



City of Springfield

Agenda

Administrative Review Committee

February 26, 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. February 19, 2026

3. HEARINGS.

3.1. ARC2026-00008

1001 N HASELTINE RD ~ Radix Quarries Sales Office ~ ARC

Applicant: CRAWFORD, MURPHY & TILLY, INC.

Work Type: Fee-in-lieu of sidewalk

3.2. ARC2026-00009

2828 E KEARNEY ST ~ 2828 E Kearney St - Sidewalk Buyout ~ ARC

Applicant: LEE ENGINEERING & ASSOCIATES, LLC

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.

February 19, 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.

ARC2026-00008

1001 N HASELTINE RD

Applicant: CRAWFORD, MURPHY & TILLY, INC.

Work Type: Fee-in-lieu of sidewalk

ATTENDANCE: Travis Campbell, Bob Hosmer and Chad Zickefoose. Staff: Kyle Tolbert

REPRESENTATIVE: Jason Clark and Michael Shoults

PUBLIC:

Staff/Rep: Gave out overview of project. The project, located at Hazeltine Road (ERC Fleet 26008), involves replacing an existing temporary trailer (used as a sales office) with a small, permanent 20x40 ft building. The property is a large tract of land, part of an approved Planned Unit Development (PUD) with a final development plan from 2017. The total property frontage spans Airport Boulevard, 266, and Hazeltine Road. The immediate project only impacts approximately 200 feet of frontage along Hazeltine.

Staff: Public Works determined that sidewalks are not required along Chestnut Expressway or Airport Boulevard due to their nature as expressways, eliminating over 7,000 linear feet from consideration, leaving 4,660 linear feet of frontage along Hazeltine Road (a collector street) subject to sidewalk requirements. Public Works director recommended a "fee in lieu of" sidewalk payment covering 25% of the Hazeltine frontage (1,165 linear feet), amounting to approximately \$98,000. This aligns with a new code adopted by the City Council, effective April 6th/7th, which allows phasing for large parcels (over 600 ft frontage) but sets a minimum 25% payment per phase.

Rep: Central issue is the appropriate "fee in lieu of" sidewalk payment for a small construction project on a very large property, considering both current and upcoming city code regulations. Applicant argues that the proposed fee is disproportionate to the project's scope. The project is small (\$500,000 total) and involves replacing an old temporary structure for ongoing operations, not a new revenue-generating development like a Walmart and request the fee to be based solely on the 200 feet of frontage directly impacted by the construction, which is a much smaller percentage (around 5%) of the Hazeltine frontage (large fee would make the project unfeasible).

Discussion: The existing code allows for reductions or waivers of the sidewalk fee under "unusual circumstances" based on the director's discretion, and the ARC has previously approved prorated fees or deferrals for portions of large properties, however the newly adopted code, taking effect in April, mandates a "fee in lieu" of for full frontage if sidewalks cannot connect and introduces provisions for phasing payments for properties with over 600 feet of frontage, with a minimum 25% payment per phase. The Public Works representative stated the director's position is to align with the principles of the new code, even before its effective date, to ensure consistency.

ARC ACTION:

Bob motioned to **postpone to the next ARC (February 26, 2026)** to allow further discussion between the Public Works representative (Chad) and the Public Works Director (Dan). Chad seconded.

3/0 Approved for postponement

(Applicant was advised that submitting building plans before April 7th/8th for the project under the current code's interpretations, offering more flexibility).

Chad motioned to approve the February 12, 2026 minutes with corrections (remove capitlization on fee-in-lieu). Travis seconded. 3/0 Approved

Result: Tabled