PARALLEL TO THE EAST RIGHT OF WAY LINE OF SAID MARKET AVENUE, 55.00 FEET, TO AN IRON PIN; THENCE WEST 155.00 FEET, TO AN IRON PIN ON THE EAST RIGHT OF WAY LINE OF SAID MARKET STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF MARKET STREET, 54.62 FEET, TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD. ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MO.