



City of Springfield

Agenda

Administrative Review Committee

March 26, 2026	3:30 PM	Via Zoom/ Development Review Conference Room 199 840 Boonville Avenue Springfield, Mo 65802
----------------	---------	------------------------------------------------------------------------------------------------------

1. ROLL CALL.

2. MINUTES FROM LAST MEETING.

2.1. March 5, 2026

3. HEARINGS.

3.1. ARC2026-00010
3225 W SUNSHINE ST ~ West Sunshine Marketplace Sidewalk Fee-in-Lieu ~ ARC
Applicant: ABIGAIL JENNINGS
Work Type: Fee-in-lieu of sidewalk

3.2. ARC2026-00011
2808 N FORT AVE ~ Postpone the requirement to build sidewalk ~ ARC
Applicant: ROBERT MCCARTNEY
Work Type: Fee-in-lieu of sidewalk

4. JOIN ZOOM MEETING.

4.1. Meeting ID: 912 8621 5381
Passcode: 334931

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

March 5, 2026
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

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

ARC2026-00003

233 E NORTON RD

Applicant: HEITHAUS ENGINEERING & ASSOCIATES, INC.

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

ATTENDANCE: Justin Crighton, Bill Pears and Chad Zickefoose. Staff: Chris Hoeman and Bob Hosmer

REPRESENTATIVE: Teresa Davison

PUBLIC:

Staff/Rep: Rezoning efforts and the acquisition of land for a development project, particularly concerning a property east of True Life Church noting that Maranatha has purchased a significant portion of the land in question, extending down to a certain point (exact boundary unclear). The original plan was to rezone a specific area, but the subsequent acquisition of more land by Maranatha has prompted a decision to "start over" with the rezoning process for the combined parcels and an additional 8-acre parcel was also purchased on the west side.

Bob/Rep: Specific areas mentioned include a south-end parking lot addition and development north of the creek, which had documented landscaping plans and concerns were raised about the adequacy of a required "buffer yard" along a residential area, with the current configuration possibly not meeting requirements. The density of the development is a point of consideration, with a limit of 16 units per acre mentioned. Calculations for this density will be needed and impervious surface area and the relationship of building structures to property boundaries are also factors being reviewed. A 25-foot buffer around residential areas ("buffyard c") is a requirement.

Bob/Rep: The current residential zoning could allow for townhouses and the proposed development will have five units, an increase from the previous four noting the challenges and complexities of the current Planned Development (PD) zoning, suggesting that a "GI type zoning" might be a more straightforward approach, allowing for better integration of residential needs. The crossing of "Creek the peak bridge Creek" has already been addressed and exterior lighting requirements with adding a small light pole to a parking area.

ARC ACTION:

Justin motioned to approved the Final Development Plan for Maranatha Village with conditions.

Chad seconded. 3/0 **Approved w/Conditions**

Bill motioned to approve the February 26, 2026 minutes. Justin seconded. 3/0 **Approved**

Result: ApprvCond