



City of Springfield

Agenda

Administrative Review Committee

April 2, 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 26, 2026

3. HEARINGS.

3.1. ARC2026-00012
1850 N ELDON AVE ~ Storage Expansion - 1850 N Eldon Ave ~ ARC
Applicant: CHRISTOPHER WYNN
Work Type: Land Development Code Unclear

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 26, 2026
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

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

ARC2026-00010

3225 W SUNSHINE ST

Applicant: ABIGAIL JENNINGS

Work Type: Fee-in-lieu of sidewalk

ATTENDANCE: Travis Campbell, Justin Crighton, Chad Zickefoose. Staff: Bob Hosmer and Grady Porter (zoom)

REPRESENTATIVE: Derrick Estell and Abigail Jennings

PUBLIC:

Staff/Rep: This development, "Sunshine Marketplace" involves two existing lots intended for quick-service retail along Sunshine Street and office/retail behind it, the public improvement plans are currently in progress and is requesting to pay a fee in lieu of constructing a sidewalk along Moore Road. Moore Road limited right-of-way, existing utilities, and a separate property make sidewalk construction difficult and the proposed sidewalk would connect to Sunshine, an expressway where sidewalks are generally absent and not favored by the Missouri Department of Transportation (MoDOT). It would be a sidewalk to nowhere with no connection to existing or future pedestrian paths to the north.

Rep: The fee in lieu of construction is approximately \$31,500 and the overall public improvements for the project are estimated to be between \$3 million and \$3.5 million, which will be escrowed.

ARC ACTION:

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

Result: Approved

ARC2026-00011

2808 N FORT AVE

Applicant: ROBERT MCCARTNEY

Work Type: Fee-in-lieu of sidewalk

ATTENDANCE: Travis Campbell, Justin Crighton, Chad Zickefoose. Staff: Bob Hosmer and Grady Porter (zoom)

REPRESENTATIVE: Robert McCartney

PUBLIC:

Staff/Rep: This project initially planned for five lots but was downsized to three due to high infrastructure costs (an estimated \$150,000) and the lots will be zoned RMX1, intended for duplexes.

Rep: Expressed a preference to build the sidewalks themselves rather than pay a fee, as it's more cost-effective and like the first project, these would be "sidewalks to nowhere" as there are no existing sidewalks on the adjacent streets. He is requesting to defer sidewalk construction until the time of actual building development (when driveways are poured). This approach aims to prevent the sidewalks from being damaged during the initial heavy construction phases. A sidewalk permit and driveway permit would be attached to each building.

Staff/Rep: Discussed options on the new code updates and possible exemptions, the developer decided to proceed under the old code parameters, allowing them to build the sidewalks at the time of driveway installation, even if they terminate without connection, which is permissible under the old code.

ARC ACTION:

Travis motioned to approved the request for a deferral for the sidewalk requirement until the time of development. Chad seconded. 3/0 **Approved**

Chad motioned to approve the March 5, 2026 minutes. Justin seconded. 3/0 **Approved**

Result: Approved

March 26, 2026
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