



City of Springfield

Agenda

Administrative Review Committee

March 5, 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 26, 2026

3. HEARINGS.

3.1. ARC2026-00003
233 E NORTON RD ~ Maranatha Village - 5 Plex Residential ~ ARC
Applicant: HEITHAUS ENGINEERING & ASSOCIATES, INC.
Work Type: 04.Planned Development - Final Development Plan (Administrative)

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 26, 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 Grady Porter. Staff: Kyle Tolbert

REPRESENTATIVE: Jason Clark and Michael Shoults

PUBLIC:

This case was a carryover from a previous meeting.

Staff: Chad had further discussion with the Public Works director, concerns regarding the project were addressed and the director is supportive of the 200 linear fee for this phase. Future phases will require reassessment and another discussion regarding sidewalk requirements.

ARC ACTION:

Chad motioned to approved the request for a "fee in lieu of" sidewalk for 200 linear feet for the current phase of the project. Travis seconded. 3/0 **Approved**

Applicants were advised to submit site and building plans by April 3rd (before the April 6th council meeting) to ensure they fall under the current code before a new code takes effect. A complete application is necessary to start the review process.

Result: Approved

ARC2026-00009

2828 E KEARNEY ST

Applicant: LEE ENGINEERING & ASSOCIATES, LLC

Work Type: Fee-in-lieu of sidewalk

ATTENDANCE: Travis Campbell, Bob Hosmer and Grady Porter. Staff: Kyle Tolbert

REPRESENTATIVE: Zach Freeman

PUBLIC:

Staff/Rep: The property is described as a long, thin property, spanning multiple parcels (part of administrative subdivision 2518), totaling approximately 2.19 acres. and asking for approval for a "fee in lieu of" for 671 linear feet of sidewalk.

Rep: Noted the difficult terrain/grade for sidewalk installation; Numerous utility lines to navigate; Location within an industrial park where direct sidewalk connections are not practical or necessary for customer access (customers typically access the front, not the storage yard/warehouse area); Lack of through traffic, with the only connection being to MoDOT and substantial grade differences and this issue was previously discussed and postponed by the ARC a couple of years prior.

ARC ACTION:

Chad motioned to approved the request for a "fee in lieu of" sidewalk. Travis seconded. 3/0 **Approved**

Travis motioned to approve the February 19, 2026 minutes. Chad seconded. 3/0 **Approved**

Result: Approved