



City of Springfield

Agenda

Administrative Review Committee

February 12, 2026

3:30 PM

Via Zoom/ Development Review
Conference Room 199
840 Boonville Avenue
Springfield, Mo 65802

1. ROLL CALL.

2. MINUTES FROM LAST MEETING.

2.1. January 29, 2026

3. HEARINGS.

3.1. ARC2026-00006

2223 E BENNETT ST ~ BPOE Elks #409 Pool Facility ~ ARC

Applicant: GEOFFREY H. BUTLER AIA

Work Type: Fee-in-lieu of sidewalk

3.2. ARC2026-00007

3005 W CHESTNUT EXPY ~ ABC Supply - PRJ2025-02366 ~ ARC

Applicant: CRAWFORD, MURPHY & TILLY, INC.

Work Type: Fee-in-lieu of sidewalk

4. JOIN ZOOM MEETING.

4.1. Meeting ID: 912 8621 5381

Passcode: 334931

In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.

January 29, 2026
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

The Administrative Review Committee met in regular session in Development Review Conference Room #199 and/or via Zoom.

ARC2025-00036

2750 N BARNES AVE

Applicant: HEITHAUS ENGINEERING & ASSOCIATES, INC.

Work Type: Land Development Code Unclear

ATTENDANCE: Justin Crighton, Chad Zickefoose, and Bill Pears. Staff: Bob Hosmer and Daniel Neal

REPRESENTATIVE: Teresa Davison and Dustin Hemsworth

PUBLIC:

Staff/Rep: Went over the request - discussion revolved around landscaping requirements, specifically mentioning the need to adjust planting distribution from sides and detention areas.

Staff: Concerns were raised regarding potential lighting implications in certain areas.

Rep: Lighting has been discussed with staff.

Staff: Goal is to ensure the landscaping plan is equally applied across all relevant area, particularly in relation to an existing side plan.

Staff: Public Works and BDS have no issues.

ARC ACTION:

Justin motioned to approve. Chad seconded. 3/0 **Approved**

Result: Approved

ARC2026-00004

3303 S CAMPBELL AVE

Applicant: BFA

Work Type: 04.Planned Development - Final Development Plan (Administrative)

ATTENDANCE: Justin Crighton, Chad Zickefoose, and Bill Pears. Staff: Bob Hosmer and Daniel Neal

REPRESENTATIVE: John Schebaum

PUBLIC:

Rep: Went over the request - presented on the Crunch Fitness plan. Fitness centers are permitted under Plan Development 367.

Staff: Primary concern is ensuring the *entire* site (originally a Walmart site from 2002) remains compliant with the original Planned Development (PD) site plan, not just the new Crunch Fitness portion.

Specific Compliance Areas: Buffer yards adjacent to residential areas; Landscaping along the street side; Internal landscaping within the parking lot, particularly verifying the 5% interior landscaping requirement; The buffer yard located behind the main store.

Staff: Emphasized the need to confirm that all original landscaping (e.g., trees, planted islands) are still present, healthy, and is compliant with the 2002 approved plan and any dead or moved plantings must be rectified. Staff noted that Crunch Fitness parcel's landscape plan shows it meets the 5% requirement independently, the *remaining* Walmart site must also continue to meet all its original open space and landscaping requirements (e.g., ensuring the existing detention area still contributes to the overall open space as initially approved). Staff has asked the project team to provide confirmation (e.g., through a landscape architect or photos) that the specified plants are present, there is sufficient open space, and calculations for parking lot open space are accurate.

ARC ACTION:

Chad motioned to approve. Justin seconded. 3/0 **Approved**

Result: Approved

January 29, 2026
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Springfield, Missouri

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ARC2026-00005

1100 E KEARNEY ST

Applicant: LAWRENCE JANSEN

Work Type: Right of Way Reduction

ATTENDANCE: Justin Crighton, Chad Zickefoose, and Bill Pears. Staff: Bob Hosmer and Daniel Neal

REPRESENTATIVE: Matt Anderson, Larry Jansen, and Billy Kimmons

PUBLIC:

Rep: Went over the request - to reduce a required right-of-way along 20 feet.

Staff/Rep: Discussion touched upon a 40-foot right-of-way, a bridge over Cardinal Street, and a ramp.

ARC ACTION:

Chad motioned to approve reduction in ROW. Justin seconded. 3/0 **Approved**

Chad motioned to approve the January 15, 2026 minutes. Justin seconded. 3/0 **Approved**

Result: Approved