



City of Springfield

Agenda

Planning and Zoning Commission

Randall Doennig, Chair

Dan Scott, Vice Chair
Bill Knuckles
Helen Gunther
David Jacquez

Christopher Souliere
Eric Pauly
Jennifer McClure
Layne Hunton

March 12, 2026

6:30 PM

Regional Police-Fire Training Center
2620 West Battlefield Road
Room 101, 102, and 103

1. **ROLL CALL.**
2. **APPROVAL OF MINUTES.**
 - 2.1. February 26, 2026
3. **COMMUNICATIONS.**
 - 3.1. February 2026 Planning and Zoning / City Council Actions
4. **CONSENT ITEMS.**
 - 4.1. Relinquishment of Easement 975
3315 West College Street (Applicant: Vintage Motorworks, LLC)
 - 4.2. Relinquishment of Easement 977
3259, 3305 & 3319 North Glenstone Avenue (Applicant: WLM RE Holdco, LLC)
 - 4.3. Relinquishment of Easement 978
1174 East Morningside Street (Applicant: City of Springfield)
5. **UNFINISHED BUSINESS.**
6. **PUBLIC HEARINGS.**

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.

- 6.1. Planned Development 395
3302 South Maryland Avenue (Applicant: Bibi Oaks, LLC)

7. OTHER BUSINESS.

- 7.1. Marijuana & Medical Marijuana Uses of Hours of Operation Amendment
Citywide (Applicant: V3 MO Vending 5, LLC)

- 7.2. Short Term Rental Type 2 Appeal
1350 North Washington Avenue (Applicant: Anton Kalashnikau / Lex Kozlov)

- 7.3. Land Development Code Text Amendment 2
Citywide (Applicant: City of Springfield)
[Attachment 1 - Redline Version](#)
[Attachment 2 - Clean Draft Version](#)

- 7.4. First Amended and Restated Redevelopment Plan for the Kearney Street Corridor
Redevelopment Area
Generally located along Kearney Street between North Albertha Avenue and North
Glenstone Avenue (Applicant: City of Springfield)

- 7.5. Rules of Procedure for Planning and Zoning Amendment
(Applicant: City of Springfield)

8. ADJOURN.

**City of Springfield
Minutes
Planning and Zoning Commission**

Bill Knuckles
Helen Gunther
Jennifer McClure
David Jacquez

Randall Doennig, Chair

Christopher Souliere
Eric Pauly
Dan Scott, Vice Chair
Layne Hunton

February 26 2026

6:30pm

**Regional Police-Fire Training Center
2620 West Battlefield Road
Room 101, 102, and 103**

ROLL CALL.

Present: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Absent: None.

Staff in attendance: Justin Crighton, Planning and Development Assistant Director, Bob Hosmer, Planning Manager, Laura Vales, Assistant City Attorney, Michael Sparlin, Senior Planner.

APPROVAL OF MINUTES.

The minutes of February 12, 2026 were approved.

COMMUNICATIONS.

CONSENT ITEMS.

Request to Dispose 535
425 East Trafficway Street
Applicants: City of Springfield

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Item (Request to Dispose 535). Commissioner Souliere seconded the motion. The Consent Item **Passed** with the following votes:
Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

UNFINISHED BUSINESS.

COMMISSION ACTION: (combine presentations)

Planning and Zoning Commissioner Scott moved to combine presentations for 5.1 and 6.2 (Z-4-2026 and Preliminary Plat of West Sunshine Marketplace), but with two separate votes; Commissioner Knuckles seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

Z-4-2026
3199 & 3225 West Sunshine Street
Applicant: 3225 W. Sunshine, LLC

Mr. Sparlin states that this is a request to rezone approximately 12.61 acres from County C-2, General Commercial to HC, Highway Commercial.

Commissioner Scott asked about the detention basin and if it would benefit from being platted off as a separate lot, as he had concerns the owner of Lot 1 would have sole responsible over the maintenance of the basin. Mr. Hosmer noted that prior to final platting of the property this will be reviewed by the City and addressed, as there will be stormwater conveyance from each lot to this location.

Commissioner Doennig opened the public hearing.

Derrick Estell, 1550 E. Republic Road confirmed plans for commercial development and clarified that it is intended as a regional basin for the entire development, with shared maintenance responsibility to be formalized on the final plat through specific language or an HOA agreement.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-4-2026. Commissioner Pauly seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

Preliminary Plat of West Sunshine Marketplace
3225 West Sunshine Street
Applicant: 3225 W. Sunshine, LLC

Mr. Hosmer stated that this is a request to approve a preliminary plat for a 7-lot subdivision.

Commissioner Scott asked about the detention basin and if it would benefit from being platted off as a separate lot, as he had concerns the owner of Lot 1 would have sole responsible over the maintenance of the basin. Mr. Hosmer noted that prior to final platting of the property this will be reviewed by the City and addressed, as there will be stormwater conveyance from each lot to this location.

Commissioner Doennig opened the public hearing.

Derrick Estell, 1550 E. Republic Road confirmed plans for commercial development and clarified that it is intended as a regional basin for the entire development, with shared maintenance responsibility to be formalized on the final plat through specific language or an HOA agreement.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Preliminary Plat of West Sunshine Marketplace. Commissioner Souliere seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

Z-11-2026
1349 North Wabash Avenue
Applicant: City of Springfield

No action taken, was withdrawn by applicant (City of Springfield) 72 hours in advance of meeting

Z-12-2026
1348 North LaFontaine Avenue
Applicant: City of Springfield

No action taken, was withdrawn by applicant (City of Springfield) 72 hours in advance of meeting

PUBLIC HEARINGS.

Update to the Official Zoning Map
Citywide
Applicant: City of Springfield

Mr. Crighton stated that this is an update to the official Zoning Map – Citywide (all parcels within Springfield city limits). He gave out the following information.

Outreach and Notice of Public Engagement:

51,000+ mailed notices (October 10, 2025)	Interactive map – 10,600+ views	5 public remapping meetings + citywide session
8 Center City Missing Middle workshops	12 Traditional Neighborhood meetings	700 calls; 42 emails and 16 walk-ins

Outreach exceeded statutory requirements and was recognized by Missouri APA for outreach efforts.

Appeal Process: Post-adoption, a 90-day appeal window will allow property owners to request rezoning back to RSF (Single Family Residential) at no cost.

Staff Recommendation: Approval, citing alignment with the adopted code, clarity, consistency, extensive public engagement, and implementation of a City Council-approved framework.

Commissioner Doennig opened the public hearing.

No speakers

Commissioner Doennig closed the public hearing.

COMMISSION ACTION: (no action taken on vote)

Planning and Zoning Commissioner Knuckles moved to approve the Update to the Official Zoning Map for the Planning and Zoning Commission. Commissioner Gunther seconded the motion. No action taken.

COMMISSION ACTION: (divide the question)

Planning and Zoning Commissioner Scott motioned to Divide the Question to consider separately the direct translation of current zoning classifications to their counterparts in the new Land Development Code pursuant to Table 42 of the new Land Development Code and to consider rezoning of properties currently zoned RSF single family residential to R-MX1 mixed density neighborhood low. Commissioner Knuckles seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

COMMISSION ACTION: (direct translation)

Planning and Zoning Commissioner Scott motioned to Recommend approval of the direct translation of current zoning classifications to their counterparts in the new Land Development Code pursuant to Table 4-2 of the new Land Development Code as adopted by City Council via ordinances 6917 and 6971. Commissioner Knuckles seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton, and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

COMMISSION ACTION: (rezoning from R-SF to R-MX1 – no action taken on vote)

Planning and Zoning Commissioner Scott motioned to recommend approval of the rezoning of those properties currently zoned R-SF, Single Family Residential and proposed in the staff report to be rezoned to R-MX1 mixed density residential low, pursuant to the new Land Development Code as adopted by City council via ordinances 6917 and 6971. Commissioner Knuckles seconded the motion. No action taken.

COMMISSION ACTION: (postponement of R-SF to R-MX1)

Planning and Zoning Commissioner Scott motioned to postpone the rezoning of those properties currently zoned R-SF, Single Family Residential and proposed to be rezoned to R-MX1 mixed density residential low to the March 26, 2026 Planning and Zoning Commission meeting. Commissioner Knuckles seconded the motion. It **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

OTHER BUSINESS.

Initiate Changes to the Rules of Procedure for the Planning and Zoning Commission

Applicant: City of Springfield

Mr. Hosmer stated that this is an initiation for an update to its rules of procedure, specifically Section 4.0 Hearings, Rule 9, to formalize and allow applicants a dedicated rebuttal time (e.g., five minutes) after the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Initiate Changes to the Rules of Procedure for the Planning and Zoning Commission. Commissioner Scott seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Jacquez, Commissioner Souliere, Commissioner Hunton and Commissioner Scott. Nays: None. Absent: None. Abstain: None.

ADJOURN.

PNZ City Council Results

Meeting Dates From: 02/01/2026 To: 02/28/2026

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Relinquishment of Easement 960 2625 W DELMAR ST	2/12/2026		
Update to the Official Zoning Map Citywide	2/26/2026 Approved		
Vacation 843 All of the properties along this portion of N. Lyon Avenue. A complete list will be provided with the application.	2/12/2026		
Z-1-2026 3319 N GLENSTONE AVE	2/12/2026		
Conditional Use Permit 485 3319 N GLENSTONE AVE 3259 N GLENSTONE AVE 3305 N GLENSTONE AVE	2/12/2026		
PPlat of West Sunshine Marketplace 3225 W SUNSHINE ST	2/26/2026 Approved		
PPlat of Hawkins Mill Subdivision 3299 N VERNON RD 3173 N SUMMIT AVE 3373 N VERNON RD 3449 N VERNON RD	2/12/2026		
Z-4-2026 3225 W SUNSHINE ST 3199 W SUNSHINE ST	2/26/2026 Approved		
Planned Development 394 1025 S GRANT AVE 1020 S DOUGLAS AVE 1024 S DOUGLAS AVE 1028 S DOUGLAS AVE 1036 S DOUGLAS AVE 1040 S DOUGLAS AVE 1015 S GRANT AVE 1037 S GRANT AVE	2/12/2026		
Z-7-2026 3635 E OLIVE ST	2/12/2026		
Z-11-2026 1349 N WABASH AVE	2/12/2026		
Z-12-2026 1348 N LAFONTAINE AVE	2/12/2026		

PNZ City Council Results

Meeting Dates From: 02/01/2026 To: 02/28/2026

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Z-9-2026 COD 285 2610 W COLLEGE RD 2612 W COLLEGE RD 2616 W COLLEGE RD 2630 W OLIVE ST 2632 W OLIVE ST 2634 W OLIVE ST 2636 W OLIVE ST 2638 W OLIVE ST 2642 W OLIVE ST 2646 W OLIVE ST	2/12/2026		
Request to Dispose 535 425 E TRAFFICWAY ST	2/26/2026 Approved		
PPlat of Partnership Industrial Center West, Ph 14 1200 N HASELTINE RD	12/18/2025 Approved	2/2/2026 Complete	2/9/2026 Approved
Request to Dispose 534 2577 S FREMONT AVE	12/18/2025 Approved	2/2/2026 Complete	
Z-2-2026 COD 283 1138 E ELM ST 1142 E ELM ST 1148 E ELM ST 512 S FLORENCE AVE 516 S FLORENCE AVE	1/15/2026 Approved	2/9/2026 Complete	2/23/2026 Approved
Street Name Change 83	1/15/2026 Approved	2/9/2026 Complete	2/23/2026 Approved
Z-3-2026 2300 N AIRPORT BLVD 5720 W STATE HIGHWAY EE	1/15/2026 Approved	2/9/2026 Complete	2/23/2026 Approved
A-7-2025 3225 W SUNSHINE ST		2/9/2026 Complete	2/23/2026 Approved
Z-6-2026 COD 284 2000 S MCCURRY AVE	1/15/2026 Approved	2/9/2026 Complete	2/23/2026 Approved
Z-8-2026 3005 W CHESTNUT EXPY	1/15/2026 Approved	2/9/2026 Complete	2/23/2026 Approved
Z-26-2025 3101 S SCENIC AVE	12/18/2025 Approved	2/23/2026 Complete	
Z-27-2025 COD 279 3409 S PARKHILL AVE 918 W WALNUT LAWN CT	12/18/2025 Approved	2/23/2026 Complete	
Conditional Use Permit 486 1518 E DALE ST	12/18/2025 Approved	2/23/2026 Complete	

PNZ City Council Results

Meeting Dates From: 02/01/2026 To: 02/28/2026

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Z-31-2025 3446 S MAIN AVE	12/18/2025 Approved	2/23/2026 Complete	
Z-33-2025 COD 282 509 W WHITESIDE ST 2120 S WEDGEWOOD AVE 515 W WHITESIDE ST 519 W WHITESIDE ST	12/18/2025 Approved	2/23/2026 Complete	

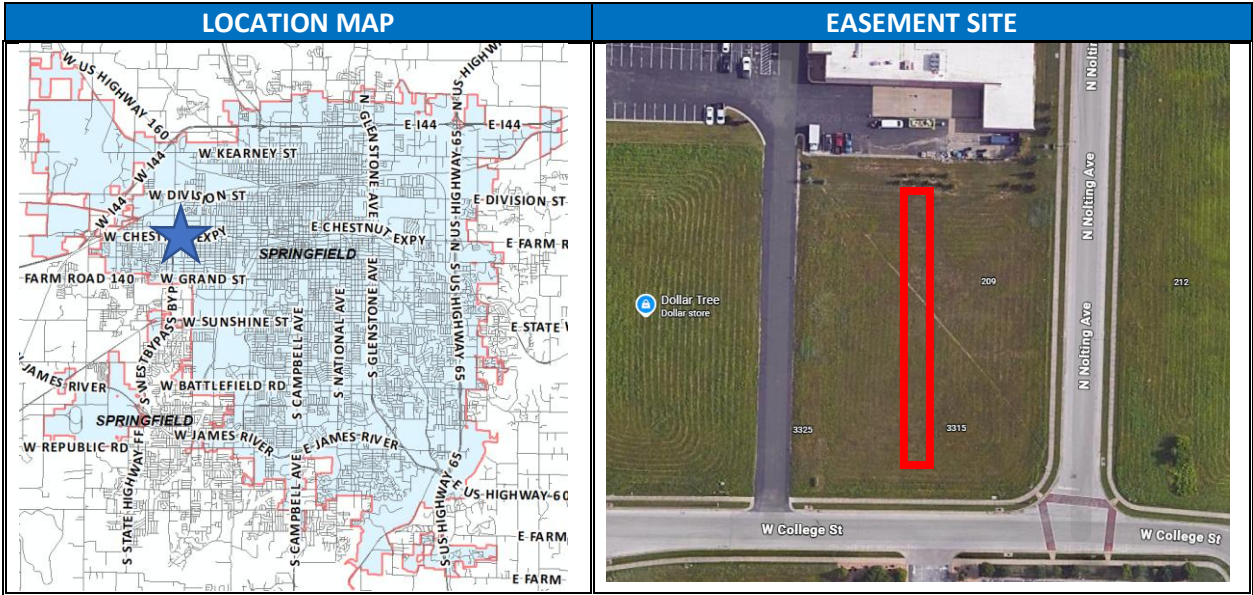
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 975
Location:	3315 West College Street
Total Acres:	0.06 acres
Applicant:	Vintage Motorworks LLC
Existing Land Use:	Vacant
Planning and Zoning Commission:	March 12, 2026
City Council:	N/A
Staff:	Tyler Hession, Associate Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 975 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

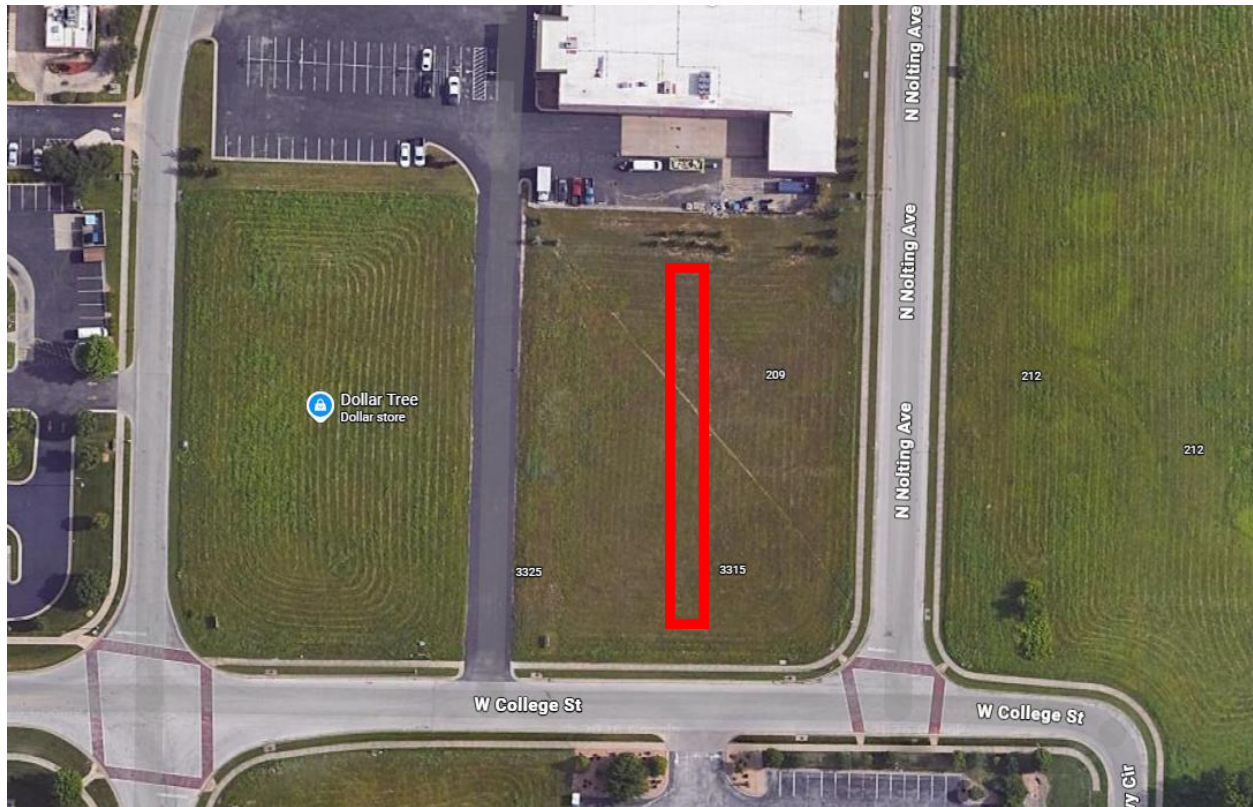
PROJECT SUMMARY:

The applicant, Vintage Motorworks LLC, is requesting to relinquish a utility easement to facilitate the development of the property. No replacement easements are to be dedicated.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-160. - Relinquishment of public utility easements.

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
- (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

DEPARTMENT COMMENTS:

1. CITY UTILITIES:

Approved.

2. PUBLIC WORKS – SURVEY:

Approved.

3. ENVIRONMENTAL SERVICES – CLEAN WATER SERVICES:

No public sewer within proposed vacation. Approved.

4. MEDIACOM:

Approved.

5. AT&T:

No comments provided in allotted review time.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish a utility easement to facilitate the development of the property.
2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.

DEVELOPMENT REVIEW STAFF REPORT

3. No one has objected to this request to date.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the finding of facts above.

PLANNING AND ZONING OPTIONS:

1. Recommend that the relinquishment is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).
2. Recommend that the relinquishment is determined to be not consistent with the master plan (Comprehensive Plan Forward SGF).

REQUIREMENTS FOR APPROVAL:

TABLE A

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is not required to dedicate a replacement easement.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is not required to dedicate a replacement easement.

DEVELOPMENT REVIEW STAFF REPORT

LEGAL DESCRIPTION:

EXHIBIT A

DESCRIPTION OF EASEMENT TO BE RELINQUISHED

A PORTION OF THE 10.00 FOOT WIDE UTILITY EASEMENT BEING 5.00 FEET ON EACH SIDE OF THE COMMON LINE TO LOT 3 AND LOT 4 OF CHESTNUT CROSSING – PHASE 2, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHWEST CORNER OF SAID LOT 3;

THENCE, S88°50'49"E, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 141.02 FEET;

THENCE, N02°10'09"E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING N02°10'09"E, A DISTANCE OF 259.61 FEET;

THENCE, S88°51'00"E, A DISTANCE OF 10.00 FEET;

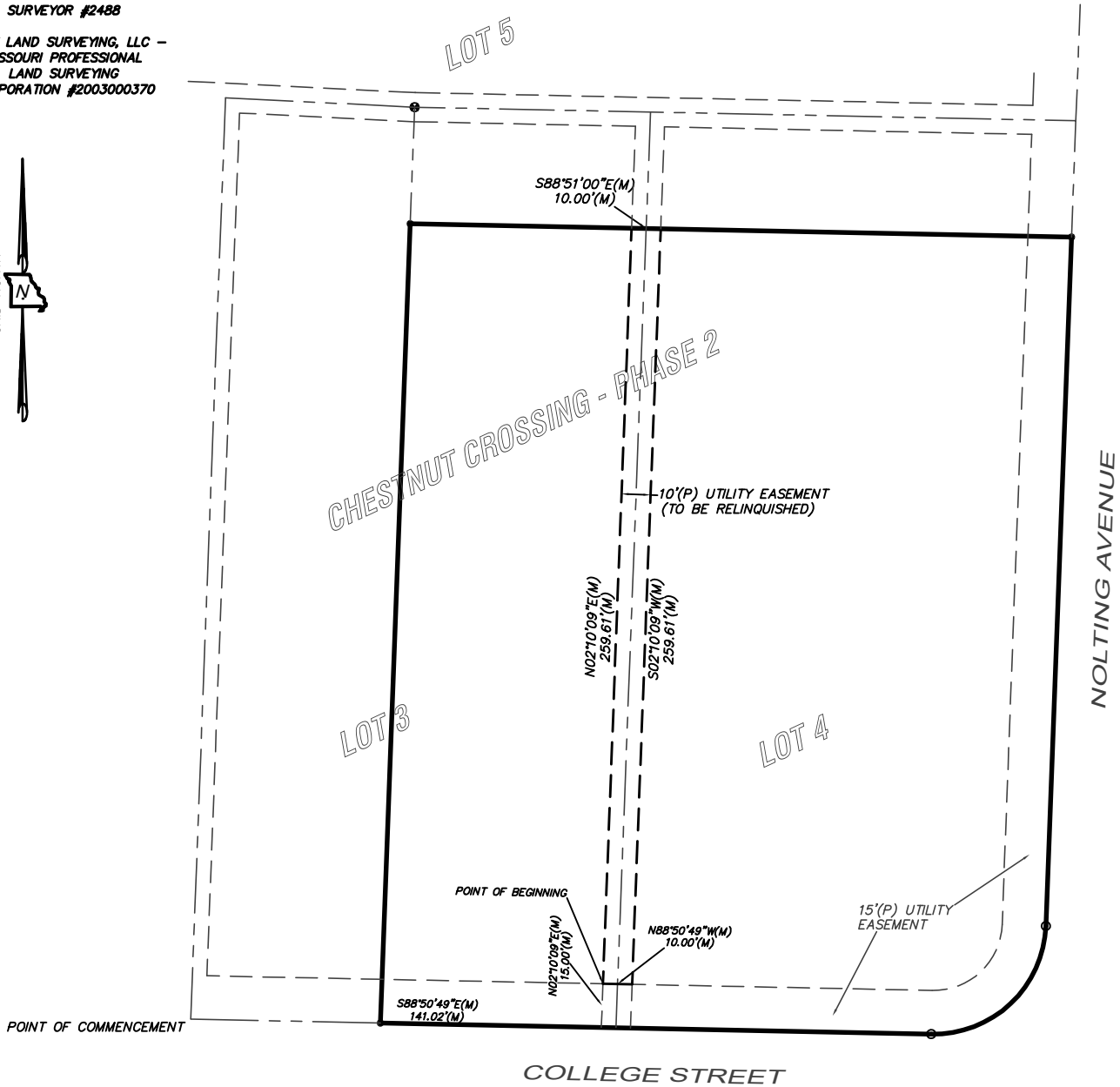
THENCE, S02°10'09"W, A DISTANCE OF 259.61;

THENCE, N88°50'49"W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PREPARED BY:

MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488

WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370



EASEMENT EXHIBIT
 PREPARED FOR THE
CITY OF SPRINGFIELD
 PROJECT LOCATION: 3325 W. COLLEGE STREET
 SPRINGFIELD, GREENE COUNTY, MISSOURI



02/05/2026



222 OLD TOWN RD.
BILLINGS, MISSOURI

PHONE: 417.732.0005

email: info@whitelandsurvey.com

www.whitelandsurvey.com

Planning & Zoning Commission 6 of 6

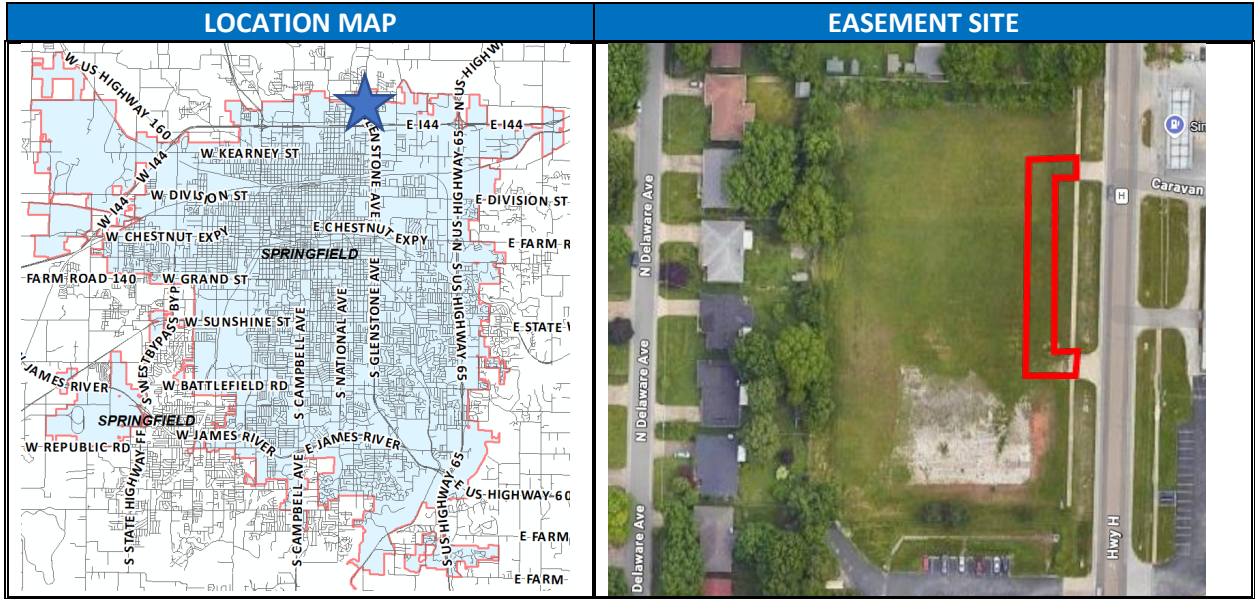
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 977
Location:	3259 North Glenstone Avenue
Total Acres:	0.16 acres
Applicant:	WLM RE Holdco LLC
Existing Land Use:	Vacant
Planning and Zoning Commission:	March 12, 2026
City Council:	N/A
Staff:	Tyler Hession, Associate Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 977 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, WLM RE Holdco LLC, is requesting to relinquish a cross-access easement to facilitate the development of the property. No replacement easements are to be dedicated.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-160. - Relinquishment of public utility easements.

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
- (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

DEPARTMENT COMMENTS:

1. PUBLIC WORKS - TRAFFIC:

Approved.

2. PUBLIC WORKS – SURVEY:

Approved.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish a cross-access easement to facilitate the development of the property.
2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the finding of facts above.

PLANNING AND ZONING OPTIONS:

1. Recommend that the relinquishment is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).
2. Recommend that the relinquishment is determined to be not consistent with the master plan (Comprehensive Plan Forward SGF).

DEVELOPMENT REVIEW STAFF REPORT

REQUIREMENTS FOR APPROVAL:

TABLE A

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is not required to dedicate a replacement easement.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is not required to dedicate a replacement easement.

DEVELOPMENT REVIEW STAFF REPORT

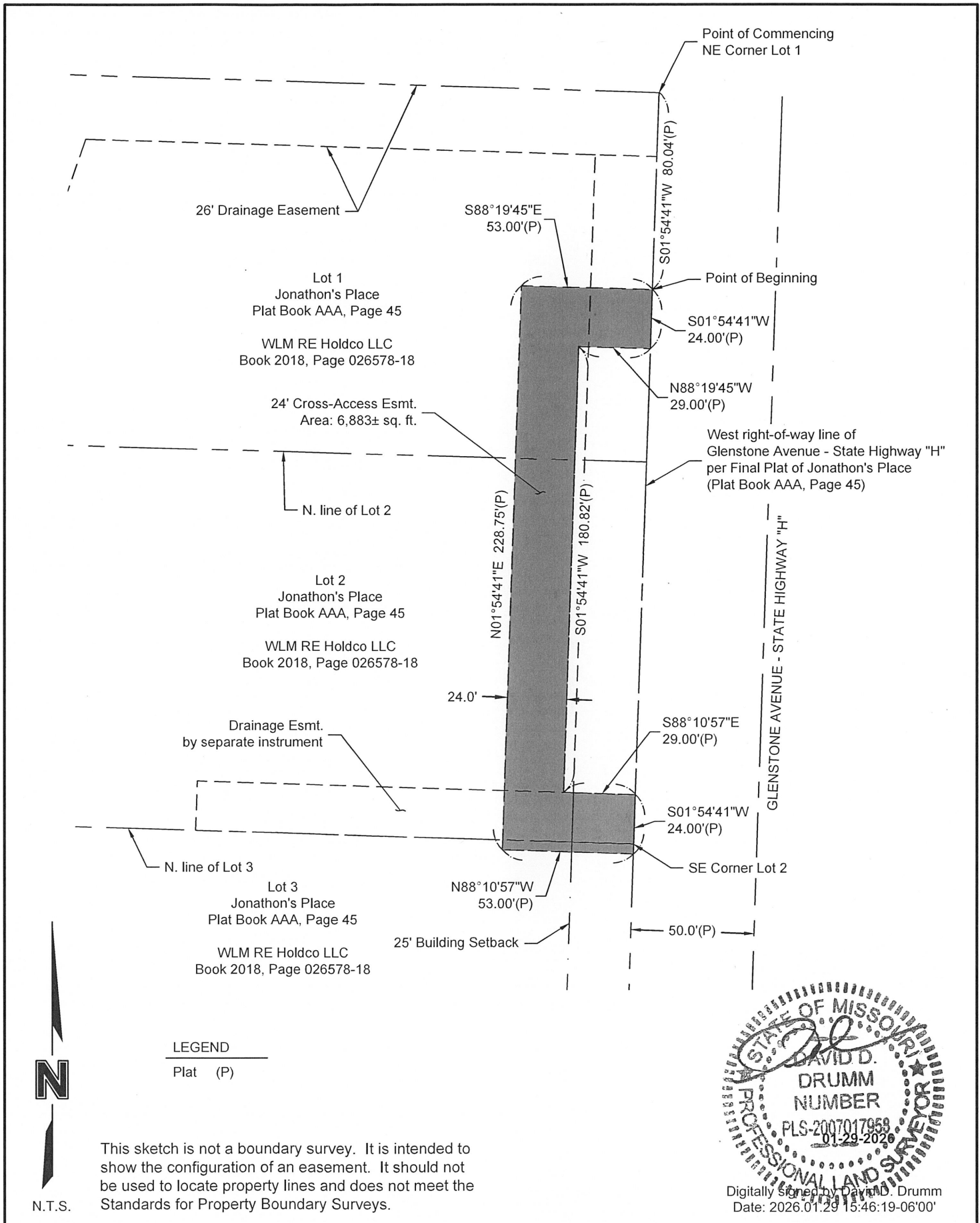
LEGAL DESCRIPTION:

EXHIBIT A

A 24-foot wide cross-access easement being a part of Lots 1, 2 and 3, in Jonathon's Place Subdivision, recorded in Plat Book AAA, Page 45, Greene County, Missouri, and being a part of the tract of land recorded in the Greene County Recorder's Office in Book 2018 at Page 026578-18, being described by David D. Drumm, PLS 2007017958 of Olsson, Inc. more particularly described as follows:

COMMENCING at the NE corner of said Lot 1, said point being on the West right-of-way line of Glenstone Avenue – State Highway "H" per the Final Plat of Jonathon's Place (Plat Book AAA, Page 45); thence $S01^{\circ}54'41''W$, along said West right-of-way line, a distance of 80.04 feet, for a POINT OF BEGINNING; thence $S01^{\circ}54'41''W$, continuing along said West right-of-way line, a distance of 24.00 feet; thence $N88^{\circ}19'45''W$, leaving said West right-of-way line, a distance of 29.00 feet; thence $S01^{\circ}54'41''W$, parallel with said West right-of-way line, a distance of 180.82 feet to the North line of an existing drainage easement per said plat; thence $S88^{\circ}10'57''E$, a distance of 29.00 feet to said West right-of-way line; thence $S01^{\circ}54'41''W$, along said West right-of-way line, a distance of 24.00 feet; thence $N88^{\circ}10'57''W$, leaving said West right-of-way line, a distance of 53.00 feet, thence $N01^{\circ}54'41''E$, parallel with said West right-of-way line, a distance of 228.75 feet; thence $S88^{\circ}19'45''E$, a distance of 53.00 feet to the POINT OF BEGINNING.

Containing 6,883 square feet, more or less, and subject to any rights-of-way, easements and restrictions of record.



N.T.S.

LEGEND

Plat (P)

This sketch is not a boundary survey. It is intended to show the configuration of an easement. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.



PROJECT NO: 025-05178
DRAWN BY: MRN
DATE: 01.29.2026

CROSS ACCESS EASEMENT VACATION GREENWAY DEVELOPMENT
--

olsson
 Olsson, Inc. Survey MO
 Certificate of Authority #LC366
 550 St. Louis Street
 Springfield, MO 65806
 TEL 417.890.8802 FAX 417.890.8805

EXHIBIT B

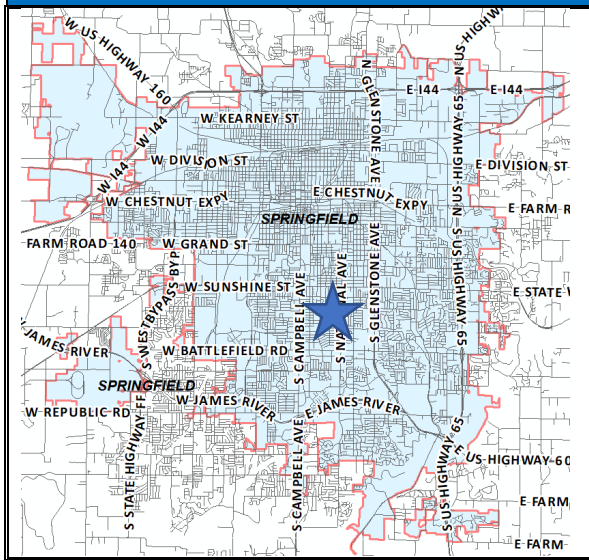
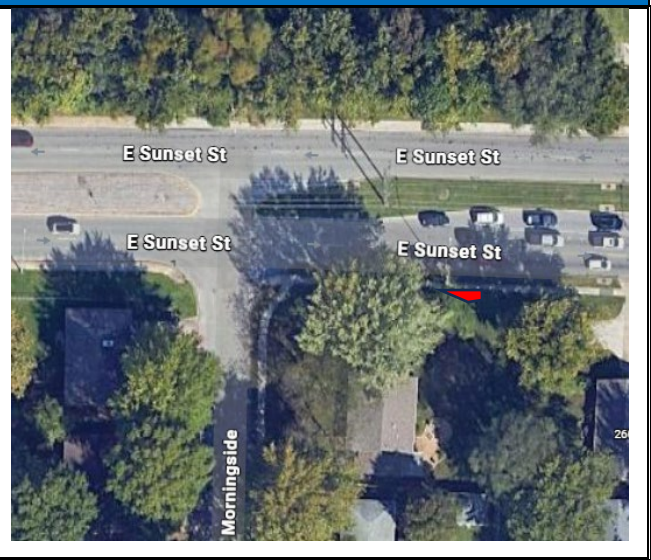
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 978
Location:	1174 East Morningside Street
Total Acres:	0.002 acres
Applicant:	City of Springfield
Existing Land Use:	Vacant
Planning and Zoning Commission:	March 12, 2026
City Council:	N/A
Staff:	Tyler Hession, Associate Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 978 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, City of Springfield, is requesting to relinquish right-of-way that was taken and is no longer needed. No replacement easements are to be dedicated.

LOCATION MAP	EASEMENT SITE
	

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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



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PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-160. - Relinquishment of public utility easements.

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
- (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

DEPARTMENT COMMENTS:

1. PUBLIC WORKS - TRAFFIC:

Approved.

2. PUBLIC WORKS – SURVEY:

Approved.

3. PUBLIC WORKS – RIGHT OF WAY:

Approved.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish right-of-way that was taken and is no longer needed.
2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the finding of facts above.

PLANNING AND ZONING OPTIONS:

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1. Recommend that the relinquishment is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).
2. Recommend that the relinquishment is determined to be not consistent with the master plan (Comprehensive Plan Forward SGF).

REQUIREMENTS FOR APPROVAL:

TABLE A

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is not required to dedicate a replacement easement.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is not required to dedicate a replacement easement.

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LEGAL DESCRIPTION:

EXHIBIT 'A'

**PROJECT: NATIONAL AND SUNSET INTERSECTION TRAIL IMPROVEMENTS
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI**

PARCEL ID: 1801114002

**OWNER (N/F): ALEX BARNETT AND MARY KAY BARNETT, HUSBAND AND WIFE
SITE ADDRESS: 1174 E. MORNINGSIDE ST.**

A PERMANENT RIGHT-OF-WAY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 22 WEST, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING A PART OF LOT NINETEEN (19), BLOCK 24, LINK ESTATE DEVELOPMENT (AS AMENDED) UNIT NO. 1, AS RECORDED IN BOOK R, PAGE 49, AND DESCRIBED BY THE GENERAL WARRANTY DEED RECORDED IN BOOK 2021, PAGE 026622-21, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

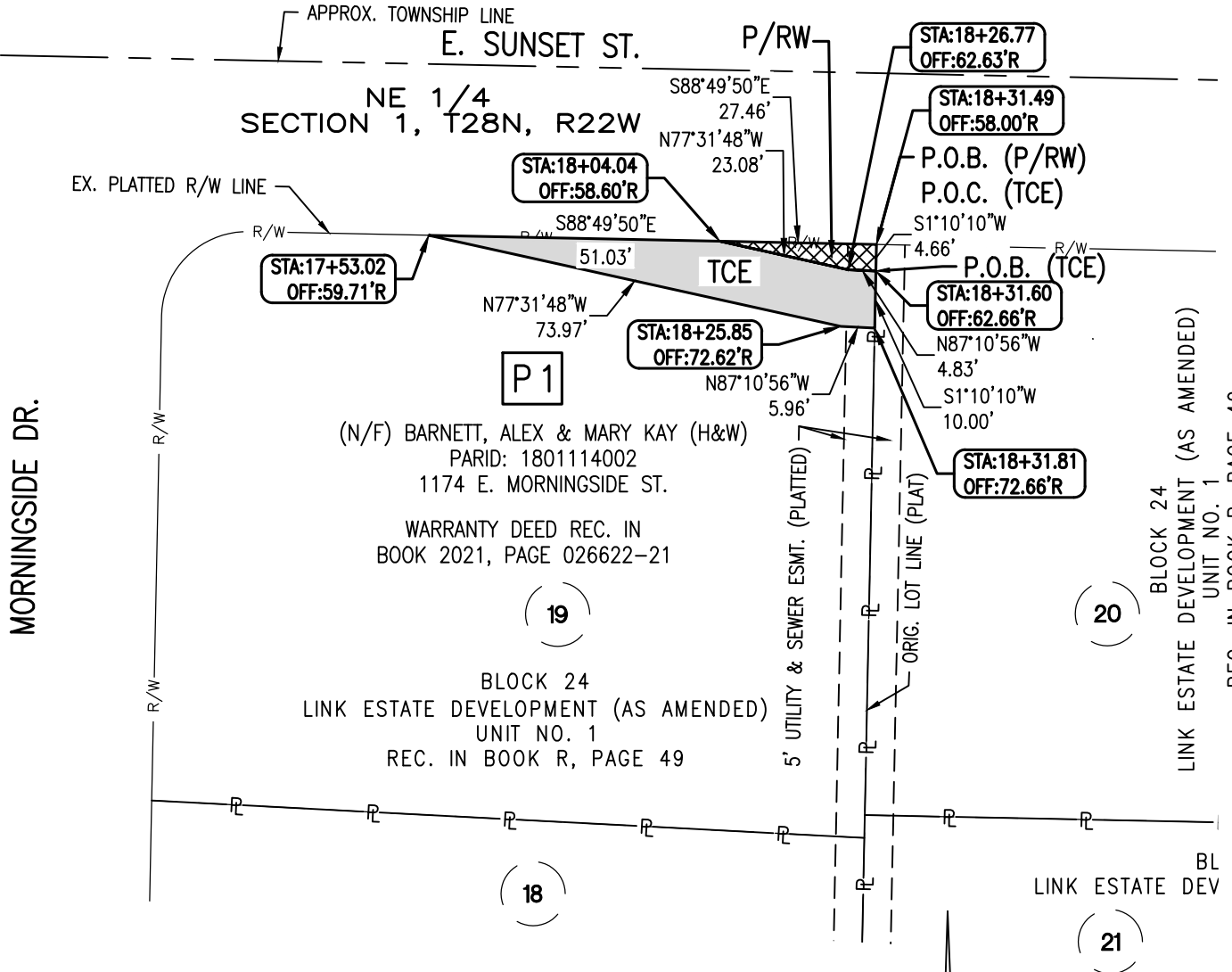
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT (19), SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF E. SUNSET STREET; THENCE WITH THE EAST LINE OF SAID LOT (19), S01010'10"W, 4.66 FEET; THENCE LEAVING SAID EAST LINE, N87°10'56"W,

4.83 FEET; THENCE N77°31'48"W, 23.08 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF E. SUNSET STREET; THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, S88°49'50"E, 27.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 73 SQUARE FEET, MORE OR LESS.

(BEARING WRITTEN HEREIN ARE BASED UPON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD-83)

SE 1/4
SECTION 36, T29N, R22W

NE 1/4
SECTION 1, T28N, R22W



MORNINGSIDE DR.

(N/F) BARNETT, ALEX & MARY KAY (H&W)
PARID: 1801114002
1174 E. MORNINGSIDE ST.

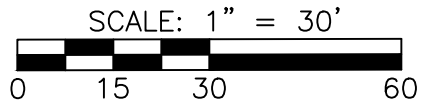
WARRANTY DEED REC. IN
BOOK 2021, PAGE 026622-21

BLOCK 24
LINK ESTATE DEVELOPMENT (AS AMENDED)
UNIT NO. 1
REC. IN BOOK R, PAGE 49

BLOCK 24
LINK ESTATE DEVELOPMENT (AS AMENDED)
UNIT NO. 1
REC. IN BOOK R, PAGE 49

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83 (CENTRAL ZONE).
2. THIS EXHIBIT HAS BEEN PREPARED FOR THE SOLE PURPOSE OF OBTAINING EASEMENTS OVER THE PROPERTY SHOWN HEREON.
3. THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY AND IS FOR DISPLAY PURPOSES ONLY.



AREA(S) – PARCEL ID: 1801114002	
PERMANENT RIGHT-OF-WAY (P/RW)	73 SQ. FT
TEMP. CONSTRUCTION ESMT. (TCE)	539 SQ. FT

LEGEND

- DENOTES PERMANENT RIGHT-OF-WAY (P/RW)
- DENOTES TEMPORARY CONSTRUCTION EASEMENT (TCE)
- PROPERTY LINE
- RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

TREKK
DESIGN GROUP, LLC

NATIONAL AND SUNSET INTERSECTION TRAIL IMPROVEMENTS
CITY OF SPRINGFIELD, MISSOURI

OWNER: BARNETT, ALEX & MARY KAY (H&W)
ADDRESS: 1174 E. MORNINGSIDE ST.
PARCEL NO: 1801114002
DATE: APRIL 27, 2022

P1

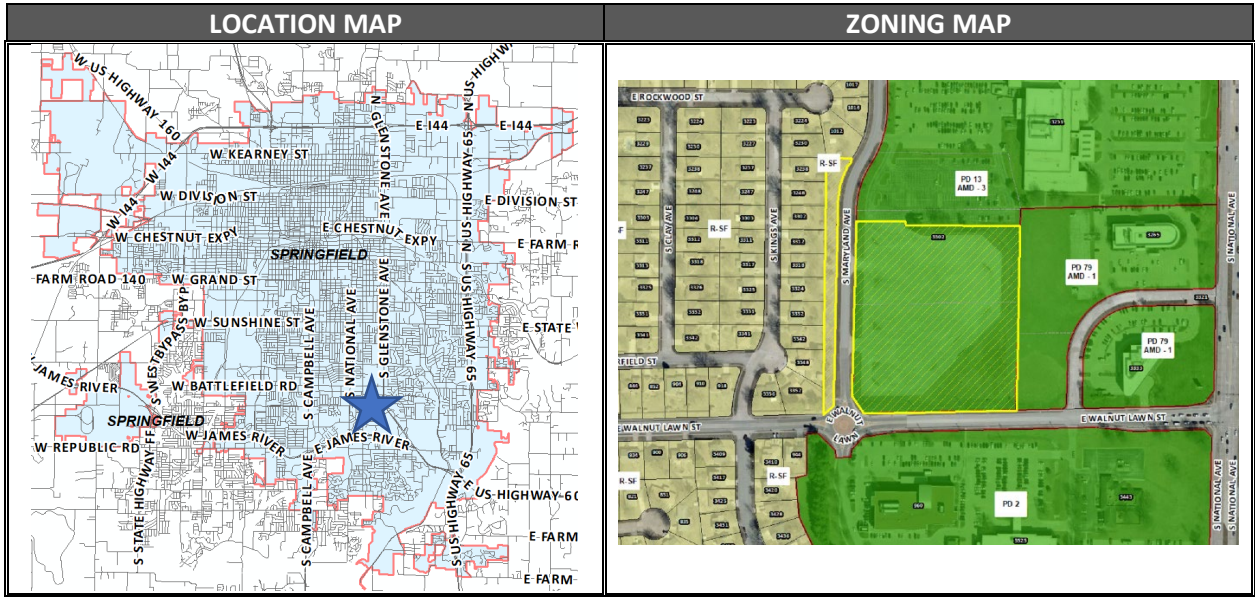
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Planned Development No. 395
Location:	3302 S. Maryland Avenue
Total Acres:	7.64
Applicant:	Bibi Oaks, LLC
Existing Land Use:	Off-street parking and vacant/undeveloped land
Neighborhood Meeting:	February 19, 2026
Planning and Zoning Commission:	March 12, 2026
City Council:	April 6, 2026
Public Notification:	Mail, posted property, and legal in Springfield News-Leader
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of Planned Development No. 395 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to rezone approximately 7.64 acres of property generally located at 3302 S. Maryland Avenue from Planned Development 13, 3rd Amendment and R-SF, Single-Family Residential District to Planned Development No. 395.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



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PROPERTY HISTORY:

The subject property was platted and rezoned to Planned Development 13, 3rd Amendment in 1990. The strip area to west of Maryland was rezoned to R-SF in 1995 as part of the citywide rezoning.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

- (7) Findings by the commission.
 - (a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:
 1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
 2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
 3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
 4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
 5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
 6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
 7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
 8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PD 395
Minimum Yard Requirements	See Exhibit 1.
Maximum Structure Height	See Exhibit 1
Minimum Open Space	See Exhibit 1
Buffering and Landscaping	See Exhibit 1

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan’s Land Use & Development* chapter identifies the subject property east of Maryland Avenue within the Institutional and Employment Center placetype.

The Institutional and Employment Center placetype contains a variety of major medical and office parks, and a collection of institutional and employer campuses. Large campuses are

DEVELOPMENT REVIEW STAFF REPORT

supported by small commercial sales and service business, and a mix of community-orientated amenities. Student housing is also a common component. In the case of universities or colleges, along with mixed housing types located along the fringes and transitional areas, providing housing near major employers is important. Areas within this placetype act as centers of culture, education, and business development, while providing numerous employment opportunities for residents of Springfield and others from the region. As Institutional and Employment Centers provide vital jobs and services to the entire metro area, multimodal accessibility and public transit connectivity are key components of this placetype. Underutilized parcels are assembled and redeveloped into more intense supporting uses or higher density housing developments where appropriate, to increase activity within the center. Planning for Institutional and Employment Center placetype focuses on infrastructure and corridor improvements to facilitate traffic flow, multimodal connectivity, and streetscaping improvements, needed to enhance the character and connectivity of key corridors. As these centers of activity receive high volumes of visitors and commuters into the City, it is essential that the quality of development and visual appeal of the corridors remain attractive and representative of the City's desired image.

Primary Land Uses:

- Universities, colleges, and vocational schools
- Government, healthcare, and institutional facilities

Supporting Land Uses:

- Single-family detached
- Single-family attached
- Multi-family
- Parks, greenways, and open space
- Sports complexes and recreational facilities
- Office, hospitality, retail sales and service
- Maker, artisan, and innovations spaces
- Public and private schools and places of worship

Characteristics

TRANSPORTATION & INFRASTRUCTURE

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors, installed at key destinations, and incorporated into private development plans.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.
- The pedestrian environment is enhanced with expanded sidewalks and pedestrian infrastructure, such as benches, pedestrian-scaled lighting, and street trees.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.

DEVELOPMENT REVIEW STAFF REPORT

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- Character is enhanced by gateway features, landscaping, and branding elements, particularly within university, health care campuses, and innovation districts, to identify entry into campus areas.
- A greater focus on site design, parking access, massing, and building orientation are adopted to ensure development that is complementary to adjacent lower density residential development.
- Lighting, signage, landscaping, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting with a high degree of transparency using clear glass windows and doors to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.

TRANSITIONS:

- Strong connections to local universities, innovation districts, and neighborhoods are established through branding and connectivity.
- More intense institutional and employment uses and supporting uses are sufficiently separated and buffered from lower intensity residential uses.

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property west of Maryland Avenue within the Traditional Neighborhood placetype.

Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance.

Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and

DEVELOPMENT REVIEW STAFF REPORT

trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

PRIMARY USES

- Single-family detached

SUPPORTING USES

- Single-family attached
- Low-intensity multifamily
- Low-intensity, neighborhood commercial
- Parks, greenways, and open space
- Public and private schools and places of worship
- Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

- Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
- Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
- Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.
- As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY - Urban design characteristics that apply to both Center City and Traditional Neighborhoods include:

- The main entrances of new residential developments are oriented towards the primary street.
- Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
- When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.

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- Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
- New and infill buildings maintain the proportions and architectural features common in the existing block.
- When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

Traditional Neighborhood, Urban design characteristics unique to Traditional Neighborhood character area include:

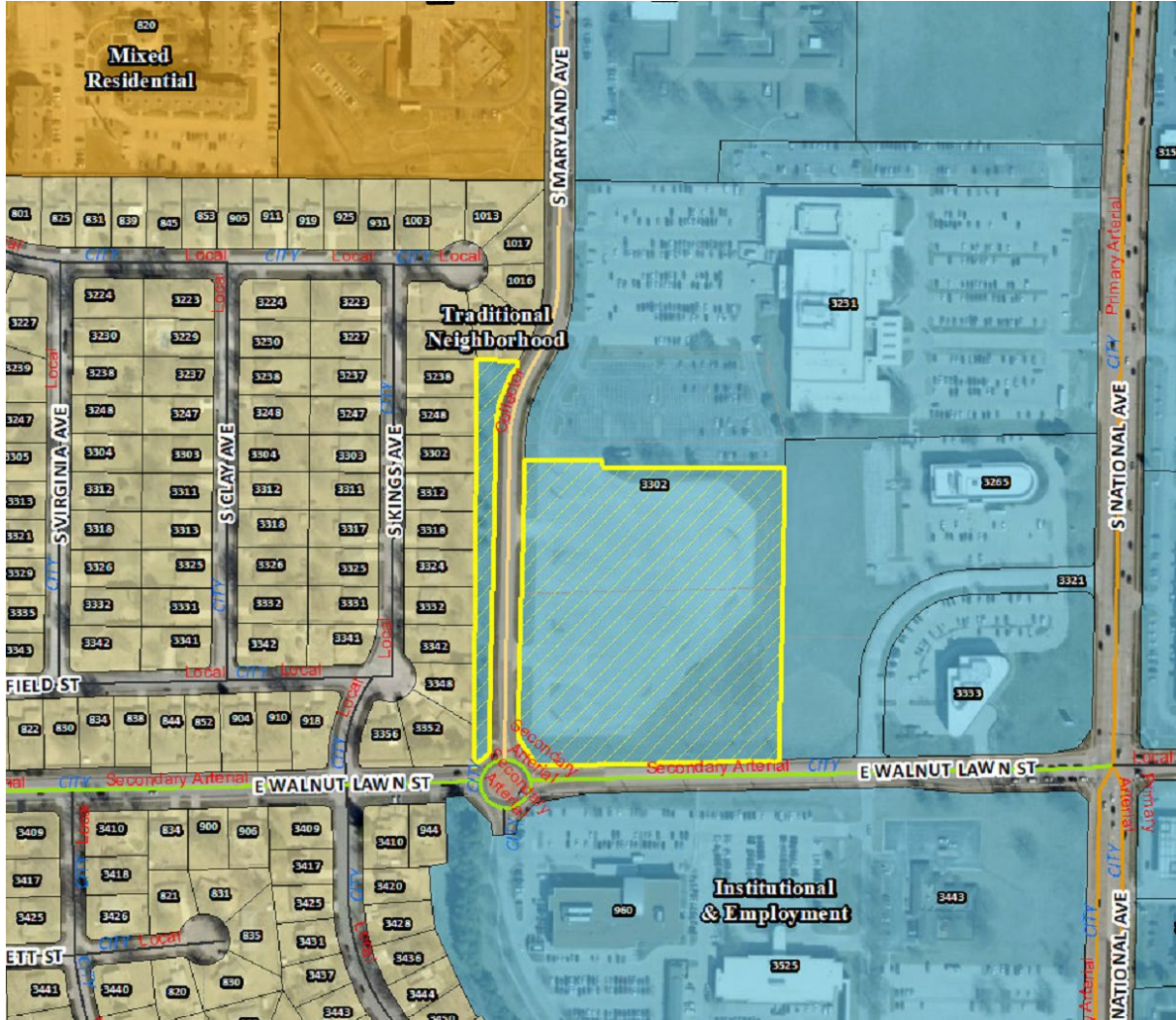
- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.
- Attached garages are a standard element, typically integrated into the design of the home and make up a dominant part of the front elevation, reducing the on-street parking demands.
- Vehicular driveways are provided for each home and are accessed almost exclusively from the front or side street, limiting on-street parking opportunities.
- Neighborhoods are often self-regulated by covenants that limit use, size, and design of structures, as well as care and use of private amenities and common areas.

Transitions:

- A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
- Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
- The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

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FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES														
	Single-Family Detached	Single-Family Attached	Multi-Family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospital, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spokes	Public & Private Schools & Places of Worship	Government, Healthcare & Vocational Schools	Personal Services, Retail, & Institutional Facilities	Light Industry	Warehouse & Distribution Facilities	Heavy Industry & Manufacturing
Residential Neighborhood	●	○	◇	○	◇	◇	○								
Mixed Residential	●	●	○	○	◇	◇	○								
Downtown			●	●	●	●	●	●	●	●	●	●	●	●	●
Mixed-Use	○	○	●	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor			●	●	●	●	●	●	●	●	●	●	●	●	●
Institutional & Employment Center			○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex			○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics			○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation			●	●	○										

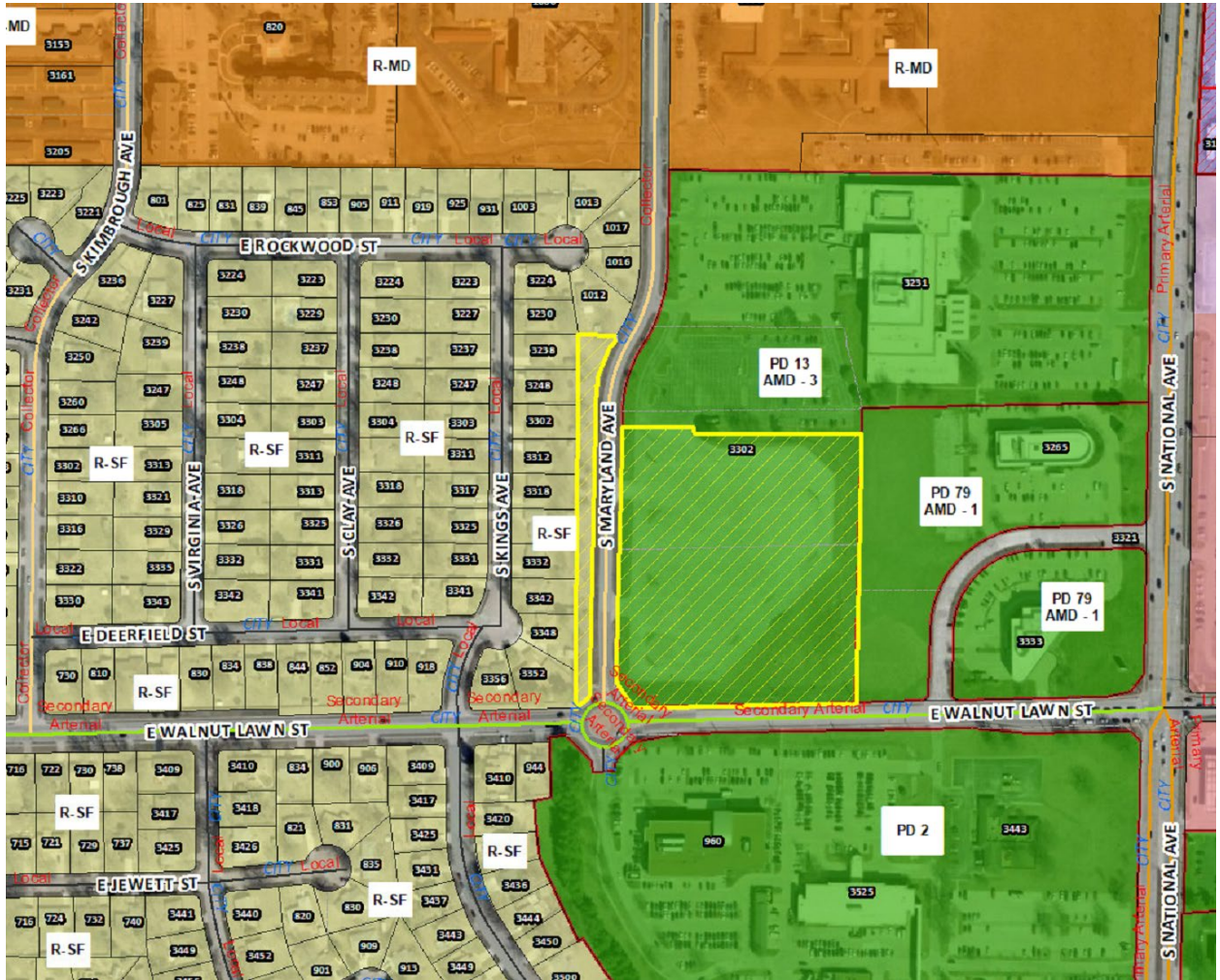
● **Primary Land Use:** More prominent and play a pivotal role in characterizing that placetype

○ **Supporting Land Use:** Less prevalent and serve to support the primary land use.

◇ **Low Intensity Supporting Land Use:** Less prevalent and serve to support the primary use at neighborhood scale

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	PD 13, 3 rd Am.	PD 2	PD 79 Amended	R-SF
LAND USE	Hospital and medical offices	Hospital and medical offices	Office uses	Single-family homes
PLACETYPES	Institutional & Employment	Institutional & Employment	Institutional & Employment	Traditional Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

REVIEWING DEPARTMENTS COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No further comments.

CITY UTILITIES:

No issues with the proposed rezoning, however the property does not have access to CU water currently. A short main extension from either to the east or west will be needed to provide service.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with rezoning. Public sewer is available to the lot.

FIRE DEPARTMENT:

No issues with rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	S Maryland Avenue	Collector	City	30	30	NA	No	Yes	Yes
Street 2	E Walnut Lawn Street	Secondary Arterial	City	35	30	6,200	No	Yes	Yes

ACCESS - All new and existing driveway approaches shall comply with the requirements of the planned development, and current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There are bus stops east of the property on National.

IMPROVEMENTS - No improvements are required for this Planned Development. A traffic study is required at the time of development. Any improvements required based on the traffic study are required to be constructed or funds escrowed prior to issuance of building permits.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/Floodway
3302 S Maryland Ave	Ward Branch	No	No	No	No	No

DEVELOPMENT REVIEW STAFF REPORT

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DETENTION AND DISCHARGE REQUIREMENTS

1. The existing extended dry detention basin was designed under PRJ2002-000141. The existing plat show the drainage easement for the channel and detention basin. The rezoning site plan shows a modified basin. This will trigger a new drainage easement and vacation of the old drainage easement.

WATER QUALITY REQUIREMENTS

1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.

2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

3. Water Quality Credits are available to use in design for preserved trees and newly planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 7.64 acres of property generally located at 3302 S. Maryland Avenue from Planned Development 13, 3rd Amendment and R-SF, Single-Family Residential District to Planned Development No. 395. The applicant is proposing a four-story multi-family apartment building.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the area to the east of Maryland Avenue within the Institutional & Employment Center placetype and the area west of Maryland Avenue within the Traditional Neighborhood placetype.
3. This application is consistent with the Institutional and Employment Center placetype (area to the east of Maryland Ave.) which lists multi-family dwellings as a supporting use.
4. This application is consistent with the Traditional Neighborhood placetype (area to the west of Maryland Ave.) which lists Open Space as a supporting use.
5. The submitted application includes a site plan, renderings and elevations of the multi-family building that illustrate the proposed design requirements. Refer to Exhibit 2 showing exterior elevation for apartments.
6. The proposed Planned Development is proposing the following major differences from the current PD 13, 3rd Amendment District:
 - a. The floor area ratio of 0.35 in the existing PD is being eliminated and the proposed development will instead be limited by setbacks, bulk plane, maximum height requirements, open space, off-street parking, open space and landscaping requirements.
 - b. The maximum residential gross density is being increased from 16 dwelling units per acre to 29 dwelling units per acre; however, the current PD includes the area to the north and west which is a total of 22 acres and has no existing residential units on it. The current PD would allow the proposed residential development to have approximately 352 total residential dwelling units. The applicant is proposing 198 units with a maximum allowance of 202 units based on the existing property area east of Maryland Avenue.
 - c. The existing PD has a 45-degree bulk plane from the eastern right-of-way of Maryland Avenue. This is being retained in the new PD. The maximum height is being increased from 2 stories or 35 feet, whichever is less restrictive to 60 feet above finished grade. The applicant is proposing a 4-story building.
 - d. The existing PD has no specific building design requirements while the proposed PD has design requirements and the elevations and renderings show that it meets the Multi-Family Location and Design Guidelines. The applicant is also proposing 3 development amenities (pool, community space/fitness room and a dog park).
 - e. The same bufferyard Type E is required within Area B as in the existing PD. The bufferyard appears to have missing landscaping and will need to be re-established with the new final development plan and building permits for the

DEVELOPMENT REVIEW STAFF REPORT

- proposed development. The new PD will require a 6 ft. solid wood privacy fence or other form of accepted form of screening.
- f. Perimeter, foundation and interior landscaping of 5% of the parking or vehicular use area will be required with the new PD. The existing PD doesn't have this requirement.
 - g. The existing PD states that access is to be in conformance with the exhibit/site plan. The proposed PD requires a traffic study at the time of development.
 - h. The existing PD states that a final development plan can be reviewed by the city for consideration of the off-street parking requirements while the new PD has a minimum number of off-street parking spaces for enclosed outdoor and bicycle parking. These appear to match the City's current off-street parking requirements.
 - i. The existing PD can be approved with a final development plan administratively in conformance with the requirements of this exhibit. In the new PD, a final development plan shall only be approved if the development is in substantial conformance with Exhibits 1 (text), 2 (site plan) and 3 (elevations) of the PD.
7. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
 8. There aren't any changing conditions in the area affected that make the proposed rezoning necessary.
 9. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity. The PD to the north allows for medical office, mixed-use and multi-family residential uses. The PD to the east allows for commercial and office uses. The PD to the south allows hospital and medical office uses. The areas to the north, east and south are also within the Institutional and Employment Center placetype.
 10. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
 11. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. The applicant will be required to perform a traffic study at the time of development.
 12. Approval of the proposed zoning will not correct an error in the application of this article but rather will provide a viable use of the property subject to the provisions of the zoning district.
 13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
 14. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).

DEVELOPMENT REVIEW STAFF REPORT

15. The applicant held a neighborhood meeting on February 19, 2026, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
16. The public notice was advertised in the Springfield News-Leader at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Institutional and Employment Center and Traditional Neighborhood placetypes and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

Attachment 1

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: PD-13 - Third Amendment to PD-13 - Fourth Amendment
(existing zoning) (proposed zoning)
2. Meeting Date & Time: February 19, 2026 from 4:00pm to 6:30pm
3. Meeting Location: 3100 S. National, Suite 300 in Springfield MO
4. Number of invitations that were sent: 88
5. How the mailing list was generated: city generated
6. Number of neighbors in attendance (attach a sign-in sheet): 18: see attached.
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

1. All neighbors concerned of amount of traffic that Apartment generates.
2. Several neighbors voiced concern about the round-a-bout and its design at the corner of Walnut Lawn and Maryland.
3. Several neighbors concerned about height of building and apartment tenants looking into their backyards on Kings Street. Many neighbors recommended / suggested that the building be only three stories in lieu of four stories, reducing parking and number of units.
4. Neighbors facing west on Kings Street were concerned how they would access their back yards from their east property lines if there were a new privacy fence constructed as part of the buffer yard.
5. One neighbor concerned for Ambulance and Emergency vehicle response time due to additional traffic in the area.
6. Neighbors concerns with the additional crime that could be caused due to additional people living in the neighborhood.
7. Neighbors were concerned with the socio-economical clientele that the apartment would attract.
8. Neighbors were concerned with noise created by construction and rock breaking.

8. List or attach the written comments and how you plan to address any issues:

1. Traffic study to be performed and action of its recommendations would be provided.
2. This is a city street and intersection. The developer will pass on the information to city personnel.
3. The buildings height will be no greater than 60' and will abide by the existing PD language of 45° bulk plane from the east right-a-way line of S. Maryland Avenue.
4. Developer will provide the required buffer yard in area between neighbors east property lines and S. Maryland Avenue. The building facade will be approx 150' away from the east property line of neighbors on Kings Ave with required buffer yard. Developer would consider making accommodations to allow for neighbors to access the rear of their properties though the developers property on west side of S. Maryland Avenue.
5. Developer does believe that the additional traffic from this development will make any difference with emergency response at hospital.
6. Developer explained thier intense back ground check of tenants for this development. Additionally, they anticipate 50-70% of the tenants be hospital employees which go though an even more intense back ground check.
7. Developer anticipates the tenants to be primarily doctors, nurses, and hospital staff workers with middle to upper incomes in Springfield MO.
8. Construction will take approx 14-16 months and the Developer is willing to require contractor to work from hours of 7am-4pm during weekdays.

I, Brian Kubik (*print name*), attest that the neighborhood meeting was held on February 19, 2026 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Brian Kubik

Printed name of person completing affidavit

Neighborhood Meeting Sign In

PUBLIC NEIGHORHOOD MEETING

DATE OF MEETING: February 19, 2026

MEETING LOCATION: BKD Design Collective

TIME OF MEETING: 4:00pm TO 6:30pm

NAME	ADDRESS	TELEPHONE No.
x ARLENE CHARWELL	3312 S. KINGS	417 882-3234
x Allen Bowers	3310 Skimbrough	417-882-3025
x Rick Barber	3230 S Kings	417-838-9955
x Ann Potter	3223 S. Kings	417-299-6134
x Neva Blakey	3303 S. Clay	417-861-1324
x DALE ROUTH	3325 S. KINGS AVE	417-234 4720
x CAROL PAMPLIN	3223 S KIMBROUGH CT	417-343-8553
x Mike Patterson	3304 S clay Ave	417-844-0237
x Karen Neal		417 300 1417
x Marcella Moore	3324 S. Kings	417-889-1956
x Joe Moore		417 551-1995
x LaDena Mendenhall	1012 E Rockwood	417-416-3109
Joel Standford	4612 E. Farm Road 144 #65808	417-438-6000
Patrick Reynolds	6440 Meadowview Pl, Ozark MO 65781	417 4968687
x Richard & Janet Curtzell	3342 S Clay Ave	65807
x Abigail Haralson	3348 S. Kings Ave	417 894 3121
KYLE YARBROUGH	4006 S. LOVE FINE AVE.	417 890 5543
BRIAN KUBIK	1554 E. RIVER OAK LN. SPFD MO	417-299-5000

From: [Janet Cantrell](#)
To: Zoning@springfieldmo.gov
Subject: Project Location 3302 S. Maryland Ave.
Date: Friday, February 20, 2026 1:52:55 PM

I attended the meeting held on Feb 19th with Brian Kubik, AIA, Architect. The developers were in attendance and listened to the neighborhood comments and concerns. The project is a 4 story apartment complex. A building of this size would result in thousands of extra cars trying to navigate the traffic circle at Walnut Lawn and Maryland. This is only 1/2 block from my house. There have been numerous wrecks and at least 1 death at this very sight. I believe careful consideration should be given before changing the zoning to allow any 4 story building at this location. Changes need to be made to accommodate any additional traffic. Anyone who travels Walnut Lawn at any given time of day, but especially during school dismissal from Kickapoo and The Summit schools, would agree that driving on that corridor is a nightmare.

Thank you for your consideration.
Janet Cantrell
3342 S. Clay

From: [Richard Cantrell](#)
To: Zoning@springfieldmo.gov
Subject: 3302 S. Maryland Ave.
Date: Friday, February 20, 2026 2:10:57 PM

I was in attendance at the meeting with Brian Kubik, AIA concerning the building of a 4 story apartment complex at the above referenced property.

I feel that the additional housing complex with 198 units would mean a great influx of traffic that this area and specifically the traffic circle at Walnut Lawn and Maryland is not designed to handle. There have been 2 deaths at the traffic circle in the 8 years I have lived here. I feel that a traffic signal could be one answer for the congestion. Also improvements to the traffic circle should definitely be considered. But a building with only 3 stories would be much more favorable by reducing the traffic flow.

Thanks you,

Richard Cantrell

3342 S Clay Ave, Springfield, MO 65807

Bob Hosmer, AICP Planning Manager
 City of Springfield Development Review Office
 840 Boonville Avenue
 Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	2/21/2026	Telephone No.	(417)551-1995
YOUR NAME:	Joe Moore (trustee)		
YOUR ADDRESS:	3324 S. Kings Ave, Springfield, MO 65807		
PROJECT ADDRESS:	3302 S. Maryland Ave, Springfield, MO 65807		

COMMENTS: Concerning the proposed development of the property that has been a parking lot for several decades we have these concerns. 1) traffic has increased substantially over the past thirty years, this project will magnify traffic exponentially. Maryland ave needs to be improved and a turning lane in front of the apartments which can be made from the property west of the street. Walnut Lawn needs to have the East approach to the roundabout improved with a lane to improve right turns to the apartments from the roundabout. 2) The care of the green space west of Maryland ave needs to be assigned to the apartments for future maintenance. In the past this has not been consistent and it is likely that the landscaping will not last if they don't commit to do it.

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
 Application for Zoning Map Amendment & Planned Developments
 *Fees are non-refundable

- 3) We feel it would be much better for the surrounding community to limit the building to three levels verses the four that has been proposed. Depending on the fencing and landscaping development, privacy of the neighborhood is a real concern.
- 4) The largest concern is the impact on property values. For decades this community has held it value because the single-family homes form a quiet neighborhood that is diverse but predictable. Adding this complex, even if it is a class A, can't help but disrupt this and affect property values.
- 5) Whatever arrangements are made to the landscaping a fencing to the property west of Maryland ave, gates must be included to allow residents access to their back yards.

From: [Andrea San Paolo](#)
To: Zoning@springfieldmo.gov
Subject: Apartment plans for Walnut Lawn and Maryland
Date: Sunday, February 22, 2026 10:28:32 AM

This is the first time you received an email from this sender (asanpaolo@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

I would like to voice my concern about the proposed apartment complex in our neighborhood at Walnut Lawn and Maryland. I recently moved to 814 E Deerfield and have to access Walnut Lawn frequently. At some hours it's already difficult to find a gap in traffic to enter the street, and I'm concerned that will worsen with the addition of a large apartment complex on the corner. Hoping that possibility will be addressed and planned for before this proposal goes forward.

Thank you.

Andrea San Paolo

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DEVELOPMENT REVIEW NOTICE/COMMENT CARD

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A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
 City of Springfield Development Review Office
 840 Boonville Avenue
 Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	2-20-2026	Telephone No.	417 234 4720
YOUR NAME:	DALE ROUTH		
YOUR ADDRESS:	3325 S. KINGS AVE SPD 65807		
PROJECT ADDRESS:	3302 S. MARYLAND		

COMMENTS: I HAVE LIVED IN THIS NEIGHBORHOOD FOR 3 1/2 YRS. I LIKE IT BECAUSE IT'S A NICE QUIET NEIGHBORHOOD. I'M A RETIRED KCMOPD DETECTIVE. WHEN ATTEMPTING TO MAKE A LEFT TURN ONTO WALNUT LAWN I'VE NOTICED IT'S INCREASINGLY DIFFICULT DUE TO MORE TRAFFIC VOLUME. THIS PLANNED DEVELOPMENT WILL LEAD TO A SUBSTANTIAL INCREASE IN TRAFFIC DAY AND NIGHT. I DO BELIEVE THIS SMALL ROUND ABOUT IS NOT DESIGNED TO HANDLE THE INCREASED TRAFFIC LOAD UNLESS ENGINEERS COULD REDESIGN THAT INTERSECTION. TRAVELING EAST ON WALNUT LAWN THERE IS A FENCE THAT BLOCKS YOUR VIEW OF TRAFFIC SOUTHBOUND ON MARYLAND UNTIL THEY ARE ALMOST IN THE ROUND ABOUT. I'M NOT OUTRIGHT OPPOSED TO THIS DEVELOPMENT BUT I'M

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611

Application for Zoning Map Amendment & Planned Developments

*Fees are non-refundable

CONFIDENT YOU WILL SEE AN INCREASE IN VEHICULAR ACCIDENTS. I'VE ALREADY

SAW SEVERAL INCIDENTS WHERE PEDESTRIANS WERE NEARLY STRUCK
ATTEMPTING TO CROSS THE STREET. I ATTENDED THE MEETING WITH THE
ARCHITECT AND BUILDERS AND I WAS IMPRESSED WITH THE DESIGN,
I'M JUST CONCERNED THE SMALL TWO LANE ROADS AND SMALL ROUND ABOUT
AS IS WILL NOT BE SAFE AS IT STANDS NOW. I HOPE EVERYONE
INVOLVED IN THIS DEVELOPMENT WILL KEEP THAT IN MIND. THE INTERSECTION
ALREADY HAS A HIGH VOLUME OF TRAFFIC TRAVELING EAST/WEST
AND NORTH AND WHEN YOU FACTOR IN THE HIGH INCREASE IN SOUTH
BOUND TRAFFIC THERE WILL BE PROBLEMS. I'VE BEEN STUCK BEHIND
SOME DRIVERS (OFTEN ~~ELDERLY~~ ELDERLY) WHO ARE HESITANT TO ENTER
THE ROUND ABOUT RESULTING IN A TRAFFIC BACKUP.

SORRY FOR THE LENGTHY NOTE AND I DO HOPE YOU WILL TAKE
THESE CONSIDERATIONS IN MIND.

THANKS
Dale Roth

From: [Abbigale Beaver](#)
To: Zoning@springfieldmo.gov
Cc: [Arlene Chriswell](#)
Subject: Opposition to proposed development at 3302 S Maryland Ave
Date: Tuesday, February 24, 2026 6:23:15 PM

To the Springfield Planning & Zoning Commission and City Council:

As invested property owners of the South Kings Avenue neighborhood, we formally enter our opposition to the proposed 4-story development at 3302 S. Maryland Ave. We are not against progress; however, we expect development to follow the Forward SGF 2026 mandates.

Our opposition is based on the following:

This build is in direct violation of Forward SGF:

The 4-story "Hard Edge" ignores the "Gentle Transition" mandate (Duplexes/Townhomes) between commercial and R-1 zones. The 4 story U design also creates an acoustic canyon, decimating our right to quiet enjoyment of our properties.

Safety of Vulnerable Residents:

Protecting long-term, elderly neighbors from privacy invasion and the crime risks of unmonitored parking structures. A 4 story build acts as a watchtower over the very residents who have spent decades investing in our neighborhood, as well as casting a shadow and reduced our sunlight hours significantly, which will result in higher utility costs.

Sustainability:

We oppose shifting roundabout restructuring costs onto taxpayers to support private density. The developers former build (Silverleaf) is located in an area with wide 5 lane arterial roads and significant buffer zones. Dropping that same footprint onto Maryland Ave, a residential transition zone with a 2 lane emergency route is a failure of site planning logic.

As well the vertical sheet flow created by replacing a paved lot w a vertical 4 story mass will likely put drainage stress that out 50 year old pipes cannot withstand. If our properties are damaged, who is liable?

Additionally, we oppose any intent by the developer to seek a Ch 353 "Blight" tax abatement as observed in previous builds by Mr Standeford. If the developer cannot commit to paying his fair share of taxes on a project of this scale, than the city should not be granting him the exception of a rezoning that harms our neighborhood.

III. Constructive Alternatives

Smart Growth: Relocate high-density to 3900 S. Campbell or S. National corridors.

Neighborhood Offer: We remain open to a Gentle Transition (Duplex/Townhome) design for this site.

We are also submitting a Formal Requests for the following Technical Studies

Independent Traffic Impact Study (TIS): Current analysis of the Walnut Lawn roundabout's capacity for emergency response.

Professional Acoustic Study: Evaluation of sound reflection ("Acoustic Canyon") on R-1

properties.

Downstream Stormwater Runoff Analysis: Impact of high-velocity "vertical sheet flow" on 1970s-era neighborhood infrastructure.

Certified Shadow & Photometric Study: Measurement of sunlight loss and verification that light trespass remains below 0.5 foot-candles.

To be clear, we are not against progress or growth; we support development where the infrastructure supports it. What we are against is being pushed into a luxury build by the Density Kings of Springfield.

We expect the Integrity of the Forward SGF plan to be upheld for its citizens, NOT fast tracked for a Favored builder.

In light of the recent controversy regarding planning and zoning, it is our hope our concerns will be met with the appropriate respect and consideration.

Many thanks for your attention to this matter.

Yours truly,

Ray & Abbigale Haralson

Comments regarding PD-395

At the Neighborhood Meeting on February 19, 2026:

1. Expressed my concern that we have tried *for months* to get in touch with the listed owner – BiBi Oaks – to find out plans for trees damaged or uprooted as a result of wind storms. If unresponsive to present concerns regarding their property, what can the neighborhood expect once they own 198 apartments behind us?
2. Requested owners & those associated with proposed property development spend time in High Meadow East neighborhood to assess present difficulty in turning onto Walnut Lawn from Kings Avenue and Kimbrough, then imagine being 80-years old and the additional safety concerns an extra 300-400 vehicles will create.
3. Why not do the traffic study now? Find out the impact the number of proposed apartments will have on our neighborhood before moving forward with proposal!
4. If the development is approved, what would the barrier on west side of Maryland include? If decide to do 6' wooden fence:
 - a. Will a survey be done to confirm property lines?
 - b. Will fence replace existing chain link & older wood fences instead of be side-by-side?
 - c. Would builders include double gates and continue to allow City Utilities and property owners occasional access to backyards on Kings and Rockwood for maintenance?
 - d. Will required trees & shrubs be healthy & staggered to also allow access? Perhaps include an extended warranty on plantings?
 - e. Nate & Joel indicated these would not be problems, but will they put that in writing?
5. Even with a 6' fence, it won't do much to block apartments, lights, or traffic noise from homes on Kings Avenue. Our homes sit on a bit of a hill and we can easily see over our 4' chain link fences. We would be subjected to noise and inconvenience of adding 400 vehicles to the already excessive traffic on Walnut Lawn. Add noise from the pool over summer, light from 198 apartments and you have affected the quality of life for those living in High Meadow East—a relatively quiet, mostly retirement neighborhood.
6. Nate & Joel expressed their desire to create their "legacy" with this build, but there isn't any reason they couldn't build on their legacy in another location—one where it would not affect a quiet neighborhood with limited street access. I can't imagine they would want a four-story apartment complex of this size, with the impact of 400 vehicles in their back yard. Several neighbors have rightfully expressed concerns the apartment complex as proposed will lower our property values and it will certainly affect our quality of life.
7. Have developers communicated with local medical facilities to confirm whether housing for short-term medical personnel is even still a need in the community? Seems like that would have been the first question for them to ask, rather than build an expensive complex and assume they can rent to their preferred doctors & nurses. Perhaps condos or townhouses would be more appropriate for the developers intended renters.

PROPOSAL to Also Include Above Concerns:

1. Preferably, build on another property where it won't affect neighbors' quality of life.
2. Keep zoning & build to currently approved 35'. No other immediate structures are more than three stories. If approve zoning for 60', will developers then build five or six stories? What would keep them from doing that?
3. Lower the number of units per acre so complex doesn't have 198 apartments.
4. Enforce the 1:1 ratio, so building will be set back from Maryland equal to height.
5. Give weight to potential increase in vehicles. Traffic engineer mentioned 6.6 trips per unit x 198 units equals an approximate 1300 trips per day! Walnut Lawn already a concern leaving neighborhood from either Kings Avenue or Kimbrough.
6. If move forward with proposal, specify what will be done on buffer strip along west side of Maryland Avenue; address above specifics in proposal.
7. Advised to work out differences with BKD, but how will we know what is included in final proposal?

Respectfully submitted,

Arlene Chriswell, CAPT, NC, USNR (Retired)
3312 S. Kings Avenue
Springfield, MO 65807

From: [Brian Kubik](#)
To: [Arlene Chriswell](#); Zoning@springfieldmo.gov
Cc: [Nathan Reynolds](#)
Subject: RE: PD-395 Comment
Date: Wednesday, February 25, 2026 12:50:23 PM
Attachments: [image001.png](#)

Ms. Chriswell,

Thank you for including me in your communications with the Zoning Department. I believe the developers were referring to traveling nurses and doctors for which I am confident that Cox and Mercy Hospitals work with continuously. Additionally, there are many medical professional in our area that are not affiliated with Cox or Mercy (ie, Vision Clinic, Swan Dermatology, Eustasis, etc.) that have professional staff that requires housing.

The developers of this property are proposing to spend \$30-40M in our community in a city that has clearly indicated that middle income workforce housing is needed. I feel fairly confident that they have done their research.

I have copied this communication with the developers so that they are able to response to your concern as well.

Respectfully,

Brian Kubik

BRIAN KUBIK, AIA, NCARB | PRESIDENT



417-890-5543 X102 | BKUBIK@BK-DC.COM
3100 S NATIONAL AVE, STE 300 | SPRINGFIELD, MO 65807

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From: Arlene Chriswell <highmeadoweastneighborwatch@gmail.com>
Sent: Wednesday, February 25, 2026 12:30 PM
To: zoning@springfieldmo.gov; Brian Kubik <bkubik@bk-dc.com>
Subject: PD-395 Comment

I am just off the phone with Shawna in Recruitment at Cox Human Resources. She stated Cox doesn't hire ANY temporary workers now, with the possible exception of a specialized, high-demand position for which there is no one local to fill it.

The developers could certainly have made that call and perhaps removed some of the dollar

signs from their eyes based on actual community need, instead of dreaming that there might still be a market for temporary housing for medical personnel like there was during the Covid pandemic.

Please consider that the developers have not researched the housing need, and their request for a zoning change in order to build their dream doesn't hold up to actual demands. That ship has sailed.

Arlene Chriswell
High Meadow East

P.S. Shawna gave me permission to use her name. The Cox Human Resources number is 417 269-6954.

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Bob Hosmer, AICP Planning Manager
 City of Springfield Development Review Office
 840 Boonville Avenue
 Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	2/23/24	Telephone No.	417-343-0553
YOUR NAME:	CAROL PAMPLIN		
YOUR ADDRESS:	3223 S. KIMBROUGH CH.		
PROJECT ADDRESS:	MARYLAND AVE & WALNUT LAWN ST. - APT COMPLEX		
COMMENTS:	I am concerned about the increase in traffic and congestion from the project in an area that already experience a heavy flow at all times of the day. Traffic will be cutting through and speeding on the feeder streets - Kimbrough, King, Walnut lawn Jefferson, Maryland north & south of Walnut Lawn; all 2 lane street with STOP signs. Are there any plans for infrastructure improvements like widening streets, adding traffic lights @ like Bottled and Maryland?		

From: [Nathan Reynolds](#)
To: [Brian Kubik](#)
Cc: [Arlene Chriswell](#); Zoning@springfieldmo.gov
Subject: Re: PD-395 Comment
Date: Friday, February 27, 2026 11:05:59 AM
Attachments: [image001.png](#)

Ms. Chriswell, Mr. Kubik, and Zoning Department,

Thank you for the opportunity to address the comments submitted regarding PD-395. I want to clarify the demand thesis for The Reserve at Medical Mile and ensure the record accurately reflects the intent of this development.

The Reserve at Medical Mile is designed for permanently employed medical professionals and their families: physicians, nurses, nurse practitioners, physician assistants, residents, fellows, and the broader clinical and administrative workforce within the Medical Mile corridor. This is not a traveling nurse or temporary housing concept.

The Medical Mile corridor is home to one of Springfield's largest and most stable employment bases. CoxHealth and Mercy Health Systems together employ over 22,000 people in the Springfield area. These are permanent, full-time professionals who work demanding schedules and deserve quality housing close to their workplace. The development is also designed to serve the many independent medical professionals in our community including those affiliated with vision clinics, dermatology practices, specialty care providers, and other healthcare facilities throughout the corridor, as Mr. Kubik noted.

Have a great weekend,
Nate Reynolds

On Wed, Feb 25, 2026 at 12:50 PM Brian Kubik <bkubik@bk-dc.com> wrote:

Ms. Chriswell,

Thank you for including me in your communications with the Zoning Department. I believe the developers were referring to traveling nurses and doctors for which I am confident that Cox and Mercy Hospitals work with continuously. Additionally, there are many medical professional in our area that are not affiliated with Cox or Mercy (ie, Vision Clinic, Swan Dermatology, Eustasis, etc.) that have professional staff that requires housing.

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Respectfully,

Brian Kubik

BRIAN KUBIK, AIA, NCARB | PRESIDENT



417-890-5543 X102 | BKUBIK@BK-DC.COM

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From: Arlene Chriswell <highmeadoweastneighborwatch@gmail.com>

Sent: Wednesday, February 25, 2026 12:30 PM

To: zoning@springfieldmo.gov; Brian Kubik <bkubik@bk-dc.com>

Subject: PD-395 Comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Caution: The sender name (Arlene Chriswell) is different from their email address (highmeadoweastneighborwatch@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

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High Meadow East

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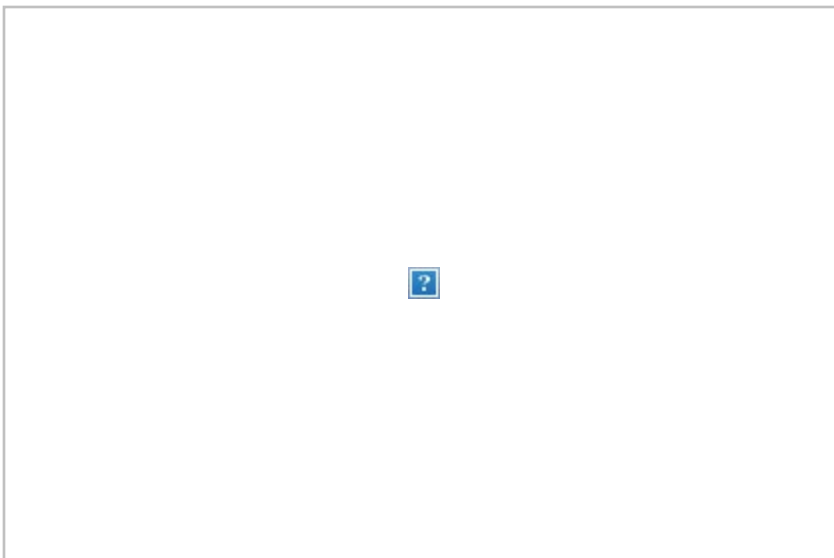


EXHIBIT 1
Requirements and Standards Applicable
To Planned Development District No. 395

A. APPLICATION

Building or other permits may not be issued for development permitted by this Planned Development, nor can any changes be made to this property until the Final Development Plan has been approved in the manner described at the end of this exhibit.

All requirements of the Springfield Land Development Code shall apply unless modified by the requirements and standards that follow.

B. INTENT

The intent of this Planned Development Amendment is to accommodate a 4-story multi-family building.

C. DEFINITIONS

The definitions contained in the Land Development Code shall apply to this ordinance.

D. USES PERMITTED

The following uses are permitted in Area A:

1. Administrative and Professional Offices
2. Finance, Insurance and Real Estate Services
3. Medical Offices and Medical Support Activities
4. Hospitals, Health Institutions and Clinics
5. Psychiatric Health Institutions and Clinics
6. Education and Religious Institutions and Facilities
7. Community Service Facilities
8. Retail Activities Incidental to Institutional, Office and Residential Uses
9. Community Recreational Facilities
10. Residential Uses, Including Multifamily Dwellings

Area B shall be devoted to open space only with no structures, parking, other uses or signs erected thereon.

E. USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in Section 36-485 in the *Springfield* Land Development Code.
2. No use shall emit an odor that creates a nuisance as determined by the *Springfield City Code*.

F. INTENSITY OF DEVELOPMENT

Development within Area A shall adhere to the following standards:

1. The maximum residential density shall not exceed 29 dwelling units per acre.

G. BULK, AREA, AND HEIGHT REQUIREMENTS

Development within this district shall adhere to following bulk, area, and height requirements:

1. All structures, drives, parking, open space and pedestrian facilities on Tracts A shall be situated in substantial conformance with Exhibit 2, Site Plan.
2. *Maximum structure height:* Sixty (60) feet above finished grade or a 45-degree bulk plan from the eastern right-of-way line of Maryland Avenue whichever is more restrictive.
3. The following minimum setbacks shall be required:
 - a. Fifty (50) feet for building and parking lot purposes next to Walnut Lawn Street.
 - b. Twenty-five (25) feet for building and parking lot purposes next to Maryland Avenue.
 - c. Fifteen (15) feet for parking lot purposes next to the north/east property lines between Area A and adjacent Planned Developments.
4. The impervious surface ratio shall not exceed 0.80 in Area A.

H. DESIGN REQUIREMENTS

Development within this district shall adhere to the following design requirements:

1. *Exterior building materials:* All construction must utilize a combination of brick cladding veneer and Hardie Board siding (or similar cement fiber siding). Hardie Board siding (or such similar material) shall be used in a combination of vertical and horizontal patterns in solid colors and traditional wood appearance (see Exhibit 2, renderings provided by Buxton Kubik Dodd Design Collective).
2. *Architectural articulations:* All front façades shall incorporate architectural articulations which result in a difference in the vertical plane of such wall of at least 18 inches; in addition, all front façades shall be further enhanced through the incorporation of stoops, awnings, windows, bay window projections, and balconies (see Exhibit 2, renderings provided by Buxton Kubik Dodd Design Collective).
3. *Pedestrian circulation:* In general alignment with Exhibit 2, Site Plan, four-foot-wide pedestrian walkways shall be provided throughout the entirety of the development, connecting to one another and public sidewalks located in adjacent public right-of-way. The front entry of the building shall be connected to the pedestrian circulation system or public sidewalks, as applicable.
4. *Development amenities:*
 - a. *Proposed Pool Area with Pergola and Grills*, per Exhibit 2, Site Plan.

- b. *Community Space on the 1st Floor of entrance.* It will include community rooms and a fitness room.
- c. *Dog park.* Per Exhibit 2, Site Plan, a fenced dog park shall be provided internally to the development for use by the development's residents. The dog park must be a minimum of 2000 square feet in area.

I. OPEN SPACE, LANDSCAPING AND SCREENING

The landscaping and screening provisions are intended to improve the physical appearance of the district; to improve the environmental performance by contributing to the abatement of heat, glare, and noise, and by promoting natural percolation of stormwater and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

1. *Open space requirements:*
 - a. *Minimum open space.* Not less than 20 percent of the total lot area shall be devoted to open space, including the required bufferyard. Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.
 - b. *Maximum impervious surface.* The combined area occupied by all main and accessory buildings or structures, parking, loading and other paved areas and any other surfaces which reduce and prevent absorption of stormwater shall not exceed 80 percent of the total lot area.
2. *Bufferyards:* A bufferyard E, as described in Section 36-482 of the *Springfield Zoning Ordinance*, must be installed along the west property line where adjacent to property zoned R-SF and Tract B.
 - a. *Minimum width.* The bufferyard E shall have a minimum width of ten feet, as identified in Exhibit 2, Site Plan.
 - b. *Minimum plantings.* The minimum plantings within the bufferyard E shall include 18 canopy trees, 12 understory trees, 12 evergreen trees, and 96 shrubs to be evenly distributed throughout the entirety of the bufferyard area as depicted in Exhibit 2, Site Plan.
 - c. *Screening.* The bufferyard E shall include a six-foot wood privacy fence, or other form of accepted screening as described in Section 36-480 of the *Springfield Zoning Ordinance*, throughout the entirety of the bufferyard's area.
3. *Interior landscaping:*
 - a. *Minimum area.* A minimum of five (5) percent of the parking or vehicular traffic use area shall be devoted to living landscaping which includes grass, ground cover, plants, shrubs, and trees.
 - b. *Minimum plantings.* The minimum plantings within the interior landscape area shall include twenty-two (22) understory trees and eleven (11) canopy trees, as depicted in Exhibit 2, Site Plan.
4. *Perimeter landscaping:*
 - a. *Minimum area.* A minimum area of 10 square foot per linear foot of street frontage is required.

- b. *Minimum plantings.* The plantings within the perimeter landscape area shall consist of at least one canopy tree, one understory, ornamental or evergreen tree and four shrubs per 100 linear feet of street frontage.
- 5. *Foundation landscaping:* To further soften the architectural impact of the development on adjacent public right-of-way and to improve the streetscape, the following plantings shall be provided at least 18 inches from the foundation of each building's front façade.
 - a. *Minimum area.* The foundation landscape area shall include a three (3) foot-wide strip of space containing at least nine (9) square feet of landscape area per dwelling frontage.
 - b. *Minimum plantings.* Each foundation landscape area shall contain at least one (1) evergreen shrub, two (2) deciduous shrubs, and four (4) perennial flowers.
- 6. A landscape plan, showing conformance with these requirements, shall be submitted with the final development plan.

J. EXTERIOR LIGHTING

The requirements and standards of Section 36-484 of the *Springfield Zoning Ordinance*, in effect at the time of development, shall apply.

K. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shown in Exhibit 2, Site Plan, shall be governed by the existing standards of the City of Springfield for the applicable street classification.

L. OFF-STREET PARKING

Vehicular and bicycle off-street parking facilities shall be provided in conformance with Exhibit 2, Site Plan and Site Calculations.

- 1. *Enclosed parking.* A minimum of 60 vehicular parking spaces shall be provided via the garage unit spaces planned north of the proposed building.
- 2. *Outdoor parking.* A minimum of 14 vehicular parking spaces shall be provided as parallel parking along the south internal drive. The remaining 236 spaces shall be located in the parking lot area.
- 3. *Bicycle parking.* A minimum of 10 bicycle racks, meeting the design standards of Section 36-483 of the *Springfield Zoning Ordinance*, shall be distributed throughout the development as depicted in Exhibit 2, Site Plan.

M. SIGNS

The requirements and standards of Section 36-454 of the *Springfield Zoning Ordinance*, in effect at the time of development, shall apply.

N. REQUIRED IMPROVEMENTS

A traffic study, in a format acceptable to the City, must be submitted at the time of development, and development shall be permitted only after this study is approved by the City's Public Works Department. The requirements of this study shall be incorporated in a site plan, Public Improvement Project, or other permits as applicable, and in accordance with *City Code* Section 36-250 and Section 9 of the *Public Works Design Standards*. Any necessary improvements that are identified in the traffic study shall be constructed at the expense of the developer. All public improvements must be constructed and approved, or funds escrowed, prior to the issuance of a building permit.

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by duly constituted property owners' association meeting all legal requirements prescribed by the City Attorney.

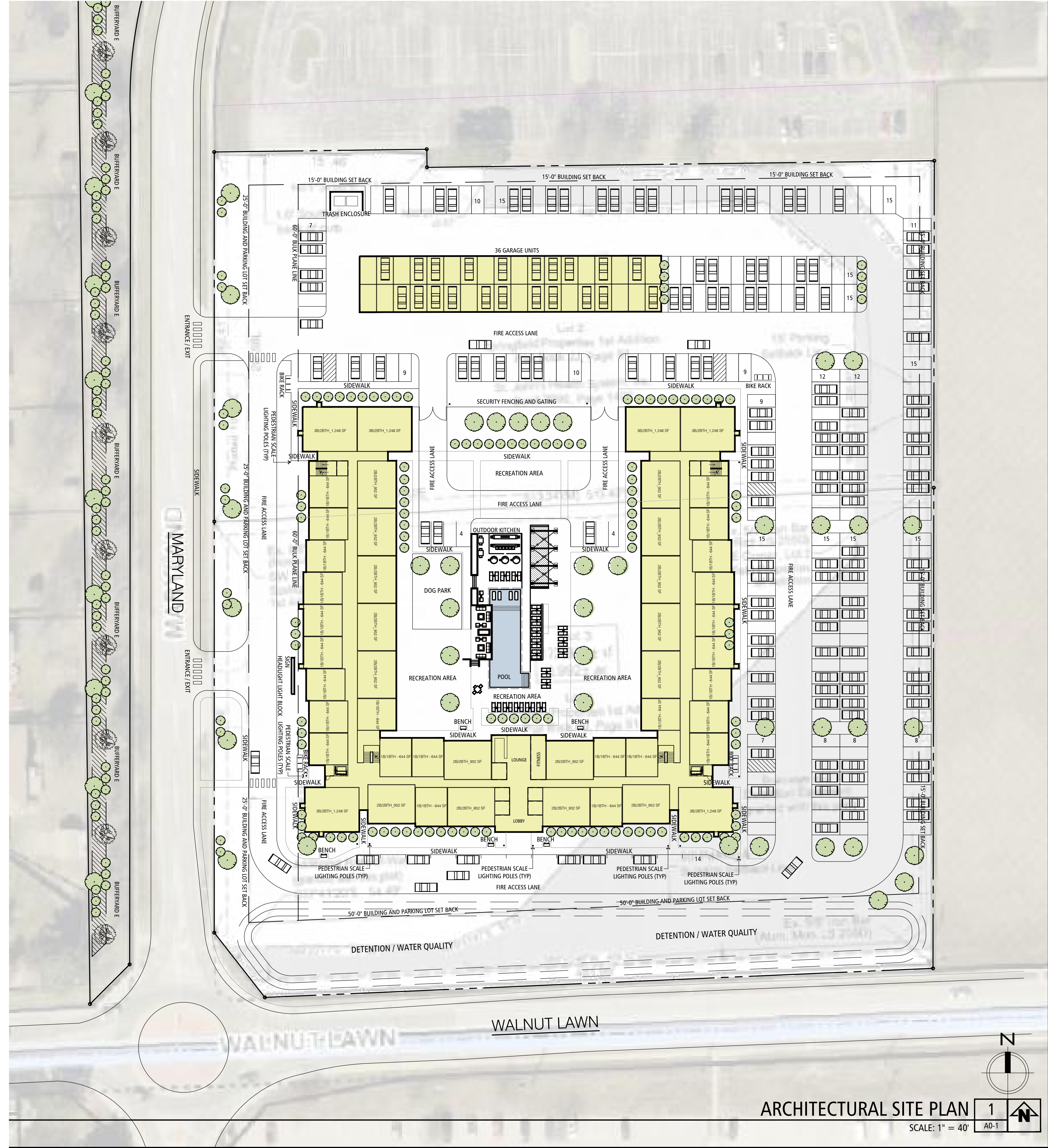
P. PHASING

Development within this District may be phased at the discretion of the developer(s) provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult. The required bufferyard shall be provided with the approval of the final development plan.

Q. FINAL DEVELOPMENT PLAN

A Final Development Plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. Development in this district shall be in accordance with the approved Final Development Plan.

1. A Final Development Plan shall only be approved if it is in substantial conformance with Exhibits 1, 2 and 3 as defined by subsection 36-405 (9) (c) of the *Zoning Ordinance*.
2. The Final Development Plan shall be submitted to the Administrative Review Committee for final action, either as a whole or in phases. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:
 - a. Any use within the district other than those specifically prescribed by the ordinance.
 - b. Any increase in the intensity of use permitted within the district.



PROJECT: **THE RESERVE AT MEDICAL MILE**
 LOCATION: 3302 S. MARYLAND AVE, SPRINGFIELD, MO

- INVESTMENT THESIS**
 THE RESERVE IS A PROPOSED 198-UNIT CLASS-A MULTIFAMILY COMMUNITY STRATEGICALLY LOCATED IN THE "MEDICAL MILE" OF SOUTH SPRINGFIELD. THE PROJECT CAPITALIZES ON THE HIGH DEMAND FOR PREMIUM RENTAL HOUSING DRIVEN BY COX SOUTH HOSPITAL (0.6 MILES AWAY) AND THE SURROUNDING MEDICAL DISTRICT BY UTILIZING A 4-STORY EFFICIENT FOOTPRINT, THE RESERVE MAXIMIZES DENSITY WHILE PRESERVING OVER 50% OF THE SITE FOR GREEN SPACE AND AMENITIES, CREATING A UNIQUE "PARK-LIKE" PRODUCT THAT OUTPERFORMS TRADITIONAL GARDEN-STYLE COMPETITORS.
- SITE & ZONING OVERVIEW:**
 ADDRESS: 3302 S. MARYLAND AVE, SPRINGFIELD, MO
 TOTAL LAND AREA: APPROX. 6.98 ACRES (~304,050 SF)
 CURRENT ZONING: PD-13 THIRD AMENDMENT (PLANNED DEVELOPMENT 13-3A)
 PROPOSED ZONING: PD-13 FOURTH AMENDMENT (PLANNED DEVELOPMENT 13-4A) - IN PROCESS

- OBJECTIVE:**
 AN AMENDMENT TO THE PLANNED DEVELOPMENT TO INCREASE THE MAXIMUM BUILDING HEIGHT FROM 35' (CURRENT TEXT) TO 60' (PROPOSED TO ACCOMMODATE THE 4-STORY MULTI-FAMILY BUILDING).

- DEVELOPMENT PROGRAM**
 DESIGNED FOR MEDICAL STAFF (TRAVEL NURSES) AND MEDICAL RESIDENTS.

- BUILDING DATA**

SQUARE FOOTAGE:	50,104 SF PER FLOOR W/ FOUR FLOORS
	TOTAL SF : 200,416 SF
HEIGHT	MAX HEIGHT OF 60'0"
UNITS	MAIN FLOOR: 48 UNITS
	SECOND FLOOR: 50 UNITS
	THIRD FLOOR: 50 UNITS
	FOURTH FLOOR: 50 UNITS
	TOTAL 198 UNITS

UNIT MIX:

- 104 - ONE BEDROOM / ONE BATH : 52% OF ALL UNITS
- 67 - TWO BEDROOM / TWO BATH : 34% OF ALL UNITS
- 27 - THREE BEDROOM / TWO BATH : 14% OF ALL UNITS

TOTAL RESIDENTIAL OF 198 TOTAL UNITS INCLUSIVE OF COMMUNITY CLUBHOUSE, LEASE OFFICE, SWIMMING POOL, AND OTHER OUTDOOR AMENITIES.

- PARKING:**
 344 PARKING SPACES REQUIRED
 10% BIKE PARKING REDUCTION = 310 PARKING SPACES REQUIRED
 313 PARKING SPACES (277 PARKING / 36 GARAGE SPACES)

- OTHER REQUIREMENTS**

OPEN SPACE:
 OPEN SPACE REQUIRED: 20%
 OPEN SPACE PROPOSED: 27% (91,580 SF)

IMPERVIOUS SURFACE:
 IMPERVIOUS SURFACE MAX: 80%
 IMPERVIOUS SURFACE PROPOSED: 73%

INTERIOR LANDSCAPING:
 A MINIMUM OF FIVE PERCENT (5%) OF THE PARKING OR VEHICULAR TRAFFIC USE AREA SHALL BE DEVOTED TO LIVING LANDSCAPE WHICH INCLUDES GRASS, GROUND COVER, PLANTS, SHRUBS, AND TREES.

FOUNDATION LANDSCAPING:
 THE FOUNDATION LANDSCAPE AREA WILL INCLUDE A THREE (3) FOOT-WIDE STRIP OF SPACE CONTAINING AT LEAST NINE (9) SQUARE FEET OF LANDSCAPE AREA PER DWELLING FRONTAGE.

- AMENITY SPACES:**
- PROPOSED POOL AREA WITH PERGOLA AND GRILLS.
 - COMMUNITY SPACE ON 1ST FLOOR OF ENTRANCE. WILL INCLUDE COMMUNITY ROOMS AND FITNESS ROOM.
 - 2000 SQ FT DOG PARK

DESIGN REQUIREMENTS:
 ALL FACADES WILL INCORPORATE ARCHITECTURAL ARTICULATIONS WHICH WILL RESULT IN A DIFFERENCE OF AT LEAST 18 INCHES. THESE INCLUDE BALCONIES AND FURRED OUT AREAS

PROPOSED DEVELOPMENT FOR:
THE RESERVE APARTMENTS ON THE MEDICAL MILE

3302 SOUTH MARYLAND AVE, SPRINGFIELD, MO
 SPRINGFIELD, GREENE COUNTY, MISSOURI





PROPOSED DEVELOPMENT FOR:

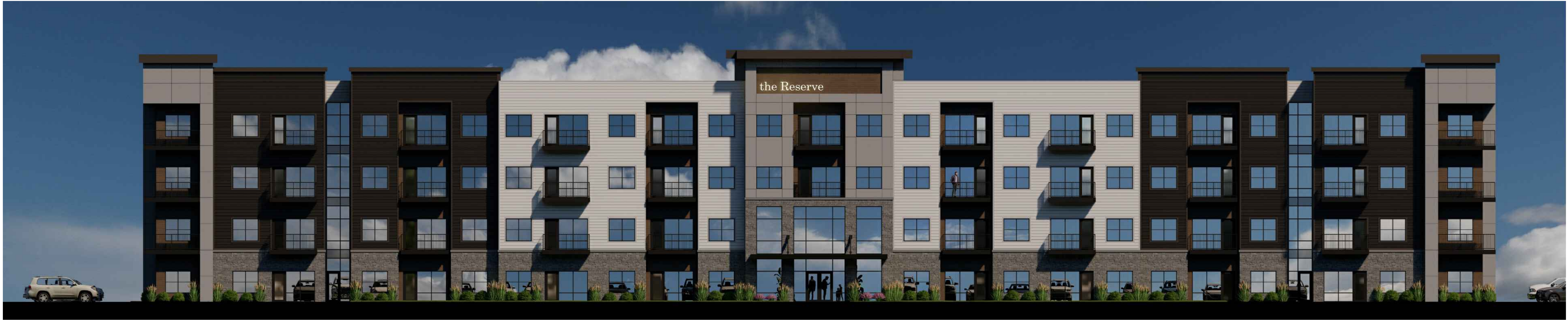
THE RESERVE APARTMENTS ON THE MEDICAL MILE

3302 SOUTH MARYLAND AVE, SPRINGFIELD, MO
SPRINGFIELD, GREENE COUNTY, MISSOURI

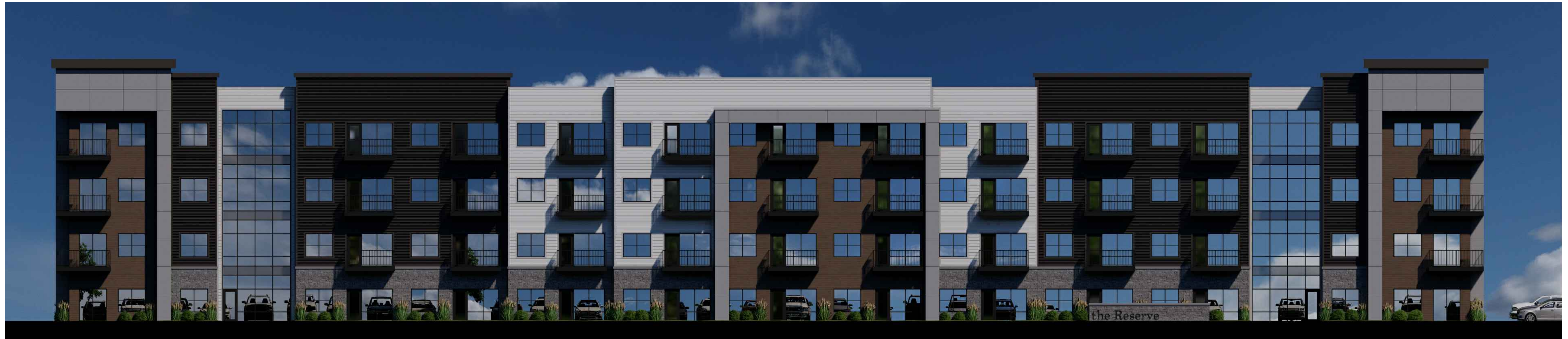
FEBRUARY 11, 2026



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NOT FOR CONSTRUCTION



FRONT / SOUTH ELEVATION FACING WALNUT LAWN 1
NOT TO SCALE A0-3



SIDE / WEST ELEVATION FACING MARYLAND 2
NOT TO SCALE A0-3

PROPOSED DEVELOPMENT FOR:

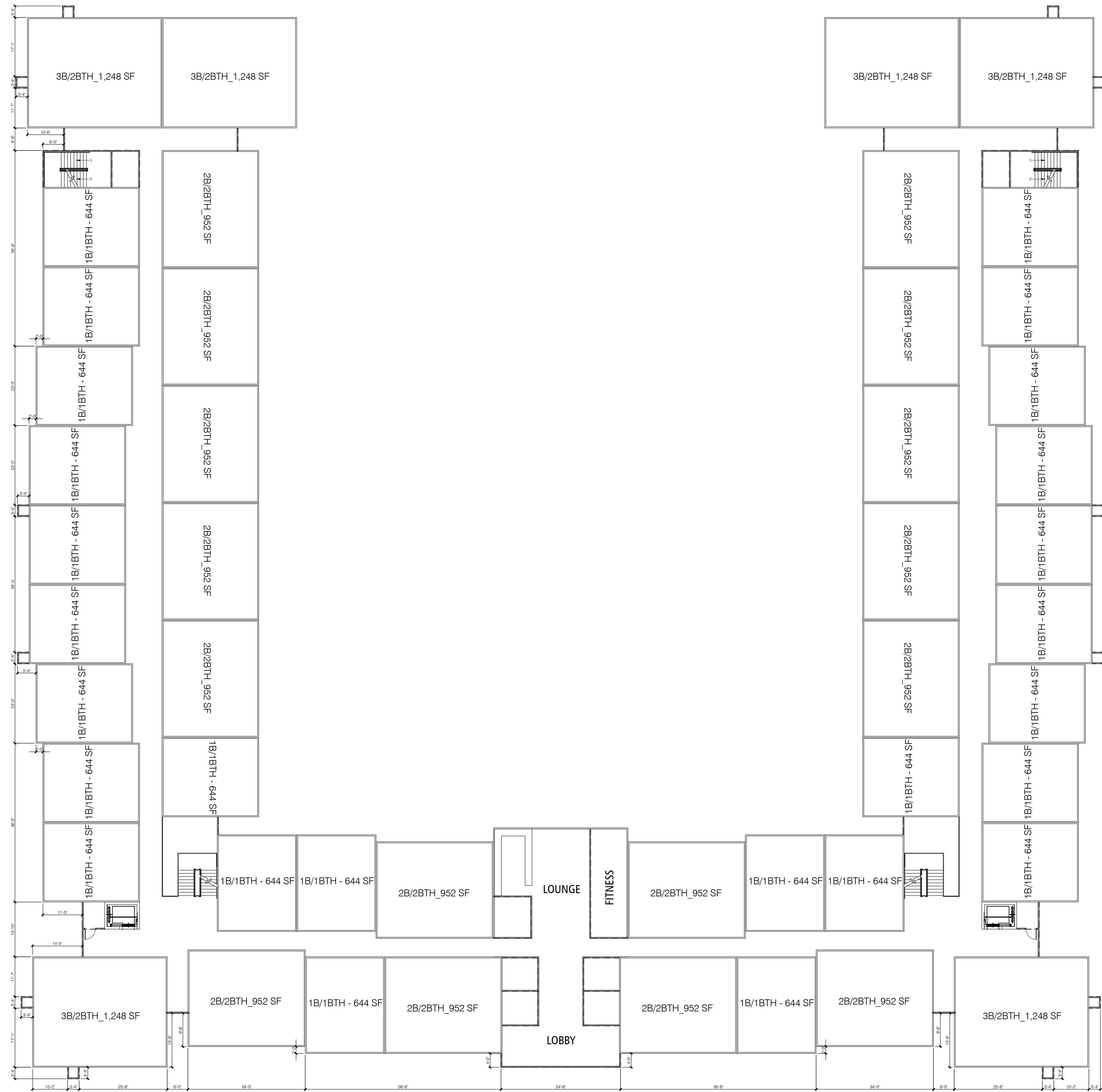
THE RESERVE APARTMENTS ON THE MEDICAL MILE

3302 SOUTH MARYLAND AVE, SPRINGFIELD, MO
 SPRINGFIELD, GREENE COUNTY, MISSOURI

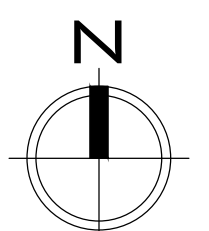
FEBRUARY 11, 2026



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FLOOR / ARTICULATION PLAN 1
 SCALE: 1/16" = 1'-0"
 A0-1



PROPOSED DEVELOPMENT FOR:

THE RESERVE APARTMENTS ON THE MEDICAL MILE

3302 SOUTH MARYLAND AVE, SPRINGFIELD, MO
 SPRINGFIELD, GREENE COUNTY, MISSOURI

FEBRUARY 11, 2026



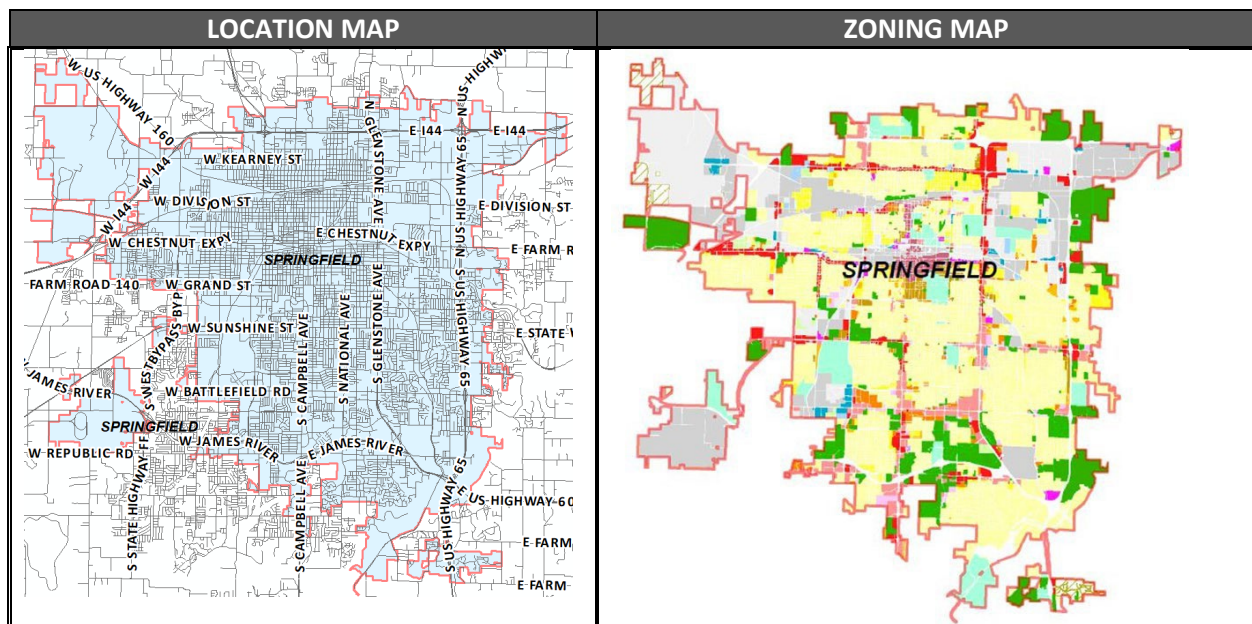
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DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION:	
Case Number:	Marijuana & Medical Marijuana Uses Hours of Operation Amendment
Location:	Citywide
Total Acres:	NA
Applicant:	V3 MO Vending 5, LLC
Existing Land Use:	NA
Neighborhood Meeting:	NA
Planning and Zoning Commission:	March 12, 2026
City Council:	April 6, 2026
Public Notification:	Legal in Springfield News-Leader
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	No staff recommendation
Proposed motion:	I move to recommend approval of the text amendment to Chapter 36, Article 10.09 as set forth in Attachment 1 to the staff report on this item. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to amend Chapter 36, Article 10, Section 9.C.5., Marijuana & Medical Marijuana Uses; to allow marijuana and medical marijuana uses to operate 24 hours a day.



DEVELOPMENT REVIEW STAFF REPORT**PLANNING AND ZONING COMMISSION AUTHORITY:****Sec. 36-367. – Amendments**

(7) Findings by the commission.

(a) *Text amendments.* If the request is for an amendment of the text of this article, the recommendation of the planning and zoning commission may consider:

1. Whether the proposed text amendment is consistent with the Springfield Comprehensive Plan;
2. Whether the proposed text amendment is consistent with the intent and purpose of this article;
3. The areas of the city that are most likely to be affected by the proposed text amendment and the manner in which those areas will be affected;
4. Whether the proposed text amendment is necessitated by a change in conditions in the zoning districts affected and the nature of such changed conditions;
5. Information submitted at the public hearing.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

1. N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. This text amendment is a request by a private entity/applicant to amend Section 36-474(e), Marijuana and Medical Marijuana Facilities, of the Zoning Ordinance to allow marijuana and medical marijuana drive-through services to operate twenty-four (24) hours per day, seven (7) days per week.
2. The applicant operates a cannabis facility at 850 E Kearney St, Springfield, MO 65803, and seeks this amendment to better serve customers whose schedules or medical needs require extended access to cannabis products outside current permitted operating hours.
3. There are 9 existing marijuana dispensaries within Springfield city limits from State records.
4. The current regulations state that all marijuana and medical marijuana facilities shall be closed to the public between the hours of 10:00 p.m. and 6:00 a.m. No persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises, during that time.
5. There don't appear to be any other larger Missouri cities that have recently changed their regulations to allow for 24/7 drive-thru marijuana facilities; however, Kansas City and St. Louis have proposals that may change the typical 8 a.m. to 10 p.m. hours of operation. A recently discussed proposal in Kansas City aims to amend the city zoning code to permit dispensaries to operate 24/7, but only if they are located at least 1,000 feet from residentially zoned areas. Other facilities would remain restricted to 8 AM–10 PM. The 24-hour use designation would be granted with a special use permit and valid for up to 5 years. In St. Louis, a bill was recently introduced to extend operating hours until midnight.

DEVELOPMENT REVIEW STAFF REPORT

6. There are drive-thru liquor establishments in Springfield currently. Section 311.290, RSMo, prohibits the sale of liquor between 1:30am and 6:00am. Section 10-2 of City Code references and incorporates state law.
7. The Springfield Police Department, after review and discussion, sees a number of negative aspects with this proposed change. The dispensary hours were established in order to balance the interest of the community at large with business interests. As such, there has been little or no negative impact to safety and security in the area around these establishments. Amending the hours of operation as proposed would harm that aspect, as well as set a dangerous precedent for other dispensaries, as well as any other business selling intoxicating recreational products (e.g. liquor stores) to submit requests to do likewise.
8. The Growth and Development Advisory Committee (GDAC), Downtown Springfield Association (DSA), Commercial Club and all Registered Neighborhood Associations were notified of this amendment and public hearing dates for comment.
9. Before an amendment shall be approved by ordinance, the Planning and Zoning Commission shall have first had a public hearing regarding the proposed amendment and made an official report to the City Council regarding the Planning and Zoning Commission's recommendation regarding said amendment. Once the Planning and Zoning Commission has made its official report, any further review by the Planning and Zoning Commission shall not be required unless City Council elects to refer a matter back to the Planning and Zoning Commission for further review.

STAFF RECOMMENDATION:

1. This is a privately initiated text amendment so staff has provided facts and relevant information for the Commission to utilize when deliberating this matter to take appropriate action given the options provided below.

PLANNING AND ZONING OPTIONS:

The Planning and Zoning Commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the text amendment.
2. Recommend a change in the text amendment.
3. Recommend a change in the text amendment together with recommendations which, in the judgment of the planning and zoning commission, will ensure that the proposed amendment is consistent with the purpose and intent of this article.

DEVELOPMENT REVIEW STAFF REPORT

PROPOSED AMENDMENT:

Attachment 1

Note: The existing language is black. Language to be added is underlined and to be removed is ~~stricken~~.

Sec. 36-474. Marijuana and medical marijuana facilities.

- (1) *Purpose.* The purpose of these requirements is to allow marijuana and medical marijuana facilities while minimizing any possible adverse effects of such uses on the surrounding neighborhood.
- (2) *Marijuana and medical marijuana facility standards.* Marijuana and medical marijuana facilities as defined shall follow the regulations of this article.
 - (a) A business license shall be obtained annually, and the marijuana and medical marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.
 - (b) Facilities must develop, implement, and maintain an odor control plan, which shall address odor mitigation practices including, but not limited to, engineering controls, such as system design and operational processes, which shall be reviewed and certified by a professional engineer or a certified industrial hygienist as sufficient to effectively mitigate odors for all odor sources. No use shall emit an odor that creates a nuisance in violation of City Code.
 - (c) Unless otherwise permitted, no new marijuana or medical marijuana facility shall be sited, at the time of application for zoning approval, within 1,000 feet of any existing elementary or secondary school, child day care center, or church.
 1. In the case of a freestanding facility, the distance between the facility and the school, day care, or church shall be measured from the external wall of the facility structure closest in proximity to the school, child day center or church to the closest point of the property line of the school, child day care center, or church.
 2. If the school, day care, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, day care, or church closest in proximity to the facility. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, day care, or church shall be measured from the property line of the school, day care, or church to the facility's entrance or exit closest in proximity to the school, day care, or church. If the school, day care, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, day care, or church closest in proximity to the facility.
 3. Measurements shall be made along the shortest path between the demarcation points that can be traveled by foot.
 4. For purposes of this section, a "child day care center" means a child care facility, as defined by Section 210.201 RSMo., or its successor provisions, that is licensed by the State of Missouri.
 5. For purposes of this section, a "church" means a permanent building primarily and regularly used as a place of religious worship.
 6. For purposes of this section, an "elementary or secondary school" means any public school, as defined in Section 160.011 RSMo., or any private school giving instruction in a grade or grades

DEVELOPMENT REVIEW STAFF REPORT

not higher than the twelfth grade, but does not include any private school in which education is primarily conducted in private homes.

- (d) No marijuana or medical marijuana facility shall be located in a building that contains a residence.
- (e) All marijuana and medical marijuana facilities shall be closed to the public between the hours of 10:00 p.m. and 6:00 a.m., no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises during that time-; provided, however, that drive-through services may operate twenty-four (24) hours per day, seven (7) days per week.
- (f) No marijuana may be smoked, ingested, or otherwise consumed on the premises of a marijuana or medical marijuana facility.
- (g) All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.
- (h) If multiple licenses are issued for one location, then restrictions for the highest intensity use shall apply.
- (i) All other City Codes shall apply.

10.09 Marijuana & Medical Marijuana Uses

- C. **Specific Use Standards.** Marijuana and medical marijuana facilities shall meet the following additional standards in districts where they are permitted or allowed by conditional use permit.
 - 5. All marijuana and medical marijuana facilities shall be closed to the public between the hours of 10:00 p.m. and 6:00 a.m. No persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises, during that time-; provided, however, that drive-through services may operate twenty-four (24) hours per day, seven (7) days per week.

Attachment 2

December 8, 2025

City of Springfield
Attn: Planning and Zoning Commission
840 Boonville Avenue
Springfield, MO 65802

RE: Application for Text Amendment to Springfield Municipal Code Article 3, Division 5, Section 36-474

Dear Members of the Planning and Zoning Commission:

V3 MO Vending 5, LLC (“Applicant”) submits this application for a text amendment to the Springfield Municipal Code pursuant to Section 36-367(3)(b) to amend Section 36-474(e), allowing 24-hour drive-through operations for licensed cannabis facilities while maintaining all other existing restrictions.

The Applicant operates a cannabis facility at 850 E Kearney St, Springfield, MO 65803, and seeks this amendment to better serve customers whose schedules or medical needs require extended access to cannabis products outside current permitted operating hours.

This application is submitted in compliance with the procedural requirements set forth in Springfield Municipal Code Section 36-367(3)(b) and includes all required information, justifications, and proposed amendment language as detailed herein.

I. REQUIRED APPLICATION INFORMATION

Per Springfield Municipal Code Section 36-367(3)(b)

A. Name and Address of Applicant:

- **Applicant Name:** V3 MO Vending 5, LLC
- **Applicant Address:** 850 E Kearney St, Springfield, MO 65803
- **Contact Person:** Nick Liaromatis
- **Phone:** 630-747-3542
- **Email:** nick@terrabis.co

B. Section of Ordinance Proposed to be Amended: Springfield Municipal Code Article 3, Division 5, Section 36-474, subsection (e); Operating hours restrictions for marijuana and medical marijuana facilities.

C. Current Text of Section 36-474(e): *“All marijuana and medical marijuana facilities shall be closed to the public between the hours of 10:00 p.m. and 6:00 a.m., no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises during that time.”*

D. Exact Wording of Proposed Amendment: The Applicant proposes to amend Section 36-474(e) to read as follows:

“All marijuana and medical marijuana facilities shall be closed to the public between the hours of 10:00 p.m. and 6:00 a.m., no persons not employed by the business shall be on the premises during such hours,

and no sales or distribution of marijuana shall occur within the interior premises during that time; provided, however, that drive-through services may operate twenty-four (24) hours per day, seven (7) days per week.”

E. Identification of Applicant’s Property: The Applicant leases, controls, and operates a licensed marijuana dispensary facility located at 850 E Kearney St, Springfield, MO 65803. This property would directly benefit from the proposed amendment by allowing extended drive-through operations to better serve customers with varying schedules and medical needs.

F. Effect on Other Properties: All other licensed marijuana and medical marijuana facilities within the City of Springfield that are subject to the current operating hour restrictions in Section 36-474(e) would be equally affected by this amendment. The proposed change would provide uniform opportunity for all qualifying facilities to apply for and operate 24-hour drive-through services. This creates a level playing field while maintaining appropriate regulatory oversight.

II. SUBSTANTIVE JUSTIFICATION

A. Business Rationale for 24-Hour Drive-Through Operations: The cannabis industry serves a diverse customer base with varying needs and schedules that extend beyond traditional retail hours. Medical marijuana patients, in particular, often require access to their medication outside standard business hours due to:

1. **Medical Necessity:** Patients with chronic pain, epilepsy, cancer, and other qualifying conditions may experience symptoms that require immediate medication access regardless of time of day.
2. **Work Schedule Conflicts:** Healthcare workers, first responders, service industry employees, and others working non-traditional hours often cannot access dispensaries during current operating windows.
3. **Privacy and Discretion:** Some patients prefer the privacy of after-hours transactions to avoid potential stigma or workplace complications.
4. **Emergency Situations:** Medical emergencies or unexpected symptom flare-ups may necessitate immediate access to prescribed cannabis medications.

B. Public Benefit and Convenience Arguments: Extended drive-through hours would also provide public benefits:

1. **Enhanced Medical Access:** Improved access to state-regulated, tested, and safe cannabis products for medical patients who cannot access dispensaries during restricted hours.
2. **Economic Development:** Increased tax revenue for the City through extended sales opportunities, supporting local government services and community programs.
3. **Competitive Positioning:** Springfield would join other Missouri cities including (but not limited to) St. Joseph, Blue Springs, O’Fallon, and Grandview that allow 24-hour cannabis sales, maintaining competitiveness in the regional market. Of note, Kansas City is considering a zoning amendment that would allow certain marijuana dispensaries to operate 24 hours a day.
4. **Reduced Illicit Market Activity:** Providing legal access during extended hours reduces incentives for customers to seek products from unregulated sources.

C. Economic Impact on the Community: 24-hour drive-through operations would generate positive economic impacts:

1. **Increased Tax Revenue:** Extended operating hours would increase sales volume, generating additional local sales tax revenue and state cannabis tax revenue.
2. **Job Creation:** Extended hours may require additional staffing, creating employment opportunities in the community.
3. **Supporting Business Activity:** Increased customer traffic may benefit nearby late-night businesses and contribute to overall commercial district vitality.

D. Comparison to Existing 24-Hour Pharmacy Operations: Springfield currently permits 24-hour pharmacy operations that provide essential prescription medication access to patients with urgent medical needs. Medical cannabis patients deserve the same level of access to their prescribed medication as patients with prescriptions for opioids, anti-seizure medications, or other controlled substances. Denying 24-hour access to medical cannabis while permitting such access for traditional prescription medications creates an arbitrary and discriminatory distinction between equally legitimate medical treatments.

III. REGULATORY COMPLIANCE DISCUSSION

A. Alignment with State Cannabis Regulations: Missouri’s Constitutional Amendment 3 (Article XIV, Section 2) does not impose state-level restrictions on operating hours for licensed cannabis facilities. The amendment specifically delegates authority to local governments to regulate “the time, place, and manner of operation of such facilities in the locality.”

IV. SUPPORTING PRECEDENT AND TRENDS

A. Missouri Municipal Precedent

Several Missouri cities have already implemented or are considering 24-hour cannabis operations:

1. **St. Joseph:** Currently allows 24-hour cannabis sales
2. **O’Fallon:** Currently allows 24-hour cannabis sales, and applicant operates a late-night drive thru only service
3. **Blue Springs:** Permits 24-hour dispensary operations
4. **Kansas City:** Currently considering zoning amendments to allow 24-hour dispensary operations

B. Industry Evolution

The cannabis industry has demonstrated a trend toward loosening restrictive operating hours as communities recognize the legitimate need for extended access and the safety record of regulated facilities.

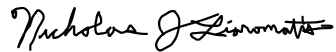
V. FORMAL REQUEST

V3 MO Vending 5, LLC respectfully requests that the Springfield Planning and Zoning Commission recommend approval of this text amendment to the City Council. The proposed amendment represents a balanced approach that provides access to cannabis products for medical patients and adult-use customers with varying schedules and needs, creates opportunities for increased tax revenue and job

creation while maintaining Springfield's competitive position in the regional cannabis market, and maintains full compliance with state cannabis regulations while exercising appropriate local control.

The Applicant is prepared to work collaboratively with City staff, the Planning and Zoning Commission, and community stakeholders to address any questions or concerns regarding this proposal. We believe this amendment represents sound public policy that balances legitimate business needs with community interests and public safety considerations.

Respectfully submitted,
V3 MO VENDING 5, LLC



Nick Liaromatis
Chief Legal Officer
Phone: 630-747-3542
Email: nick@terrabis.co

Attachment 3

From: [Kolaks](#)
To: [Neal, Daniel](#)
Cc: [Nick Robinson](#); [DNA FRED](#); [Goings, Justin](#)
Subject: Re: Comments Requested - Proposed Text Amendment to P&Z and CC
Date: Saturday, March 7, 2026 12:22:53 PM

Daniel,

I'm a board member at large with Doling Neighborhood.

This proposed amendment is for the east Kearney marijuana store in my neighborhood would effect all stores of the same kind.

I live at Prospect and Kearney, more or less between 3 such stores. It doesn't matter which way the wind is blowing, there are days I have headaches from the stink of marijuana outside my house.

I have noticed near rear end crashes at the east Kearney store from patrons trying to gain access to the store being backed up on the street. I have notice the same happening at the store between St. Louis and Trafficway on National.

24/7 sales would supposedly spread the customer base out all day, all week. It would supposedly increase the opportunity of crime. It seems strange to me when I see patrons backed up on the street waiting to get in the store and usually one or two persons, more or less on the sidewalk doing business with the folks attempting to get into the store.

We have SPD, GCSO, MSHP that travel our streets, usually enroute to service calls. Who will be watching the stores for compliance?

In the Doling Neighborhood we have 'wicked' and several 'convivence' stores with improper gaming machines inside the stores as well as improper sales in the parking lots. Who is going to protect and serve the neighbors of these stores? Will Springfield raise enough taxes from these businesses to bring the SPD up to 400+ in number?

Reduce illicit Market Activity. How do you know this? Has there been a survey? Is there access to information from other reliable

sources that backs up that statement? I see a lack of understanding of supply and demand and reduced prices to increase sales on the streets.

What is next? 24/7 hard liquor sales? 24/7 bars?

Work Schedule Conflicts? Patrons working 10 or 12 shifts would have access to these stores between 0600 and 2200.

The long and short of this amendment, NO!

Regards,
Terry Kolaks rgil@duck.com
Support your Local Sheriff, Exciting Career Opportunities
in office & on road.
<http://www.greencountymo.gov/sheriff>

On Thursday, March 5, 2026 at 05:01:17 PM CST, Neal, Daniel <dneal@springfieldmo.gov> wrote:

The attached text amendment is a request by a private entity/applicant to amend Section 36-474(e), Marijuana and Medical Marijuana Facilities, of the Zoning Ordinance to allow marijuana and medical marijuana drive-through services to operate twenty-four (24) hours per day, seven (7) days per week.

Planning and Zoning Commission will have a public hearing on the proposed amendments on March 12, 2026. City Council will have public hearing on these amendments on April 6, 2026.

If you have any additional questions or concerns, please, feel free to contact me or our department. I would also appreciate it if you don't reply to all since I have a wide range of boards and citizens that have been notified and they may not want to participate in an e-mail chain discussion.

Thanks,

R. Daniel Neal

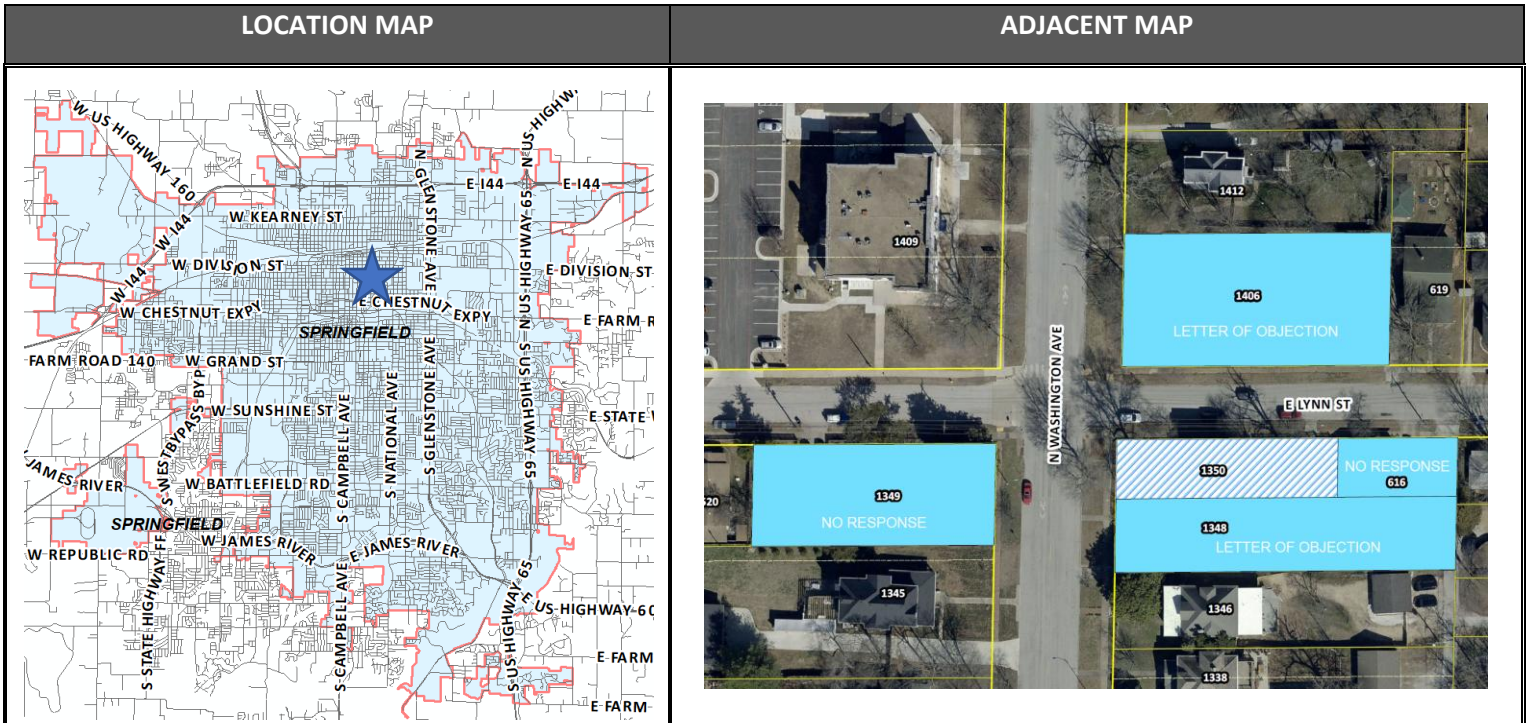
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Short-Term Rental Type 2 Appeal
Location:	1350 N. Washington Avenue
Applicant:	Anton Kalashnikau / Lex Kozlov
Zoning District:	Single-family Residential, R-SF w/ Mid-Town UCD
Neighborhood Meeting:	December 22, 2025
Planning and Zoning Commission:	March 12, 2026
Public Notification:	Mail
Staff:	Monica Percy, Senior Planner
Proposed motion:	I move to recommend approval of Short-Term Rental Type 2 appeal at 1350 N. Washington Avenue as set forth in the staff report. (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

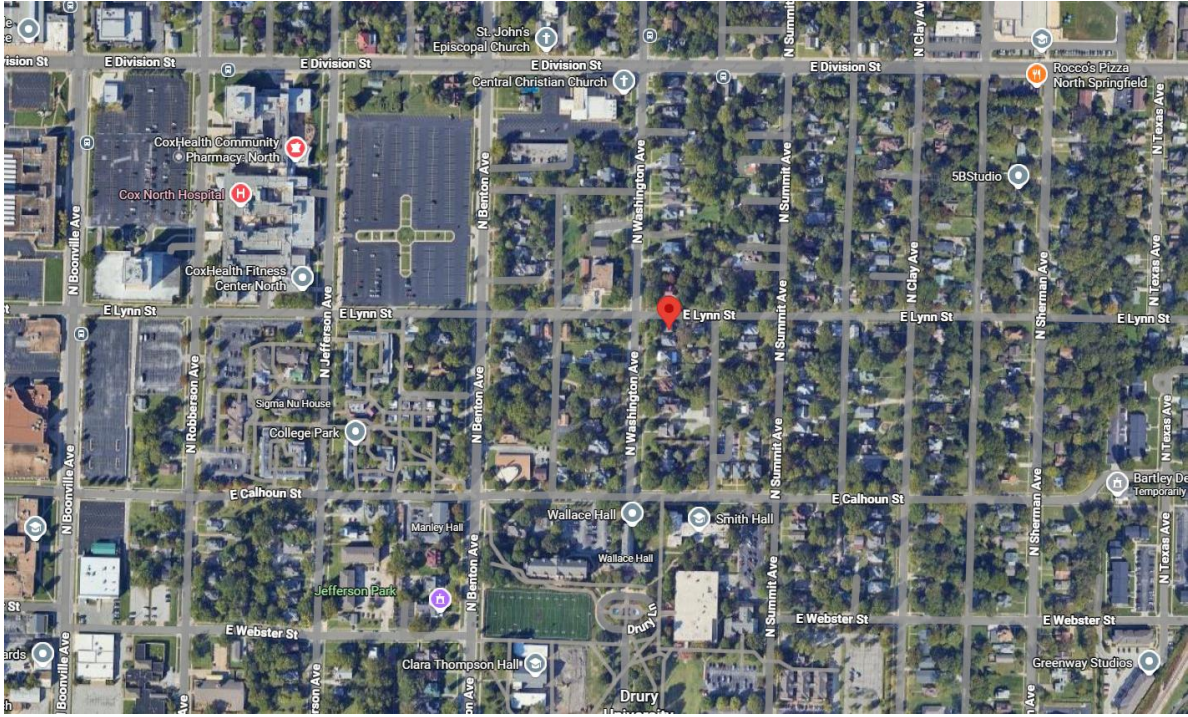
PROJECT SUMMARY:

Appeal to grant a Short-Term Rental Type 2 permit for the property generally located 1350 N. Washington Avenue, pursuant to Section 36-473 of the Zoning Ordinance in a R-SF, Single-family Residential District w/ Mid-Town UCD.

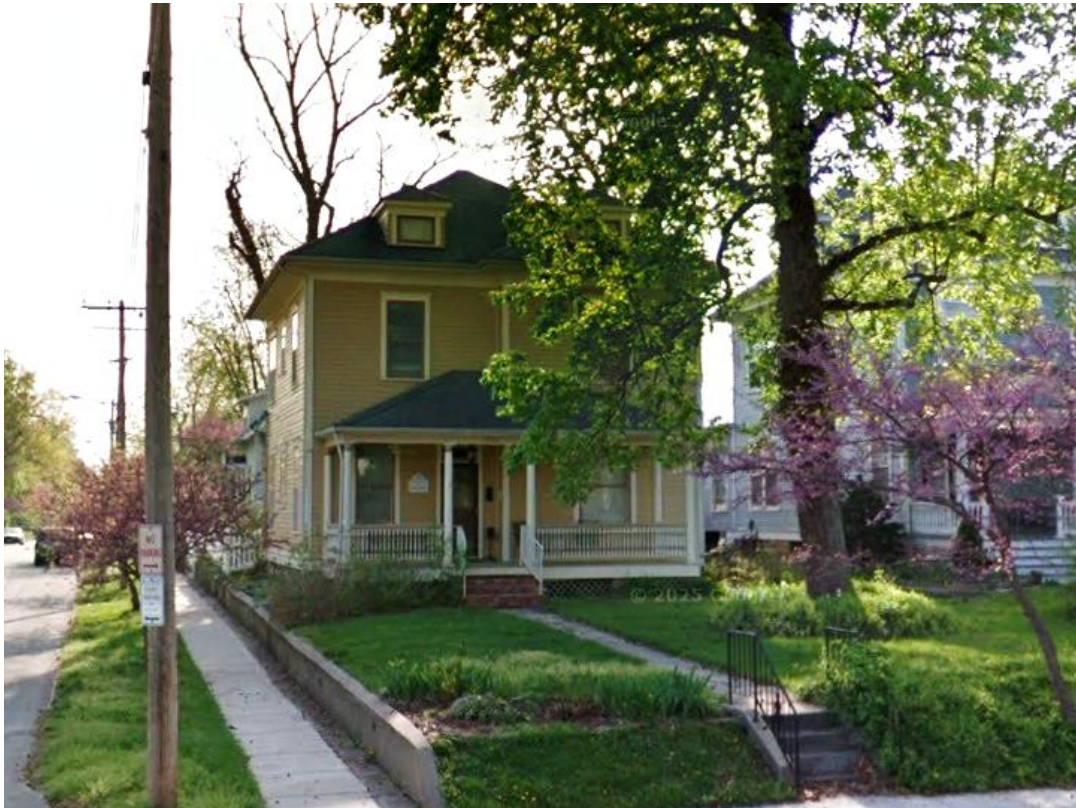


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-373. – Short-Term Rentals

8. If at least two (2) or at least thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street, submit a letter of objection, the application shall be denied. If the application is denied for this reason, an applicant may file an appeal to the planning and zoning commission for a resolution to approve the application. An appeal must be filed within 10 days of denial. The decision of the planning and zoning commission shall be final for the purposes of Chapter 536, RSMo.
9. If the applicant submits a complete meeting summary and less than two (2) or less than thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street, submit a letter of objection, the application shall be approved, provided that all other requirements have been satisfied.

ZONING ORDINANCE REQUIREMENTS:

Short-Term Rental Type 2

Allowed in the R-SF or R-TH districts.

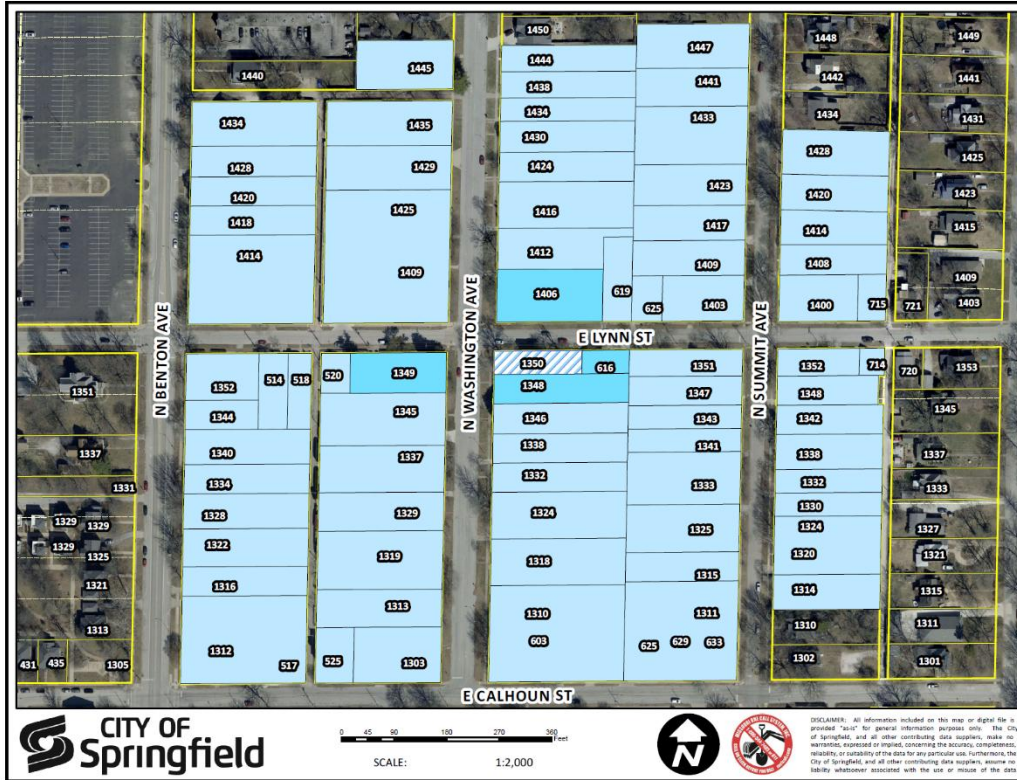
For non-operator-occupied residence, legal accessory apartment or historic carriage house.

No limitation on the number of days that it can be rented; however, all Type 2's will require a Short-Term Rental Type 2 permit.

Density Limitations: No STR Type 2 shall be located within 500 feet of another STR Type 2. This is a radial measurement of 500 feet from one STR Type 2 to another as measured by the shortest distance between the two property lines. This is not subject to appeal.

The permit requires a neighborhood meeting with property owners within 500 feet of the STR Type 2 and if the property owners within 500 have 10 days from the date of the neighborhood meeting to submit a letter objecting to the short-term rental.

DEVELOPMENT REVIEW STAFF REPORT



If at least two (2) or at least thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street, submit a letter of objection no more than ten (10) days after the neighborhood meeting, the application shall be denied. If the application is denied for this reason, an applicant may file an appeal to the Planning and Zoning Commission for a resolution to approve the application. An appeal must be filed within 10 days of denial. The decision of the Planning and Zoning Commission shall be final for the purposes of Chapter 536, RSMo.

Application Fees: \$715 (Planning fee), \$30 (BDS inspection fee) and business licensing fee, which starts at \$25.

Must obtain and continually maintain a service agent business license and certificate of occupancy. If an annual business license is not continually obtained, the owner/business risks losing the ability to operate due to the density restrictions for a Type 2.

Licensing fees are based on gross receipts and typically range from \$25 per year (\$0-\$10,000 in annual gross receipts) to \$105 per year (\$200,000 in annual gross receipts). Businesses that collect more than \$200,000 in annual gross receipts are charged an additional 25 cents per \$1,000. New applicants will be asked to estimate their gross receipts for the upcoming year. The figures can be adjusted accordingly when the business renews the following year.

DEVELOPMENT REVIEW STAFF REPORT

Process

For all Short-Term Rental Type 2 uses, applicant(s) shall hold a neighborhood meeting and invite the neighborhood surrounding their property along with any registered neighborhood organizations.

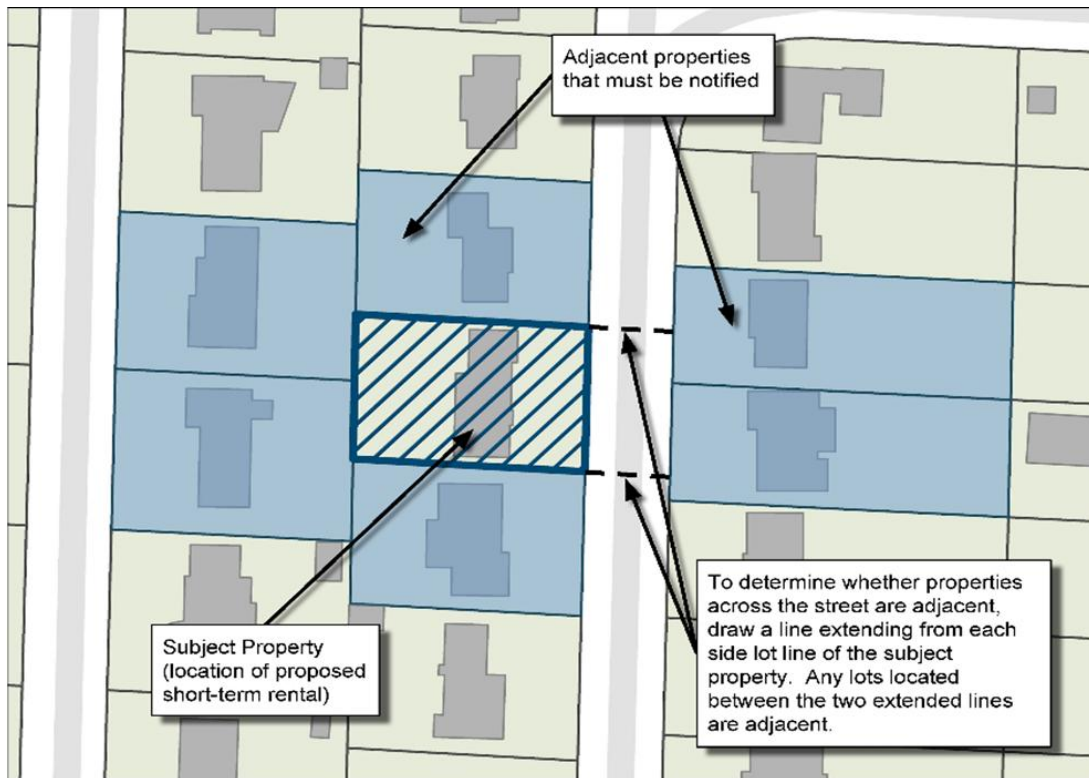
1. Notice of the meeting shall be sent by first-class mail, postage paid, at least ten (10) days prior to the meeting, to at least one (1) record owner of each real property and occupants within five hundred (500) feet of the development proposal, as shown on the records of the County Assessor, and to the president or other association officer(s) of any neighborhood association(s) as on file with the Director of Planning and Development.
2. It is recommended the meeting be held early enough to provide time for the applicant to consider any neighborhood input, allow any changes to be evaluated by staff, and to resolve any issues if possible.
3. The mailing shall be performed by the Planning and Development Department; however, the letters and envelopes themselves must be prepared, and postage placed on same by the applicant. The neighborhood letters shall be submitted to the Planning and Development Department for mailing. A file copy of the letter shall be provided to the Planning and Development Department. The notice letter shall contain the following at a minimum or any additional information as required by the Director of Planning and Development:
 - a) Description and details of proposed Short-Term Rental operation and any other proposed changes.
 - b) Meeting date, time, and location.
 - c) Property owner and/or operator's contact information.
 - d) Development Review Notice, Comment Cards, and adjacent letter of objection.
4. The meeting shall be held on the property involved in the application or in the immediate vicinity. The meeting shall be scheduled from 4:00 to 6:30 p.m.
5. Following the neighborhood meeting and within ten (10) days of the neighborhood meeting, the applicant shall submit a summary of the meeting to the Planning and Development Department using the following format as set forth below.
 - a) Description and details of proposed Short-Term Rental operation and any other proposed changes.
 - b) Meeting date, time and location.
 - c) Number of invitations that were sent.
 - d) Number of neighbors in attendance with an attached sign-in sheet.
 - e) List of issues raised, any verbal comments and how applicant plans to respond.
 - f) Additional information, such as comment cards, letters from neighbors, shall be attached to the summary.

DEVELOPMENT REVIEW STAFF REPORT

6. If the applicant does not submit the information listed above within ten (10) days of the neighborhood meeting, the application shall be considered incomplete, and the applicant will be required to conduct a new meeting.

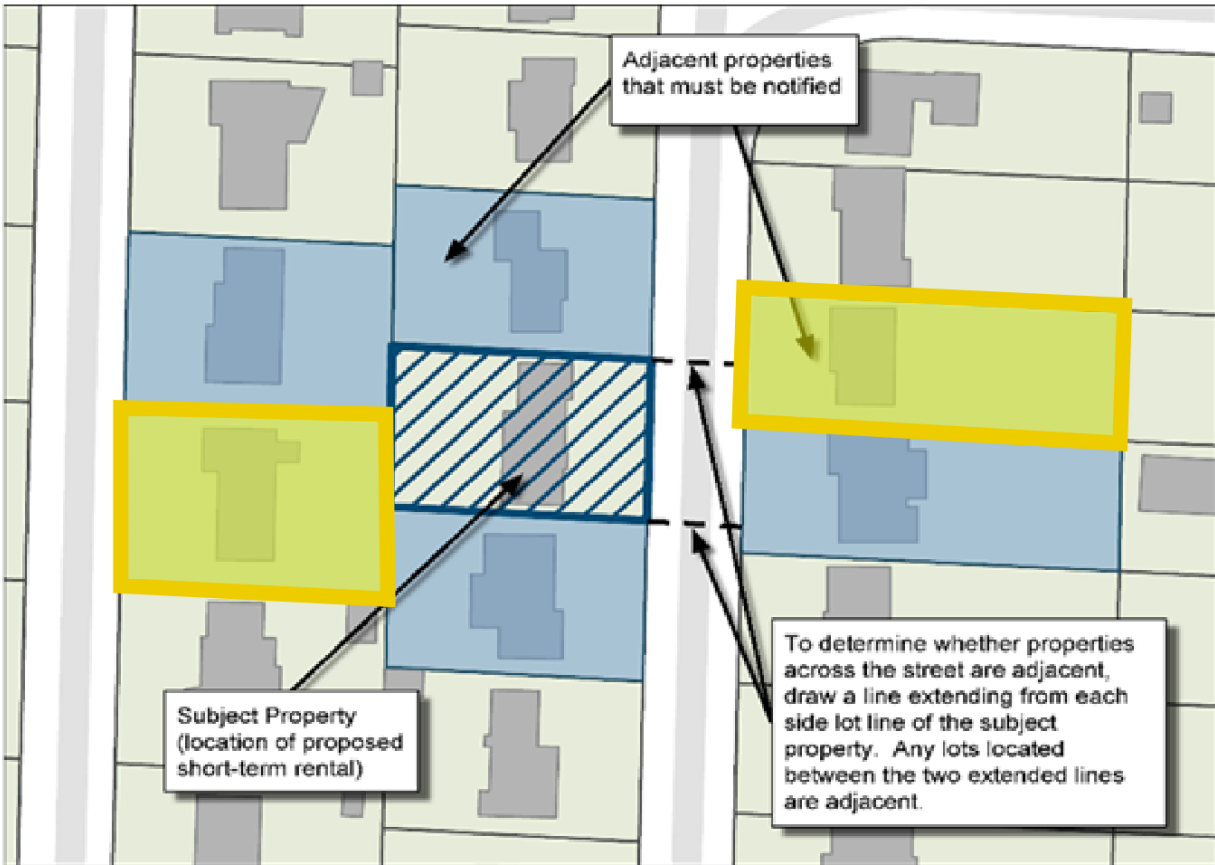
7. Section 36-473(2)(c)8 of the Zoning Ordinance states the following:

A Short-Term Rental Type 2 application requires, “If at least two (2) or at least 30 percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street submit a letter of objection the application shall be denied. If the application is denied for this reason, an applicant may file an appeal to the Planning and Zoning Commission for a resolution to approve the application. An appeal must be filed within 10 days of denial. The decision of the Planning and Zoning Commission shall be final for the purposes of Chapter 536, RSMo. If the applicant submits a complete meeting summary and less than two (2) or less than thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street, submit a letter of objection, the application shall be approved, provided that all other requirements have been satisfied.”



DEVELOPMENT REVIEW STAFF REPORT

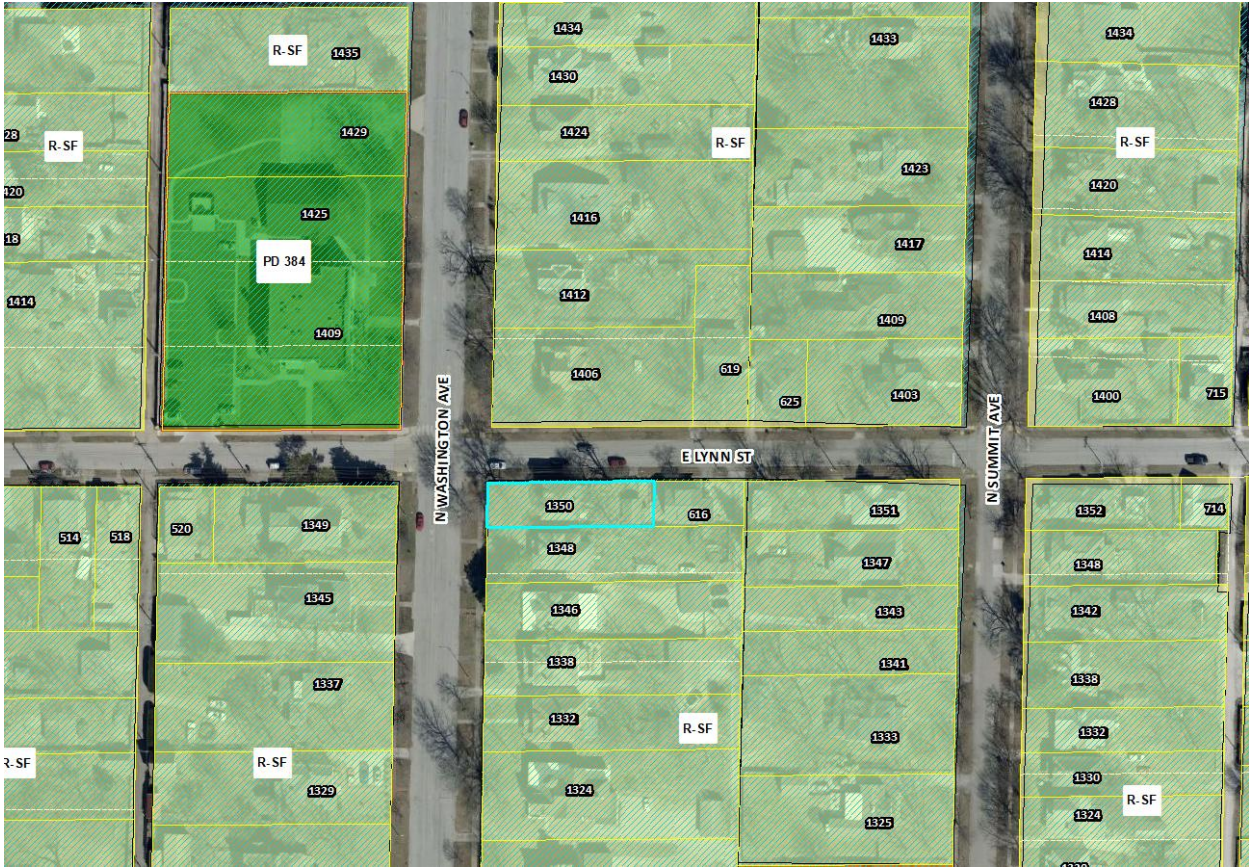
This scenario: Six adjacent property owners, two (highlighted in yellow) sign letters of objection, this represents 33% of the property owners as well as two letters of objection.



Adjacent Properties	Percent of 2 adjacent property owners	At least 30% or more of adjacent property owners	Required Adjacent letters of objection, whichever is greater
10	2=20%	3=30%	3
9	2=22%	2.7=30%	3
8	2=25%	2.4=30%	3
7	2=28%	2.1=30%	3
6	2=33%	1.8=30%	2
5	2=40%	1.5=30%	2
4	2=50%	1.2=30%	2
3	2=66%	0.9=30%	2
2	2=100%	0.6=30%	2

DEVELOPMENT REVIEW STAFF REPORT

ZONING AND ADJACENT MAP:



DEPARTMENT COMMENTS:

DEPARTMENT OF FINANCE BUSINESS LICENSES DIVISION:

Existing STR or not: Not a currently existing STR

Paid hotel motel taxes: N/A

Violations: Trash can at curb for over 24 hours – December 2023.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS:

1. The property owner has applied for a Short-Term Rental (STR) Type 2 permit to establish a Short-Term Rental Type 2 at 1350 N. Washington Avenue per Section 36-473 of the Zoning Ordinance.
2. Per the Zoning Ordinance short-term rental type 2's are not allowed to be located within five hundred (500) feet of another short-term rental type 2, as measured by the shortest distance between the two closest property lines. The applicant's property meets the density requirement.
3. This property is not an existing Short-Term Rental Type 2 and therefore no hotel and motel tax has been paid, which was passed July 2023.
4. The applicant has notified the property owners and occupants within 500 feet of the property and held a neighborhood meeting on December 22, 2025. The neighborhood meeting summary was submitted within the 10-day requirement and can be found in Attachment 2.
5. Letters of Objection sent to immediately adjacent property owners can be found in Attachment 3.
6. Comment cards sent to all property owners and tenants within 500 feet can be found in Attachment 4.
7. The applicant has received letters of objection from at least two (2) or at least thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street.
8. The Zoning Ordinance allows the applicant to file an appeal with the planning and zoning commission for a resolution to approve the application if denied by property owners (Attachment 1).
9. Adjacent property owners of the proposed short-term rental type 2 establishment have been notified by regular mail of the March 12th, 2026, Planning and Zoning Commission meeting.
10. If approved, all other requirements of the Short-Term Rental requirements of Section 36-473 of the Zoning Ordinance must be met.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed appeal of this article:

1. Recommend against the appeal.
2. Recommend approval of the appeal.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1
NOTICE OF DENIAL AND APPLICANTS APPEAL LETTER

ATTACHMENT 2
NEIGHBORHOOD MEETING SUMMARY AND SIGN-IN SHEET

ATTACHMENT 3
ADJACENT MAP AND LETTERS OF OBJECTION

ATTACHMENT 4
500' MAP AND COMMENTS CARDS

ATTACHMENT 5
RADIAL MAP OF STRS



Short-Term Rental Type 2 Appeal Application

****eCity INSTRUCTIONS****

****PLEASE FOLLOW STEPS 1 & 2 FOR SUBMITTING THIS APPLICATION****

1. Fill out the Short-Term Rental Appeal Form and upload as an attachment to your account in eCity.
2. Planning staff will review the appeal and assign a date for your appeal to Planning and Zoning.

Case No.	
Date Filed	
Received By	
Receipt No.	

This appeal is designed to help the Planning and Zoning Commission better understand the operator’s compliance with city regulations. Make sure to submit everything that is required for a complete appeal application. Incomplete applications will be rejected and returned to the applicant. Complete the questionnaire to avoid a delay in your appeal being processed.

Short-Term Rental Type 2 Property Address: _____

PROPERTY OWNER’S INFORMATION:

Name of current property owner: _____

If corporation: Corporate Official: _____

Mailing Address: _____

Zip Code: _____ Phone: _____

E-mail: _____

OPERATOR’S INFORMATION (if different):

Name: _____

Mailing Address: _____

Zip Code: _____ Phone: _____

E-mail: _____

SHORT-TERM RENTAL TYPE 2

Has this property already been operating as a Short-Term Rental Type 2? **Check box if yes.**

Does the property owner have any other existing Short-Term Rentals (Type 1, 2 or 3) in the City of Springfield?
Check box if yes and provide addresses in comment area.

If operating an existing Short-Term Rental Type 1, 2 or 3, have all properties paid hotel/motel taxes since July 2023? (or since the first month of operation if this occurred after July 2023).
Check box if yes and provide information in comment area.

If operating an existing Short-Term Rental 1, 2 or 3, have there been any complaints from adjacent property owners? **Check box if yes and provide complaints in comment area.**

SITE DESCRIPTION

Total square footage of the Short-Term Rental. _____.

Total beds rented out? _____.

Maximum number of occupants allowed on property? _____.

Total number of off-street parking provided on-site? _____.

Are the parking spaces paved? **Check box if yes.**

Will there be parking in front of the residential structure? **Check box if yes.**

Are there any parking restrictions for on-street parking (i.e., no parking signs in front of property and along both sides of the street)? **Check box if yes.**

Does the property reside in a Neighborhood Parking District? **Check box if yes.**

Does property have access to an alley? **Check box if yes.**

Is there a garage for parking? **Check box if yes.**

Will cars be parking in the driveway? **Check box if yes.**

Is there enough room for cars to park without blocking the sidewalk? **Check box if yes.**

Have there been any renovations on the property that would have required any electrical, plumbing and/or building permits? **Check box if yes.**

REASON FOR APPEAL/COMMENTS/COMPLAINTS RECEIVED/RESPONSE TO LETTERS

Dear Members of the Planning and Zoning Commission,

My name is Anton Kalashnikov, and I am the owner of the property located at 1350 N Washington Ave Springfield, MO 65802. I am writing to formally request approval for a short-term rental (STR) license for this property and to provide additional information regarding my intent, neighborhood concerns, and the steps I will take to ensure the use of the property aligns with community standards and local regulations.

I am seeking a short-term rental license to responsibly utilize my property while contributing to the hospitals and universities by accommodating visitors such as parents visiting students at Universities, traveling nurses and professors, and individuals visiting friends or relatives in the area. The property will be professionally managed and maintained, ensuring it remains in excellent condition and continues to positively reflect the neighborhood.

I understand that some neighbors may have concerns regarding short-term rentals, including potential noise, increased traffic, parking availability, and the preservation of the residential character of the neighborhood. These concerns were discussed during the neighborhood meeting, and I appreciate the opportunity to hear and understand the perspectives of nearby residents. The neighbors' expectations are unreasonable given the size of the nearly 3,000 square foot home. Requiring that it be occupied only by an older couple with no children to preserve street parking, and opposing any form of rental while dictating the type of buyer, exceeds what is appropriate. Decisions regarding ownership and lawful use of the property should be based on zoning and market conditions, not neighboring preferences.

To proactively address these concerns, I will enforce clear and strict rules for all renters, including but not limited to:

- Quiet hours enforced between 10:00 PM and 7:00 AM
- No parties or large gatherings permitted at any time
- Designated on-site parking; no street blocking or overcrowding
- No outdoor amplified music

These rules will be clearly outlined in the rental agreement, posted within the home, and strictly enforced.

Addressing Neighborhood Meeting Concerns

During the neighborhood meeting, concerns were raised regarding enforcement and accountability. To address this, I will:

- Provide neighbors and the city with a 24/7 local contact number for immediate response to any issues
- AirBnB approved identity guests only

- Take swift corrective action, including removal of guests, if rules are violated

My goal is to operate this short-term rental in a manner that is respectful, low-impact, and fully compliant with all city regulations while maintaining open communication with neighbors and city officials.

Thank you for your time and consideration of my application. I am committed to being a responsible property owner and a good neighbor, and I appreciate the opportunity to address any questions or concerns you may have.

Sincerely,

D University House LLC
Anton Kalashnikov
503-928-1699
Duniversityhouse@gmail.com
1350 N Washington Ave
Springfield, MO 65802









AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request to establish a Short-Term Rental Type 2.

2. Meeting Date & Time: 12/22/25 4:00-6:30 pm

3. Meeting Location: 2407 N Glenstone Ave Springfield, MO

4. Number of invitations that were sent: 115

5. Number of neighbors in attendance (attach a sign-in sheet): see attached

6. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the owner/operator must explain why the issues cannot be resolved.)

- parking (most people come on uber when visiting town, people can drive in the side of the property to the detached garage)
- unknown people coming - all identity verified through ARBMB
- lawn care - will take care of the lawn before the launch

7. List or attach the written comments and how you plan to address any issues:

n/a

I, Tatjana Paliakou (print name), attest that the neighborhood meeting was held on 12/22/25 (month/date/year), in accordance with the attached "Neighborhood Notification and Meeting Process."


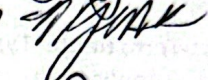


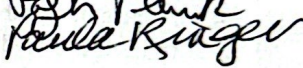
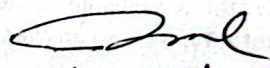

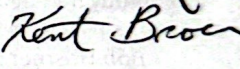
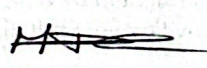
Tatjana Paliakou
Signature of person completing affidavit

Tatjana Paliakou
Printed name of person completing affidavit

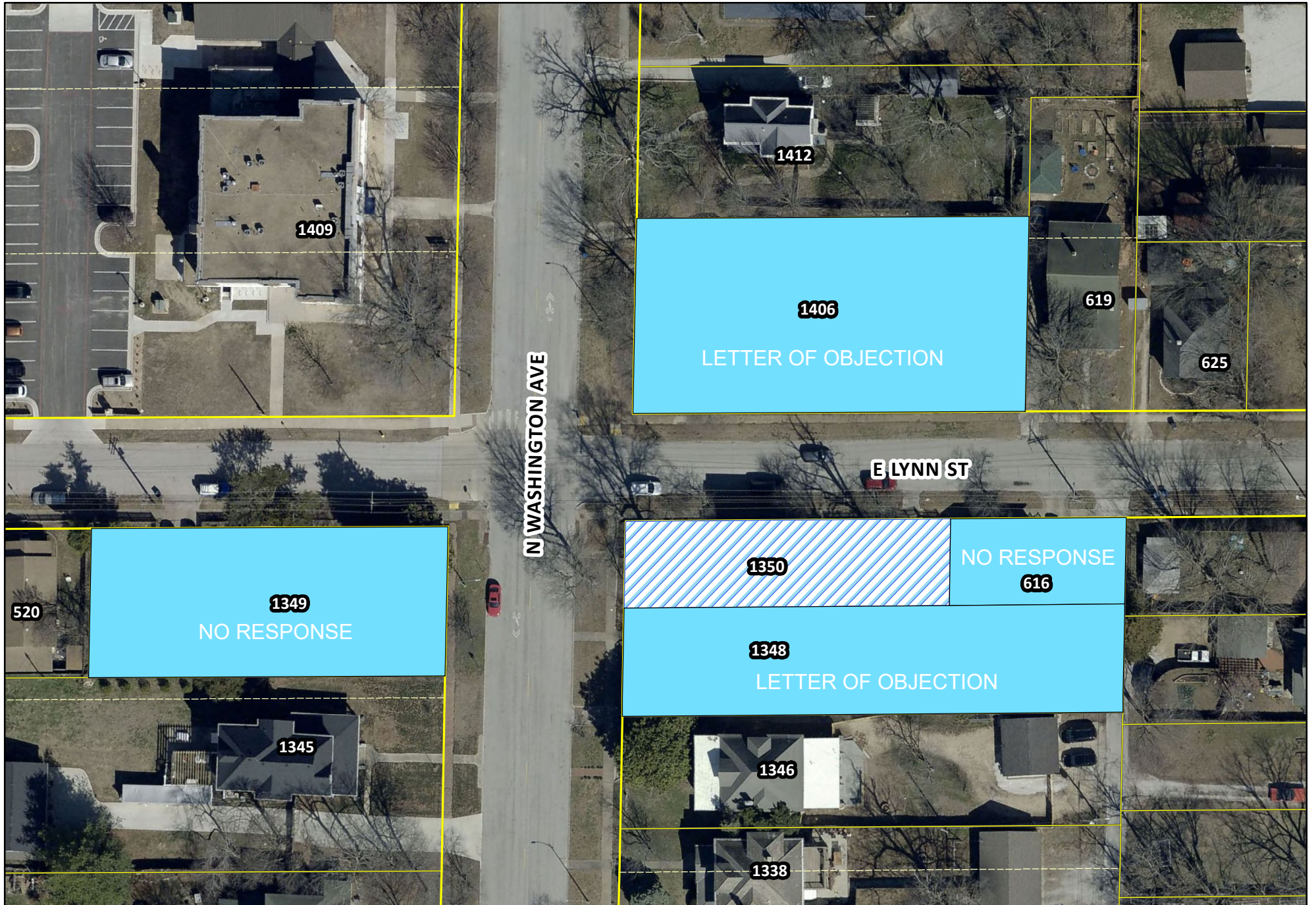
Sign in sheet.

12/22/25

Neighborhood meeting for: 1350 N Washington Ave
Springfield, MO 65802

<u>First, last name</u>	<u>Address:</u>	<u>Phone number</u>	<u>Signature:</u>
Julie Johns	1324 N Washington	417-840-0025	
MARTIN GENSDER ANNETTE HAMMER	1206 N. CLAY	805-902-1287	
Brian Shipman	1347 N Summit	417 880-2855	
Ralph Plank	1337 N. Washington	417-818-7395	
Paula Rieger	1337 N. Washington	417-818-1339	
Josh Even			
Even, Josh	1348 N Washington Ave	417-766-0034	
Louise Wiendkowski	1423 N. Summit.	417-496-2206	
Kent Brown	1423 N. Summit	417-429-5685	
Dee Ogilvy	515 E Lynn 65802	417 863 8112	

Location of meeting: 2407 N Glenstone Ave
Springfield, MO 65803



SHORT-TERM RENTAL TYPE 2 LETTER OF OBJECTION TO THE
PLANNING AND ZONING COMMISSION OF SPRINGFIELD, MISSOURI

City of Springfield, Missouri
Department of Planning and Development
840 Boonville Avenue
Springfield, Missouri 65802

SHORT-TERM RENTAL TYPE 2 ADDRESS: **1350 N Washington Ave**

PROPERTY OWNER(S):

Dale Wimmer (deceased)
PRINT NAME

and

Jacqueline Wimmer
PRINT NAME

OWNER ADDRESS: 1406 N WASHINGTON AVE

PROPERTY ADJACENT TO PROPOSED STR

The undersigned hereby states that they are the verified owner(s) of property at the above-referenced address. The undersigned hereby states that they are opposed to the Short-Term Rental Type 2 located at the above-referenced address.

Signature of Owner: _____

Signature of Owner: Jacqueline Wimmer

Reason for Objection (optional, in case of appeal):

Wimmer
Washington Ave
Springfield, MO 65802



SPRINGFIELD MO 658

17 DEC 2025 PM 2 L

City of Springfield Missouri
Department of Planning & Development
840 Boonville Ave
Springfield, Mo. 65802

65802-383240

STR Neighborhood Meeting

Date of Letter:

DEAR PROPERTY OWNER,

You have received a notice of a "Neighborhood Meeting" since all proposed Short-Term Rental applications require a neighborhood meeting and to invite the owners and occupants of property within 500 feet of the subject property and to invite the officers of any registered neighborhood association on file with the City of Springfield.

The applicant or representative below has filed an application with the City of Springfield for a Short-Term Rental Type 2 in your neighborhood.

APPLICANT CONTACT INFORMATION:

Applicant/Representative Name:
Address:
City, State and Zip:
Phone Number: E-mail:

SHORT-TERM RENTAL LOCATION:

PUBLIC NEIGHBORHOOD MEETING:

Date of Meeting:
Location of Meeting:
Time of Meeting:

We look forward to seeing you at this meeting! Thank You!

What is a Short-Term Rental Type 2?

The rental of an entire dwelling, or any portion thereof, for a period of not more than 30 days, where the owner is engaged in a contract for the rental of that specific dwelling, or any portion thereof. A STR Type 2 is located within a R-SF or R-TH zoning district and is not an owner-occupied residence.

COMMENT CARD/NOTICE

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a Short-Term Rental Type 2 in your neighborhood. City Council requires owners/operators of Short-Term Rental Type 2's to hold a neighborhood meeting to invite the owners and occupants of property within 500 feet of the subject property and to invite the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the owner/operator to negotiate with the neighborhood in order to resolve any issues.

If the owner/operator submits an application for a Short-Term Rental Type 2, the property will be posted and notification by mail to the property owners within 500 feet of the STR property.

Short-Term Rental Type 2 Process:

1. Application
2. Neighborhood Meeting (500 feet notification and posting of subject property)
3. Neighborhood Meeting Summary and Sign-In Sheet
4. If least two (2) or at least 30 percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street submit a letter of objection the application shall be denied.
5. If appealed, submit request to Planning and Development Department for the Planning and Zoning Commission to review and decide.

City staff is available to meet with you or your neighborhood association representative(s) to discuss the Short-Term Rental Type 2 and answer questions at 417-864-1611.

You can provide comments on the "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65802

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	12-15-2025	Telephone No.	417-766-0254
YOUR NAME:	Joshua W. EREN		
YOUR ADDRESS:	1348 N Washington Ave		
STR ADDRESS:	Springfield, Mo 65802		

COMMENTS:

Strongly Oppose. We already share this space with long term rentals. Too many occupants for the adjacent street parking. Do not feel safe allowing small children to be exposed to unknown strangers. Current landlord unresponsive to occupant issues. Would like to see it go back to primary residence.

SHORT-TERM RENTAL TYPE 2 LETTER OF OBJECTION TO THE
PLANNING AND ZONING COMMISSION OF SPRINGFIELD, MISSOURI

City of Springfield, Missouri
Department of Planning and Development
840 Boonville Avenue
Springfield, Missouri 65802

SHORT-TERM RENTAL TYPE 2 ADDRESS: **1350 N Washington Ave**

PROPERTY OWNER(S):

MICHAH EVEN

PRINT NAME

and

JOSHUA W. EVEN

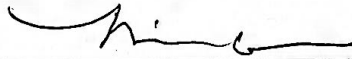
PRINT NAME

OWNER ADDRESS: 1348 N WASHINGTON AVE

PROPERTY ADJACENT TO PROPOSED STR

The undersigned hereby states that they are the verified owner(s) of property at the above-referenced address. The undersigned hereby states that they are opposed to the Short-Term Rental Type 2 located at the above-referenced address.

Signature of Owner: _____

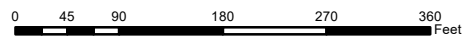
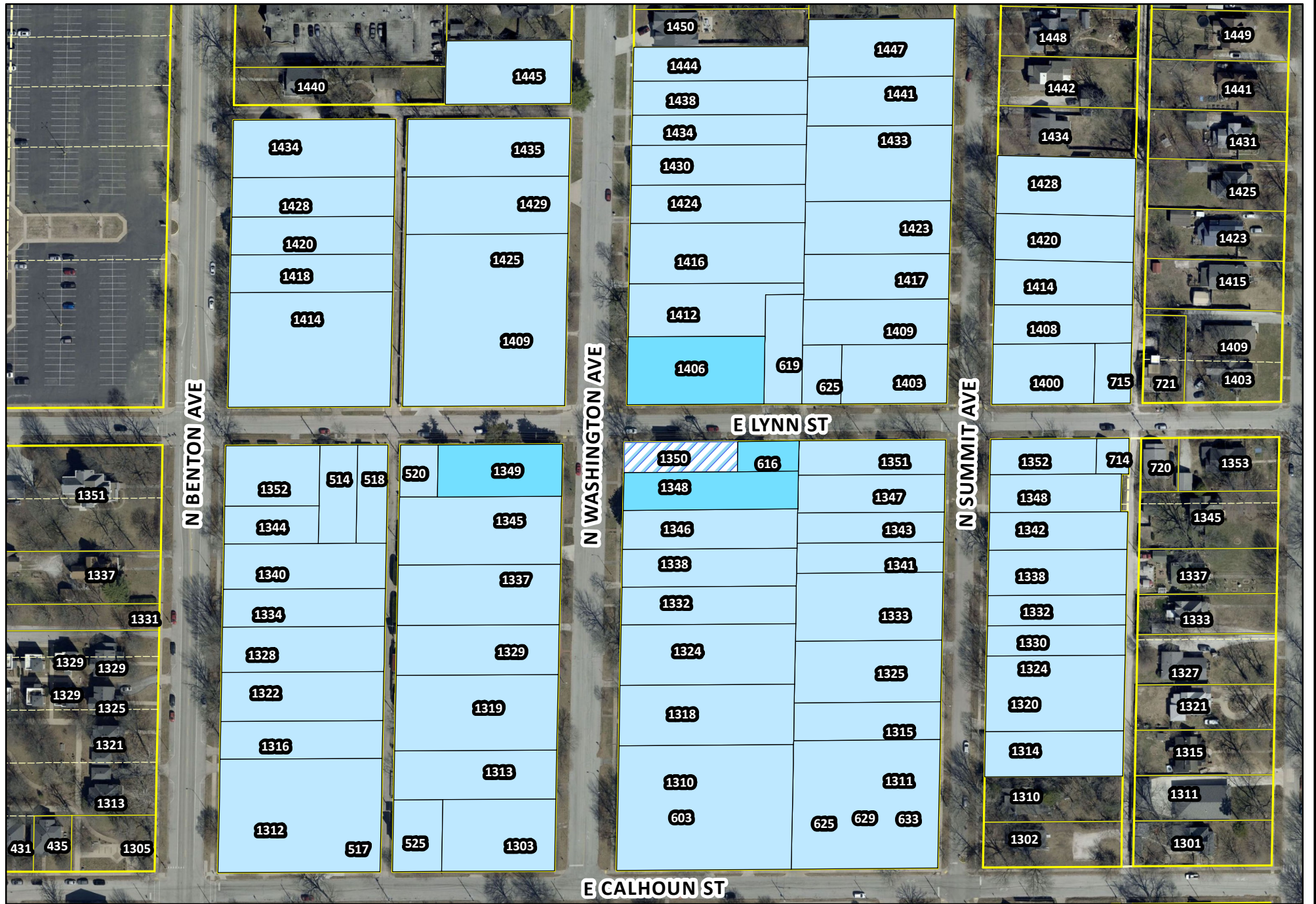


Signature of Owner: _____



Reason for Objection (optional, in case of appeal):

This historic home needs a family. Parking is a major issue that we already struggle with. We have small children that play outside and I can't be worried about new strangers everyday. Current owners are unresponsive to issues as is. Including good care and trash control.



SCALE: Planning & Zoning Commission 27 of 37



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DATE:

Telephone No.

417 429-5685

12/17/25

417 429-5685

417 429-5685

YOUR NAME:

Keith Brown / Louise Wienckowski 417496-2006

YOUR ADDRESS:

1423 N. Summit Ave

STR ADDRESS:

1350 N. Washington Ave.

COMMENTS:

I am opposed to short term rental at

1350 N. Washington Ave. It would undermine the

single-family character of our neighborhood, Keith Brown

I am opposed to STR at 1350 N. Washington. Withdraw is a

fragile neighborhood experiencing more rentals especially for

students, which results in neglected property and no

investment in the community. We fought long and hard for

a conservation District and a single family designation. Short

term rentals will not contribute to the improvement of

withdrawn's image or character. Louise Wienckowski

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611 Phone

COMMENT CARD/NOTICE

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If the owner/operator submits an application for a Short-Term Rental Type 2, the property will be posted and notification by mail to the property owners within 500 feet of the STR property.

Short-Term Rental Type 2 Process:

1. Application
2. Neighborhood Meeting (500 feet notification and posting of subject property)
3. Neighborhood Meeting Summary and Sign-In Sheet
4. If least two (2) or at least 30 percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street submit a letter of objection the application shall be denied.
5. If appealed, submit request to Planning and Development Department for the Planning and Zoning Commission to review and decide.

City staff is available to meet with you or your neighborhood association representative(s) to discuss the Short-Term Rental Type 2 and answer questions at 417-864-1611.

You can provide comments on the "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
 City of Springfield Development Review Office
 840 Boonville Ave, Springfield Missouri 65802

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	Dec 30, 2025	Telephone No.	417 863-8112
YOUR NAME:	Marian Dee Ogilvy		
YOUR ADDRESS:	518 E Lynn St 566 65802		
STR ADDRESS:	1350 N Washington		
COMMENTS:	I lived 3 doors from 1350 N Washington. Currently we have 9 licensed STR in in Midtown and 1 pending and 1 more will be pending if the property sells. We feel we are saturated and if this per chance goes to P&Z the neighbors will fight it. This property has street parking parking and there is no place to park because Residents on that block already need the parking spaces.		

RE: "D UNIVERSITY HOUSE, LLC"

From Shelly Gibson <thewashplace1345@gmail.com>
Date Thu 2/26/2026 18:52
To Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>

To Whom It May Concern,

We live across the street from the proposed Air BnB under the representative name "D University House, LLC" at the address 1350 N Washington Avenue in Springfield, MO. Our beloved *single family historic* neighborhood seems to be under siege with new rental apartments, commercial space in the middle of homes (vehemently opposed by the majority of residents, to no avail) - and now another Air BnB.

This email is to serve as our strong opposition to this new application/appeal. Our neighborhood was painstakingly restored, house by house by the residents. Collectively, millions of dollars was spent by individuals to restore it to it's original, intended state, only to repeatedly be thwarted by city zoning, taking it backwards one step at a time. This would be yet one more step in the wrong direction if another Air BnB is approved.

So not only do we vehemently oppose this new appeal, we hope the city would realize the incredible value of historic neighborhoods and follow the direction of other cities across the country and pass unshakable city legislation that protects and cherishes our historic neighborhoods.

Thank you,

Ron Grempe
Shelly Gibson
1345 N Washington Avenue
Springfield, MO 65802
(917) 514-0061

Application of a Short-Term Rental Type 2 property - 1350 N Washington Ave

From Marie Wood <3mwood@gmail.com>

Date Mon 3/2/2026 7:29

To Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>

Cc Marie Wood <3mwood@gmail.com>; Midtown Neighborhood Association <midtownsgf@gmail.com>; benz.zen@gmail.com <benz.zen@gmail.com>

Dear Springfield Planning and Zoning Commission:

I am writing to express my opposition to the pending application for a Type II short-term rental within the Midtown Neighborhood.

My primary concern is the growing concentration of short-term rentals within an already small geographic footprint. The increasing number of these properties is beginning to alter the character and stability of the neighborhood. What may appear to be a single application in isolation contributes to a cumulative impact that residents are already experiencing — increased turnover of occupants, reduced neighborhood cohesion, and uncertainty for long-term homeowners.

Midtown is a historic district, and many residents have invested significant time and resources into preserving the architectural integrity and residential character of these homes. We are already facing challenges in maintaining owner occupancy, which is essential to protecting both the historic nature and long-term vitality of the neighborhood. Each additional short-term rental further shifts housing away from permanent residents and toward transient use.

Additionally, a substantial number of properties in the area have already transitioned into traditional long-term rentals despite being located in a residentially zoned district. Approving additional Type II short-term rentals risks accelerating this trend and undermining the intent of residential zoning, which is to foster stable, owner-occupied communities.

For these reasons, I respectfully urge the City to consider the cumulative density of existing short-term rentals, the preservation goals of the historic district, and the long-term housing stability of Midtown residents when evaluating this application. I ask that the application be denied in order to help preserve the residential character and historic integrity of our neighborhood.

Thank you for your time and consideration of the concerns of a Midtown resident.

From Marie Wood

417-496-8539

1318 N Washington Ave, 65802

Re: Shirt term rental- 1350 N. Washington Ave

From Midtown Neighborhood Association <midtown.sgf@gmail.com>

Date Mon 3/2/2026 8:33

To Percy, Monica <monica.pearcy@springfieldmo.gov>

Cc Marie Curulli Wood <3mwood@gmail.com>

Thank you so much , Monica. This link is very helpful.

Since two of the four houses are already rentals, we are in a rather compromised position as residents of the Midtown Neighborhood, and as the Midtown Neighborhood Association representing the majority of residents who expressed concern about the number of short-term rentals going into our neighborhood.

Requesting comment from only these four Locations, actually gives you only a 50% representation of four homeowners. I would like to convey to planning and zoning that this is in fact the case, since it is unlikely that either of the two owners who rent out their houses would express an opinion either way.

~Marie Wood
Treasurer
Mid-town Neighborhood Association
417-501-9732 (voicemail- please leave a message)
PO Box 214
Springfield, MO 65801

On Mon, Mar 2, 2026 at 8:25 AM Percy, Monica <monica.pearcy@springfieldmo.gov> wrote:

Hi Marie,

The link below will take you to an interactive map that shows the active short-term rentals in the city. If you zoom in to the Midtown Neighborhood, it should give you an overview of the STRs in the area.

Short-term Rental Map - [Short Term Rentals](#)

The parcels shaded in yellow represent adjacent properties. Owners of these adjacent properties are the individuals that may submit letters of objection during the STR application process. However, anyone outside of the yellow properties may also submit comment cards. All comment cards and letters of objection will be provided to the Planning and Zoning Commission.

Best,

Monica Percy | Senior City Planner
Department of Planning & Development
City of Springfield, Missouri

(417) 864-1104

From: Midtown Neighborhood Association <midtown.sgf@gmail.com>
Sent: Monday, March 2, 2026 7:16
To: Percy, Monica <monica.pearcy@springfieldmo.gov>
Cc: Midtown Neighborhood Association <midtown.sgf@gmail.com>
Subject: Shirt term rental- 1350 N. Washington Ave

Good morning, Monica,

Thank you for taking my call on Friday.

Would it be possible for you to find out how many approved Short-Term Type 2 rentals there are already in the Midtown Neighborhood?

Also, On the map that we received Friday in the mail as the second page to the Appeal letter, there are houses colored in yellow. Is that simply to denote houses that are adjacent to the house in question? Or does the coloring show something else?

~Marie Wood
Treasurer
Mid-town Neighborhood Association
417-501-9732 (voicemail- please leave a message)
PO Box 214
Springfield, MO 65801

letter regarding proposed short-term rental type 2 at 1350 N. Washington Ave

From Brant Hinrichs <bhinrichs@drury.edu>
Date Thu 3/5/2026 14:22
To Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>
Cc Brant Hinrichs <bhinrichs@drury.edu>

Dear Zoning Board,

I am writing regarding a proposal to rezone 1350 N. Washington Ave to be a short-term rental type 2.

I write to oppose this rezoning.

I live at 1403 N Summit Ave, just down Lynn St. a block East (and other side of the street :^) as the house at 1350 N. Wash Ave.

I oppose for several reasons:

- i'm guessing none of these will be new to you, so I am not sure how you decide? Is it just a majority wins kind of thing? Or...? I honestly don't know the criteria for when the rezoning will more likely be favored or opposed by the zoning board,

- I found this limit, which I think is the current one:

Density Limitations: No Short-Term Rental Type 2 shall be located within 500 feet of another Short-Term Rental Type 2, as measured by the shortest distance between the two closest property lines

- in general, philosophically I oppose these kinds of short-term rentals, no matter where they are,
- but I specifically oppose them in an otherwise residential neighborhood full of single-family or smaller apartment buildings (such as what Midtown is),

- I think such short-term rentals lead to instability of the people-to-people community in the neighborhood,

- I think that people who actually live long term (or even rent on a yearly basis) in the neighborhood are much more likely to want to keep and maintain the house/area/community (both in material ways - like trash and outside stuff, of which I am king! short-term rental type 2 at; but also in non-material ways - interpersonal relations, banding together to solve neighborhood problems/issues/looking after each others properties, etc, etc)

- I also think such short-term rentals are part of the reason why we have a reported housing shortage in the city (not to mention state and country),

- it seems like it's just a particular kind of business in a residential neighborhood

- why do they want such a business in a residential neighborhood? They benefit from our wonderful neighborhood, but are not living in the neighborhood to try to keep it up - so a typical example of - socialize the cost, but privatize the profit. *sigh* That is a major problem with our USA these days, I think. How about all of use who live within 500ft get a cut of their profits? B/c we bear the social costs of this type of enterprise. So shouldn't we get some of the profits too, then? (i'm slightly joking, but also kind of being serious too).





- Why don't they just sell the house to a new family/individual/couple/group? Why do they need (want?) a continuing business in our neighborhood?

- I also agree with Councilman Hosmer's reasoning:



"There's a reason people don't want them next door to them, and it's not that they're badly kept, it's that you don't know who your neighbor is day after day after day after day," Hosmer said. "Sometimes they're good, sometimes they're not, but it's that uncertainty, I think, that makes people feel uneasy about having too many short-term rentals in the same location, and all this is doing is saying there's a separation."

- I dunno, maybe someday when I get older I will be very poor and need income, so I would like to do this with my own home - but as I am within 500 ft of the proposed property, I would NOT be allowed to do that. :-)

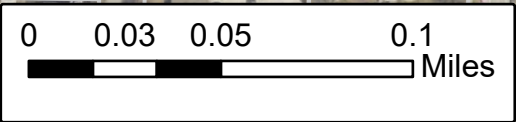
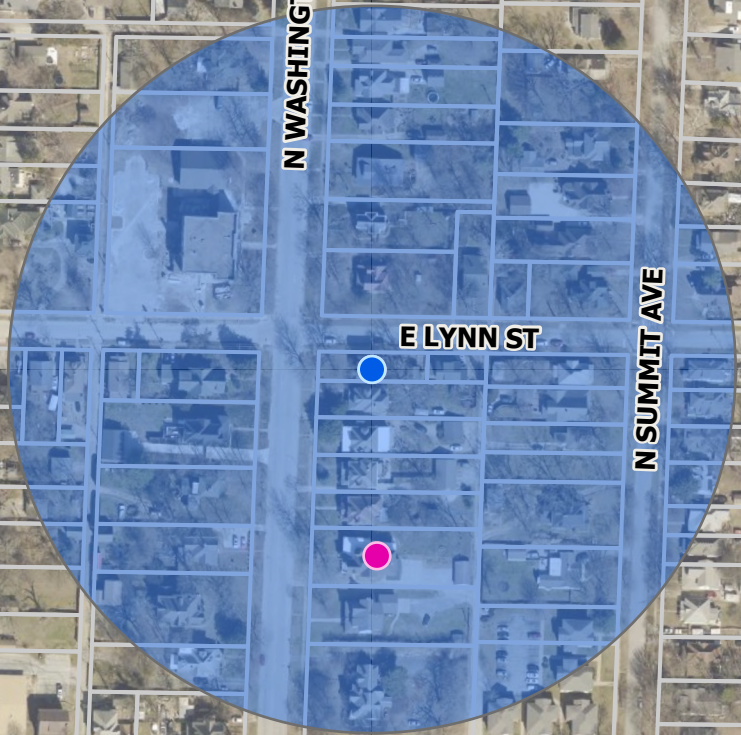
- Also, how long does the zoning last - I guess forever, unless it is reverse zoned at some time? So basically this house would ALWAYS be a short term rental, unless the owner sells and the new owner asks to return it to single family?

-  500 ft Radius
-  1350 N Washington
-  STR Type 1
-  STR Type 3

Type 2 Rental Status*

-  Approved
-  Pending

*Status as of: 2/6/2026



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DEVELOPMENT REVIEW STAFF REPORT

PROJECT SUMMARY:

Text Amendment 2 represents a refinement of the adopted Land Development Code and incorporates technical corrections, clarifications, and targeted revisions identified through staff review and stakeholder feedback during the implementation process. The amendments are intended to improve the clarity, internal consistency, and functionality of the ordinance prior to adoption of the updated zoning map and full implementation of the code. The revisions primarily address formatting corrections, clarification of regulatory language, restoration of certain provisions from the existing development regulations, and limited adjustments to development standards and procedures identified during implementation review.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

1. Forward SGF identifies the continued refinement of development regulations as a key implementation strategy to ensure that land use policies are effectively translated into development standards and review procedures. The following actions and strategies provide guidance for this and future updates to the City's Land Development Code.

Chapter 5 – Land Use & Development

Land Use Planning Framework – Responding to Trends and Land Development Pressures

- Regulatory codes should balance flexibility in land use with standards that promote high-quality design, redevelopment, and pedestrian-oriented environments.
- Development regulations should support revitalization and reinvestment in existing neighborhoods and corridors while ensuring compatibility with surrounding development patterns.

DEVELOPMENT REVIEW STAFF REPORT

Chapter 7 – Neighborhoods & Housing

Revitalize Springfield's Neighborhoods

- Champion safe, healthy, livable housing and neighborhoods through development standards that support neighborhood compatibility and reinforce existing community character.

Chapter 8 – Economic Development

Goal. Redefine Springfield's Narrative as a Major Competitor and Leader in the Regional Market

- Update the City's development regulations to support economic development, reinvestment, and flexible business environments.

Chapter 9 – Transportation & Mobility

Goal. Integrate Transportation and Land Use to Support Mobility and Placemaking

- (3.3) Enhance community character and placemaking through coordinated land use planning, site design, and streetscape improvements.

Chapter 10 – Infrastructure & Community Facilities

Goal. Develop Infrastructure and Community Facilities in a Sustainable Manner

- Apply sustainable development practices that support efficient infrastructure investment and long-term community resilience.

Chapter 12 – Subarea Plans

Forward SGF identifies several priority corridors and districts where future planning and development regulations should reinforce placemaking and coordinated reinvestment. These include:

- Glenstone Avenue Subarea Plan – framework recommendations
- Trafficway Street Subarea Plan – framework recommendations
- Chestnut Expressway Subarea Plan – framework recommendations
- Lake Springfield Subarea Plan – framework recommendations
- Boonville Avenue Subarea Plan – framework recommendations

Chapter 13 – Commercial Street Plan

Goal. Build on Commercial Street's maker ethos and strength as an artisan manufacturing district

- (4.2) Ensure land use regulations allow for flexible maker spaces and artisan manufacturing uses throughout the district.

Chapter 15 – Implementation Forward SGF identifies the update and continued refinement of development regulations as a primary implementation tool for achieving the plan's land use and placemaking goals.

- Integrate Land Use, Placetypes, and Zoning
Continue refinement of the Land Development Code to ensure the regulatory framework effectively implements the Comprehensive Plan vision and placemaking strategy.

DEVELOPMENT REVIEW STAFF REPORT

2. Consistent with the implementation guidance provided in Forward SGF, the City continues to review and update the Land Development Code and other development controls to reflect the policies, goals, and strategies presented in the Comprehensive Plan.

STAFF ANALYSIS AND RECOMMENDATION:

1. The City Council adopted the Land Development Code on March 10, 2025. The Land Development Code will not become effective until the remapping of the entire city takes place. The remapping and text amendment #2 are scheduled for public hearing at City Council on April 6, 2026.
2. The City of Springfield is requesting approval of Text Amendment 2 to the Land Development Code to address technical corrections, clarifications, and targeted revisions identified following adoption of the initial code update.
3. The purpose of Text Amendment 2 is to refine the adopted ordinance language and improve the usability, clarity, and internal consistency of the Land Development Code prior to full implementation and adoption of the updated zoning map.
4. The proposed amendment is consistent with the Forward SGF, the city's Comprehensive Plan, which identifies the continued refinement of development regulations as an important implementation strategy to ensure the City's land use policies are effectively translated into development standards and review procedures.
5. The Comprehensive Plan's Land Use & Development chapter recognizes that development regulations should balance flexibility in land use with standards that promote high-quality design, redevelopment, and pedestrian-oriented environments while ensuring compatibility with surrounding development patterns.
6. The Comprehensive Plan's Neighborhoods & Housing chapter encourages development standards that reinforce neighborhood compatibility while supporting housing diversity and reinvestment in existing neighborhoods.
7. The Comprehensive Plan's Economic Development chapter recommends updating the City's development regulations to support economic development opportunities, redevelopment, and reinvestment throughout the community.
8. The Comprehensive Plan's Transportation & Mobility chapter encourages coordination between land use planning and site design to support mobility, placemaking, and improved streetscapes.
9. The Comprehensive Plan's Implementation chapter specifically recommends continued updates and refinement of the City's development regulations to ensure that the regulatory framework remains responsive to community needs and effectively implements the vision of Forward SGF.
10. The City of Springfield contracted with the urban planning firm Multistudio in 2023 to assist with drafting an updated Land Development Code intended to modernize the City's development regulations and implement the land use framework established by Forward SGF.

DEVELOPMENT REVIEW STAFF REPORT

11. The consultant completed the research and analysis phase of the code update process in the winter of 2023, which included review of existing development regulations, stakeholder interviews, and analysis of existing development patterns within the City.
12. Following completion of the analysis phase, the consultant initiated the public discussion phase in early 2024, which included meetings with volunteer Place Teams and public open house events that provided opportunities for community members and stakeholders to provide input on the draft development regulations.
13. Public comments on the working draft of the Land Development Code were received throughout 2024 and early 2025. Following revisions based on that input, the City adopted the initial text amendment establishing the framework for the updated Land Development Code.
14. During continued review of the ordinance language in preparation for implementation, staff and the code consultant identified several technical corrections, clarifications, and policy adjustments that would improve the functionality and interpretation of the code.
15. Text Amendment 2 incorporates these revisions and is intended to ensure the ordinance language functions as intended when applied during development review and permitting processes.
16. The proposed amendment includes technical corrections and formatting revisions intended to improve internal consistency throughout the ordinance, including correction of typographical errors, standardization of terminology, and updates to internal cross-references.
17. The amendment also includes clarifications to regulatory language where additional wording improves interpretation of development standards, measurement methods, or procedural requirements.
18. Several provisions from the existing Chapter 36 that were inadvertently omitted during reorganization of the ordinance have been restored through this amendment. These provisions include agricultural uses, mobile vendor site regulations, street name change procedures, street vacation procedures, and certain sign and sidewalk related provisions.
19. The proposed amendment also addresses several implementation issues identified during early review of the ordinance, including residential material standards, residential driveway standards, tree preservation provisions, and clarification of the zoning site plan process.
20. Additional targeted provisions have been included to strengthen the functionality of the ordinance and improve clarity of design expectations, including provisions related to rear transparency in certain building conditions, definitions related to street trees and entryways, and the establishment of a Neighborhood Protection section.
21. The proposed text amendment has been reviewed by City departments and comments have been incorporated where appropriate.
22. Public notice of the proposed text amendment was provided in accordance with the requirements of the Land Development Code.

DEVELOPMENT REVIEW STAFF REPORT

23. The proposed text amendment is consistent with the Forward SGF Comprehensive Plan, which identifies updates and refinement of development regulations as a key implementation strategy for integrating land use policy, placetype planning, and zoning regulations.
24. The proposed amendments primarily address technical corrections, clarifications, and targeted revisions that improve the usability, interpretation, and administrative function of the Land Development Code without altering the overall policy framework established by the Comprehensive Plan.
25. The proposed revisions restore several legacy provisions from the existing development regulations that were inadvertently omitted during the reorganization of the code, ensuring continuity of established regulatory processes and avoiding gaps in administration.
26. The proposed text amendment improves the clarity and functionality of the Land Development Code prior to the adoption of the updated zoning map and full implementation of the new regulatory framework.
27. The proposed amendments do not substantially alter the adopted development framework but instead refine the ordinance language to improve interpretation and administration.

STAFF RECOMMENDATION:

1. Staff recommends approval of the proposed Text Amendment 2 based on its consistency with the Forward SGF Comprehensive Plan and its role in improving the clarity, functionality, and implementation of the City's Land Development Code.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in the text of this article:

1. Recommend against the proposed change in the text amendment.
2. Recommend a change in the text amendment.
3. Recommend a change in the text amendment together with recommendations which, in the judgment of the planning and zoning commission, will ensure that the proposed amendment is consistent with the purpose and intent of this article.

TEXT AMENDMENT 2 CHANGE SUMMARY

Affected Section	Summary	Type of Change	Concept Summary
Article 1 – Transition Provisions	Clarifies transition provisions for CUPs, PDs, and CODs.	Clarification	Ensures projects approved under prior entitlements have clear path under the new code.
Article 1 – Nonconforming Site Conditions	Clarifies when existing site conditions must be brought into compliance during redevelopment.	Clarification	Establishes proportional compliance triggers tied to scope of work.
Article 1 – Nonconforming Site Improvements	Adds language clarifying treatment of parking, landscaping, and site features.	Clarification	Ensures redevelopment does not require full compliance unless triggered by significant work.
Article 1 – Damage and Reconstruction	Clarifies thresholds for reconstruction of damaged nonconforming structures.	Technical Correction	Aligns rebuilding provisions with replacement value standard.
Article 2 – Summary of Procedures Table	Updates procedure table for clarity and completeness.	Administrative Update	Improves usability of procedures matrix for applicants and staff.
Article 2 – Public Notice Requirements	Clarifies notice requirements for certain procedures.	Clarification	Ensures consistent public notification standards.
Article 2 – Appeal Procedures	Clarifies appeal to timelines and authority.	Clarification	Improves transparency for applicants and the public.
Article 2 – Historic Designation Procedures	Adds historic designation procedure to the summary table.	Administrative Update	Ensures historic designation actions appear in procedures overview.
Article 2 – Street Name Change	Adds procedure for street name changes.	Procedure Addition	Consolidates existing municipal procedures into the development code.
Article 2 – Street Vacation	Adds procedure for street vacations.	Procedure Addition	Ensures street vacations follow consistent review process.
Article 2 – Decision Authority Table	Clarifies decision-making authority across procedures.	Clarification	Reduces ambiguity about approving bodies.
Article 7 – Access Management	Adds language coordinating zoning access standards with Chapter 98.	Policy Coordination	Ensures consistency between zoning and public works access regulations.
Article 7 – Existing Access	Clarifies how existing driveways are treated when redevelopment occurs.	Clarification	Allows reasonable continuation of existing access while addressing safety issues.
Article 7 – Driveway Permits	Adds requirement for driveway permit prior to construction or modification.	Procedure Addition	Ensures access points are reviewed under Public Works standards.

TEXT AMENDMENT 2 CHANGE SUMMARY

Affected Section	Summary	Type of Change	Concept Summary
Article 7 – Access Corrections	Allows correction of unsafe or noncompliant access points during redevelopment.	Policy Clarification	Improves roadway safety over time.
Article 7 – Single-Family Access	Provides flexibility for existing residential driveways.	Clarification	Recognizes constraints on older residential lots.
Article 7 – Pedestrian Connectivity	Strengthens internal pedestrian circulation requirements.	Policy Update	Supports walkability and complete neighborhood design goals.
Article 7 – Site Circulation	Adds requirement for connections between buildings, parking, and sidewalks.	Policy Update	Encourages pedestrian-friendly site design.
Article 10 – Sign Definitions	Adds definitions for several sign types.	Definition Addition	Improves clarity and enforceability of sign regulations.
Article 10 – Sidewalk Sign	Adds definition and clarification for sidewalk signs.	Definition Addition	Supports small business signage while maintaining safety.
Article 10 – Temporary Signs	Refines definition of temporary signs.	Definition Update	Clarifies enforcement standards.
Article 10 – Window Signs	Adds definition for window signs.	Definition Addition	Clarifies how window signage counts toward sign area.
Article 10 – Yard Signs	Adds definition for yard signs.	Definition Addition	Improves regulatory clarity.
Article 10 – Solar Canopy Systems	Adds definition for solar canopy systems.	Definition Addition	Ensures renewable energy infrastructure is clearly addressed.
Article 11 – Use Definitions	Adds definition for short-term lending/title loan uses.	Definition Addition	Clarifies classification of financial service uses.
Article 11 – Definitions	Refines definition of Replacement Value.	Definition Update	Ensures consistent terminology across nonconformity provisions.
Article 11 – Definitions	Adds definition for Change of Use.	Definition Addition	Clarifies when a new use category triggers zoning review.
Article 6 – Supplemental Districts	Adds additional review requirements for certain overlay districts.	Policy Update	Ensures corridor planning goals are implemented during development review.
Grant Avenue Parkway District	Requires building elevations for site plan review.	Design Requirement	Supports design quality along the corridor.
Multiple Articles – Cross References	Updates cross references throughout the code.	Technical Correction	Ensures internal consistency and usability.

TEXT AMENDMENT 2 CHANGE SUMMARY

The edits identified in this tracker represent policy, regulatory, or procedural changes introduced in Text Amendment 2.

Minor editorial revisions, including formatting updates, renumbering, grammar corrections, cross-reference updates, and other technical edits—were made throughout the document to improve clarity and internal consistency.

These editorial changes are not reflected in this tracker because they do not modify the substance or application of the code.

Attachment 1 - Redline Version

Attachment 2 - Clean Draft Version

Planning and Zoning Commission Staff Report

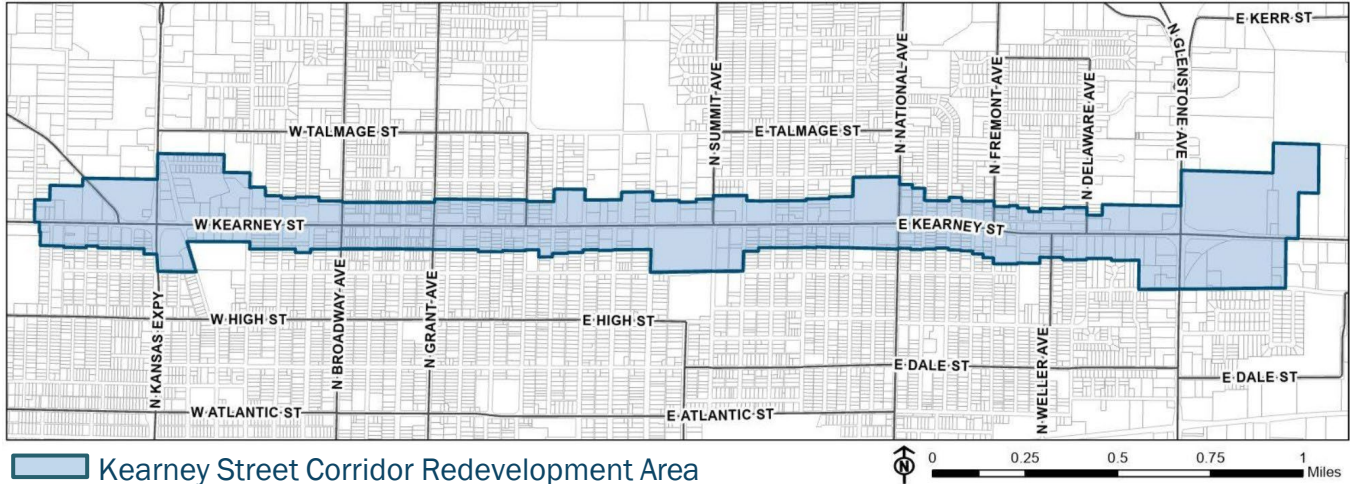


Planning and Zoning Commission Meeting:

March 12, 2026

City Council Public Hearing:

April 6, 2026



Case:

First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment

Location:

Generally located along Kearney Street between North Albertha Avenue and North Glenstone Avenue.

Staff:

Corey Stinson - Senior Planner
417-864-1096

Proposed Motion:

Move to approve the First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area.

Attachments:

Exhibit 1: First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area.

Exhibit 2: Updated Blight Study - Kearney Street Corridor Redevelopment Area

Summary of Request:

The City of Springfield (the "applicant") has filed first amended and restated redevelopment plan pursuant to section 99.300-99.660, RSMo, the Land Clearance for Redevelopment Authority (LCRA), Law for the Kearney Street Redevelopment Plan. As per the LCRA Law, the Planning and Zoning Commission shall review the proposed Redevelopment Plan and make recommendations as to its conformity with the City's general plan for the development of the City as a whole (i.e., the Forward SGF Comprehensive Plan).

In 2016, the City of Springfield hired PGAV Planners to conduct a retail market and feasibility study of the Kearney Street Corridor in response to the City Council's request to study the most appropriate means to revive retail activity in the area. It recommended the City prepare and adopt a redevelopment plan in accordance with the LCRA Law to encourage redevelopment within the Corridor by offering partial real property tax abatement to redevelopment projects that are in conformance with the plan.

On July 16, 2018, the Springfield City Council passed [Special Ordinance 27080](#), declaring the Kearney Street Corridor Redevelopment Area a blighted area and adopting the Redevelopment Plan for said Area. This ordinance was preceded by the passage of [Resolution 10383](#), declaring the Redevelopment Plan

for the Kearney Street Corridor Redevelopment Area a Multi-project Redevelopment Plan as per Chapter 40, Article II of the Springfield City Code, the Workable Program. Under this designation, the adopted Redevelopment Plan had an effective life of five years that could be extended by a subsequent resolution prior to its expiration.

The Redevelopment Plan inadvertently lapsed on July 16, 2023. During its five-year term, seven projects were completed using property tax abatement incentives authorized under the Plan. The City Council has since directed City staff to prepare an amended Redevelopment Plan, thus reestablishing the Redevelopment Area and the redevelopment incentives therein.

Staff recommends the Planning and Zoning Commission approve the Redevelopment Plan for the Kearney Street Redevelopment Area based on findings that said Redevelopment Plan conforms with the Forward SGF Comprehensive Plan.

First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area:

The Kearney Street Corridor Redevelopment Area is located along a 3.5-mile section of Kearney Street, extending east from the intersection of North Albertha Street and West Kearney Street to a point approximately 900 ft west of the intersection of North Barnes Avenue and East Kearney Street. It comprises approximately 388 acres and generally encompasses parcels that are entirely or partially located within 300 ft of Kearney Street, including those parcels surrounding major intersections at North Kansas Expressway, North Broadway Street, North Grant Avenue, North National Avenue, and North Glenstone Avenue.

The Plan proposes to redevelop the Kearney Street Corridor in conformance with the Forward SGF Comprehensive Plan and applicable zoning regulations. Land uses will primarily consist of a mix of office, hospitality, retail sales and service, multifamily residential, universities and colleges, and industrial uses, consistent with the Forward SGF future place type designations and subject to the following requirements and restrictions:

Excluded Uses: Redevelopment projects involving the following land uses shall be ineligible for incentives pursuant to this Plan:

- Adult-oriented Businesses
- Auction Sales
- Boarding Houses
- Emergency Overnight Shelters
- Head Shops
- Pawn Shops
- Personal and Outdoor Storage
- Junkyards
- Resource Recovery Collection Centers
- Rooming and Lodging Houses
- Shelters
- Short-term, High-interest Lending (e.g., Consumer Installment Loans, Pay Day Loans, Title Loans, etc.)
- Single-family Residential
- Smoke/Vape Shops
- Soup Kitchens
- Swap Meets
- Towers (i.e. cell towers)
- Transitional Service Shelters
- Vehicle Storage and Towing

Frontage Requirements: All redevelopment projects shall have frontage along Kearney Street, Kansas Expressway, National Avenue, or Glenstone Avenue. Existing commercial buildings within the Redevelopment Area shall be exempt from this frontage requirement.

Design Requirements: The Design Requirements in the original Redevelopment Plan have been struck as the newly adopted land development code will go into effect April 7th, 2026. The city-wide residential and non-residential design requirements in the new code will replace the previous design requirements in the original Redevelopment Plan and will determine the frontage, access management, landscaping, and material requirements.

Compatibility with the Forward SGF Comprehensive Plan:

The Redevelopment Area is predominantly located within the City Corridor Placetype, an area appropriate for commercial and service-related development of varying scales, from standalone businesses to large retail centers. City Corridors are also key locations for multi-family developments that benefit from proximity to retail, commercial services, and employment centers. These uses are best located along major roadways with high traffic volumes. This placetype is accessible not only by car but also by walking, biking, and transit. City Corridors offer residents and visitors alike a wide range of shopping, service, entertainment, and employment destinations. Primary uses within this placetype include office, hospitality, retail, multi-family, sports and recreation facilities, and maker, artisan, and innovation spaces. Supporting uses may include schools and universities, places of worship, parks, open space, urban agriculture, and personal and outdoor storage.

The City Corridor Placetype also receives the highest volume of visitors. Therefore, it's essential to ensure development quality and visual appeal represent the City's desired image. This placetype emphasizes urban design characteristics such as orienting buildings towards the street, placing off-street parking behind or beside the primary building, establishing active ground floor spaces in multi-story structures, utilizing quality materials and workmanship, and proactively incorporating landscaping, signage, and lighting into site designs.

Improving the quality of development and visual appeal within the City Corridor Placetype along all of Springfield's commercial corridors and gateways is a top priority within the Forward SGF Comprehensive Plan. One of the top ten initiatives highlighted in the Plan, as well as a goal outlined in Chapter 8 (Economic Development), is to promote reinvestment in Springfield's commercial corridors and key gateways.

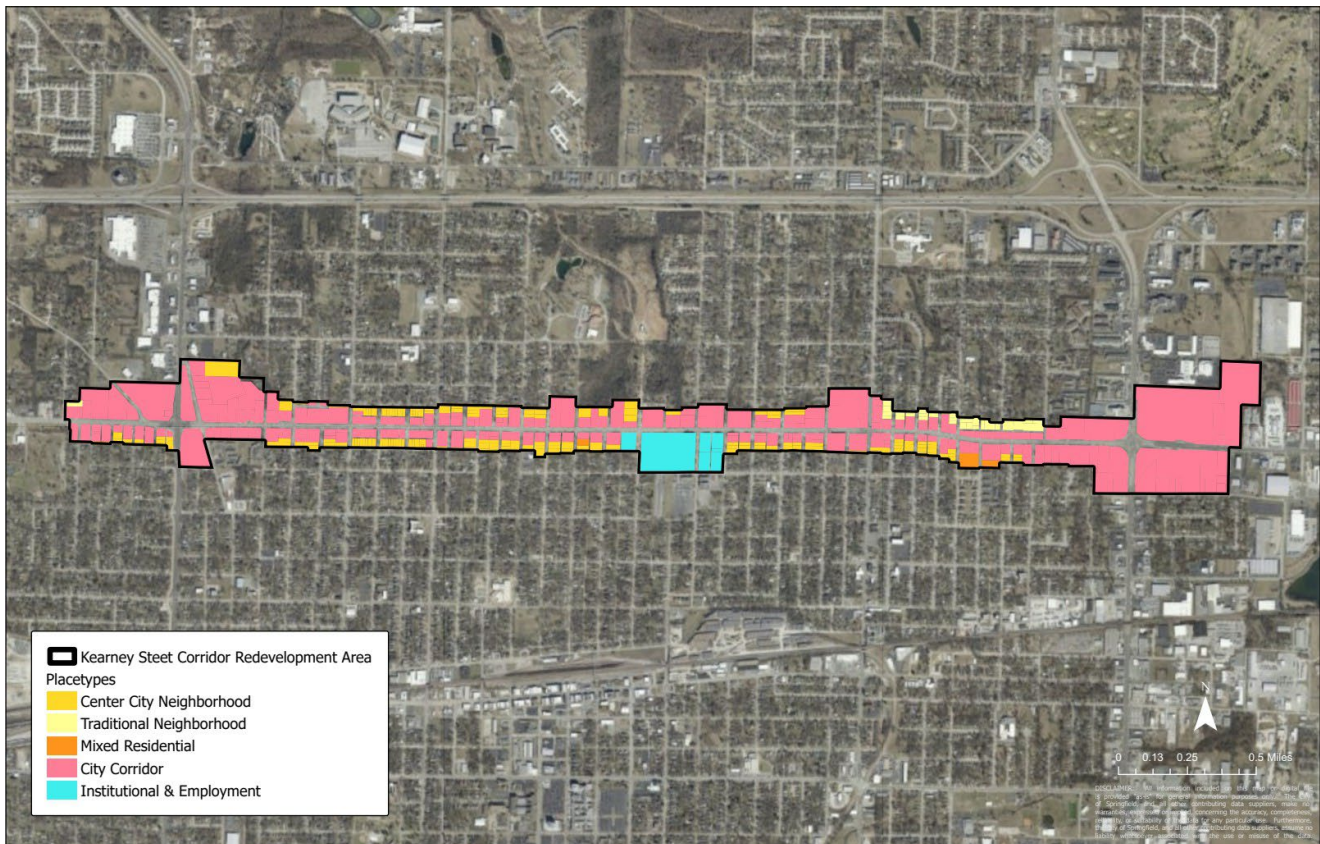
The Comprehensive Plan suggests targeting the highest traveled corridors and those facing the greatest disinvestment for public and private improvements. These improvements will significantly enhance the City's physical image, catalyze attractive development, and build community pride. Furthermore, Forward SGF states that development assistance should be provided to private developers and property owners in key redevelopment areas within the City Corridor placetype.

Planning and Zoning Commission Staff Report



The Redevelopment Plan conforms with the Forward SGF Comprehensive Plan by encouraging reinvestment and the remediation of significant blighted conditions that have detrimentally impacted properties both in and around the redevelopment area and have detracted from the City's desired physical image.

Forward SGF Future Placetypes Map



Staff Comments:

The Springfield LCRA considered the First Amended and Restated Redevelopment Plan on March 3rd, 2026. By a vote of 5 to 0, the Authority approved a resolution recommending approval and directing Staff to submit the Plan to the Planning and Zoning Commission for review and recommendations as to its conformity to the Comprehensive Plan, prior to forwarding its recommendations to the City Council.

Staff finds the Redevelopment Plan for the Kearney Street Corridor conforms with the Forward SGF Comprehensive Plan.

The Redevelopment Plan will enable property owners and developers to request partial real property tax abatement pursuant to the LCRA Law. Partial real property tax abatement pursuant to the LCRA Law is an economic development incentive used to encourage redevelopment of blighted

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areas. The Land Clearance for Redevelopment Authority may authorize partial real property tax abatement for redevelopment projects that conform with the Redevelopment Plan and comply with the Zoning Ordinance and all applicable codes and regulations. Real property tax abatement is based on 100% of the assessed value of qualified new construction or rehabilitation for 10 years.

Exhibit 1

**First Amended and Restated Redevelopment Plan
for the
Kearney Street Corridor Redevelopment Area**

March 3, 2026

First Amended and Restated Redevelopment Plan

I. INTRODUCTION

The City of Springfield has prepared the following First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area (the "Redevelopment Plan"), which is amended from the redevelopment plan approved via Special Ordinance 27080 on July 16, 2018 (the "Original Redevelopment Plan") that subsequently lapsed on July 16, 2023. The Redevelopment Plan proposes the redevelopment of approximately 388 acres generally located along a three-and-a-half-mile section of Kearney Street, extending east from the intersection of North Albertha Avenue and West Kearney Street to a point that is approximately 900 feet west of the intersection of North Barnes Avenue and East Kearney Street, resulting in the elimination of blight and the transformation of this area into a vibrant and revitalized commercial corridor.

II. BACKGROUND

In 2016, the City of Springfield hired PGAV Planners to conduct a retail market and feasibility study of the Kearney Street Corridor in response to the City Council's request to study the most appropriate means to revive retail activity in the area. The study included market research and analysis, site prioritization planning, and strategies and incentives planning. The study found that the Kearney Street Corridor had the potential to capture additional retail sales from an estimated \$95 million of annual unmet household demand surrounding the corridor. The study recommended the City prepare and adopt a redevelopment plan in accordance with Section 99.300, RSMo, et seq., the Land Clearance for Redevelopment Authority (LCRA) Law, that will encourage redevelopment within the Corridor by offering partial real property tax abatement to redevelopment projects that are in conformance with the plan.

On July 16, 2018, the Springfield City Council passed Special Ordinance 27080, declaring the Kearney Street Corridor Redevelopment Area a blighted area and adopting the Redevelopment Plan for said Area. This ordinance was preceded by the passage of Resolution 10383, declaring the Redevelopment Plan for the Kearney Street Corridor Redevelopment Area a Multi-project Redevelopment Plan as per Chapter 40, Article II of the Springfield City Code, the Workable Program. Under this designation, the adopted Redevelopment Plan had an effective life of five years that could be extended by a subsequent resolution prior to its expiration.

The Redevelopment Plan inadvertently lapsed on July 16, 2023. During its five-year term, seven projects were completed using property tax abatement incentives authorized under the Plan. The City Council has since directed City staff to prepare an amended Redevelopment Plan, thus reestablishing the Redevelopment Area and the redevelopment incentives therein.

III. REDEVELOPMENT AREA BOUNDARIES

The Redevelopment Area encompasses approximately 388 acres generally located along a three-and-half-mile section of Kearney Street extending east from the intersection of North Albertha Avenue and West Kearney Street to a point that is approximately 900 ft west of the intersection of North Barnes Avenue and East Kearney Street. A legal description and detailed location map of the Redevelopment Area is attached and incorporated herein as Exhibits A and B.

IV. CURRENT CONDITION OF THE REDEVELOPMENT AREA

The Kearney Street Corridor Redevelopment Area was declared a blighted area in 2018 with the passage of Special Ordinance 27080, which included the adoption of the Original Redevelopment Plan. The blight study that accompanied the Original Redevelopment Plan found that the Area exhibited a predominance of blighting factors that retarded the provision of housing accommodations and constituted a social and economic liability and a menace to public health, safety, and welfare in its present condition and use. Key findings included:

- Over two-thirds of the buildings were in poor or fair condition due to their advanced age and significant deferred maintenance, and nearly half of the private site improvements, such as parking lots and sidewalks, were also in poor condition.
- An estimated 11.4% of the principal buildings were either fully or partially vacant, creating an opportunity for trespassers, vandalism, and other criminal activity, including an increased fire risk.
- A prevalence of garbage, litter, and illegal dumping.
- Several properties lacked direct access to sanitary sewers.
- A high concentration of brownfield properties, including historic gas stations and underground storage tanks that pose environmental risks.
- An excessive number of clustered driveway curb cuts, which increases the potential for traffic incidents.
- Narrow streets lacking the minimum right-of-way and pavement widths.
- Dead-end streets without appropriate turnarounds for emergency vehicles.
- Insufficient and non-ADA-compliant sidewalks.

City staff prepared an Updated Blight Study concurrent with this Amended Redevelopment Plan. It found that although the Original Redevelopment Plan successfully spurred seven redevelopment projects mainly located near the intersection of East Kearney Street and North Glenstone Avenue, much of the Redevelopment Area remains unchanged. Consequently, the Area continues to exhibit a predominance of blighting factors that retard the provision of housing accommodations and constitute a social and economic liability and a menace to public health, safety, and welfare in its present condition and use.

V. LAND USE PLAN

This Plan proposes to redevelop the Kearney Street Corridor in conformance with the Forward SGF Comprehensive Plan and applicable zoning regulations. Land uses will primarily consist of a mix of office, hospitality, retail sales and service, multifamily residential, universities and colleges, and industrial uses, consistent with the Forward SGF future placetype designations.

a. **Excluded Uses:** Redevelopment projects involving the following land uses shall be ineligible for incentives pursuant to this Plan:

- Adult-oriented Businesses
- Auction Sales
- Boarding Houses
- Emergency Overnight Shelters
- Head Shops
- Pawn Shops
- Personal and Outdoor Storage
- Junkyards
- Resource Recovery Collection Centers
- Rooming and Lodging Houses
- Shelters
- Short-term, High-interest Lending (e.g., Consumer Installment Loans, Pay Day Loans, Title Loans, etc.)
- Single-family Residential
- Smoke/Vape Shops
- Soup Kitchens
- Swap Meets
- Towers (i.e. cell towers)
- Transitional Service Shelters
- Vehicle Storage and Towing

b. **Frontage Requirements:** All new redevelopment projects shall have frontage along Kearney Street, Kansas Expressway, National Avenue, or Glenstone Avenue. Existing commercial buildings within the Redevelopment Area shall be exempt from this frontage requirement.

VI. ZONING

The Corridor is primarily zoned HC (Highway Commercial District) and GR (General Retail District) for properties with frontage along Kearney Street. Property owned by Mission University is zoned GI (Government Institutional District), and the Hiland Dairy property is zoned LI (Light Industrial District). Properties inside the Redevelopment Area without frontage onto Kearney Street, Kansas Expressway, National Avenue, or Glenstone Avenue are generally zoned R-SF (Single-Family Residential District) and R-TH (Residential Townhouse District).

As part of the adoption and implementation of the City’s new Zoning Ordinance, the properties within the Redevelopment Area will be rezoned during a citywide remapping, which will become effective in spring 2026. The existing zoning will translate to the new districts as follows:

<u>Existing Code</u>		<u>New Code</u>
R-SF - Single-family Residential	>	R-SF - Single-family Residential
R-TH - Residential Townhouse	>	R-MX1 – Mixed-density Neighborhood - Low
R-LD – Low-density Multifamily Residential	>	R-MX2 – Mixed-density Neighborhood – Medium
HC - Highway Commercial	>	GC – General Commercial
GI - Government and Institutional	>	GI - Government and Institutional
GR – General Retail	>	GC – General Commercial
LI - Light Industrial	>	LIC – Light Industrial / Commercial

This Plan does not anticipate any further City-initiated rezonings. However, future owner-initiated rezonings may be warranted to facilitate redevelopment consistent with this Plan.

VII. REQUIRED PUBLIC FACILITIES AND UTILITIES

As indicated in the Updated Blight Study the Redevelopment Area remains burdened by inadequate or deteriorated public facilities. Several public facility and infrastructure upgrades will be required to accommodate redevelopment in the Area. They include, but are not limited to, the following:

- Acquiring additional right-of-way, where necessary, to facilitate construction of public infrastructure.
- Improved access to Doling Park, including wayfinding signage and pedestrian enhancements.
- Improved ADA accessibility for curb and sidewalk ramps where needed.
- Improved crosswalks to enhance pedestrian safety and walkability.
- Extending sanitary sewer service to all properties in the Redevelopment Area.
- Repairing or replacing aged or deteriorated sanitary sewer facilities.
- Gas and water utilities renewals. City Utilities will work with any private developer during any property redevelopment efforts to identify and maximize opportunities to renew gas and/or water mains during the construction process.
- Relocation of overhead electrical utilities. City Utilities of Springfield's Electric Transmission and Distribution Engineering Department will work with any new development project to ensure reliable, affordable service.
- Streetscape enhancements, including tree plantings and landscaping in public rights-of-way.

VIII. SCHEDULE

Construction of the required public facilities and utilities will be completed as funding becomes available and as needed to facilitate private redevelopment. Private redevelopment will occur as market conditions allow.

IX. POPULATION DENSITIES, LAND COVERAGE, AND BUILDING INTENSITIES AFTER REDEVELOPMENT

This Plan envisions transformation of the Redevelopment Area from a blighted and economically underutilized area of the City into a vibrant commercial corridor. Population densities, land coverage, and building intensities within the Area are projected to increase after redevelopment and will be regulated in accordance with the Zoning Ordinance and other applicable portions of City Code.

X. SPECIAL CONDITIONS FOR OBTAINING REAL PROPERTY TAX ABATEMENT

Real property tax abatement pursuant to Sections 99.700-99.715, RSMo will be available to projects that conform to this Plan and comply with the requirements of the Springfield Zoning Ordinance and all other applicable codes and ordinances. This Plan seeks City Council designation as a Multi-Project Redevelopment Area Plan, as it meets the criteria set forth in City Code Section 40-19(c):

1. The size of the redevelopment area is approximately 388 acres.
2. Land assemblage will likely be required for redevelopment due to the shallow lot depths and obsolete platting.
3. The scope of the potential redevelopment projects is unknown. Given the size of the Redevelopment Area and its numerous property owners, the City anticipates this Plan will facilitate a wide array of both large- and small-scale projects.
4. This Redevelopment Plan is initiated by the City to spur reinvestment in the Redevelopment Area, which is currently an aging and blighted retail corridor.
5. There are approximately 385 discrete owners of real property within the Redevelopment Area.

Redevelopment projects that conform to this Plan shall be eligible for the partial real property tax abatement pursuant to Sections 99.700-99.715, RSMo, subject to approval and issuance of a Certificate of Qualification by the Land Clearance for Redevelopment Authority.

XI. EMINENT DOMAIN

Consistent with City policy, land acquisition through the use of eminent domain shall occur only if such actions become necessary, either for infrastructure improvements or removal of blighting conditions. In the event it is deemed necessary, the City shall retain the power of eminent domain, rather than delegating it to a sub-entity or private corporation. The threat of condemnation will not be used to coerce recalcitrant property owners.

**EXHIBIT A - LEGAL DESCRIPTION
KEARNEY STREET CORRIDOR REDEVELOPMENT AREA**

A PART OF SECTIONS 5, 6, 7, AND 8, ALL IN TOWNSHIP 29 NORTH, RANGE 21 WEST, AND A PART OF SECTIONS 1, 2, 3, 10, 11, AND 12, ALL IN TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 656.25 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH, ALONG THE EAST LINE OF SAID WEST ONE-HALF, A DISTANCE OF 699 FEET;

THENCE WEST A DISTANCE OF 283.55 FEET;

THENCE SOUTH APPROXIMATELY 627.5 FEET TO THE SOUTH LINE OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE WEST, ALONG SAID SECTION LINE, APPROXIMATELY 175.2 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF MERCANTILE PLAZA, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID WEST LINE, AND ALONG ITS SOUTHERLY EXTENSION, APPROXIMATELY 716.22 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WESTERLY, ALONG SAID CENTERLINE OF TURNER STREET, TO A POINT APPROXIMATELY 578.9 FEET WEST OF THE EAST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST, BEING AT THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 053212-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, A DISTANCE OF 412.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND;

THENCE WEST A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF BARTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE CONTINUING WEST, ALONG THE NORTH LINE OF SAID BARTON ADDITION, A DISTANCE OF 193.93 FEET;

THENCE NORTH A DISTANCE OF 29.25 FEET;

THENCE WEST A DISTANCE OF 89.55 FEET TO THE NORTHWEST CORNER OF SAID BARTON ADDITION;

THENCE CONTINUING WEST, ALONG A LINE PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, APPROXIMATELY 266.8 FEET TO THE EAST LINE OF EAST HIGH STREET ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID EAST LINE, APPROXIMATELY 16.5 FEET TO THE SOUTHEAST CORNER OF "LOT-B" OF SAID EAST HIGH STREET ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID "LOT-B" AND OF "LOT-A" OF SAID HIGH STREET ADDITION, A DISTANCE OF 333.28 FEET TO THE SOUTHWEST CORNER OF SAID "LOT-A";

THENCE NORTH APPROXIMATELY 34 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SCOFIELD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, A DISTANCE OF 137.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BEING ON THE EAST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST TO THE SOUTHEAST CORNER OF LOT 14 OF ZONGKER SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST, A DISTANCE OF 140.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BEING ON THE EAST LINE OF CEDARWOOD TERRACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID EAST LINE, TO THE SOUTHEAST CORNER OF LOT 49 OF SAID CEDARWOOD TERRACE;

THENCE WEST, ALONG THE SOUTH LINE OF CEDARWOOD TERRACE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 314.32 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF TERRACE VILLAGE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, A DISTANCE OF 351.67 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 90 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 1 OF HASELTINE'S NORTH EAST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, 143.8 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18;

THENCE NORTH A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG THE EXTENDED SOUTH LINE OF LOT 37 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 150 FEET TO THE CENTERLINE OF ROGERS AVENUE;

THENCE NORTH, A DISTANCE OF 40 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 15 IN BLOCK 2 OF HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 172.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 39 IN BLOCK 2 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 13 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 15 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 39 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 OF JARRETT'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 14 FEET;

THENCE WEST, ALONG A LINE 14 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 21 OF SAID JARRETT'S ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE WEST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE SOUTH, ALONG SAID SECTION LINE, APPROXIMATELY 10.5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN BLOCK 1 OF HOBART'S THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND CONTINUING WEST ALONG THE SOUTH LINE OF LOTS 4, 5, AND 8 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOTS 1, 4, AND 5 IN BLOCK 8 OF SAID HOBART'S THIRD ADDITION, A DISTANCE OF 1166.9 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK 8, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 42 OF SPERRY AND KILHAM'S FIRST SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 10 FEET;

THENCE WEST, ALONG A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 136.7 FEET TO THE EAST RIGHT-OF-WAY LINE OF EAST AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 1 OF MERRILLAN PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 11 AND 12 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOT 12 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 600 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 210 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 280 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 1314.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF BENTON AVENUE, A DISTANCE OF 325 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 56 OF OZARK LAND COMPANY SECOND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 5 OF SAID OZARK LAND COMPANY SECOND ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 509.75 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE SOUTH, APPROXIMATELY 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 OF LAPHAM'S PARK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 220.5 FEET TO THE CENTERLINE OF A 16.5 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 10 FEET TO A POINT 300 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET;

THENCE WEST, ALONG A LINE 300 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, A DISTANCE OF 215.13 FEET TO THE CENTERLINE OF ROBBERSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 36 FEET TO THE EASTERLY EXTENSION OF A LINE 40 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 43 OF DOLING HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF A 20 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 11 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 102 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 17 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 8 OF SAID DOLING HEIGHTS, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF APPROXIMATELY 392.5 FEET TO THE CENTERLINE OF

CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 66 FEET TO A POINT 347 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2993 AT PAGE 4036 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 1921 AT PAGE 2217 OF THE GREENE COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 350 FEET TO THE CENTERLINE OF LYON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 14 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2016 AT PAGE 018951-16 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2311 AT PAGE 1905 OF THE GREENE COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 340 FEET TO THE CENTERLINE OF MAIN AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE A DISTANCE OF 31 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK "A" OF FAIRVIEW ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINES OF LOT 16 IN SAID BLOCK "A" AND OF LOT 5 IN BLOCK "D" OF SAID FAIRVIEW ADDITION, APPROXIMATELY 650 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK "D", BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE CENTERLINE OF CHICAGO STREET;

THENCE WEST, ALONG SAID CENTERLINE OF CHICAGO STREET, TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 6 OF OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF BROADWAY AVENUE;

THENCE WEST, ALONG SAID SOUTH LINE OF LOT 6, AND ALONG THE SOUTH LINE OF LOT 43 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 396 FEET TO THE CENTERLINE OF FRANKLIN AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 55 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 218 FEET TO THE SOUTHWEST CORNER OF SAID LOT 55;

THENCE NORTH, A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 91 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 91, 102 AND 139 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A DISTANCE OF 651.27 FEET TO A POINT IN FORT AVENUE WHICH IS 20 FEET WEST OF THE EAST RIGHT-OF-WAY LINE THEREOF;

THENCE NORTH, ALONG A LINE 20 FEET WEST OF, AND PARALLEL WITH, SAID EAST RIGHT-OF-WAY LINE, APPROXIMATELY 102 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF BOLIVAR ROAD FAMILY HOUSING PROJECT MO 58-6, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 895 FEET TO THE CENTERLINE OF BOLIVAR ROAD;

THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, APPROXIMATELY 450 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE OF TURNER STREET, APPROXIMATELY 540 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE OF KANSAS EXPRESSWAY, APPROXIMATELY 250 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 136 OF MCKOIN PLACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, APPROXIMATELY 170 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 164 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOTS 236, 261 AND 333 OF SAID MCKOIN PLACE, AND ALONG THEIR WESTERLY EXTENSION, A DISTANCE OF 660 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 357 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 165 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF FAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 430 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 455 OF SAID MCKOIN PLACE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 320 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF OAKLAND AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 9.4 FEET TO THE POINT OF INTERSECTION WITH AN EAST-WEST LINE WHICH IS 300 FEET NORTH OF THE NORTHWEST CORNER OF TURNER STREET AND ELIZABETH

AVENUE AS SHOWN ON A COUNTY SURVEY RECORDED IN SURVEY BOOK 42 AT PAGE 331 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID EAST-WEST LINE, A DISTANCE OF 175 FEET TO THE CENTERLINE OF ELIZABETH AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A QUIT-CLAIM DEED RECORDED IN BOOK 2720 AT PAGE 1801 OF THE GREENE COUNTY RECORDER'S OFFICE, AND DESIGNATED AS "TRACT XI" THEREIN;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 155 FEET TO THE SOUTHWEST CORNER OF SAID "TRACT XI";

THENCE NORTH, ALONG THE WEST LINE OF SAID "TRACT XI", A DISTANCE OF 191.75 FEET;

THENCE WEST, A DISTANCE OF 35 FEET; THENCE NORTH, A DISTANCE OF 140 FEET TO THE CENTERLINE OF KEARNEY STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 65 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTERLINE OF ALBERTHA AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF ALBERTHA AVENUE, 320 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 OF MCKOIN'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE A DISTANCE OF 220 FEET;

THENCE NORTH A DISTANCE OF 207 FEET;

THENCE EAST, A DISTANCE OF 200 FEET TO THE EAST LINE OF LOT 2 OF SAID MCKOIN'S SUBDIVISION;

THENCE CONTINUING EAST, A DISTANCE OF 260 FEET TO THE WEST LINE OF HOLIDAY HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE A DISTANCE OF 105.93 FEET TO THE NORTHWEST CORNER OF SAID HOLIDAY HEIGHTS, BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD;

THENCE EASTERLY, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD WHICH IS 620.62 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, AND BEING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1173 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, SAID LINE BEING 620.62 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, APPROXIMATELY 996 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 360 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF COOK'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, APPROXIMATELY 132 FEET TO THE EAST RIGHT-OF-WAY LINE OF BOLIVAR ROAD, BEING AT THE NORTHWEST CORNER OF SAID COOK'S ADDITION;

THENCE CONTINUING EAST, ALONG SAID NORTH LINE OF COOK'S ADDITION, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 813 FEET TO A POINT 375 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH RANGE 22 WEST;

THENCE SOUTH, A DISTANCE OF 254 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 2011 AT PAGE 016418-11 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 375 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE WEST RIGHT-OF-WAY LINE OF FORT AVENUE;

THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 208.6 FEET;

THENCE EAST, A DISTANCE OF 20 FEET TO THE CENTERLINE OF FORT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 2.8 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 63 OF W.H. PIPKIN JR. SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 206.5 FEET TO THE CENTERLINE OF A 16 FEET WIDE PLATTED ALLEY (NOW VACATED);

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 120 FEET TO THE POINT OF INTERSECTION WITH A LINE 20 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 32 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 221.5 FEET TO THE CENTERLINE OF JOHNSTON AVENUE AS IT NOW EXISTS;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 30 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 18 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 212 FEET TO THE NORTHEAST CORNER OF SAID LOT 18, BEING ON THE WEST LINE OF LOT 32 OF HIL CRES SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 18.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 32;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 32, AND ALONG THE NORTH LINE OF LOT 1 OF SAID HIL CRES SUBDIVISION, A DISTANCE OF 330 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, APPROXIMATELY 55.7 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2646 AT PAGE 1734 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 330 FEET TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE CENTERLINE OF DELLA STREET;

THENCE EAST, ALONG SAID CENTERLINE OF DELLA STREET, A DISTANCE OF 1300 FEET TO THE CENTERLINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN BLOCK 4 OF OAK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG THE NORTH LINE OF LOT 6 IN BLOCK 4, OF LOTS 6 AND 19 IN BLOCK 5, AND OF LOTS 6 AND 19 IN BLOCK 6, ALL IN SAID OAK RIDGE ADDITION, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 1310 FEET TO THE CENTERLINE OF CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND

DESCRIBED IN A DEED RECORDED IN BOOK 2313 AT PAGE 1913 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 395 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 178 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1 AND 2 OF DENTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 439.42 FEET TO THE CENTERLINE OF ROBBERSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 158 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1, 2 AND 3 OF KEARNEY PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 501 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 110 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 139 AND 122 OF WILKERSON'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 466.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 125 FEET TO THE POINT OF INTERSECTION WITH A LINE 25 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOTS 85 AND 72 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 381.25 FEET TO THE CENTERLINE OF WASHINGTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 32 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 242 FEET TO THE SOUTHWEST CORNER OF LOT 20 OF SAID WILKERSON'S ADDITION;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 39 FEET;

THENCE EAST, ALONG A LINE 39 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 247.5 FEET TO THE CENTERLINE OF SUMMIT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 43.25 FEET TO THE CENTERLINE OF BOYER STREET;

THENCE EAST, ALONG SAID CENTERLINE OF BOYER STREET, A DISTANCE OF 450.5 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 631, 643, 655 AND 667 OF MASSEY'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 870 FEET TO THE CENTERLINE OF EAST AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 24.02 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 009617-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 340.22 FEET TO THE WEST LINE OF LOT 690 OF SAID MASSEY'S ADDITION;

THENCE NORTH, ALONG SAID WEST LINE, APPROXIMATELY 26.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 690;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 690, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 329.12 FEET TO THE CENTERLINE OF HOWARD AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 275 FEET TO THE CENTERLINE OF JEAN STREET;

THENCE EAST, ALONG SAID CENTERLINE OF JEAN STREET, A DISTANCE OF 663.12 FEET TO THE CENTERLINE OF NATIONAL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE OF NATIONAL AVENUE, A DISTANCE OF 107.25 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 47 IN BLOCK 4 OF HASELTINE'S BOULEVARD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 183 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN BLOCK 4 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 179 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 175 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 38 AND 15 IN BLOCK 3 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 355 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 40 IN BLOCK 2 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN BLOCK 2, AND OF LOTS 38 AND 15 IN BLOCK 1, OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 460.2 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 70 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 024475-15 OF THE GREENE COUNTY RECORDER'S OFFICE, BEING 200 FEET NORTH OF THE SOUTH LINE OF LOT 32 OF JAMES M. WILKERSON'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, 215 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE NORTH, A DISTANCE OF 33 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2680 AT PAGE 2376 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 115 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 37 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1449 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 165 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT;

THENCE SOUTH, ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 52 FEET;

THENCE EAST, ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 65 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 017541-15 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 7 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL, AND ALONG IT'S EASTERLY EXTENSION, A DISTANCE OF 121.5 FEET TO THE CENTERLINE OF WELLER AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 52 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 71 FEET OF LOT 13 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 333.5 FEET TO THE WEST LINE OF LOT 8 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 20 FEET TO A POINT 41 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8;

THENCE EAST, ALONG A LINE 41 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 350 FEET TO THE CENTERLINE OF DELAWARE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 106 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF LOT 1 OF ALDI SUBDIVISION REPLAT, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 220.25 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE;

THENCE NORTH, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 150.14 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH 12

ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6,
TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, CONTINUING ALONG SAID BOUNDARY LINE, AND ALONG SAID NORTH LINE OF THE
SOUTH 12 ACRES, APPROXIMATELY 1010 FEET TO THE EAST LINE OF SAID SECTION 6, TOWNSHIP
29 NORTH, RANGE 21 WEST;

THENCE NORTH, ALONG SAID EAST LINE, APPROXIMATELY 498 FEET TO A POINT 426.25 FEET
SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG A LINE 426.5 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF
SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, APPROXIMATELY 1320 FEET TO THE
EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH, ALONG SAID EAST LINE, 426.25 FEET TO THE POINT OF BEGINNING.

EXHIBIT B – LOCATION MAP
KEARNEY STREET CORRIDOR REDEVELOPMENT AREA

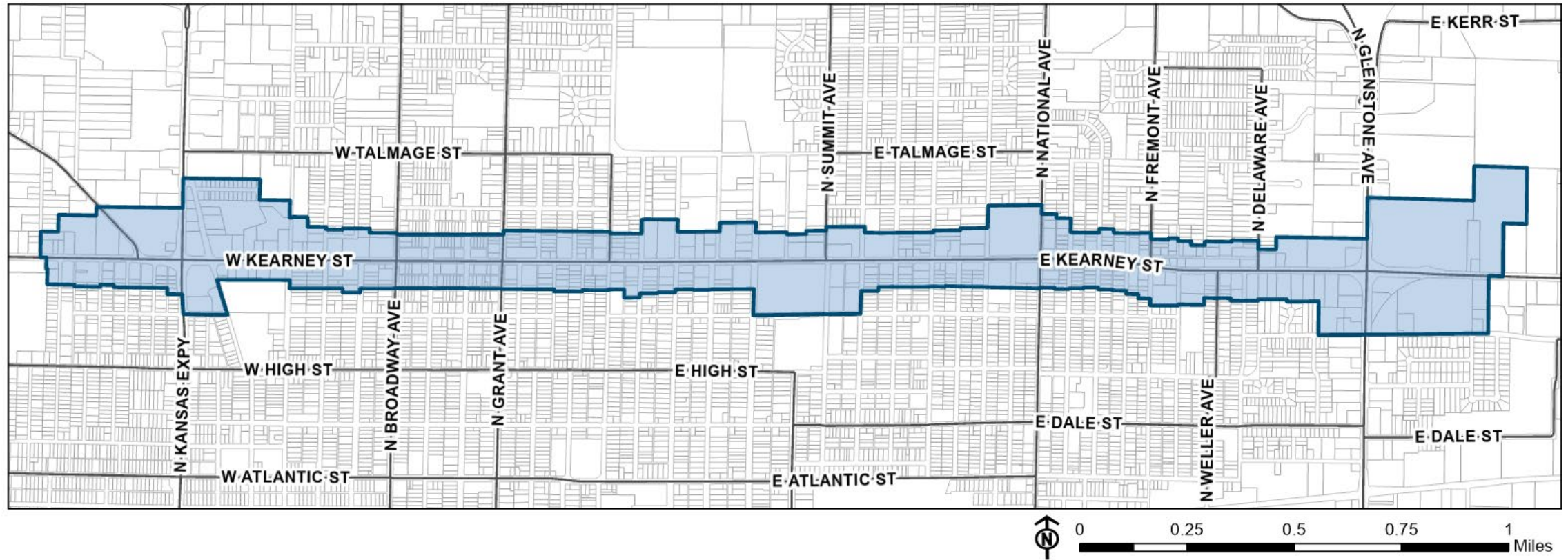


Exhibit 2

Updated Blight Study

Kearney Street Corridor Redevelopment Area

March 2026

City of Springfield, Missouri
Department of Workforce and Economic Vitality



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Exhibit A: Photographs of Redevelopment Area

Exhibit B: Location Map

Exhibit C: Legal Description

Exhibit D: 2018 Blight Study

I. INTRODUCTION

In 2016, the City of Springfield hired PGAV Planners to conduct a market study of the Kearney Street Corridor in response to the City Council’s request to study the most appropriate means to revive retail activity in the area. The Kearney Street Corridor is generally located along a three-and-a-half-mile section of Kearney Street, extending east from the intersection of North Albertha Avenue and West Kearney Street to a point that is approximately 900 feet west of the intersection of North Barnes Avenue and East Kearney Street. The study included market research and analysis, site prioritization planning, and strategies and incentives planning. The study found that the Kearney Street Corridor had the potential to capture additional retail sales, estimated at \$95 million, from unmet household demand surrounding the corridor. It recommended that the City prepare and adopt a redevelopment plan in accordance with Section 99.300, RSMo, et seq., the Land Clearance for Redevelopment Authority (LCRA) Law (“Chapter 99”), to encourage redevelopment within the Corridor by offering partial real property tax abatement to redevelopment projects that are in conformance with the plan.

On July 16, 2018, the Springfield City Council passed Special Ordinance 27080, declaring the Kearney Street Corridor Redevelopment Area a blighted area and adopting the Redevelopment Plan for said Area. This Ordinance was preceded by the passage of Resolution 10383 declaring the Redevelopment Plan for the Kearney Street Corridor Redevelopment Area a Multi-project Redevelopment Plan as per Chapter 40, Article II, Springfield City Code, the Workable Program. Under this designation, the adopted Redevelopment Plan had an effective life of five years that could be extended by a subsequent resolution prior to its expiration.

The Redevelopment Plan inadvertently lapsed on July 16, 2023. During its five-year term, seven projects were completed using Chapter 99 real property tax abatement incentives. They include the following depicted in Figure 1 below:

- A. Glendalough Convention Center: 2431 N. Glenstone Ave.
- B. Retail Center at former Buckingham’s site: 2415 N. Glenstone Ave.
- C. Bigshots Golf: 1930 E. Kearney St.
- D. Chick-fil-A: 2355 N. Glenstone Ave.
- E. Whataburger: 2337 N. Glenstone Ave.
- F. Long Drive Center: 1845 E. Turner St.
- G. MMC Fencing & Railing: 1900 W. Kearney St.

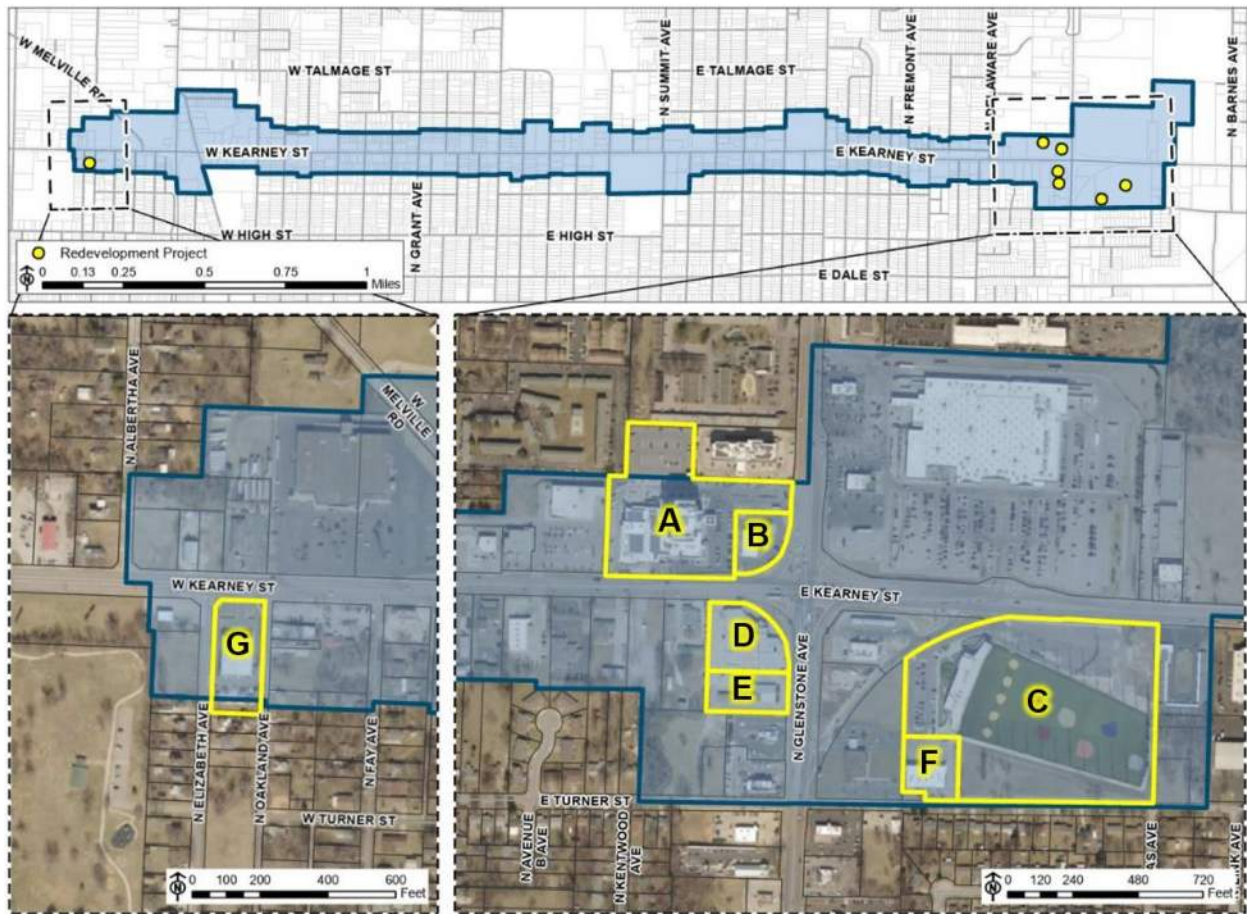


Figure 1 – Project Location Map

The City Council has since directed City Staff to prepare an amended Redevelopment Plan that will reestablish the Redevelopment Area and the redevelopment incentives available therein. As per the Workable Program, before the amended Redevelopment Plan can be adopted, the City Council must reaffirm the Area remains a blighted area through a) an updated blight study, or other evidence that the area still exhibits the blighting factors that existed at the time it was declared a blighted area; or b) a new blight study showing that sufficient blighting factors exist to support a finding that the area meets the definition of a blighted area, per the LCRA Law.

The purpose of this report is to analyze the current conditions within the Redevelopment Area and make findings as to whether it continues to exhibit the blighting factors that existed when it was originally declared blighted in 2018.

II. LOCATION

The Kearney Street Corridor Redevelopment Area is located along a 3.5-mile section of Kearney Street, extending east from the intersection of North Albertha Street and West

Kearney Street to a point approximately 900 ft west of the intersection of North Barnes Avenue and East Kearney Street. It comprises approximately 388 acres and generally encompasses parcels that are entirely or partially located within 300 ft of Kearney Street, including those parcels surrounding major intersections at North Kansas Expressway, North Broadway Street, North Grant Avenue, North National Avenue, and North Glenstone Avenue (*Figure 2*). A legal description and detailed location map of the Kearney Street Redevelopment Area are attached and incorporated herein as *Exhibits B and C*.



Figure 2 – Location Map

III. DEFINITION OF BLIGHTED AREA

Chapter 99 of the Revised Statutes of Missouri (RSMo.), also known as the Land Clearance for Redevelopment Authority (“LCRA”) Law, defines a “blighted area” as:

An area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use. – Section 99.805(1) RSMo¹

¹ The statutory definition of blight was changed in 2021 to remove “defective or inadequate street layout” and “improper Subdivision or Obsolete Platting” as conditions contributing to a blighted area. Accordingly, any references to such conditions in the original blight study have been removed from this report, and the current blight analysis has been conducted based on only the current statutory definition, quoted herein.

IV. EVIDENCE OF BLIGHT – 2018 STUDY

Insanitary or Unsafe Conditions

The 2018 study identified significant and widespread insanitary and unsafe conditions, including:

- **Garbage, Debris, and Illegal Dumping:** The area was characterized by prevalent litter, scattered junk, and evidence of illegal dumping on both public and private property. These conditions create a nuisance and pose a threat to public health by providing harborage for insects and vermin.
- **Exposed Electrical Wiring:** City staff observed numerous instances of damaged signage and lighting fixtures with exposed, accessible wiring, posing a clear risk of electric shock to the public.
- **Lack of Sanitary Sewer Access:** A significant portion of the area, comprising 16 parcels totaling 14.30 acres, lacks direct access to or connection to the municipal sanitary sewer system. This can lead to improper wastewater management, environmental contamination, and unsanitary conditions.
- **Brownfields and Contamination Risk:** The corridor contains a high concentration of brownfields, defined by the EPA as property where the presence of hazardous substances may complicate reuse. The study identified 21 historic gas stations and 29 registered Underground Storage Tanks (USTs), which pose a risk of soil and groundwater contamination.
- **Inadequate Street Layout:** The issues identified in the “Defective and Inadequate Street Layout” section of the 2018 report can be directly re-categorized as either “unsafe conditions” or “deterioration of site improvements.” This is still true for the “Middle Corridor” (National to Grant), where many private parking lots remain crumbled, and buildings are functionally obsolete. It still meets the definition of deterioration of site improvements.

Deterioration of Site Improvements

The physical condition of buildings and site infrastructure was a primary factor in the original blight finding. The 2018 study found that:

- **Poor Building Conditions:** Over two-thirds (70.7%) of the buildings in the area were rated in poor or fair condition. This was attributed to advanced age and a lack of recent investment and upkeep.

- **Aged Building Stock:** Most buildings along the corridor are more than 35 years old and show considerable deferred maintenance. Since 2018, 160 building permits have been issued for the entire Kearney Street Corridor. Of these, 82 permits were for renovations, 13 for building additions, 27 for new construction projects, and 38 for miscellaneous projects—including cell tower upgrades, certificates of occupancy, and other site improvements. To compare this to other corridors, 365 Building Permits were obtained along Glenstone, 336 along Sunshine, 220 along Campbell, and 82 along Division.
- **Deteriorated Site Elements:** Beyond the buildings themselves, private site improvements like parking lots, sidewalks, curb stops, and signage were also found to be in disrepair. Nearly half (47%) of all properties were rated as having "poor" site conditions. Outside of the properties that have been developed, this remains unchanged.
- **Stagnant Property Values:** These deteriorating conditions have had a negative economic impact. In the 11 years preceding the 2018 report, approximately 35% of properties in the area either declined or saw no change in assessed value. The City of Springfield's total assessed value generally increases by 2% to 5% every assessment cycle. For a property to remain flat for 11 years means it effectively lost significant value when adjusted for inflation. On corridors like Campbell, Glenstone, and Sunshine, "no change" in value is almost unheard of unless a building is completely abandoned. High demand for these locations drives land values up, even as the buildings themselves age. While the middle of Kearney Street still struggles with older buildings, the 35% stagnation figure is outdated. The corridor is currently in a rebound phase, though it still lags significantly behind other corridors in total valuation.

Conditions Which Endanger Life or Property by Fire or Other Causes

The prevalence of vacant and unsecured buildings poses a direct risk to public safety.

- **High Vacancy Rate:** While the city-wide vacancy rate for Springfield currently sits at 1.5% to 4.4% (depending on the sector), Kearney Street has historically struggled with double-digit rates in its core, averaging 12%-15% in 2025. Although the edges of the redevelopment area have reduced overall vacancy across the corridor, the core stretch in the middle has not improved. Compared to other corridors, Sunshine, Glenstone, and Campbell all have vacancy rates between 2% and 4%.
- **Increased Risk of Fire and Crime:** Vacant buildings are highly susceptible to trespassers, vandalism, and criminal activity, including arson. These structures

present a significant fire risk to surrounding properties and endanger the lives of first responders.

V. EVIDENCE OF BLIGHT – 2026 UPDATE

The 2018 Redevelopment Plan led to revitalization efforts near the intersection of East Kearney Street and North Glenstone Avenue. Nevertheless, much of the 3.5-mile corridor has seen little change. Many small-scale commercial properties continue to exhibit "fair to poor" building conditions, as the cost of rehabilitation often outweighs the potential market returns for small business owners. Although there have been recent improvements to streets and sidewalks, the area remains plagued by an excessive number of curb cuts and several offset intersections, both of which compromise traffic flow and pedestrian safety. Persistent problems with trash and illegal dumping also continue to impact the area.

According to the 2018 Blight Study, several parcels still lack direct access or connection to the sanitary sewer system due to their location relative to existing sewer mains and lateral connections. Environmental Services has indicated that there are currently no plans to extend sewer service to these areas; instead, the responsibility will fall to private developers, as the city deems it cost-prohibitive. This arrangement poses significant challenges for affected property owners, impeding proper maintenance and connection to the sanitary sewer, and increasing the risk of environmental contamination and insanitary conditions.

Recent images documenting the current conditions within the Redevelopment Area are attached and incorporated herein as *Exhibit A*.

VI. IMPACT OF BLIGHTING FACTORS

The predominance of the factors described above continues to have a detrimental impact on the Kearney Street Corridor. In its present condition, the area:

- **Retards the Provision of Housing Accommodations:** The poor condition of the existing housing stock, combined with deteriorated public infrastructure and a generally unsafe environment as described above, has hindered new investment and rendered the area a less desirable place to live.
- **Constitutes an Economic or Social Liability:** The area suffers from deferred maintenance and a lack of private investment, which prevents it from achieving its highest and best use. This underutilization limits the generation of property-

and sales-tax revenues and discourages reinvestment in surrounding neighborhoods.

- **Constitutes a Menace to Public Health, Safety, and Welfare:** A combination of insanitary conditions, deteriorating structures, and vacant buildings poses serious risks to public health and safety, while also undermining both the perception and overall well-being of this important city corridor.

VII. CONCLUSION

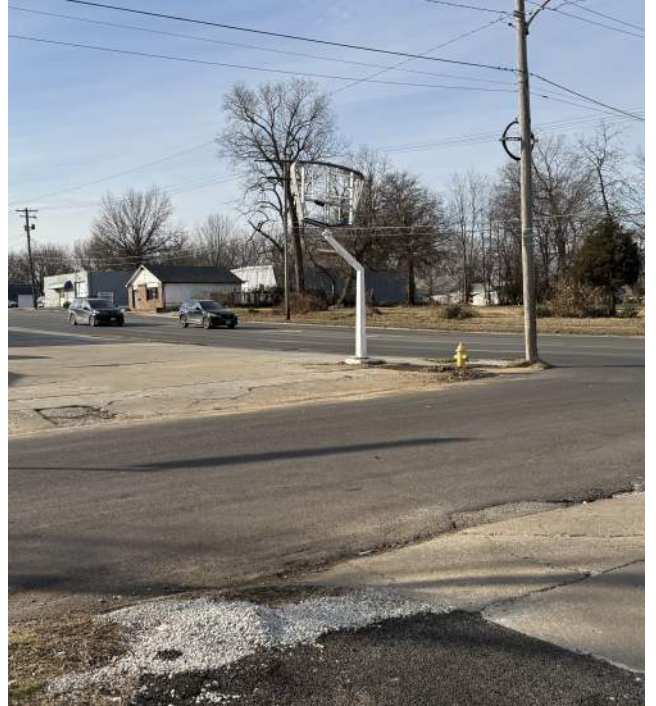
The Kearney Street Corridor Redevelopment Area continues to suffer from a predominance of insanitary and unsafe conditions, deteriorated site conditions, and conditions that endanger life or property by fire and other causes. These factors continue to retard the provision of housing accommodations and constitute an economic and social liability and a menace to public health, safety, and welfare in the Area's present condition and use.

This updated study finds that the Kearney Street Corridor Redevelopment Area qualifies as a blighted area under the LCRA Law. Accordingly, the City of Springfield should declare that the Redevelopment Area remains blighted.

EXHIBIT A
Photographs of Redevelopment Area



Located at 1445 and 1421 W Kearney, Signage with exposed wires falling onto adjacent property.



Located at 400 W Kearney, Signage is exposed and deteriorated. Lack of Sidewalk has gravel and uneven surfaces. Non ADA compliant.



Located at 920 W Kearney, Signage is exposed and deteriorated.



EXHIBIT A
Photographs of Redevelopment Area



Located at 711 W Kearney, Signage has exposed electrical wiring and junction box. Deteriorated signage contributes to the blighted conditions of the corridor.



Located at 930 W Kearney, Building facade deteriorating. No sidewalk or curb. Non ADA Compliant.



Located at 1326 E Kearney, Building deteriorating. Inadequate site layout.

EXHIBIT A
Photographs of Redevelopment Area



Located at 658 W Kearney, No sidewalk or curb. Non ADA Complaint.



Located at 501 W Kearney. Buildings vacant and boarded. Inadequate site layout.



Located at 737 E Kearney. Buildings vacant and boarded. Inadequate site layout.



Located at 1421 W Kearney Building vacant.



Parking Stops, Site Constraints, Non ADA Compliant.



Located at 2407 N Grant, Building vacant and Boarded. Building appears to be in the ROW.

EXHIBIT B
Location Map

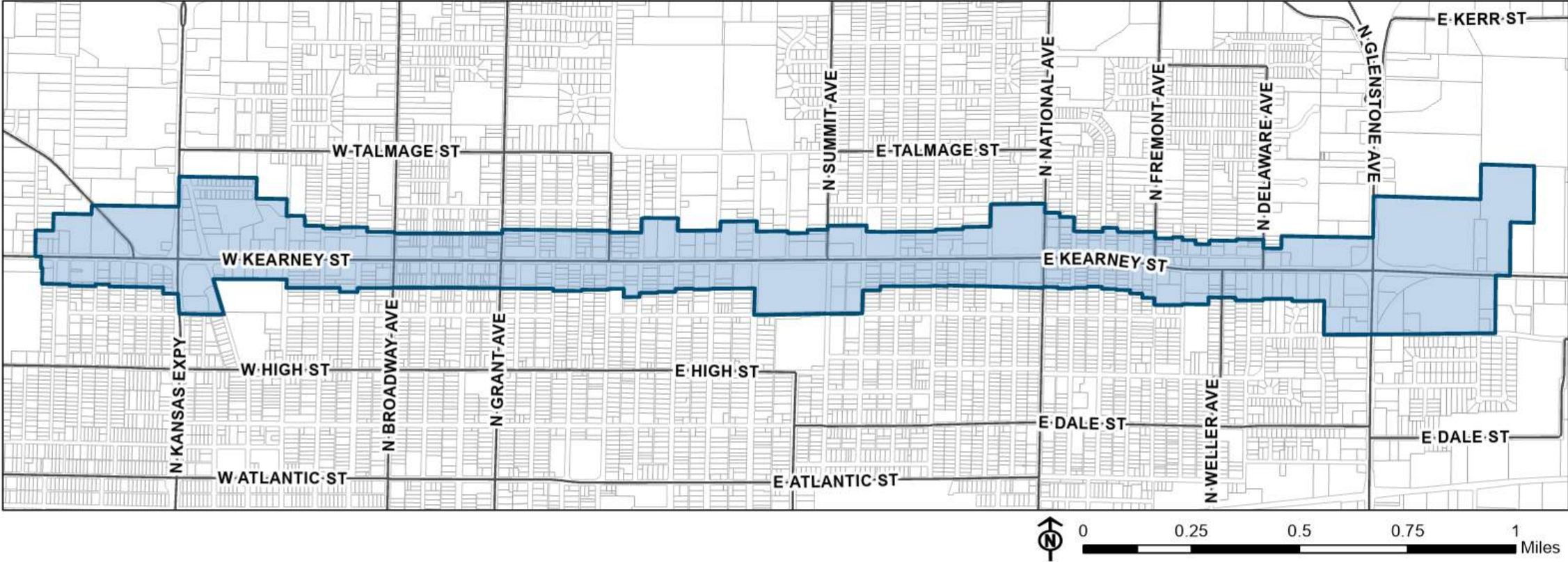


Exhibit C
Legal Description
Kearney Street Corridor Redevelopment Area

A PART OF SECTIONS 5, 6, 7, AND 8, ALL IN TOWNSHIP 29 NORTH, RANGE 21 WEST, AND A PART OF SECTIONS 1, 2, 3, 10, 11, AND 12, ALL IN TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 656.25 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH, ALONG THE EAST LINE OF SAID WEST ONE-HALF, A DISTANCE OF 699 FEET;

THENCE WEST A DISTANCE OF 283.55 FEET;

THENCE SOUTH APPROXIMATELY 627.5 FEET TO THE SOUTH LINE OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE WEST, ALONG SAID SECTION LINE, APPROXIMATELY 175.2 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF MERCANTILE PLAZA, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID WEST LINE, AND ALONG ITS SOUTHERLY EXTENSION, APPROXIMATELY 716.22 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WESTERLY, ALONG SAID CENTERLINE OF TURNER STREET, TO A POINT APPROXIMATELY 578.9 FEET WEST OF THE EAST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST, BEING AT THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 053212-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, A DISTANCE OF 412.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND;

THENCE WEST A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF BARTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE CONTINUING WEST, ALONG THE NORTH LINE OF SAID BARTON ADDITION, A DISTANCE OF 193.93 FEET;

THENCE NORTH A DISTANCE OF 29.25 FEET;

THENCE WEST A DISTANCE OF 89.55 FEET TO THE NORTHWEST CORNER OF SAID BARTON ADDITION;

THENCE CONTINUING WEST, ALONG A LINE PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, APPROXIMATELY 266.8 FEET TO THE EAST LINE OF EAST HIGH STREET ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG SAID EAST LINE, APPROXIMATELY 16.5 FEET TO THE SOUTHEAST CORNER OF "LOT-B" OF SAID EAST HIGH STREET ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF SAID "LOT-B" AND OF "LOT-A" OF SAID HIGH STREET ADDITION, A DISTANCE OF 333.28 FEET TO THE SOUTHWEST CORNER OF SAID "LOT-A";

THENCE NORTH APPROXIMATELY 34 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SCOFIELD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, A DISTANCE OF 137.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BEING ON THE EAST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST TO THE SOUTHEAST CORNER OF LOT 14 OF ZONGKER SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF WELLER AVENUE;

THENCE WEST, A DISTANCE OF 140.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BEING ON THE EAST LINE OF CEDARWOOD TERRACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID EAST LINE, TO THE SOUTHEAST CORNER OF LOT 49 OF SAID CEDARWOOD TERRACE;

THENCE WEST, ALONG THE SOUTH LINE OF CEDARWOOD TERRACE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 314.32 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF TERRACE VILLAGE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, A DISTANCE OF 351.67 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 90 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 18 IN BLOCK 1 OF HASELTINE'S NORTH EAST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, 143.8 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18;

THENCE NORTH A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG THE EXTENDED SOUTH LINE OF LOT 37 IN BLOCK 1 OF SAID HASELTINE'S NORTH EAST ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 150 FEET TO THE CENTERLINE OF ROGERS AVENUE;

THENCE NORTH, A DISTANCE OF 40 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 15 IN BLOCK 2 OF HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 172.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 39 IN BLOCK 2 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 13 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 15 FEET TO THE POINT OF INTERSECTION WITH A LINE 10 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 39 IN BLOCK 3 OF SAID HASELTINE'S NORTH EAST ADDITION;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 OF JARRETT'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 177.5 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 14 FEET;

THENCE WEST, ALONG A LINE 14 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF LOT 21 OF SAID JARRETT'S ADDITION, AND ALONG IT'S WESTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE WEST LINE OF SAID SECTION 7, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE SOUTH, ALONG SAID SECTION LINE, APPROXIMATELY 10.5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN BLOCK 1 OF HOBART'S THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND CONTINUING WEST ALONG THE SOUTH LINE OF LOTS 4, 5, AND 8 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOTS 1, 4, AND 5 IN BLOCK 8 OF SAID HOBART'S THIRD ADDITION, A DISTANCE OF 1166.9 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK 8, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 42 OF SPERRY AND KILHAM'S FIRST SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 10 FEET;

THENCE WEST, ALONG A LINE 10 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 136.7 FEET TO THE EAST RIGHT-OF-WAY LINE OF EAST AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 1 OF MERRILLAN PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 11 AND 12 IN BLOCK 1, AND ALONG THE SOUTH LINE OF LOT 12 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 600 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN BLOCK 2 OF SAID MERRILLAN PLACE ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 210 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 280 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 1314.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF BENTON AVENUE, A DISTANCE OF 325 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 56 OF OZARK LAND COMPANY SECOND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 5 OF SAID OZARK LAND COMPANY SECOND ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 509.75 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE SOUTH, APPROXIMATELY 10 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 OF LAPHAM'S PARK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 220.5 FEET TO THE CENTERLINE OF A 16.5 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 10 FEET TO A POINT 300 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET;

THENCE WEST, ALONG A LINE 300 FEET NORTH OF, AND PARALLEL WITH, THE NORTH RIGHT-OF-WAY LINE OF TURNER STREET, A DISTANCE OF 215.13 FEET TO THE CENTERLINE OF ROBBERSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 36 FEET TO THE EASTERLY EXTENSION OF A LINE 40 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 43 OF DOLING HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF A 20 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 11 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 30 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 218.9 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 102 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 17 OF SAID DOLING HEIGHTS;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 8 OF SAID DOLING HEIGHTS, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF APPROXIMATELY 392.5 FEET TO THE CENTERLINE OF CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 66 FEET TO A POINT 347 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2993 AT PAGE 4036 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 1921 AT PAGE 2217 OF THE GREENE

COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 350 FEET TO THE CENTERLINE OF LYON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 14 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2016 AT PAGE 018951-16 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2311 AT PAGE 1905 OF THE GREENE COUNTY RECORDER'S OFFICE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 340 FEET TO THE CENTERLINE OF MAIN AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE A DISTANCE OF 31 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK "A" OF FAIRVIEW ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINES OF LOT 16 IN SAID BLOCK "A" AND OF LOT 5 IN BLOCK "D" OF SAID FAIRVIEW ADDITION, APPROXIMATELY 650 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK "D", BEING ON THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE CENTERLINE OF CHICAGO STREET;

THENCE WEST, ALONG SAID CENTERLINE OF CHICAGO STREET, TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 6 OF OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, BEING ON THE WEST RIGHT-OF-WAY LINE OF BROADWAY AVENUE;

THENCE WEST, ALONG SAID SOUTH LINE OF LOT 6, AND ALONG THE SOUTH LINE OF LOT 43 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 396 FEET TO THE CENTERLINE OF FRANKLIN AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 55 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 218 FEET TO THE SOUTHWEST CORNER OF SAID LOT 55;

THENCE NORTH, A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 91 IN SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION;

THENCE WEST, ALONG THE SOUTH LINE OF LOTS 91, 102 AND 139 OF SAID OLLIS BROTHERS WOODLAND HEIGHTS ADDITION, A DISTANCE OF 651.27 FEET TO A POINT IN FORT AVENUE WHICH IS 20 FEET WEST OF THE EAST RIGHT-OF-WAY LINE THEREOF;

THENCE NORTH, ALONG A LINE 20 FEET WEST OF, AND PARALLEL WITH, SAID EAST RIGHT-OF-WAY LINE, APPROXIMATELY 102 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF BOLIVAR ROAD FAMILY HOUSING PROJECT MO 58-6, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID NORTH LINE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 895 FEET TO THE CENTERLINE OF BOLIVAR ROAD;

THENCE SOUTHEASTERLY, ALONG SAID CENTERLINE, APPROXIMATELY 450 FEET TO THE CENTERLINE OF TURNER STREET;

THENCE WEST, ALONG SAID CENTERLINE OF TURNER STREET, APPROXIMATELY 540 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE OF KANSAS EXPRESSWAY, APPROXIMATELY 250 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 136 OF MCKOIN PLACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE WEST, ALONG SAID SOUTH LINE, APPROXIMATELY 170 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 164 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOTS 236, 261 AND 333 OF SAID MCKOIN PLACE, AND ALONG THEIR WESTERLY EXTENSION, A DISTANCE OF 660 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 357 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG ITS WESTERLY EXTENSION, A DISTANCE OF 165 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF FAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 430 OF SAID MCKOIN PLACE;

THENCE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF LOT 455 OF SAID MCKOIN PLACE, AND ALONG ITS WESTERLY EXTENSION, APPROXIMATELY 320 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF OAKLAND AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 9.4 FEET TO THE POINT OF INTERSECTION WITH AN EAST-WEST LINE WHICH IS 300 FEET NORTH OF THE NORTHWEST CORNER OF TURNER STREET AND ELIZABETH AVENUE AS SHOWN ON A COUNTY SURVEY RECORDED IN SURVEY BOOK 42 AT PAGE 331 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG SAID EAST-WEST LINE, A DISTANCE OF 175 FEET TO THE CENTERLINE OF ELIZABETH AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 5 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A QUIT-CLAIM DEED RECORDED IN BOOK 2720 AT PAGE 1801 OF THE GREENE COUNTY RECORDER'S OFFICE, AND DESIGNATED AS "TRACT XI" THEREIN;

THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 155 FEET TO THE SOUTHWEST CORNER OF SAID "TRACT XI";

THENCE NORTH, ALONG THE WEST LINE OF SAID "TRACT XI", A DISTANCE OF 191.75 FEET;
THENCE WEST, A DISTANCE OF 35 FEET; THENCE NORTH, A DISTANCE OF 140 FEET TO THE CENTERLINE OF KEARNEY STREET;

THENCE WEST, ALONG SAID CENTERLINE, APPROXIMATELY 65 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTERLINE OF ALBERTHA AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE OF ALBERTHA AVENUE, 320 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 OF MCKOIN'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE A DISTANCE OF 220 FEET;

THENCE NORTH A DISTANCE OF 207 FEET;

THENCE EAST, A DISTANCE OF 200 FEET TO THE EAST LINE OF LOT 2 OF SAID MCKOIN'S SUBDIVISION;

THENCE CONTINUING EAST, A DISTANCE OF 260 FEET TO THE WEST LINE OF HOLIDAY HEIGHTS, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE A DISTANCE OF 105.93 FEET TO THE NORTHWEST CORNER OF SAID HOLIDAY HEIGHTS, BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD;

THENCE EASTERLY, TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MELVILLE ROAD WHICH IS 620.62 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, AND BEING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1173 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, SAID LINE BEING 620.62 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, APPROXIMATELY 996 FEET TO THE CENTERLINE OF KANSAS EXPRESSWAY;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 360 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF COOK'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, APPROXIMATELY 132 FEET TO THE EAST RIGHT-OF-WAY LINE OF BOLIVAR ROAD, BEING AT THE NORTHWEST CORNER OF SAID COOK'S ADDITION;

THENCE CONTINUING EAST, ALONG SAID NORTH LINE OF COOK'S ADDITION, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 813 FEET TO A POINT 375 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH RANGE 22 WEST;

THENCE SOUTH, A DISTANCE OF 254 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 2011 AT PAGE 016418-11 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 375 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING ON THE WEST RIGHT-OF-WAY LINE OF FORT AVENUE;

THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 208.6 FEET;

THENCE EAST, A DISTANCE OF 20 FEET TO THE CENTERLINE OF FORT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 2.8 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 63 OF W.H. PIPKIN JR. SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 206.5 FEET TO THE CENTERLINE OF A 16 FEET WIDE PLATTED ALLEY (NOW VACATED);

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 120 FEET TO THE POINT OF INTERSECTION WITH A LINE 20 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOT 32 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 221.5 FEET TO THE CENTERLINE OF JOHNSTON AVENUE AS IT NOW EXISTS;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 30 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 18 OF SAID W.H. PIPKIN JR. SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 212 FEET TO THE NORTHEAST CORNER OF SAID LOT 18, BEING ON THE WEST LINE OF LOT 32 OF HIL CRES SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 18.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 32;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 32, AND ALONG THE NORTH LINE OF LOT 1 OF SAID HIL CRES SUBDIVISION, A DISTANCE OF 330 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1, APPROXIMATELY 55.7 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2646 AT PAGE 1734 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 330 FEET TO THE CENTERLINE OF BROADWAY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE CENTERLINE OF DELLA STREET;

THENCE EAST, ALONG SAID CENTERLINE OF DELLA STREET, A DISTANCE OF 1300 FEET TO THE CENTERLINE OF GRANT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 19 IN BLOCK 4 OF OAK RIDGE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG THE NORTH LINE OF LOT 6 IN BLOCK 4, OF LOTS 6 AND 19 IN BLOCK 5, AND OF LOTS 6 AND 19 IN BLOCK 6, ALL IN SAID OAK RIDGE ADDITION, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 1310 FEET TO THE CENTERLINE OF CAMPBELL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 16 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 2313 AT PAGE 1913 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 395 FEET TO THE CENTERLINE OF BOONVILLE AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 178 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1 AND 2 OF DENTON ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 439.42 FEET TO THE CENTERLINE OF ROBBERSON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 158 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 1, 2 AND 3 OF KEARNEY PLACE ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 501 FEET TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 110 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 139 AND 122 OF WILKERSON'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 466.25 FEET TO THE CENTERLINE OF BENTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 125 FEET TO THE POINT OF INTERSECTION WITH A LINE 25 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF LOTS 85 AND 72 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 381.25 FEET TO THE CENTERLINE OF WASHINGTON AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 25 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 32 IN SAID WILKERSON'S ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 242 FEET TO THE SOUTHWEST CORNER OF LOT 20 OF SAID WILKERSON'S ADDITION;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 39 FEET;

THENCE EAST, ALONG A LINE 39 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 247.5 FEET TO THE CENTERLINE OF SUMMIT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 43.25 FEET TO THE CENTERLINE OF BOYER STREET;

THENCE EAST, ALONG SAID CENTERLINE OF BOYER STREET, A DISTANCE OF 450.5 FEET TO THE CENTERLINE OF PIERCE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 75 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 631, 643, 655 AND 667 OF MASSEY'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 870 FEET TO THE CENTERLINE OF EAST AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, APPROXIMATELY 24.02 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND

DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2007 AT PAGE 009617-07 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 340.22 FEET TO THE WEST LINE OF LOT 690 OF SAID MASSEY'S ADDITION;

THENCE NORTH, ALONG SAID WEST LINE, APPROXIMATELY 26.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 690;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 690, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 329.12 FEET TO THE CENTERLINE OF HOWARD AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 275 FEET TO THE CENTERLINE OF JEAN STREET;

THENCE EAST, ALONG SAID CENTERLINE OF JEAN STREET, A DISTANCE OF 663.12 FEET TO THE CENTERLINE OF NATIONAL AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE OF NATIONAL AVENUE, A DISTANCE OF 107.25 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 47 IN BLOCK 4 OF HASELTINE'S BOULEVARD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 183 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN BLOCK 4 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 179 FEET TO THE CENTERLINE OF RAMSEY AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 175 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOTS 38 AND 15 IN BLOCK 3 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 355 FEET TO THE CENTERLINE OF PROSPECT AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 40 IN BLOCK 2 OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 177.5 FEET TO THE CENTERLINE OF A 15 FEET WIDE PLATTED ALLEY;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN BLOCK 2, AND OF LOTS 38 AND 15 IN BLOCK 1, OF SAID HASELTINE'S BOULEVARD ADDITION;

THENCE EAST, ALONG SAID NORTH LINE, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 460.2 FEET TO THE CENTERLINE OF FREMONT AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 70 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 024475-15 OF THE GREENE

COUNTY RECORDER'S OFFICE, BEING 200 FEET NORTH OF THE SOUTH LINE OF LOT 32 OF JAMES M. WILKERSON'S SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTH LINE, 215 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE NORTH, A DISTANCE OF 33 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2680 AT PAGE 2376 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG ITS EASTERLY EXTENSION, A DISTANCE OF 115 FEET TO THE CENTERLINE OF PICKWICK AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, A DISTANCE OF 37 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2744 AT PAGE 1449 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 165 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT;

THENCE SOUTH, ALONG THE EASTERLY LINE OF SAID TRACT, A DISTANCE OF 52 FEET;

THENCE EAST, ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 65 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2015 AT PAGE 017541-15 OF THE GREENE COUNTY RECORDER'S OFFICE;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 7 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL, AND ALONG IT'S EASTERLY EXTENSION, A DISTANCE OF 121.5 FEET TO THE CENTERLINE OF WELLER AVENUE;

THENCE NORTH, ALONG SAID CENTERLINE, A DISTANCE OF 52 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 71 FEET OF LOT 13 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 333.5 FEET TO THE WEST LINE OF LOT 8 OF SAID JAMES M. WILKERSON'S SUBDIVISION;

THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 20 FEET TO A POINT 41 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8;

THENCE EAST, ALONG A LINE 41 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 350 FEET TO THE CENTERLINE OF DELAWARE AVENUE;

THENCE SOUTH, ALONG SAID CENTERLINE, APPROXIMATELY 106 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF LOT 1 OF ALDI SUBDIVISION REPLAT, A SUBDIVISION IN THE CITY OF SPRINGFIELD;

THENCE EAST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 220.25 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE;

THENCE NORTH, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 150.14 FEET TO AN ANGLE POINT IN SAID BOUNDARY LINE, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH 12 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, CONTINUING ALONG SAID BOUNDARY LINE, AND ALONG SAID NORTH LINE OF THE SOUTH 12 ACRES, APPROXIMATELY 1010 FEET TO THE EAST LINE OF SAID SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE NORTH, ALONG SAID EAST LINE, APPROXIMATELY 498 FEET TO A POINT 426.25 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 29 NORTH, RANGE 21 WEST;

THENCE EAST, ALONG A LINE 426.5 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, APPROXIMATELY 1320 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH, ALONG SAID EAST LINE, 426.25 FEET TO THE POINT OF BEGINNING.

EXHIBIT D



Blight Study

Kearney Street Corridor Redevelopment Area

City of Springfield, Missouri
Department of Planning and Development
April 2018

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Exhibit A: Legal Description

Exhibit B: Location Map

Exhibit C: Building Conditions

Exhibit D: Building Age

Exhibit E: Building Vacancy

Exhibit F: Site Conditions

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I. INTRODUCTION

In late 2016, the City of Springfield hired PGAV Planners to conduct a market study of the Kearney Street Corridor (between North Kansas Expressway and North Glenstone Avenue) in response to the City Council's request to study the most appropriate means to revive retail activity in the area. PGAV conducted a three-phase Retail Market Feasibility Study, which included market research and analysis, site prioritization planning, and strategies and incentives Planning. Public input was taken by paper and online surveys as well as a public input session held at the Library Station on January 20, 2017. PGAV presented Phase 1 initial findings to City Council on February 7, 2017 and final recommendations to City Council on April 25, 2017. The Study found the Kearney Street Corridor has the potential to capture additional retail sales from an estimated \$95 million dollars of annual unmet household demand in the trade around surrounding the Corridor. The Study made several recommendations for how the City could facilitate revitalization of the Corridor and encourage retail activity. One of those recommendations was for the City to establish a Redevelopment Area pursuant to the Land Clearance for Redevelopment Authority (LCRA) Law to provide partial real property abatement incentives for new improvements within the Corridor that substantially comply with the Redevelopment Plan for the area. On June 12, 2017, the Springfield City Council adopted resolution No. 10327, accepting the *Kearney Street Corridor Study* and the directing City staff to prepare a blight study and redevelopment plan for said Corridor.

The LCRA Law, which is set forth in Sections 99.300 through 99.715 of the Missouri Revised Statutes (RSMo), was enacted in 1951 to help local municipalities eradicate insanitary and blighted areas in the community and to encourage rehabilitation and redevelopment of those areas by private enterprise. The Law enables municipalities and private citizens to work together for the purposes of fostering economic development opportunities, removing blight, and improving property values in municipalities throughout Missouri. Under the LCRA Law, the Springfield LCRA may authorize partial real property tax abatement for individual redevelopment projects that conform to an adopted redevelopment plan and are located within a designated redevelopment area or urban renewal area that City Council has declared as blighted. Partial real property tax abatement may be granted on up to 100% of the assessed value of new construction or rehabilitation for 10 years.

This report has been prepared by the City of Springfield to demonstrate that the Kearney Street Corridor Redevelopment Area should be declared a "blighted area" pursuant to the LCRA Law.

II. LOCATION

The Kearney Street Corridor Redevelopment Area is located along a three-and-half mile section of Kearney Street that extends east from the intersection of North Albertha Street and West Kearney Street to a point located approximately 900 ft west of the intersection of North Barnes Avenue and East Kearney Street. It comprises approximately 388 acres and generally encompasses parcels that are entirely or partially located within 300 ft of Kearney Street, including those parcels surrounding major intersections at North Kansas Expressway, North

Broadway Street, North Grant Avenue, North National Avenue, and North Glenstone Avenue (Figure 1). A legal description and detailed location map of the Kearney Street Redevelopment Area is attached hereto and incorporated herein as Exhibits A and B.

Figure 1 – Location Map



III. DEFINITION OF BLIGHTED AREA

The LCRA Law defines a “blighted area” as:

An area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.

- Section 99.320(3), RSMo

Missouri courts have determined that a finding of blight is proper where, when considering an area in its present condition and use, a predominance of one or more factors listed in the first half of the definition of a “blighted area” results in one or more of the circumstances named in the second half of the definition. Although only one of the listed factors needs to be present and result in one of the named circumstances, this blight study will document evidence of blight as measured by all factors and circumstances provided in the definition.

Research and on-site reconnaissance, including findings from the *Kearney Street Corridor Study*, which was prepared by PGAV in 2017, and photographs taken between summer 2017 and spring 2018, were utilized to ascertain the absence or presence of blighting conditions.

This Blight Study concludes with the finding that the Kearney Street Corridor Redevelopment Area meets the statutory definition of a “blighted area” per Section 99.320(3), RSMo.

IV. EVIDENCE OF BLIGHT

This section examines the factors within the proposed Redevelopment Area, which are evidence of blight as outlined in Section 99.320(3), RSMo.

A. Defective and Inadequate Street Layout

Defective or inadequate street layout conditions that exist throughout the Redevelopment Area include the following elements:

- An excessive number of driveway curb cuts exist along the Kearney Street Corridor, which allows an inordinate number of traffic movements and increases the potential for traffic incidents. There are currently 204 curb cuts along Kearney Street of varying size, structure, and condition that provide direct vehicular access onto the street. Based on the total street frontage along the north and south sides of the street (approx. 30,200 In ft), it is estimated there is an average of one curb cut for every 148 linear feet of frontage (*Table 1*). This falls well below the minimum spacing of 250 In ft required for primary arterial streets per the Subdivision Regulations of the City of Springfield.

As illustrated below (*Figures 2 and 3*), the curb cuts along Kearney Street are not uniformly spaced, but rather clustered. Consequently, sections of the street exist where the curb cut spacings are significantly lower than the already substandard average spacing for the street. Such clustering of curb cuts intensifies the number of traffic movements and conflicts, which can negatively impact traffic safety. For example, a significant clustering of curb cuts exists along the section of West Kearney Street between North Bolivar Road and North Fort Avenue (approx. one per 88 In ft of frontage). (*See Figure 3*). According to traffic crash statistics compiled by the City of Springfield Public Works Department, Traffic Engineering Division, this section has been one of the most crash-prone sections along Kearney Street in the City. Although this could be due to many factors, an excessive concentration of curb cuts along this section of Kearney Street appears to be playing a significant role.

Table 1 – Curb Cut Spacing on Kearney Street

Frontage	Length (In ft)	Curb Cuts	Average Spacing (In ft)
North Side	15,500	98	158
South Side	14,700	106	139
Total	30,200	204	148

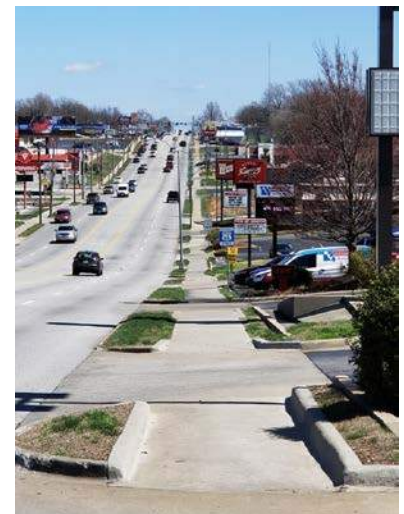
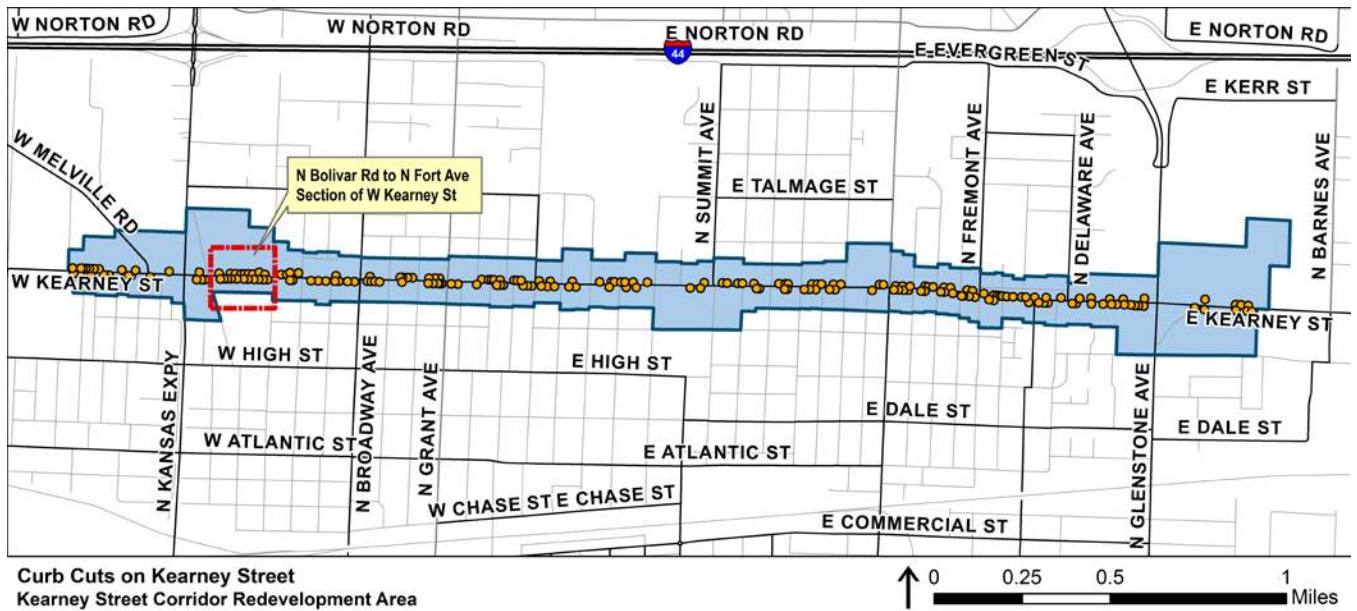


Figure 2 – South side of W Kearney near N Bolivar Rd looking

Figure 3 – Curb Cuts on Kearney Street



- Many of the driveway curb cuts on and in near proximity to Kearney Street are in poor condition and have poorly- defined or nonexistent edges. Besides unsightly and, in some cases, limited in function, their minimally-defined or non-existing edges do not effectively manage access onto the streets, thus increasing the potential for traffic conflicts (*Figures 4 and 5*).



Figure 4 – Curb cut on west side of N Lyon Ave, at NW corner of W Kearney St and N Lyon Ave



Figure 5 – Curb cut on west side of N Douglas Ave at SW corner of NW Kearney St and N Lyon Ave

- The streets throughout the Redevelopment Area are generally narrow and lack the minimum right-of-way and pavement widths prescribed in the Springfield area *Major Thoroughfare Plan* and the *Subdivision Regulations of the City of Springfield* (Table 2). The *Major Thoroughfare Plan* and the *Subdivision Regulations* provide design guidelines and standards for the roadway network throughout the City of Springfield and places roads into categories based on the degree to which they provide access to adjacent land or provide mobility to through-traffic. When the standards and guidelines are not met, traffic problems can result. The maps below show many of the streets in

the Redevelopment Area lack the required right-of-way and pavement widths, which are necessary to accommodate properly functioning streets and sidewalks (Figures 6 through 8).

Table 2 – Street and Sidewalk Requirements

Street Classification	Right-of-Way (ft)	Pavement Width (ft)	Sidewalks
Expressway	130	76	As needed
Primary Arterial	100	69	Both Sides
Secondary Arterial	70	Both Sides	
Collector	60	37	Both Sides
Local Non-Residential	60	37	One Side
Local Residential	50	27	One Side

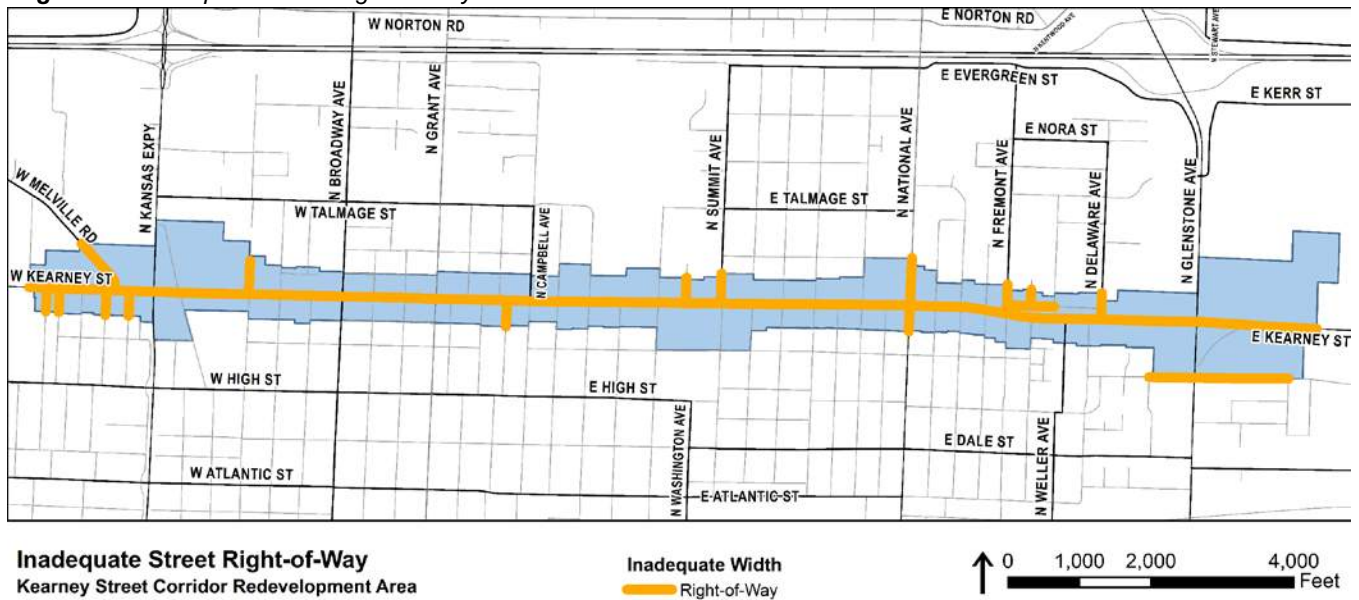
Figure 6 – Example of a narrow street. N Fort Ave, north of W Kearney St



Figure 7 – Major Thoroughfare Plan



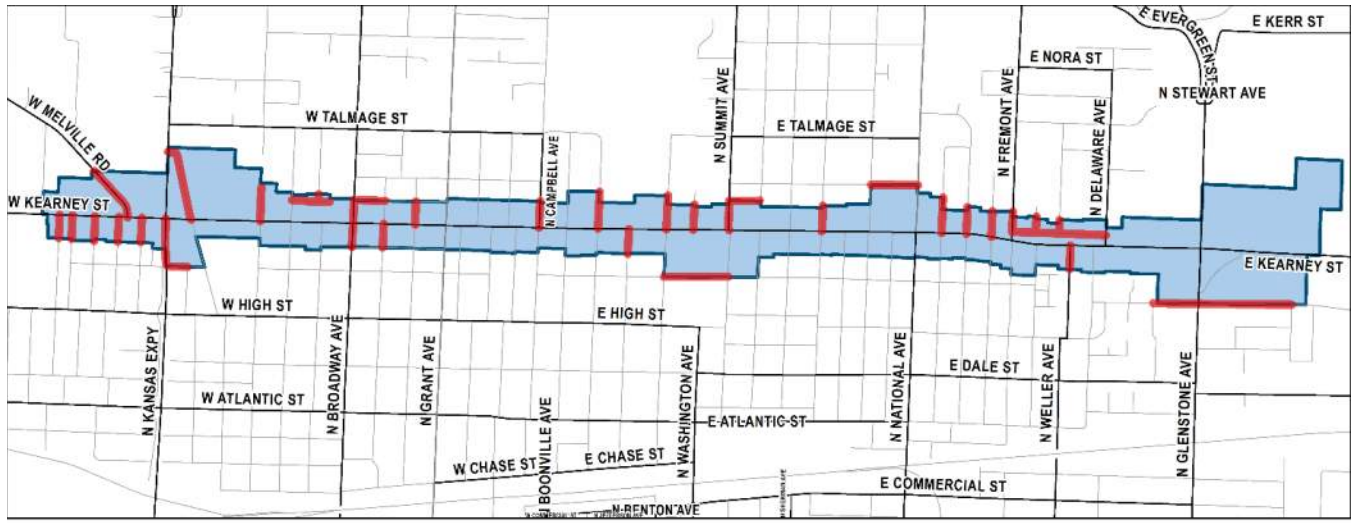
Figure 8 – Inadequate Street Right-of-Way



- A sidewalks analysis was conducted and included as part of the *Kearney Street Corridor Study*. According to the data from the analysis, approximately 88.93% of the linear footage of the existing sidewalks were found to be in either excellent (42.56%) or good (46.37%) condition with the remainder of the sidewalks rated as being in fair (8.41%) or poor (2.66%) condition. Despite the relatively good condition of the sidewalks, the analysis also pointed out that existing sidewalks represented approximately 70.26% of the potential sidewalks in the study area. In other words, nearly 30% of the potential sidewalks in the study area have not been constructed. This figure appears to coincide with Staff’s finding that several sections of streets within the Redevelopment Area fail to meet the City’s sidewalk requirements, which, as noted in *Table 2*, requires local streets to have sidewalks on at least one side and collector streets or higher to have sidewalks on both sides (*Figure 9*).

The sidewalks analysis in the Corridor Study also examined general compliance with the Americans with Disabilities Act (ADA) standards. A passing grade was given to sidewalks and sidewalk ramps with smooth street/driveway transitions, warning surfaces, minimal slopes, and few obstructions. Conversely, failing grades were assigned to those sidewalks that did not have smooth transitions or warning surfaces and were characterized by steep slopes and permanent obstructions. The analysis found a sizable portion of the sidewalk curb ramps did not appear ADA-compliant. Most of these ramps were located on the east and west sides of the Corridor near the intersections of West Kearney Street and North Kansas Expressway, and East Kearney Street and North Glenstone Avenue. Furthermore, the analysis found most of the sidewalks along the side streets adjoining Kearney Street appeared non-ADA compliant as well (*Figure 10*). Overall, these conditions constitute tripping hazards and obstacles, which discourage pedestrian activity and contribute to an overall decrepit streetscape.

Figure 9 – Insufficient Sidewalks



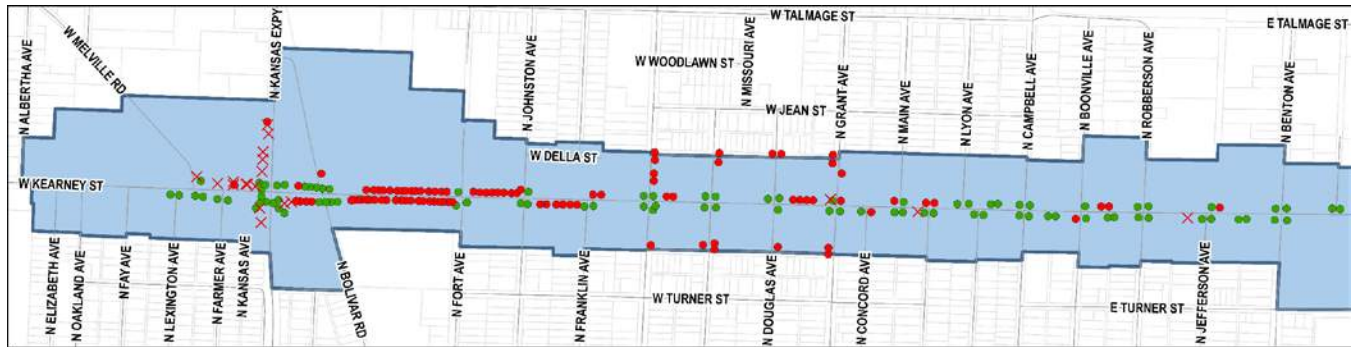
Insufficient Sidewalks

Kearney Street Corridor Redevelopment Area

— Streets not meeting minimum sidewalk requirements



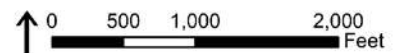
Figure 10 – General ADA Compliance



General ADA Compliance

Kearney Street Corridor Redevelopment Area

- Compliant
- Non-Compliant
- × Sidewalk Obstruction



- Street jogs have been identified in the Redevelopment Area at the at the intersections listed below. They each have centerline offsets that are below well below the 150 ft minimum offset required by the Subdivision Regulation. Such street jogs are not ideal and can increase the potential for traffic collisions.
 - West Kearney Street and North Melville Road, and West Kearney Street and North Lexington Avenue - 123 ft offset between intersections (*Figure 11*)
 - West Kearney Street and North Lyon Avenue - 112 ft offset (*Figure 12*)
 - East Kearney Street and North Summit Avenue - 27 ft offset (*Figure 13*)



Figure 11



Figure 12



Figure 13

- The section North Fort Avenue extending north from West Kearney Street and as well as the section of West Turner Street extending west from North Bolivar Road terminate without appropriate turn-arounds for emergency vehicles. North Fort Avenue is of particular concern because it quickly tapers from an already substandard pavement width of 20 ft at West Kearney Street to approximately 9 ft for the majority of its length. It also terminates on private property at a stream crossing without any nearby improved surface on which emergency vehicles can turn around (*Figures 13 and 14*).



Figure 13 – W Turner St and N Kansas Ave



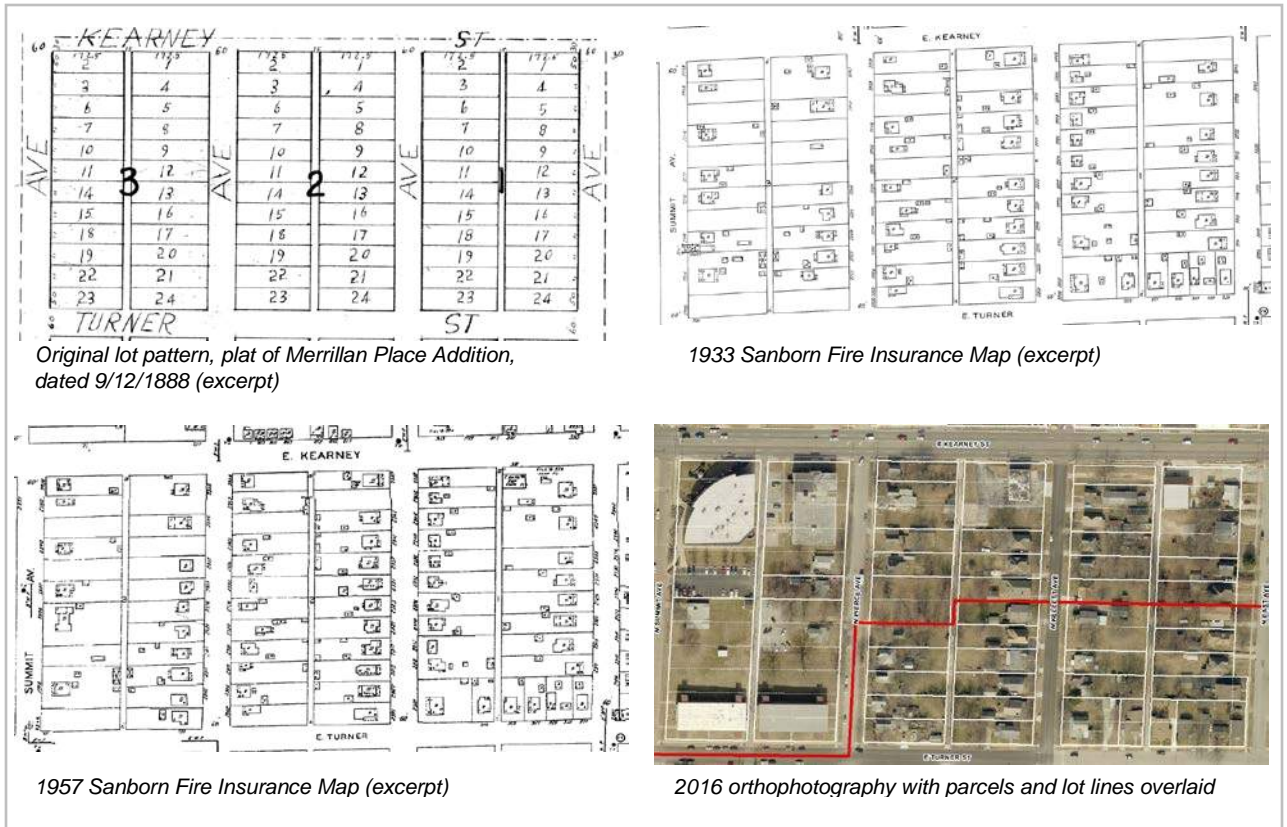
Figure 14 – N Fort Ave, north of W Kearney St

B. Improper Subdivision or Obsolete Platting

An area is typically deemed to suffer from improper subdivision or obsolete platting when the parcels are of a limited or narrow size and configuration, or of irregular size or shape that would be difficult to develop on a planned basis and in a manner comparable with contemporary standards. The Redevelopment Area currently suffers from improper subdivision or obsolete platting primarily in the form of shallow lot depths along the entire length of Kearney Street, as well as in the form of landlocked lots, flag lots, and unimproved platted streets. Additionally, some of the blighted conditions previously described under *Section IV. A. Defective and Inadequate Street Layout* appear to have been caused by improper subdivision and obsolete platting.

- Much of the Kearney Street Corridor was subdivided in the late 19th century prior to the adoption of subdivision regulations and contemporary standards. Staff reviewed the subdivision plats within the Redevelopment Area and noticed the right-of-way dedicated for streets, although likely appropriate at the time, does not meet current minimum width requirements. The entire length of Kearney Street is of particular concern. This street is classified as a Primary Arterial, which requires a minimum right-of-way width of 100 feet. Since the time of platting, there has been little change to the right-of-way width along this street, which varies between 70 and 90 feet. Future upgrades along this corridor that may be necessary to encourage and support redevelopment, such as improved sidewalks, street widening or repaving, landscaping, street furniture, lighting, and public utilities could prove to be more expensive or difficult to complete due to space limitations (see *Figure 8, Section IV. A. Inadequate Street Layout*).
- Subdivision plats and historic Sanborn Fire Insurance maps show much of the Kearney Street Corridor was initially developed for single-family residential use. The typical lot pattern consisted of blocks of small, 50 ft wide residential lots oriented towards and fronting side streets that intersected with and ran perpendicular to Kearney Street. Several of these blocks included alleys behind the lots, which also intersected with and ran perpendicular to Kearney Street. Much of the initial lot pattern remains intact to this day and can be observed on parcel maps. Over time, Kearney Street became a major east-west thoroughfare across the north side of Springfield as the City grew and as traffic along the Street increased due in part to its designation as part of Route 66. As a result, new development along Kearney Street shifted from single-family residential to retail and commercial uses. As this transformation occurred, new development utilized the existing narrow residential lots. In many cases, multiple lots were assembled and combined to accommodate new commercial and retail development. Although such lots might have been adequate at that time, they might not be able to adequately accommodate new development or redevelopment according to contemporary standards. Consequently, future projects may require additional land assemblage, which may make redevelopment along the Kearney Street Corridor difficult (*Figure 15*).

Figure 15 – Example of original lot pattern and changes in land use along Kearney Street (area bounded by E Kearney St to the north, E Turner St to the south, N East Ave to the east, and N Summit Ave to the west)



- Sections of North Jefferson Avenue and North Pierce Avenue extending north from Kearney Street are platted but have not been constructed. The Major Thoroughfare Plan does not identify either as a future street. As a result, the land that was dedicated as right-of-way remains under-utilized (Figures 16 and 17).



Figure 16



Figure 17

C. Insanitary or Unsafe Conditions

Insanitary conditions are usually represented by site or building conditions which create an unhealthy environment to the occupants of the property or to parties who might enter the property. Such conditions can be represented by improper trash disposal, improper or defective storm or sanitary sewer systems or septic systems, improper or defective plumbing fixtures or systems, rodent or insect infestation, or other health hazards. Unsafe conditions are often evidenced by a lack of or deficiencies in public utility or roadway infrastructure, deteriorated building or site conditions, or the presence of continued crime. Such conditions represent a threat to public safety and often also contribute to an image that the area is unsafe.

While conducting research and on-site reconnaissance of the Redevelopment Area, Staff made the following findings, which are indicative of insanitary or unsafe conditions:

- Garbage and junk are prevalent throughout the Redevelopment Area. Much of this is in the form of litter (i.e. cigarette butts, fast food wrappers, small plastic containers, glass bottles, aluminum cans, etc.) scattered along public streets and right-of-way as well on private property. Staff observed several locations where illegal dumping had apparently occurred, as well as several sites, both occupied and vacant, that were strewn with garbage and junk and were generally unkempt due to either neglect or a lack of maintenance. These conditions are nuisances, which pose a threat to public health and safety by providing harborage for insects and vermin that can transmit disease (*Figures 16 through 20*).



Figure 16 – Derelict vehicles, 2400 block N Summit Ave, west side



Figure 17 – Garbage/junk, 800 block W Kearney St, south side



Figure 18 – Apparent illegal dumping, 1200 block W Kearney St, north side



Figure 19 – Apparent illegal dumping, 300 block W Kearney St, north side



Figure 20 – Apparent illegal dumping, 1300 block W Kearney St, north side



Figure 20 – Litter/overgrown vegetation, NW corner W Kearney St and N Johnston Ave

- Staff also observed a site addressed at 1909 W Kearney Street that is zoned R-SF, Single-Family Residential district and apparently being used as a storage yard for vehicles, construction equipment, and materials. In addition to storage, garbage and metal barrels, which appear to have been used for burning waste, are present. Finally, this site is also located on a landlocked lot, which resulted from improper subdivision or obsolete platting (*Figures 21 through 23*).



Figure 21 – Garbage and burn barrels, 1909 W Kearney St



Figure 22 – Equipment and vehicle storage yard, burn barrel in foreground, 1909 W Kearney St



Figure 23 – Equipment and vehicle storage yard, 1909 W Kearney St

- As described in the following section (*Section IV. D. Deterioration of Site Improvements*), the Redevelopment Area is characterized by many aged and deteriorated buildings and sites. Many such lots have damaged and poorly maintained signage and lighting. In some instances, such signage and lighting has exposed wiring that is readily accessible from sidewalks and other public areas. Such condition presents a risk of electric shock (*Figures 24 through 29*).



Figure 24 – Deteriorated signage w/ exposed wires, 1200 E Kearney St, north side



Figure 25 – Deteriorated signage w/ loose wires, 700 block W Kearney St, north side



Figure 26 – Deteriorated signage w/ open junction box & exposed wires, 1200 block W Kearney St, north side

- There is a high concentration of brownfields property within the proposed Redevelopment Area. The EPA defines brownfields as, “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.” 21 historic gas stations have been identified within Redevelopment Area through a survey of the 1933, 1950, and 1957 Sanborn Fire Insurance Maps (*Figure 31*). In addition, there are 29 current registered Underground Storage Tanks (USTs) in the Area (*Figure 32*). These filling stations pre-date modern environmental regulations for tank construction and proper removal and closure, therefore posing a risk for leaking product and contamination of soil and groundwater. Due to other historical uses such as dry cleaning facilities, printing, oil storage, and auto repair, as well as the Redevelopment Area’s location directly adjacent to an auto salvage yard one block north of Kearney Street, the vast majority of property in the Redevelopment Area meets the definition of a brownfield.

The entire length of Kearney Street was part of the alignment of Route 66 through Springfield from 1926 until it was decommissioned by the federal government in 1985. As a major historic byway, there are understandably many related historic uses such as automotive service stations and repair shops that may have contamination associated with their age and former use. Also, due to their proximity to brownfields, the four streams that traverse the Redevelopment Area (the West Fork Doling Branch, East Fork Doling Branch, Grandview Branch, and Packer Branch) are susceptible to contamination via surface runoff and ground water infiltration

The aforementioned factors are potentially hazardous to human health and the environment, as well as a hinderance to redevelopment. There is a need to perform environmental assessments on key properties, particularly on petroleum sites, which are associated with historic gas stations and auto repair facilities, to help facilitate property transactions and environmental cleanups.

Figure 31 – Historic Gas Stations

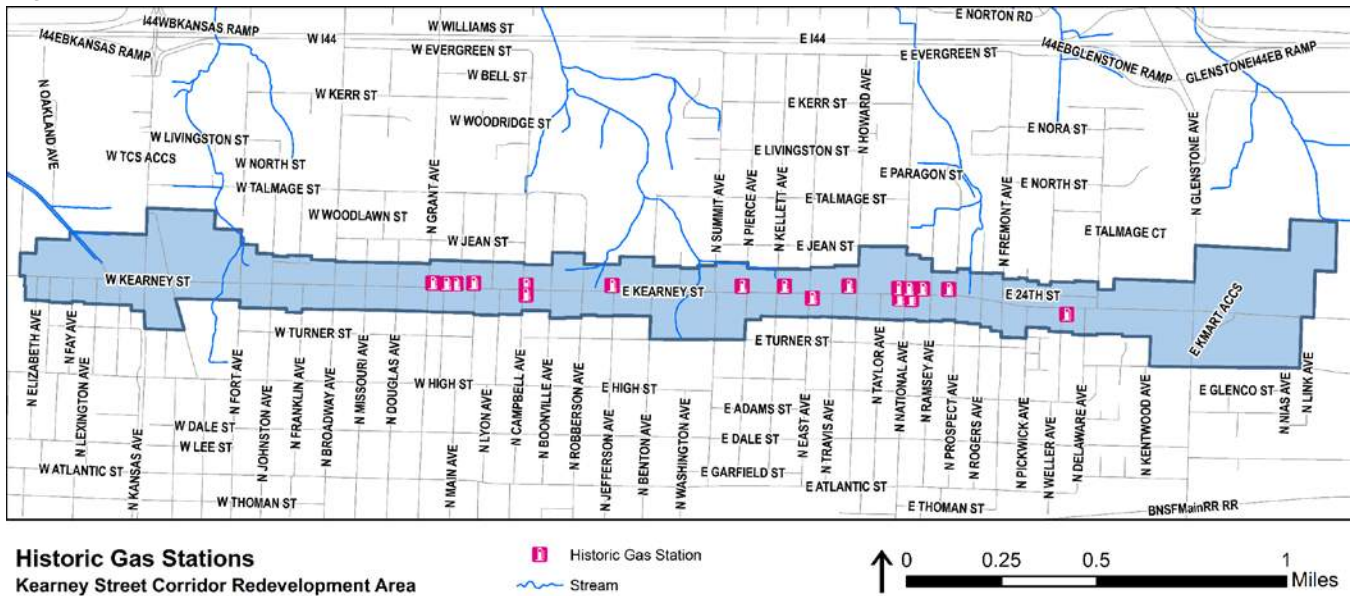
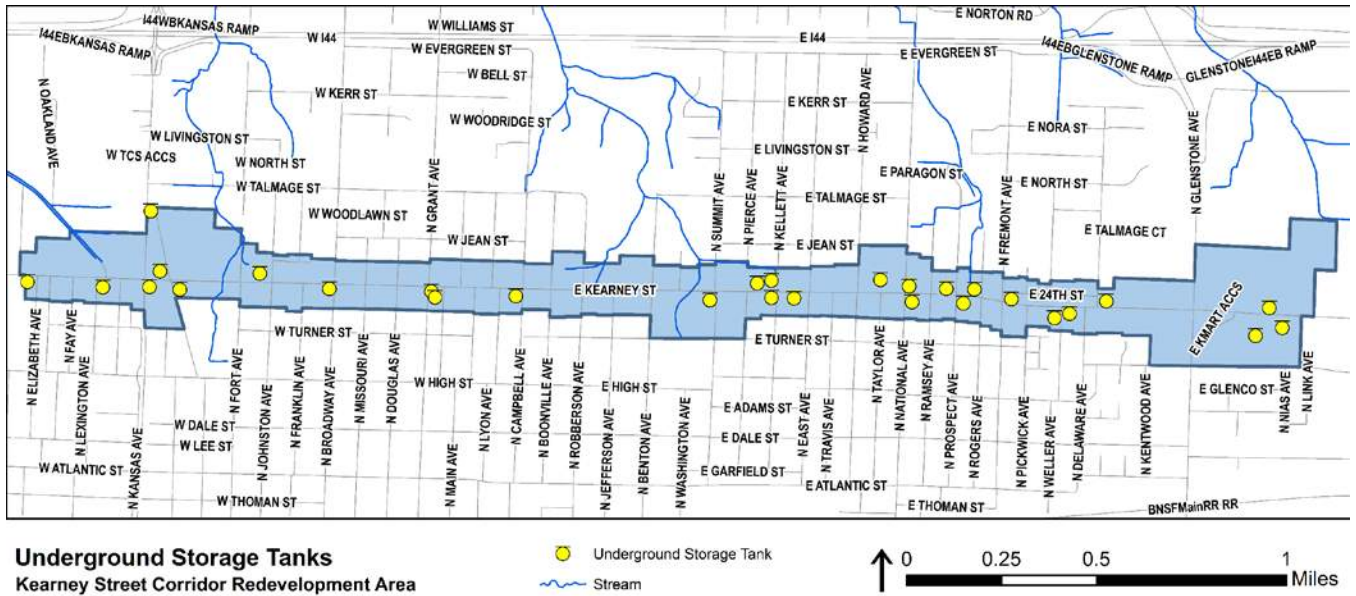


Figure 32 – Underground Storage Tanks



- Over the past 12 months, the City of Springfield received 153 complaints in the Redevelopment Area. Such complaints typically involved nuisances (e.g. tall grass, trash, derelict vehicles, vacant and open buildings, insects/vermin, etc.), dangerous buildings, building and health code violations, and zoning violations. The City does not actively conduct code enforcement, but rather investigates violations and enforces codes as complaints are received. Therefore, the complaints received do not fully illustrate the severity of the problem. While researching the Area and conducting on-site reconnaissance, Staff observed a multitude of apparent code violations ranging in severity that may or may not have been reported to the City. Considering the prevalence of apparent code violations and the public’s perception of the Area, it is possible that many such violations, which would otherwise be reported if observed in other parts of the City, are going unreported.



Figure 33 – 1300 block E Kearney St, north side



Figure 34 – 800 block W Turner St, north side

D. Deterioration of Site Improvements

In general, deterioration refers to the physical deterioration of the improvements of the Redevelopment Area both in terms of buildings and other above-ground structures, below-grade supporting structures such as water, sewer, and electric utilities, and surface site improvements such as parking areas, access and circulation roadways and drives, lighting fixtures, and signage.

Deterioration may be evident in basically sound buildings containing minor defects, such as a lack of painting; loose or missing roof tiles, floor or ceiling plates; or holes and cracks over limited areas. Deterioration that is not easily curable and that cannot be cured in the course of normal maintenance includes defects in the primary and secondary building components. Primary building components include the foundation, exterior walls, floors, roofs, wiring, and plumbing. Secondary building components include the doors, windows, frames, fire escapes, gutters, downspouts, siding, and fascia materials.

As part of the *Kearney Street Corridor Study*, PGAV conducted a physical and economic characteristics analysis and found that over two-thirds (70.7%) of the buildings in the Area are in either poor or fair condition and nearly one-quarter (23.7%) in fair or good condition. The analysis found only 5.6% of the buildings in the Area to be excellent condition. It mentioned many buildings were in poor or fair condition due to their advanced age and a lack of recent investment and upkeep. Most of the buildings in the Corridor are over 35 years old and exhibit significant levels of deferred maintenance. Several fully-vacant and partially-vacant buildings are also scattered throughout the Corridor. Furthermore, the Study found the Redevelopment Area is burdened by inadequate or deteriorated public facilities and infrastructure that are incapable of supporting both existing development and future redevelopment.

When evaluating private site improvements such as sidewalks, parking lots, curb stops, nearly half (47%) of the properties were found to be in poor condition, around one-quarter (28%) were considered fair (28%), and relatively few were good or excellent condition (17%). Such factors may have contributed to languishing property values. Over the past 11 years, approximately 35% of the properties declined or saw no change in assessed value. Maps detailing PGAV's findings are attached as *Exhibits C, D, E, and F*. Examples of deteriorated site improvements are provided in the photographs below (*Figures 35 through 43*).



Figure 35 – 2300 block E Kearney St, south side



Figure 36 – 500 block W Kearney St, south side



Figure 37 – 500 block W Kearney St, south side



Figure 38 – 500 block W Kearney St, north side



Figure 39 – 1000 block W Kearney St, north side



Figure 40 – 2400 block N Grant Ave, west side



Figure 41 – 2300 block N Delaware Ave, east side



Figure 42 – 2300 block N Delaware Ave, east side



Figure 43 – 300 block E Kearney St, north side

E. Conditions which Endanger Life or Property by Fire or other Causes

As mentioned in the Section IV. D. Deterioration of Site Improvements, PGAV observed several vacant and partially vacant buildings scattered throughout the Area as they were conducting physical and economic characteristics analysis for the *Kearney Street Corridor Study*. According to their data, Staff estimates approximately 11.4% of the principal buildings in the Area are either fully vacant (9.5%) or partially vacant (1.9%). Vacant buildings are susceptible to trespassers, vandalism, and other criminal activity, including fires, which are oftentimes due to arson or makeshift attempts by trespassers trying to obtain heat and light. Maps detailing the locations of these buildings are attached as Exhibit 4.



Figure 45 – 1700 block E Kearney St, south side



Figure 46 – 1400 block E Kearney St, north side



Figure 47 – 800 block W Kearney St, north side



Figure 48 – Former K-Mart, 1900 block E Kearney St, south side



Figure 49 – 200 block W Kearney St, north side



Figure 50 – 900 block W Kearney St, south side

V. IMPACT OF BLIGHTING FACTORS

Due to the predominance of the blighting factors discussed in Section IV, the Redevelopment Area in its present condition retards the provision of housing accommodations, constitutes an economic and social liability, as well as a menace to public health, safety, morals, and welfare.

A. Retards the provision of housing accommodations

The blighting factors discussed above have significantly hindered the provision of housing accommodations within the Redevelopment Area. This is evident considering the overall poor condition of the existing housing stock, public infrastructure, and neighborhood amenities. Such conditions have rendered the Area a less desirable place to live, which has led to a lack of investment and upkeep of properties.

B. Constitutes an economic or social liability

The existence of blighted factors plaguing the Redevelopment Area constitutes both an economic liability to the City of Springfield and presents a hazard to the well-being of its citizens. Due to the predominance of blighting factors discussed above, the Redevelopment Area is a significant liability to the social welfare and economic independence of the City. The Area suffers from obvious deferred maintenance and lack of investment, which contributes to underutilization of the Redevelopment Area.

In its current condition, the Redevelopment Area is incapable of supporting its highest and best use. This underutilization combined with the poor condition of the Redevelopment Area hinders the economic vitality and independence of the City by failing to generate property and sales tax revenues to its full potential. It also discourages reinvestment in and maintenance of areas in and around the Redevelopment Area.

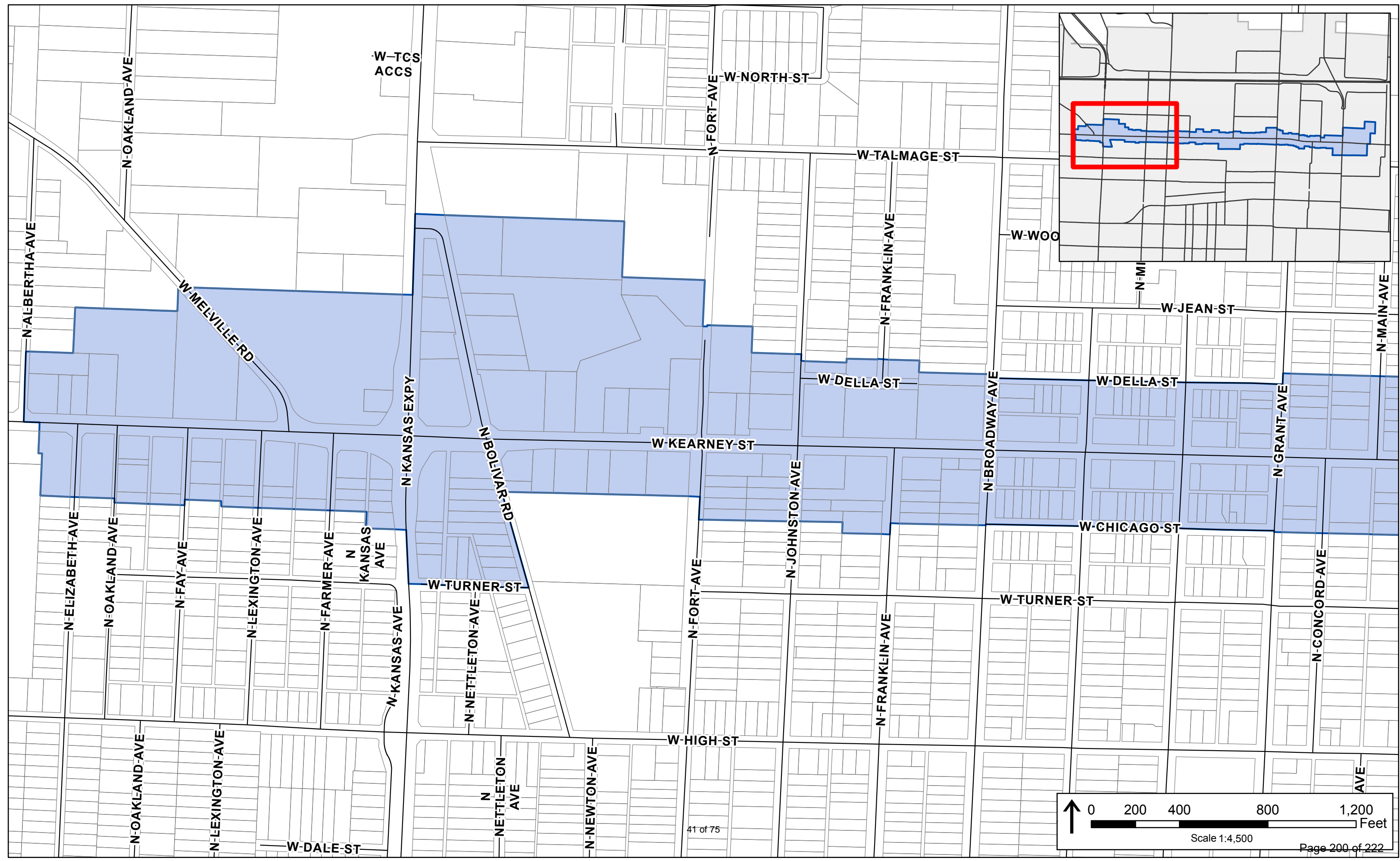
Redevelopment of the Area will be necessary to foster much-needed economic activity and contribute to the revitalization of north Springfield.

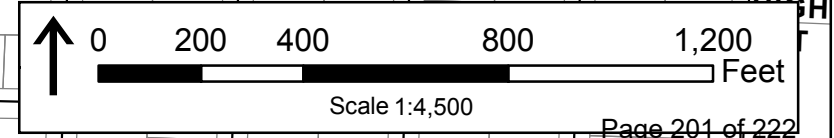
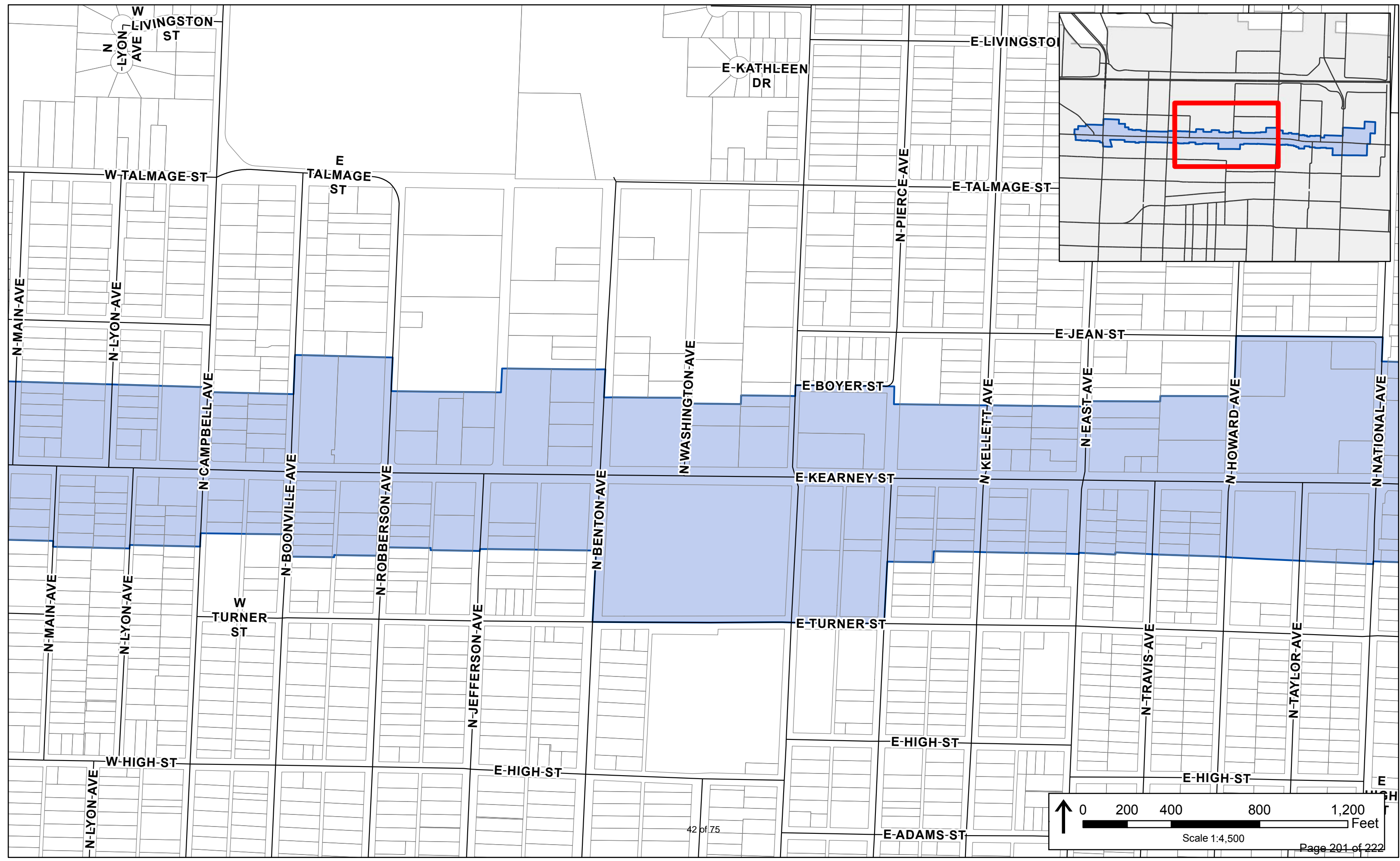
C. Constitutes a menace to the public health, safety, morals, or welfare in its present condition or use

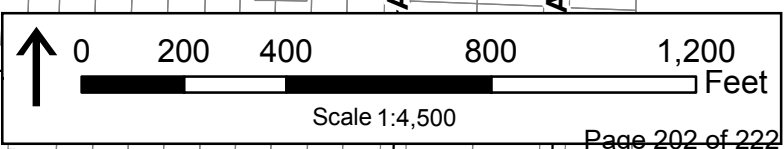
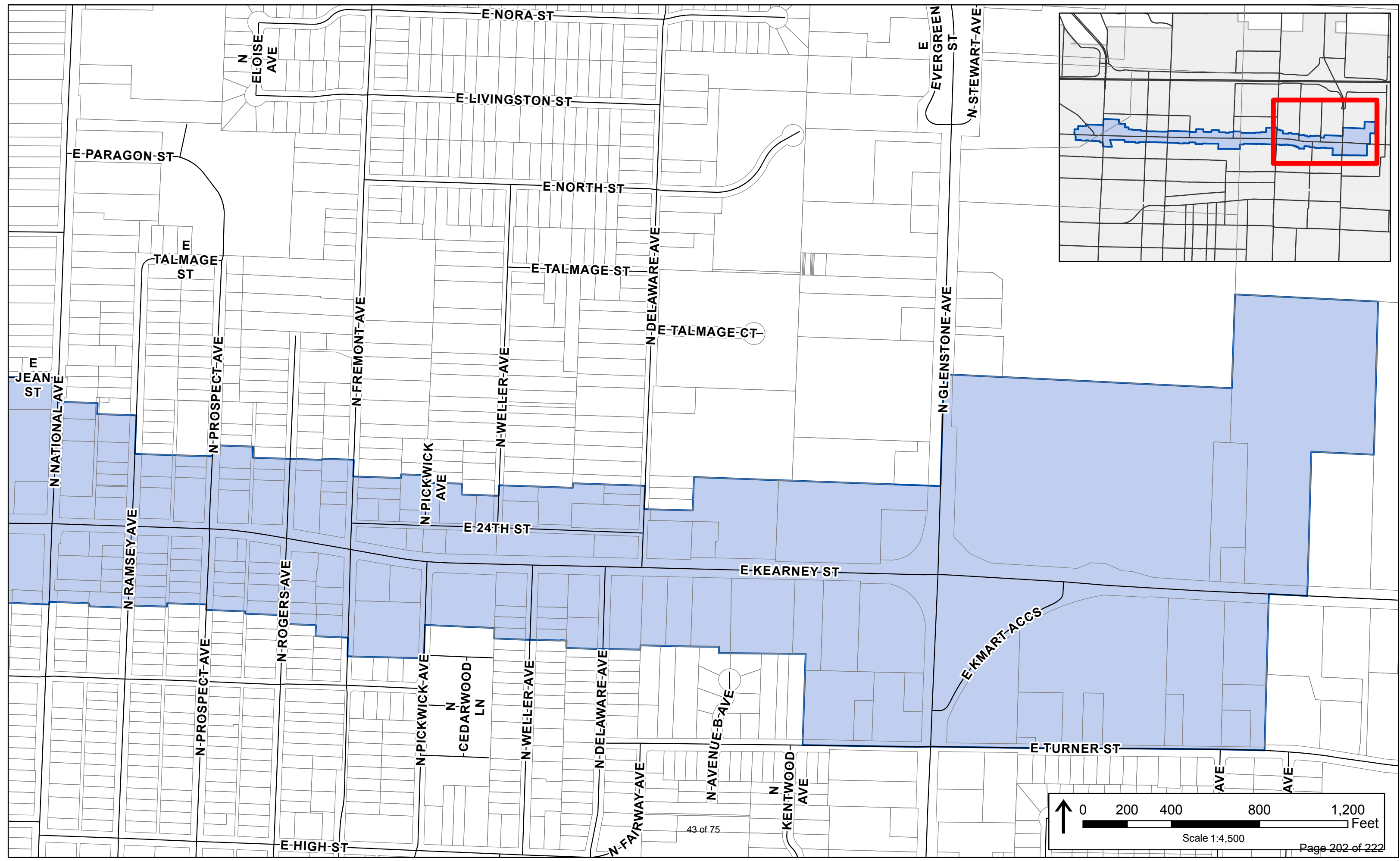
In its present condition, the Redevelopment Area exhibits many factors that constitute a menace to public health, safety, morals, and welfare. The deteriorated and insanitary conditions described (e.g. trash, litter, weeds, limited access to sanitary sewer, etc.) above are a threat to public health, and the unsafe conditions (e.g. dilapidated structures, buckled sidewalks, crime, etc.) are a threat to public safety. Furthermore, the overall condition of the Redevelopment Area and its underutilization diminish the public welfare with respect to the perception of this area of the City.

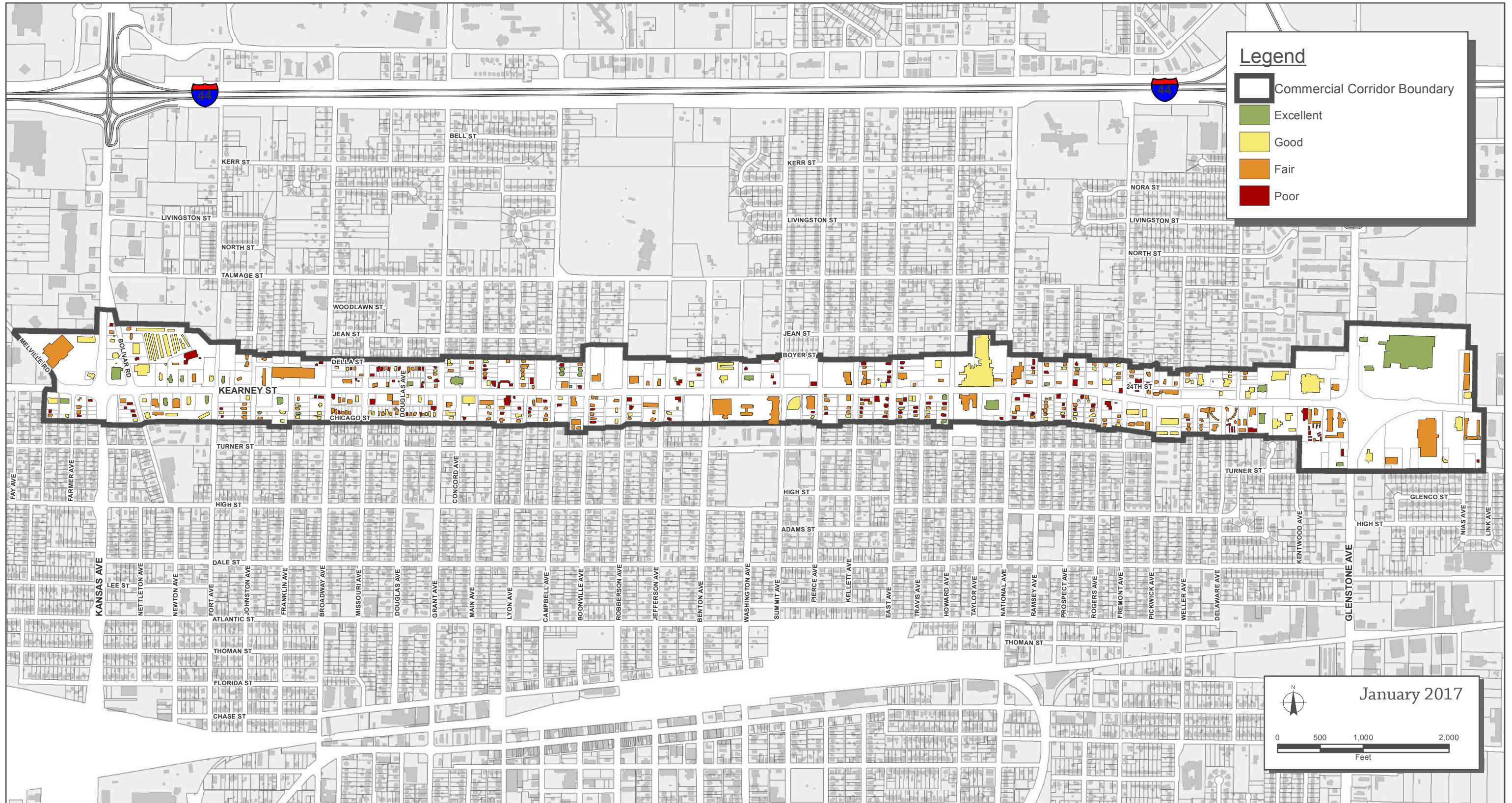
VI. CONCLUSION

Due to the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, and the existence of conditions which endanger life or property by fire and other causes, the Kearney Street Corridor Redevelopment Area retards the provision of housing accommodations and constitutes an economic and social liability and a menace to public health, safety, morals and welfare in its present condition and use. The Redevelopment Area qualifies as a “blighted area” as defined in Section 99.320(3), RSMo. Accordingly, the City of Springfield should declare the Redevelopment Area a blighted area.





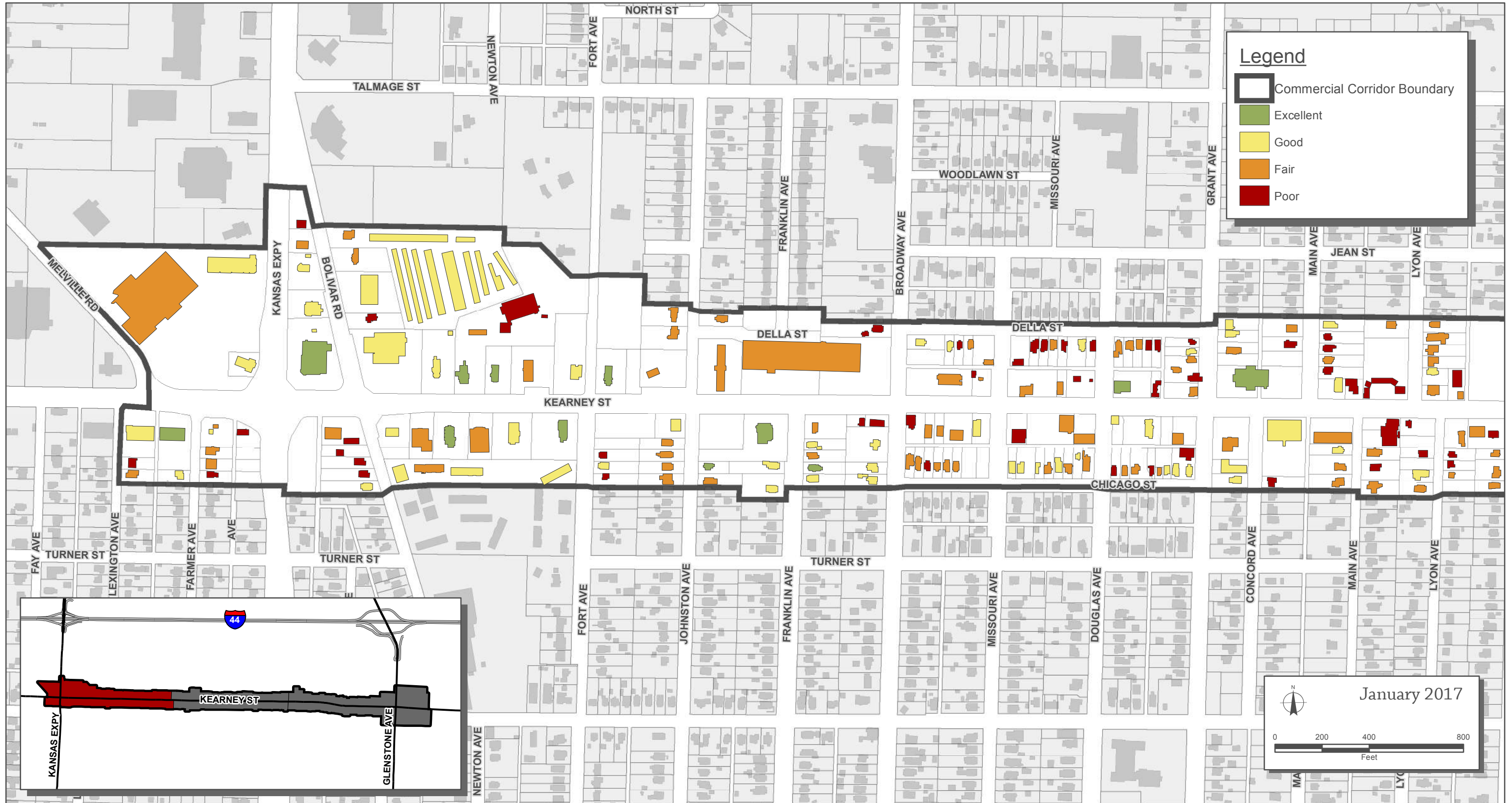




Attachment 1 - Building Conditions

Kearney Street Corridor Study
City of Springfield, Missouri

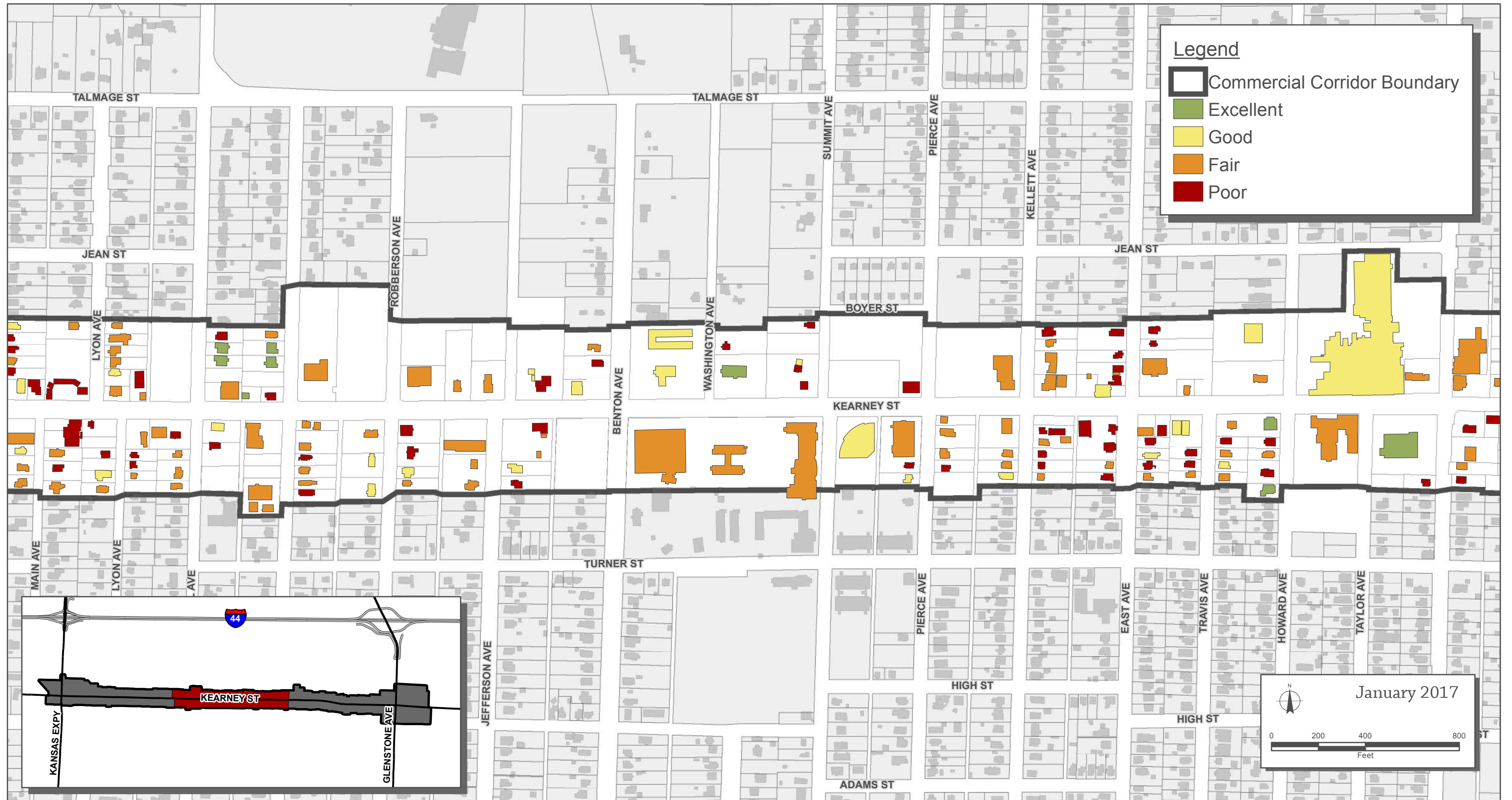




Attachment 1.1 - Building Conditions (West)

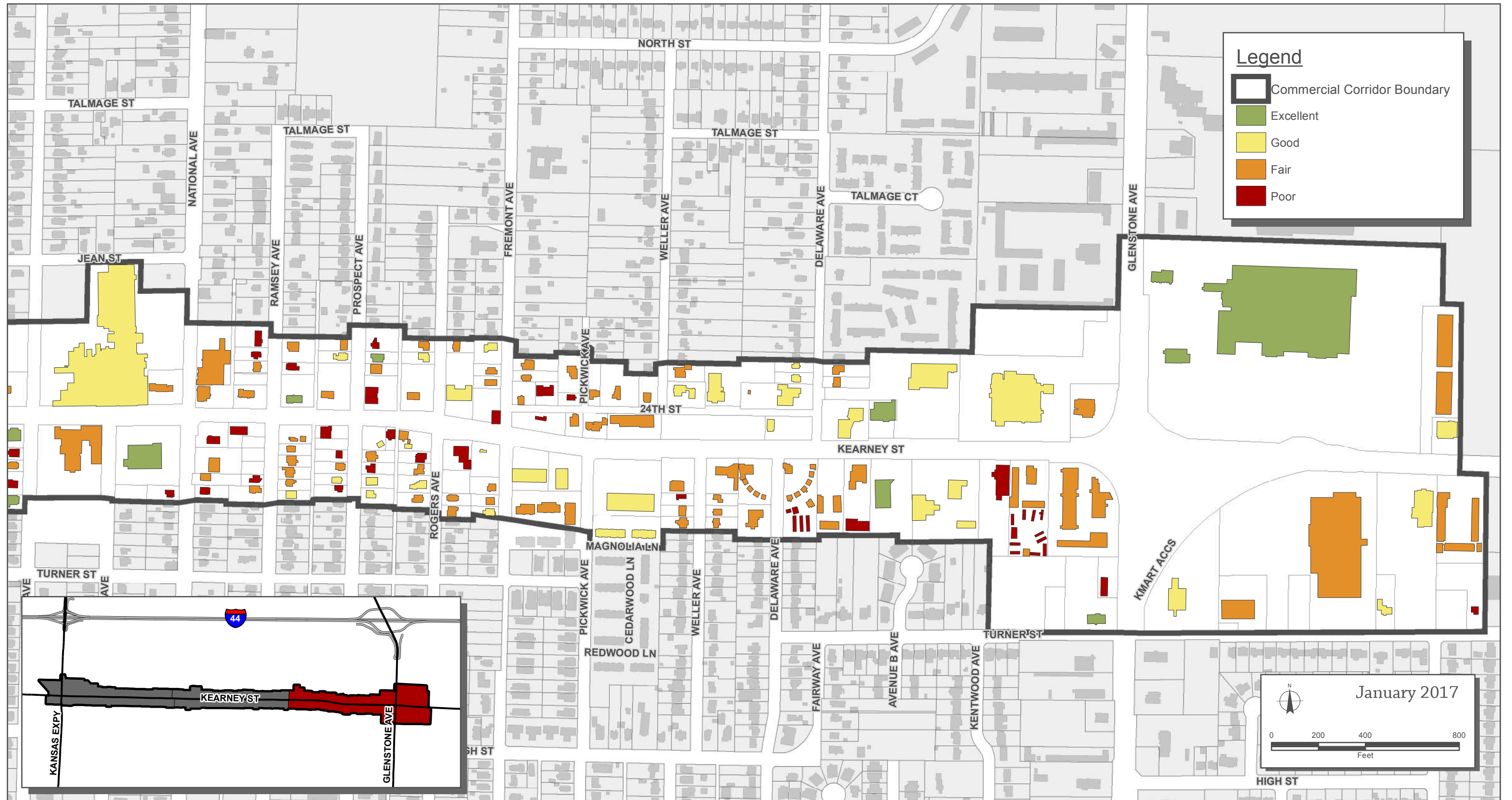
Kearney Street Corridor Study
City of Springfield, Missouri





**Attachment 1.2 - Building Conditions
(Central)**

Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 1.3 - Building Conditions (East)

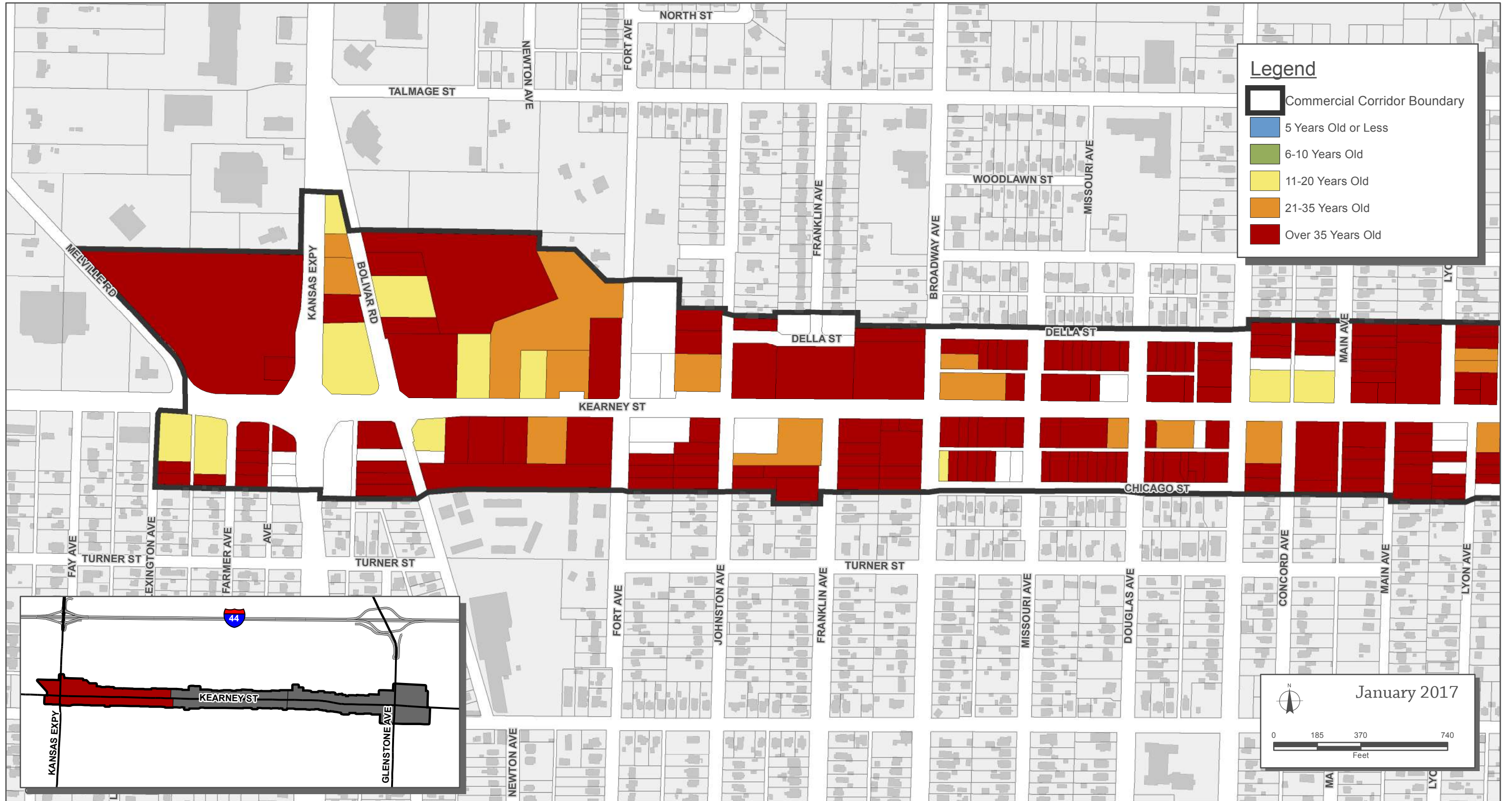
Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 2 - Building Age

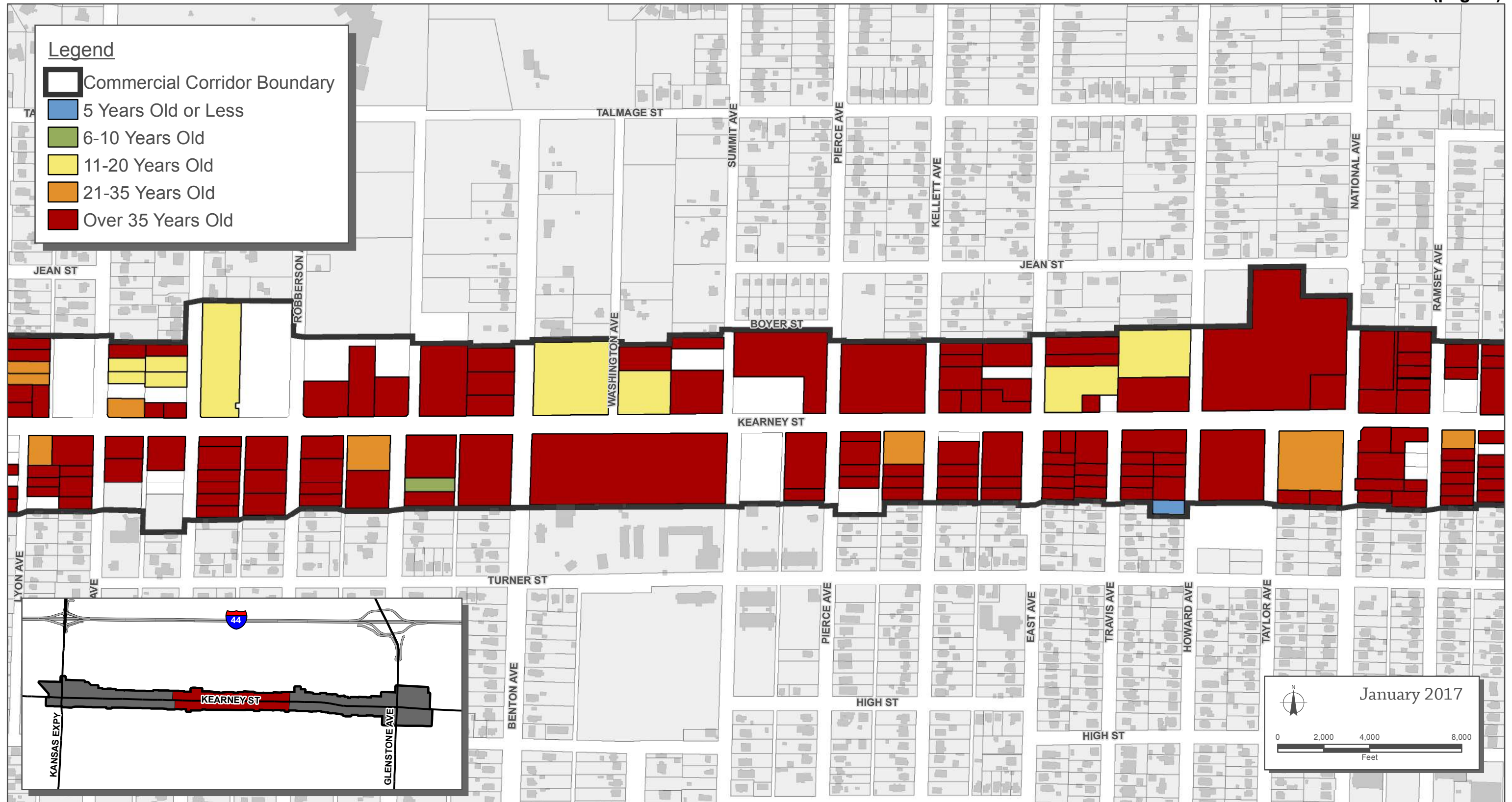
Kearney Street Corridor Study
City of Springfield, Missouri





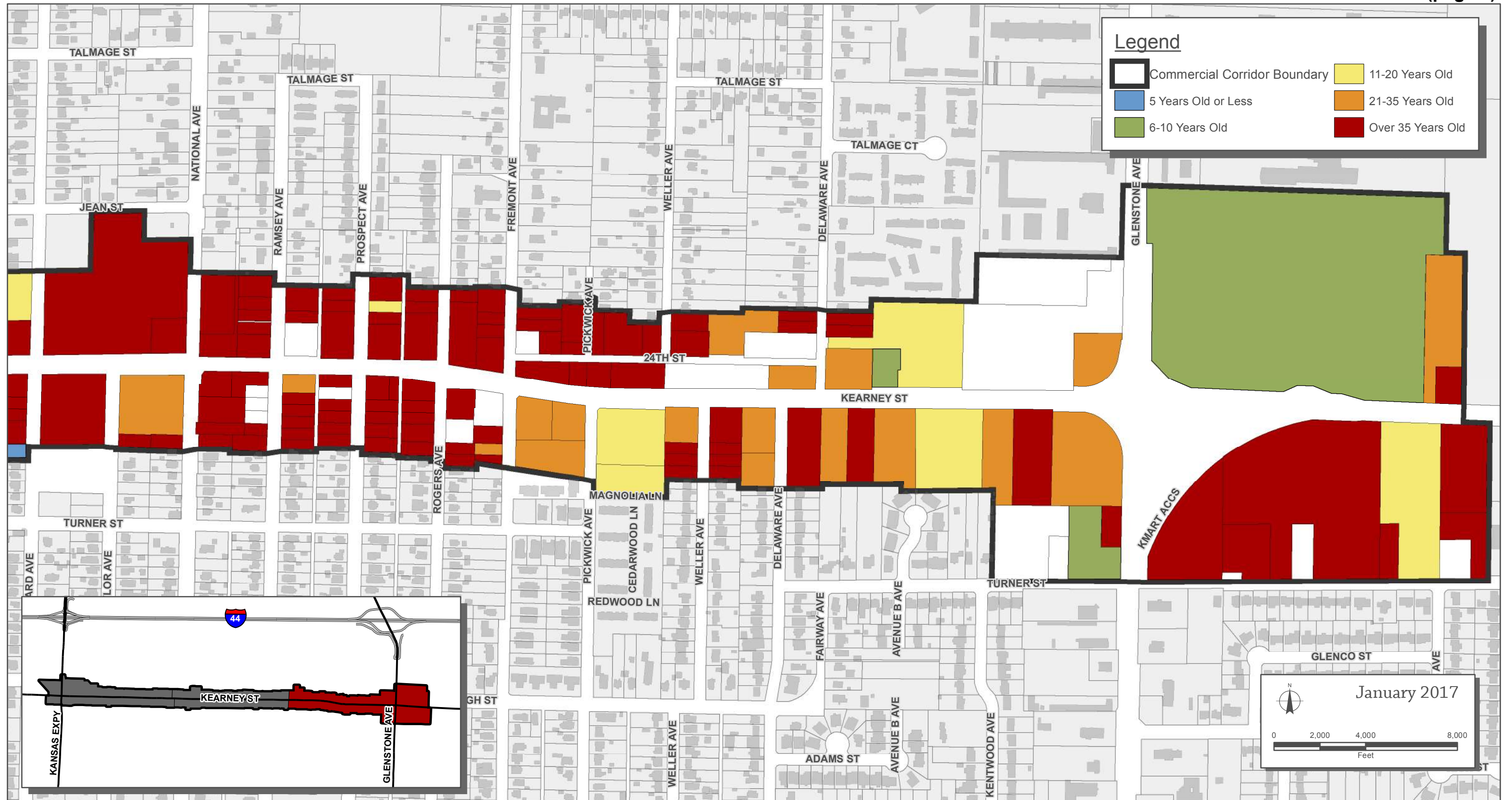
Attachment 2.1 - Building Age (West)

Kearney Street Corridor Study
City of Springfield, Missouri



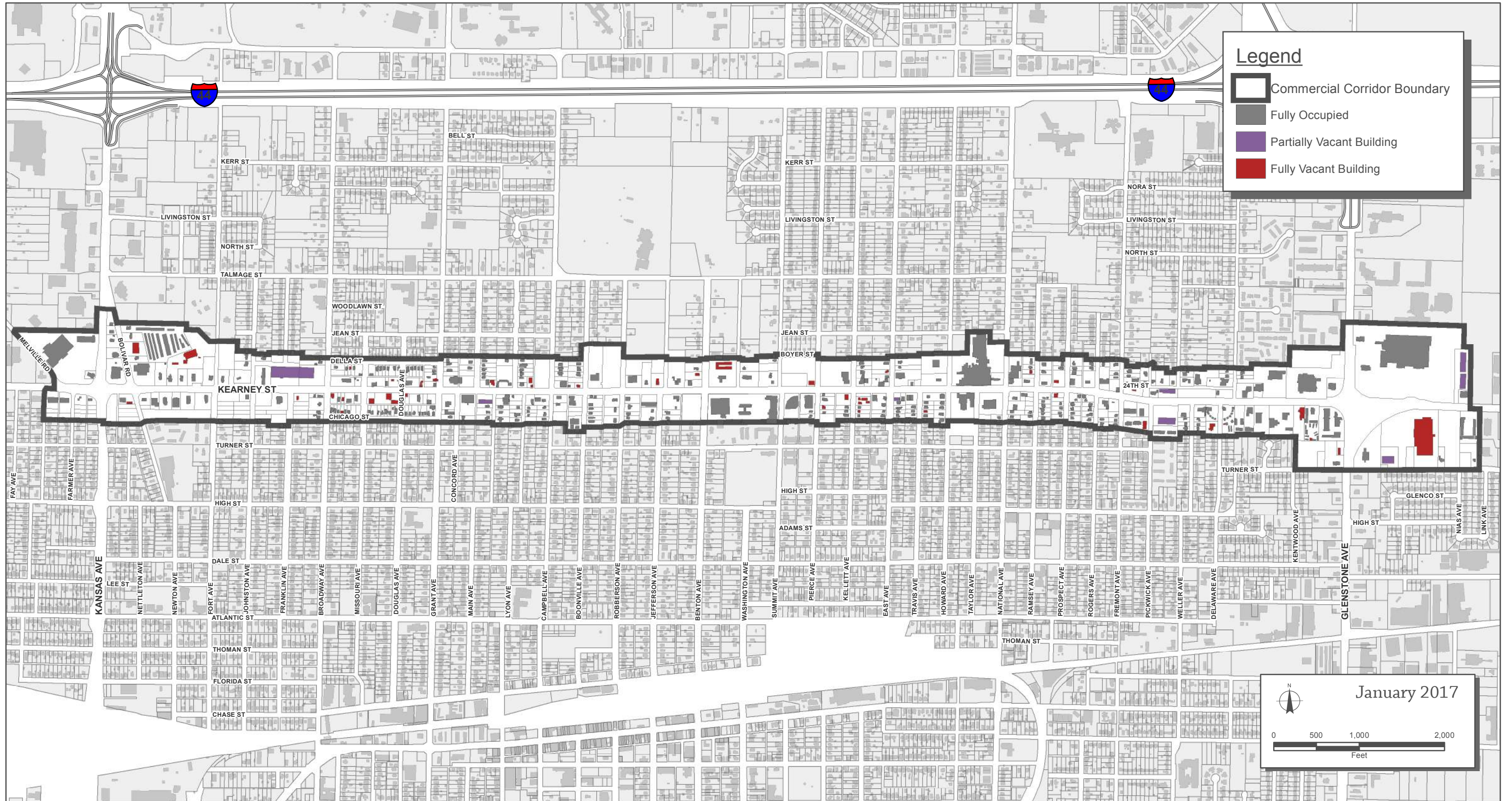
Attachment 2.2 - Building Age (Central)

Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 2.3 - Building Age (East)

Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 4 - Building Vacancy

Kearney Street Corridor Study
City of Springfield, Missouri





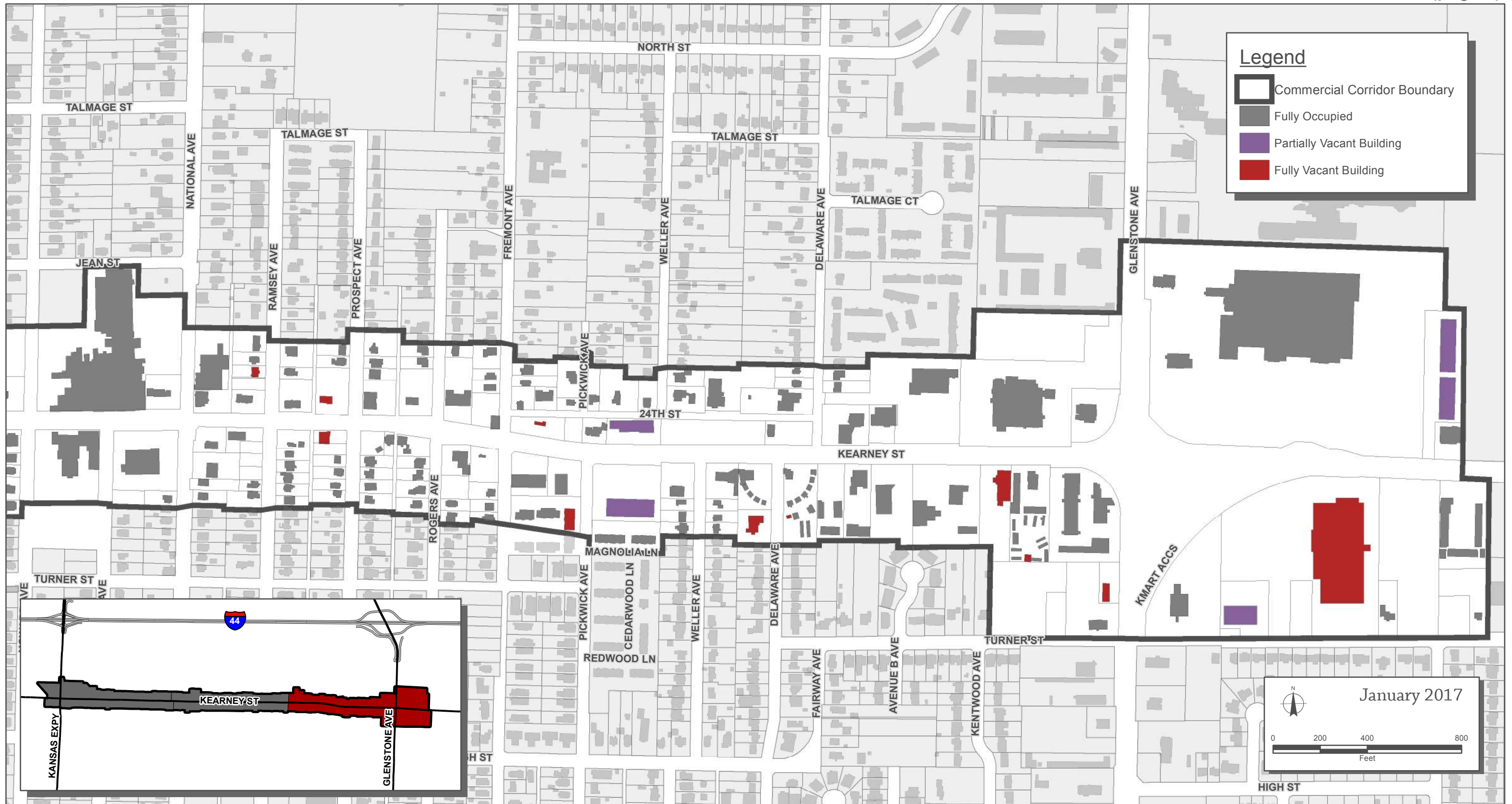
Attachment 4.1 - Building Vacancy (West)

Kearney Street Corridor Study
City of Springfield, Missouri



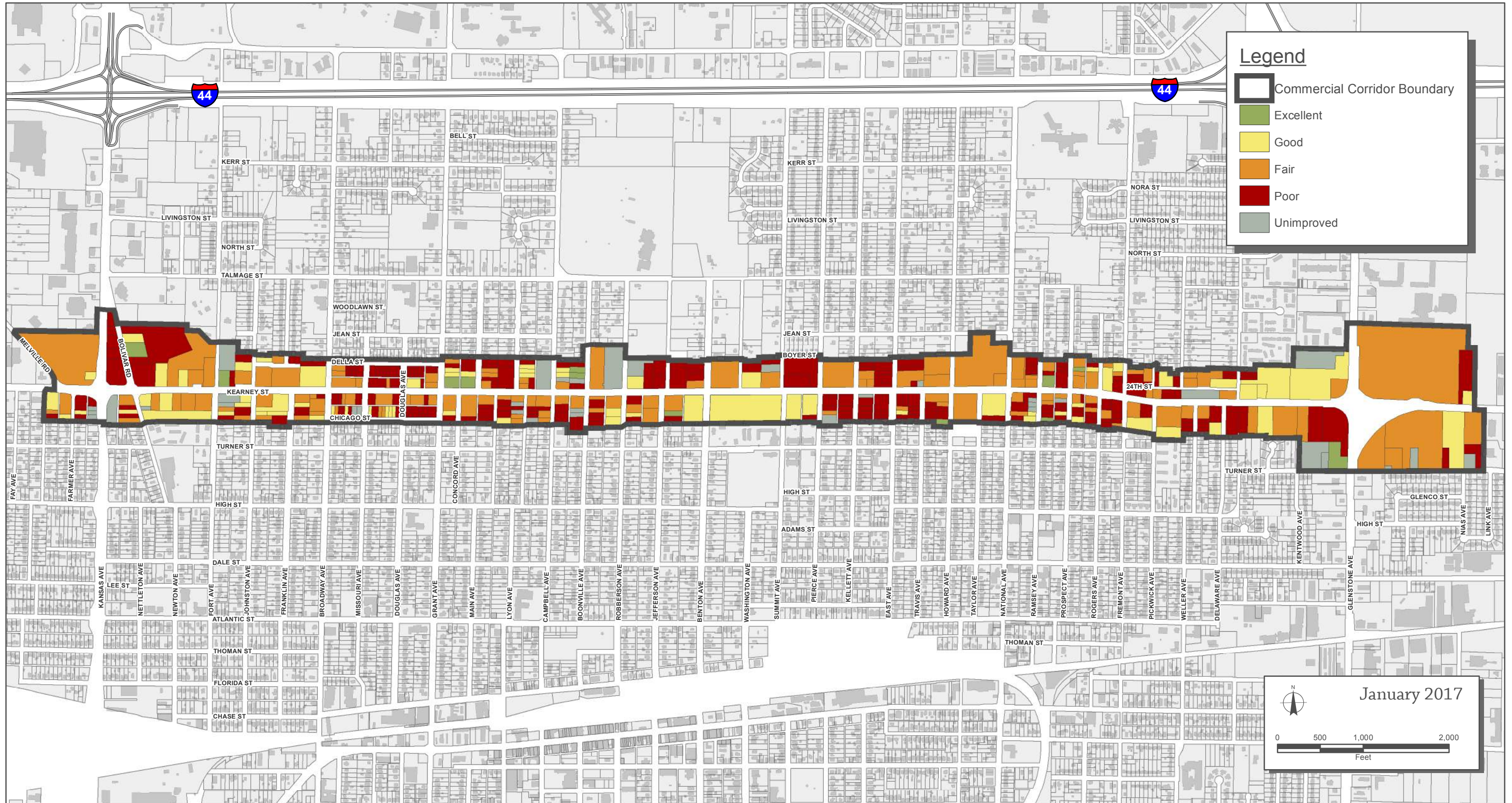
Attachment 4.2 - Building Vacancy (Central)

Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 4.3 - Building Vacancy (East)

Kearney Street Corridor Study
City of Springfield, Missouri



Attachment 3 - Site Conditions

Kearney Street Corridor Study
City of Springfield, Missouri



RULES OF PROCEDURE for the PLANNING AND ZONING COMMISSION

The following Rules of Procedure are adopted by the Planning and Zoning Commission to facilitate the performance of its duties and the exercise of its powers, as outlined in Article XI of the City Charter of the City of Springfield, Missouri.

Section 1.0 Officers

1. **Selection.** During the first meeting in January of each year, the Commission shall select from the membership a Chairperson and a Vice Chairperson. The Director of Planning and Development shall serve as the Executive Secretary of the Commission. Election of a Chairperson and Vice Chairperson shall be made by motion with second. Tie votes shall be decided by a runoff of the persons tied. Before a vote is taken, for each position, a commissioner may request that his or her name be stricken from the list. (10-8-1998)
2. **Tenure.** The Chairperson and Vice Chairperson shall take office at the first meeting immediately following their selection and shall hold office for a term of one year or until their successors are selected and assume office. (10-8-1998)
3. **Duties.** The Chairperson shall preside at all meetings, appoint committees, and perform such other duties as may be ordered by the Commission. The Vice Chairperson shall act in the capacity of the Chairperson in their absence. In the event the office of the Chairperson becomes vacant, the Vice Chairperson shall succeed to this office for the unexpired term until a new election.

The Executive Secretary shall execute documents in the name of the Commission, perform the duties hereafter listed and shall perform such other duties as the Commission may determine.

In the absence of the Director, the Director shall appoint a representative who shall act in their capacity as Executive Secretary.

Section 2.0 Meetings

1. **Regular Meetings.** A meeting of the Commission shall be held at least one Thursday per month. A second meeting may also be held each month. The Commission shall determine the meeting dates for the following calendar year at their first meeting in December. Agendas for the regular meetings shall be given by the Executive Secretary to the members of the Commission at least seventy-two (72) hours prior to such meetings. (09-17-2009)
2. **Special Meetings.** Special meetings shall be called at the request of the Chairperson, or at the request of five members of the Commission. Notice of special meetings shall be given by the Executive Secretary to the members of the Commission at least forty-eight (48) hours prior to such meeting and shall state the purpose and the time of the meeting.
3. **Rescheduled Meetings.** A regular meeting shall be automatically rescheduled to the following Thursday, unless such Thursday is a scheduled City holiday and then for the Thursday after such holiday, for the same time and location as previously noted on an agenda, advertisement or other notice of public hearing when, at the time scheduled for the regular meeting:
 - a. There exists within the City of Springfield a state of emergency declared by the Mayor, the Director of the Springfield-Greene County Emergency Management Office, the Governor or the President, or their respective designees; or
 - b. Weather or other conditions threatens safe travel to and from the meeting for the public, staff and commission members as determined solely at the discretion of the City Manager, the Director of the

Springfield-Greene County Emergency Management Office, the Chair, or the Executive Secretary to the Commission, or their respective designees; or

- c. The location of the meeting is not considered habitable or safe to remain within the structure at the discretion of the City Manager, the Director of the Springfield-Greene County Emergency Management Office, the Fire Chief, the Directors of Public Works, Building Development Services, or Health, the Chair, or the Executive Secretary to the Commission, or their respective designees.
- d. Should a meeting be automatically rescheduled under this Rule, the continuation of such shall be posted on at least two locations, at least one of which shall be the main entrance, at the address where the meeting was to be held unless posting itself poses as danger to staff to go to the location. If such danger exists, then posting notice at the two closest locations available to the public as determined by the Executive Secretary to the Commission, or their designee, shall be deemed sufficient notice. All practical methods to contact the applicants and public about the changes or cancellation will be used. In addition, upon such rescheduling, all public hearings and other proceedings requiring public notices shall be deemed to be continued and extended to such rescheduled date and time without need for new notices or advertisements with the exception of those required by Chapter 610, RSMo.
- e. In the event the conditions leading to the rescheduling have not been alleviated by the rescheduled date and time, such hearings and proceedings shall be noticed and re-advertised in the same manner as previously done under the Land Development Code of the City of Springfield or other law or rule. (2-20-2014)

- 4. **Public Hearings.** All regular and special meetings, hearings, records, and accounts shall be open to the public. After presentation of testimony and exhibits at each public hearing, the Chairperson shall declare the public hearing closed, so that the Commission may make its decision on the item.
- 5. **Quorum.** Five (5) members shall constitute a quorum for the transaction of business.
- 6. **Action by the Commission.** A majority of five (5) voting members shall be required to either approve or disapprove any action on which the Commission has final authority and to approve any item or amend any plan or policy. In the event the five (5) votes cannot be obtained, the item is automatically postponed to the Commission's next scheduled meeting and voted on again at that meeting. If five (5) votes are not obtained after three such votes, the item shall be deemed denied.

On actions on which the Commission acts as a recommending body to the City Council or to any other governmental body, a majority of voting members present at the time the vote is taken shall prevail. In the event of a tie vote, the item shall be automatically postponed to the next scheduled meeting.

- 7. **Order of Business, Agenda.** The Executive Secretary shall prepare an agenda for each meeting and the Order of Business therein shall be as follows:
 - 1. Roll Call
 - 2. Approval of Minutes
 - 3. Communications
 - 4. Finalization and Approval of Consent Items
 - 5. Unfinished Business
 - 6. Public Hearings
 - a. Zoning Cases
 - b. Planned Developments
 - c. Conditional Use Permits
 - d. Vacations
 - e. Other Public Hearings and appeals
 - f. Administrative Action: Subdivisions
 - g. Other Business

7. Reports
8. New Business
9. Adjournment

The Executive Secretary shall place items that do not require a public hearing such as renewal of subdivision plats, relinquishments of easements, offers to dedicate property, property disposals, change of use, property acquisitions and other similar requests, under Consent Items. Any item placed under Consent Items may be removed from that portion of the agenda and moved to the appropriate portion for discussion, debate, and vote upon the request of a citizen, Commission member, or Executive Secretary. Removal of any Consent Item shall be done prior to the Finalization of Consent Items. After the Consent Items are finalized, no item of business shall be removed except by temporary suspension of Commission's Rules of Procedure. A Consent Item shall not be discussed unless the item is removed as stated above. A single vote by the Commission shall recommend for approval or denial all Consent Items.

An administrative action is ministerial and non-discretionary. In reviewing a preliminary plat, the role of the Planning and Zoning Commission is to determine whether the plat meets the minimum requirements set forth in the subdivision statutes, the subdivision regulations and the zoning district where the subject property is located.

(7-1-1999) (9-9-1999) (4-10-2025)

8. **Motions.** Motions shall be made orally and shall be restated by the Chair before a final vote is taken. All oral motions shall be recorded by the Executive Secretary for the minutes of the Commission.
9. **Staff Reports.** At all hearings, the report and recommendations, if any, of the staff on an item shall be presented to the Commission before the Commission takes action on the item.
10. **Commission Action.** The Commission shall not take action on any item on which a public hearing is required until the public hearing has been closed.
11. **Parliamentary Procedures.** Parliamentary procedure in Commission meetings shall be governed by the latest published edition of "Roberts Rules of Order, Newly Revised" except as specifically modified herein.
12. **Recommendations Forwarded to Council.** When the Commission makes a recommendation on an item, the item shall be automatically forwarded to City Council for final action as required by code. It shall be the duty of the Executive Secretary, provided all notice requirements are satisfied, to place such items on the City Council agenda no later than the third Council meeting following the Commission meeting at which the Commission takes action. (6-4-2015)

Section 3.0 Duties of the Executive Secretary

1. **Minutes.** The Executive Secretary shall keep the minutes of each meeting of the Commission.
2. **Communications.** Petitions, etc., all communications, petitions, and reports shall be addressed to the Commission and delivered or mailed to the Executive Secretary.

Section 4.0 Hearings

1. **Regular Hearings.** The Planning and Zoning Commission shall hold a public hearing on all proposals requiring a public hearing. Notice of the public hearing shall be given in accordance with the requirements of the Springfield City Code. (10-8-1998)
 - a. **Plats.** For any preliminary plat application, notice of the hearing shall be posted at least ten (10) days prior to the hearing in conspicuous places on or in the immediate vicinity of the property which is the subject of the application. One (1) sign shall be posted for each one hundred fifty (150) feet of street frontage, or part

thereof, up to a maximum of three (3) signs, provided at least one (1) sign is posted on each frontage of the subject property. Further provided, for preliminary plat applications involving more than one (1) block, one (1) sign is required for each street bounding or contained within the area to be platted. Additional signs may be posted at the discretion of the Executive Secretary of the Commission. Signs shall conform to the requirements for posted notices contained in the Zoning Ordinance.

2. **Applicant.** The applicant, or person acting on their behalf for consideration of changes to zoning district classifications, conditional use permits, or text amendments before the Commission, shall appear at the scheduled public hearing. On all other agenda items Commission has the discretion to conduct the public hearing without the applicant present by a motion and a second.
3. **Requests for Postponement.** Any applicant may request that the Commission postpone their application to a specific Commission meeting by submitting such request in writing to the Executive Secretary at least forty-eight (48) hours in advance of the scheduled meeting at which the applicant is to be considered. If a request is made less than forty-eight (48) hours in advance of such meeting, the Commission may, upon good cause shown, postpone such item upon its own motion. All items postponed for a period of 180 days from the original scheduled public hearing date without substantive amendments from the applicant or final action by the Commission, shall be withdrawn from the agenda without further action by the Commission.

Exceptions: The Commission may grant a request to postpone or table a case for a longer period than from the originally scheduled date of the public hearing, in cases where circumstances beyond the control of the applicant render it difficult to comply with the public hearing schedule.

The Commission reserves the right to continue a public hearing to a date certain, without requiring new notice or a new application, for purposes of hearing additional testimony or viewing additional exhibits. (10-8-1998)

4. **Removal from Table by Applicant.** If an applicant desires to have an application removed from the table, the applicant shall notify the Executive Secretary in writing at least 10 days prior to the meeting date. If postponed to a specific meeting date, the applicant does not have to request removal for that date. The Commission shall determine at the meeting whether or not it is appropriate to remove the application from the table as requested by the applicant. Nothing in this section precludes the Commission from removing an item from the table. (7-1-1999)
5. **Recommendations.** All motions are made in the affirmative. After a public hearing, the Planning and Zoning Commission may, within its discretion, make one or more recommendations, together with pertinent principal reasons, in connection with each proposed change in zoning classification or text amendment.

The recommendations will be in one of the following forms:

- a. Recommend against the proposed change in the zoning district classification or text amendment.
- b. Recommend the change in the zoning district classification or text amendment or.
- c. Recommend the change in the zoning district classification or text amendment together with recommendations which, in the judgement of the Commission, will protect adjacent property and ensure that the proposed changes are consistent with the purpose and intent of the zoning ordinance and the comprehensive plan. (11-4-1993) (7-1-1999)

6. **Report of Action Taken.** Each such recommendation made by the Planning and Zoning Commission, whether orally or by other methods, shall be reported by the Executive Secretary of said Commission to the City Council, by applicable administrative procedure, and the applicant notified of the action of the Planning and Zoning Commission. The Executive Secretary of the Planning and Zoning Commission shall set up and maintain a separate file for each application received and all records and files herein provided shall be permanent and official files of the City of Springfield.

7. **Hearing Exhibits.** Any part to any proceeding before the Commission shall, insofar as it may be possible, prepare and submit in advance to hear any exhibits proposed to be used in the proceeding, which said submission shall be made to the Commission by filing the same in the office of the Planning and Development Department of the City of Springfield. The applicant and other proponents shall submit all exhibits at least ten (10) days in advance of the hearing; the Planning and Development Department, other governmental agencies and departments, and opponents of the applicant's request shall submit exhibits including all staff reports at least five (5) days in advance of the hearing. Staff visual presentations, such as PowerPoint presentations, shall not be considered exhibits. Such exhibits shall be identified as to the party who intends to sponsor the exhibit and shall be consecutively numbered or lettered. All material so submitted shall be deemed a public record and shall be open for inspection and copy by any person whomsoever. Any exhibit not so filed shall be admitted by the Commission only upon a clear showing as determined by a majority vote of the Commission that such filing was not in good faith reasonably possible.
8. **Hearing Testimony.** The applicant bears the burden, in any item before the Commission, to present sufficient facts and/or testimony such that a decision by the Commission is based upon substantial evidence in the record of proceedings before the Commission. Nothing shall prohibit any member of the Commission inquiring of any witness or party at any time during the proceedings upon any fact or item relating to the proceedings, but it shall not be the duty of the Commission to supply any deficiencies in or to seek to provide facts in any proceedings.
9. **Manner of Addressing Commission/Time Limit.**
 - a. Each person addressing the Commission, including the applicant or applicant's representative, shall step up to the podium, give their name and address for the record, and unless further time is granted by the Commission, shall limit their address to five (5) minutes. The Commission may reduce the time to three (3) minutes on any individual item by a majority vote prior to the opening of the public hearing.
 - b. All remarks shall be addressed to the Commission as a body and not to any member thereof. No person, other than the Commission and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the Commission without the permission of the Chairperson. No question shall be asked of a member of the Commission except through the presiding officer.
 - c. Following the final speaker, the applicant or applicant's representative shall have the option to return to the podium to rebut any public comments. Such rebuttal shall be limited to no more than three (3) minutes unless additional time is granted by the Commission.
10. **Decorum.**
 - a. No person shall make personal, impertinent, or slanderous remarks, nor otherwise disturb the order and decorum of any Commission meeting.
 - b. The Sergeant-at-Arms, at the direction of the Chairperson, shall remove any person violating the provisions of this section. The Chief of Police, or such members of the Police Department as he may designate, shall be Sergeant-at-Arms of the Commission meetings. He shall carry out all orders and instructions given by the Chairperson for the purpose of maintaining order and decorum at the Commission meetings.
 - c. No person shall carry or display a sign inside the room wherein the Commission is meeting, or any other similar type of written communication which is carried or displayed, except nothing contained herein shall be construed to prohibit a person from using visual materials when presenting an item to the Commission. The Commission hereby determines that signs or displays in the meeting room may obstruct the view of citizens, can cause injury, and affect the decorum of Commission meetings, and are hereby prohibited for such reasons. The Sergeant-at-Arms shall inform citizens when signs or displays violate this section and shall remove the signs or displays from the meeting room or may cause citizens carrying such signs or displays to be removed from the meeting room.

Section 5.0 Behavior; Ethics.

1. **Member Service.** Membership on the Planning and Zoning Commission is accepted as public service. Members are appointed by the City Council for a term of four (4) years and until their successors are appointed

and qualified. Any member who misses three consecutive regular meetings of the Commission without good reason shall be in violation of the City Code of Ethics, and such violation shall constitute good cause for removal. Any member may be removed from the Planning and Zoning Commission by action of the City Council. The removal of any such member shall be in accordance with Article IV, Section 15.6 of the Charter and notification of such removal shall be made in writing stating the reasons for such removal and sent to such member at their residence address by United States Mail. (8-6-2015)

2. **Commissioners Unpaid.** Commissioners are unpaid. When Commissioners attend meetings for the benefit of the Commission, staff or City Planning for Springfield generally, expenses may be paid in full or in part by the City of Springfield as provided by current rules and regulations; such reimbursed travel must be indicated in the annual budget officially approved by the City Council.
3. **Case Discussion.** Except at public meetings of the Commission, its members shall not discuss the resolution of specific cases scheduled or likely to come before the Commission, with applicants, their representatives, or others with a direct interest.
4. **Personal Interest.** A member of the Commission who has some personal or financial interest, as defined in the City Code of Ethics, in any case presented to the Commission shall disqualify himself as the particular case is concerned, shall not sit as a member of the Commission during the hearing of the particular case, and shall not participate in the Commission's hearing and decision in such case.
5. **Representing Commission.** Each Commissioner decides which invitations to attend or participate in public and private functions; he can appropriately accept as a member of the Commission. Commissioners should be careful to indicate when they are representing the Commission, rather than acting or speaking for themselves. Such allied efforts, contributing to the work and purposes of City Planning in Springfield, are unpaid, except when infrequently acceptance of out-of-pocket expenses is necessary to make possible constructive participation; in such instances, the Commission is officially consulted or advised.
6. **Employment not Qualification.** Commissioners do not engage in any private or profitable employment, or in any personal business transaction in which the fact of membership on the Commission or any knowledge of its actions unique to membership would be qualification for such employment or a significant reason for the personal business transaction.
7. **Gifts.** Commissioners do not accept gifts from applicants, their representatives, or other persons and institutions concerned with items which have been or might come before the Commission. However well intended acceptance of such gifts could lead to misconceptions by prospective donors or the public generally.
8. **Meeting Conduct.** City Planning and Zoning Commissioners shall conduct themselves at Commission meetings in a fair, understanding, and as gracious a manner as circumstances permit. They shall seek to be considerate of all individuals, attitudes, and the difference of opinion almost always involved.
9. **Commissioner Responsibility.** In their behavior and actions, each City Planning and Zoning Commissioner is keenly aware of the Commission's responsibility, together with the City Planning staff, to plan for Springfield as a whole in all primary aspects, both with respect to the present and long-range future. Numerous organizations and individuals contribute significantly to one or several elements of the City, but very few are obliged to continuously consider the entire physical City, its present population and condition, and its future development and inhabitants.

Section 6.0 Miscellaneous

1. **Amendment to Rules of Procedure.** The rules of procedure of this Commission shall be amended only with five (5) affirmative votes. Any proposed amendment or rescission of rules shall be voted upon only after the

same has been reduced to writing, filed with the Executive Secretary of the Commission and read at the regular meeting immediately preceding the meeting at which the same is voted upon. Debate on the proposed amendment or rescission shall be permitted both at the meeting where the proposed amendment or rescission was read and at the meeting where it is to be voted upon.

Passed this ----- day of -----

/s/ Randall Doennig
Chairperson

ATTESTED: /s Steve Childers, Planning Director
Secretary

AMENDED:

July 12, 1965	December 15, 1983	July 1, 1999
November 15, 1965	January 19, 1984	September 9, 1999
February 17, 1969	October 10, 1985	April 2002
November 19, 1973	May 22, 1986	September 2009
February 11, 1974	November 30, 1989	February 20, 2014
January 13, 1975	December 12, 1991	June 4, 2015
February 3, 1977	June 29, 1992	August 6, 2015
August 18, 1977	November 4, 1993	February 9, 2023
November 6, 1980	July 31, 1997	April 10, 2025
January 29, 1981	March 12, 1998	
February 25, 1982	October 8, 1998	