



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

April 9, 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. March 26, 2026
3. **COMMUNICATIONS.**
  - 3.1. March 2026 Planning and Zoning / City Council Actions
4. **CONSENT ITEMS.**
  - 4.1. Relinquishment of Easement 976  
3305 & 3319 North Glenstone Avenue (Applicant: WLM RE Holdco, LLC)
5. **UNFINISHED BUSINESS.**
6. **PUBLIC HEARINGS.**
  - 6.1. Z-10-2026  
1125 East Thoman Street (Applicant: Barrera Family Properties)
  - 6.2. Vacation 844  
1404 North Forest Avenue (Applicant: City of Springfield)

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.

**ADMINISTRATIVE ACTION: SUBDIVISION**

- 6.3. Preliminary Plat Renewal of MHC Kenworth Addition  
5400 East Bucees Boulevard (Applicant: TCEK Real Estate, LLC)

**7. OTHER BUSINESS.**

- 7.1. East West Arterial Mapping Extension  
Future East West Arterial extending from East Evans Road (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

**March 26, 2026**

**6:30pm**

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

**ROLL CALL.**

Present: Commissioner Doennig, Commissioner Hunton Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Souliere, and Commissioner Scott. Absent: Commissioner Gunther and Commissioner Jacquez.

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

**APPROVAL OF MINUTES.**

The minutes of March 12, 2026 were approved.

**COMMUNICATIONS.**

**CONSENT ITEMS.** None

**UNFINISHED BUSINESS.**

Update to the Official Zoning Map / Proposed R-SF to R-MX1 Remapping  
Citywide

**Applicant:** City of Springfield

Mr. Crighton presented the second component of the overall citywide remapping (R-SF, Single-Family Residential District to R-MX1, Mixed Density Neighborhood – Low District, noting that the Commission voted to divide the question to consider separately the direct translation of current zoning classifications to their counterparts in the new Land Development Code and to consider rezoning properties currently zoned R-SF, Single-Family Residential District to R-MX1, Mixed-Density Neighborhood – Low District) that was postponed to this date and presented the subset of the original map.

He presented the following updated information after the second notice was sent out.

3,775 — Properties identified by neighborhood workshops	3,670 — Properties remaining after owner removal requests	87 - Property owners have requested removal across all engagement	54 - Callers confirmed request to remain R-SF	90-day no-cost appeal window available to all owners after adoption
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Staff recommend approval of the original map as presented as it reflects the adopted Land Development Code, incorporates neighborhood engagement, and is consistent with Forward SGF.

Commissioner Scott questioned staff's interpretation of specific text from "Forward SGF" regarding "complete neighborhoods" (Chapter 7, Goal 1) and the integration of missing middle housing to "preserve single family character in the heart of the neighborhoods" (Chapter 7, Goal 2.2). He contended the plan suggested staying *out* of the neighborhood core and expressed concern that R-MX1 rezoning could lead to increased rentals, potentially making Springfield a "rental capital," rather than promoting homeownership. He noted that public input for the staff map seemed less positive than presented, with low attendance at meetings and the "opt-out" notification method potentially leading to skewed results.

Mr. Crighton stated that staff's position is the map as originally presented does align with Forward SGF and the goal is about creating complete neighborhoods, diversifying housing options and integrating density into neighborhoods as part the strategy. He noted the idea is to expand or diversify housing choices and concentrate density along the corridors and integrate missing middle housing across existing neighborhoods. Commenting that R-MX1 zoning would not have a detrimental effect on homeownership and would possibly add more housing units that would help the housing shortage.

Commissioner McClure wanted clarification on the start of the 90-day appeal window and Mr. Crighton stated that it is tentatively scheduled for April 7, 2026.

Commissioner Doennig clarified that the Commission had already unanimously approved the "organic transition" of 4,881 parcels citywide (number confirmed by Assistant Attorney Laura Vales) from old zoning (R-TH) to the new R-MX1 under the new Land Development Code, stating that the commission had not ignored missing middle housing.

Commissioner Scott again referred to the public comments and stated that it was hard to find a positive comment from the 47 submitted. Mr. Crighton stated that the general sense of support comes from the overwhelming number of people who were notified of the change and that there was an additional round of notifications that were sent out and several more people did request to be removed from the transition to R-MX1.

Commissioner Doennig noted that the original motion and second from the February 26, 2026 meeting is still on the floor.

Commissioner Scott handed out his written comments and noted that city staff had these for a week and half, allowing them to make comments or have questions and proceeded to read the following:

"The role of a Planning and Zoning Commissioner requires us, by oath, to follow the adopted ordinances of the City of Springfield. Where room for interpretation exists in areas that lack explicit language, Commissioners exercise their personal and professional judgement and look for overriding themes to make our determinations. Such is the case with the Forward SGF strategic plan. It is a far-reaching document that combines explicit statements with implied themes to guide our work.

This can be directly applied to the evaluation of the two proposed remapping options. The first option indicates remapping of 3775 parcels to R-MX1, reaching significantly into the heart of neighborhoods in north and west Springfield, while the second proposed remapping limits the R-MX1 rezoning to 1009 parcels along collector streets and corridors. The essential question: Which option is more reflective of the goals of Forward SGF? The following analyzes this through various excerpts from the comprehensive plan and the new Land Development Code. *Italics are added for emphasis to some of the quoted text.*

#### Chapter 2 - Forward SGF Vision

1) Page 9 - The number one goal stated in the Forward SGF TOP 10 goal initiative is Restore SGF - Neighborhood Revitalization which "includes Restore SGF, a local initiative that aims to *encourage reinvestment and homeownership in Springfield's neighborhoods.*"

## Chapter 5 - Land Use and Development

- 2) Page 34 contains a section titled Placetype Assignment and Transitions which includes seven characteristics and several sub-characteristics with an introductory statement stating, "The following conditions and land characteristics should be considered when changes or amendments are proposed to and within a placetype." One of the considerations says, "*Greater focus on integrating diverse uses at the edges and areas of transition.*"
- 3) Page 35 shows a detailed City map of Future Placetypes. There is no indication on this "Future" map that large portions of Traditional and Center City Neighborhoods are planned to become Mixed Residential placetype.
- 4) Page 35 also provides a definition of Residential Neighborhood-Center City indicating that it is "typically characterized by a diverse range of *single-family homes...*".
- 5) Page 35 also provides a definition of Residential Neighborhoods-Traditional as, "post-war residential neighborhoods that contain *predominantly single-family detached dwellings...*".
- 6) Page 37 establishes how transitions should occur within Traditional and City Center Neighborhoods, stating, "(a) 'stepped down' approach is used to transition between higher density/intensity residential and non-residential uses to single-family homeland uses, *with the greater densities/intensities located on higher function roadways, at the periphery of the neighborhood.*"
- 7) Page 38 illustrates the City Center Neighborhood Placetype Diagram. Keynote Two states, "Missing middle and diverse housing types and other supportive uses such as neighborhood-scale commercial *are located along the perimeter*, and historic streetcar stops, prominent intersections that bisect the neighborhood, or where other community facilities and abilities already exist."
- 8) Page 39 illustrates the Traditional Neighborhood Placetype Diagram. Keynote Two states, "Missing middle and diverse housing types and other supportive uses such as neighborhood-scale commercial *are located along the perimeter*, and around major intersections that bisect the neighborhood."

## Chapter 7 - Housing and Neighborhoods contains several key references:

- 9) Page 69, Goal 2 - Diversify Housing Choices contains an entire section titled, "*Strategic Multi-family Along Commercial Corridors*"
- 10) Page 70 - The "Step Down Development Intensity" section states, "as redevelopment occurs, single-family attached, and multifamily development should be established *along key corridors* and surrounding activity centers...".
- 11) Page 70 also has a 3-D diagram, showing intensity resolving within the first two blocks of a neighborhood edge. There is no indication of increased density within the core of a neighborhood.
- 12) Page 72 section titled Increasing Housing Diversity has text stating "the following graphic is an example of how missing middle housing type could be seamlessly mixed into a residential area, with *higher density housing oriented towards higher intensity roadways to preserve the single-family character in the heart of the neighborhoods.*"
- 13) Page 72 - The 3D graphic itself illustrates increased density resolving with the first two blocks of a major roadway, with no increased density in the neighborhood core, except Accessory Dwelling Units (ADUs) as the appropriate way to increase density in the heart of a neighborhood.
- 14) Page 73 - Attach or detached ADUs are allowed in single-family zoning. Thus, rezoning to R-MX1 is not required.
- 15) Page 75 states, "*Reinvestment in Springfield's existing housing stock must be prioritized* to ensure the continued high quality of life for residents and to support thriving authentic neighborhoods."

## Chapter 8 - Economic Development

- 16) Page 96 includes a section titled Integrated Higher Density Residential which restates discussions from Chapter 2.1 and Chapter 7; "*...context sensitive higher density residential development should also be encouraged along neighborhood edges...*".

## Land Development Code

- 17) Table 4-1 provides a Code based perspective of where higher density residential and neighborhood scale commercial should be placed in Traditional and City Center Neighborhoods.
  - a) The table indicates that higher density zoning of R-MX1 (additionally R-MX2 (pending text amendment 3), R-MX3, and C-MX1) are appropriate in either Transition Areas of Traditional and Strategically Integrated in Center City Neighborhoods previously zoned R-SF.
  - b) Transition Area is defined in the footnotes of this table, stating "(t)the zoning district may be appropriate *within an area of transition between the designated placetype or along the edge of a neighborhood*".
  - c) Strategic Integration is defined as a "zoning district that may be located within a placetype in a deliberate and coordinated way to further the goals of Forward SGF...". The terms 'strategic' and 'deliberate' suggest limited use within a placetype.

These multiple references stated above provide mostly explicit language and overarching implied themes supporting the idea that broad rezoning to R-MX1 in the heart of neighborhoods is neither supported by Forward SGF nor the new Land Development Code. Furthermore, it seems like there has been an over-emphasis on the neighborhood meetings, if less than one percent of the property owners of these neighborhoods should determine the rezoning of over eighteen percent of the parcels. On a related note, it has also not been indicated to the Commission that the attendees were, in fact, verified landowners within the neighborhoods where the meetings occurred.

In conclusion, it should be stated that this analysis does not diminish the efforts of the staff in their community engagement and remapping efforts in any way. They are to be congratulated in their efforts and deserve the recognition they have been awarded. This is simply a case of "agree to disagree" on the appropriate interpretation of Forward SGF and the resulting number of parcels that should be included in the R-MX1 remapping.

I cannot ignore a total of twenty direct quotes or clearly illustrated diagrams that support the Corridors and Collectors alternate map. I believe my oath and my professional judgement requires me to support the alternate map."

Commissioner Pauly stated he supports the measured approach, acknowledging staff's outreach efforts but noting historically low turnout at such meetings.

He commented, "I've been to many of these meetings before that would align with this, align with other projects as well that that turnout unfortunately tends to be very low. But at some point, you have to make that decision that without those voices being heard, that perhaps either you have those that may not be interested, they may agree, or they may disagree with things, but you do have to go forward with your process. I think that we have sufficiently erred on the side of caution, which I am very happy for and I'm glad that we now have this before us in order to go ahead and make a decision on."

Commissioner McClure supported the amended map as a "phasing" step, allowing for future expansion as opportunities arise and stressed the importance of a healthy housing ecosystem with diverse types (owned/rental) that can create a path to homeownership.

She commented, "I'm comfortable with both maps, but I'm most comfortable with the amended map, but I would say that I see it as a step toward more of a, of a phasing toward exploring and adding more housing units overall. The data does indicate that more housing units of multiple types, owned, rental, all of those different categories are needed and because of that ecosystem, the interrelation of different types of housing that creates a stronger, more healthy market and it creates a situation in which individuals can rent at rates where they can own that can become a better ladder and path to home ownership. So, I think it's important not to villainize any particular type of housing, but to recognize that ecosystem and interrelationship and the importance of more housing units overall. Ultimately, I'm very, very comfortable with the approach of the second map in the hope that it demonstrates the success of this type of housing and that we can continue to move forward from those examples with more of that type of housing as those opportunities open."

Commissioner Souliere agreed with Commissioner Scott, seeing conflicts with "Forward SGF" regarding the strategic placement of R-MX1 and feared that blanket rezoning would make it easier to replace single-family homes with higher-density units, leading to future incompatibility and displacement.

He commented, "I just fail to see the connectivity there of the R-MX1 and how that transition and strategic placement fit the proposed map and thinks there's conflict with what Forward SGF, and the plan provides us. I also understand the missing middle housing, but where should it be? I don't think single-family housing should be the last resort. Single-family housing should be looked at as a priority and not look at as a place for R-MX1 and feel like I'm in a similar scenario which I've tried to research and I don't know when it happened, but where I live in the past, either the area was rezoned or during initial zoning a single family-home, but it's a high density residential area and over many years a lot of apartment buildings are around single-family homes and it doesn't fit. I hate to think that that's what decision we're making for somebody many years down the road and I think that when the time comes to rezone for whatever reason may occur in the future, that that's when it gets rezoned. Not today, when it doesn't fit because it feels like the only thing that that accomplishes is making a process easier down the road for someone to remove a street of homes and feel like the alternative map fits a lot better for the objective and that's what I'll be voting for."

Commissioner Knuckles emphasized preserving neighborhood integrity and supported the amended map for aligning with "Forward SGF's" intent to place higher density along edges and major roadways.

He commented, "I too feel that the integrity of a neighborhood is something that's very important and to start putting cracks in it with R-MX1 by "just kind of blanket voting" is not a good method and other Commissioners identified the sections stating that it's kind of meant to be around higher density roadway traffic and on the edges of neighborhoods to protect the integrity of the inside of the neighborhood. I also like the amended map better because I feel it meets the Forward SGF and what we're trying to accomplish with that. So, I'm much more comfortable with the amended map based on those ideas."

Commissioner Doennig also supported the alternative map due to concerns about transparency, the low number of property owners who influenced the original map (e.g., 8-11 attendees identifying 3,775 parcels), and the lack of specific notification in the initial letter. He highlighted that the remaining ~2,700 parcels from the original map could still be rezoned individually via a standard, cost-free process, allowing neighborhoods to make more informed decisions.

He commented, "First, I feel that it is important to clarify, hopefully to avoid additional misrepresentation or misinterpretation, that at the February 26, 2026 meeting of the Planning and Zoning Commission, obviously the remapping question was split, but this Commission did vote unanimously to recommend approval of the organic transition of zoning classifications based on the table provided in page three of the staff report from the old Land Development Code to the new one, provided that that recommendation is approved by City Council next month. There are 4,881 parcels in the city which will become R-MX1 and the notion that missing middle zoning was somehow jettisoned or disappeared by act of this commission is simply not true. However, we have the question of the additional non organic transition of properties from R-SF1 to R-MX1 and how many additional properties should be moved as a part of the remapping process, I want to commend city staff for their efforts to create opportunities to educate and engage the public in neighborhood and zone meetings. Unfortunately, attendance at those meetings was shy of 200 people across the nine neighborhoods. That number also included staff, press and other people who were not property owners in those neighborhoods and based on the information provided in the staff report, the Grant Beach, Mid-Town and Tom Watkins neighborhood meetings had only 11, 9 and 8 possible owner attendees respectively. Yet those small groups identified the additional 3,775 parcels which are to be non-organically or additionally rezoned on that original map. Letters were mailed to every property owner in the city, but for those 3,775 owners, the letter offered no specific notice that their property was changing from R-SF to R-MX1 and there was also no specific notification of how many parcels in their neighborhood were affected. Each property owner was asked to go to a map and figure it out; I feel like a great deal of responsibility was placed on those property owners to understand all of the ramifications of this process. Now a second set of letters which did specifically notify property owners of the change on their properties were sent and there's been a much higher response rate from those owners asking not to be rezoned. This makes me feel like we're winning if we give property owners more information and that the result is potentially going to be better. While I feel like missing middle housing is a very important issue for the City of Springfield, the rush to better facilitate it is should not come at the expense of transparency in the process or at the expense of neighborhoods which may not have a clear understanding of compliance with the Comprehensive Plan or the potential impact that added missing middle housing may have on ownership rates or density in their neighborhood. For that reason, I'm supportive of the more measured approach offered in the alternative map amendment. It is important to note that beyond the 983 additional R-MX1 parcels adoption of this map will create in the city, that's 983 on top of the 4,881 we've already recommended approval for. The remaining roughly 2,700 parcels identified on that original map are still eligible to be considered separately for zoning to R-MX1 during the 90 days following passage by City Council, however, this process will be a standard rezoning process with postings and neighborhood meetings, but at no cost to the applicant. I believe that process will allow the neighborhoods to better understand the scope of the potential additional rezoning and make a more informed decision, both as individuals and as neighborhoods in support of those zoning changes and intend to support the alternative map."

Commissioner Doennig noted that public hearing had already been closed, but he would allow anyone who wants to speak to the original proposal or the new amended proposal.

Mr. Doennig opened the public hearing.

Mr. Rusty Worley, 807 W. Walnut Street, supported the amended map and acknowledged the need for housing diversity but emphasized concerns about declining homeownership (West Central neighborhood at 30%) and market encroachment by college housing. Advocated for "guardrails" and a "measured approach" for density to protect the homeownership fabric of neighborhoods.

Mr. Brendan Griesemer, 1409 W. Sunshine Street, urged caution on the scale and depth of rezoning and reiterated his previous advice to limit missing middle housing to neighborhood edges, collector/arterial streets, or near activity centers. He warned that the original proposal's scale (60-70% change in some neighborhoods near 50/50 owner-renter balance) could destabilize struggling neighborhoods. He noted that it would be difficult to reverse and advocate for a "phased or pilot approach" as well as guardrails to promote homeownership and is in opposition to the original proposal and in support of the amendment.

Mr. Jay Byrd, 1020 Delaware Avenue, supported missing middle housing as a pathway to homeownership, arguing that economic realities (wages, affordability) are the core problem, not the housing type itself. He acknowledged the need for zoning to prevent uncontrolled college student encroachment but emphasized the crucial role of middle housing.

Mr. Vince Gabriel, 2748 W. Harrison Street, expressed concern as a 40-year homeowner about duplexes or quadplexes being built next door if his property was rezoned to R-MX1, potentially lowering property values. Staff clarified R-MX1 allows duplexes or townhomes, not tiny homes, with overall building size based on lot size and confirmed he had opted out of the rezoning.

Commissioner Scott asked about the number of units per acre and Mr. Crighton noted that it is lower than 11 units per acre.

Ms. Becky Volz, 1910 N. Grant Avenue, emphasized a holistic approach to neighborhood development, stressing the need for a balance between homeownership and rentals. She supported missing middle housing but sought more education on its reality and guardrails to prevent large investors from converting properties to rentals and cited research on the benefits of homeownership for stabilizing neighborhoods and improving residents' quality of life.

Mr. Doennig closed the public hearing.

**COMMISSION ACTION: (amended)**

Planning and Zoning Commissioner Scott moved to amend Item 5.1 (Update to the Official Zoning Map / Proposed R-SF to R-MX1 Remapping) by replacing the map as presented by City staff regarding the properties proposed to transition from R-SF to R-MX1 with the map as presented in Item 5.1.1. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Hunton, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Souliere, and Commissioner Scott. Nays: None. Absent: Commissioner Gunther and Commissioner Jacquez. Abstain: None.

**PUBLIC HEARINGS.** None

**ADJOURN.**

# PNZ City Council Results

Meeting Dates From: 03/01/2026 To: 03/31/2026

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Update to the Official Zoning Map Citywide	3/26/2026		
Land Development Code Text Amendments 2	3/12/2026 Approved		
Z-11-2026 1349 N WABASH AVE	3/19/2026 NA		
Z-12-2026 1348 N LAFONTAINE AVE	3/19/2026 NA		
Marijuana & Medical Marijuana Facilities Amendment 850 E KEARNEY ST	3/12/2026 Tabled		
Z-13-2026 1344 N LAFONTAINE AVE	3/19/2026 NA		
Relinquishment of Easement 975 3315 W COLLEGE ST	3/12/2026 Approved		
Relinquishment of Easement 977 3259 N GLENSTONE AVE 3305 N GLENSTONE AVE 3319 N GLENSTONE AVE	3/12/2026 Approved		
Planned Development 395 3302 S MARYLAND AVE	3/12/2026 Approved		
Relinquishment of Easement 978 1174 E MORNINGSIDE ST	3/12/2026 Approved		
Rules of Procedures for Planning and Zoning Amendm Citywide	3/12/2026 Approved		
First Amended/Restated Redevelopment Plan for Kear Generally located along Kearney Street between North Albertha Avenue and North Glenstone Avenue.	3/12/2026 Approved		
Z-1-2026 3319 N GLENSTONE AVE	2/12/2026 Approved	3/9/2026 Complete	3/23/2026 Approved
Conditional Use Permit 485 3319 N GLENSTONE AVE 3259 N GLENSTONE AVE 3305 N GLENSTONE AVE	2/12/2026 Approved	3/9/2026 Complete	3/23/2026 Approved

# PNZ City Council Results

Meeting Dates From: 03/01/2026 To: 03/31/2026

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
PPlat of West Sunshine Marketplace 3225 W SUNSHINE ST	2/26/2026 Approved	3/9/2026 Complete	3/23/2026 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 Approved	3/9/2026 Complete	3/23/2026 Approved
Z-4-2026 3225 W SUNSHINE ST 3199 W SUNSHINE ST	2/26/2026 Approved	3/9/2026 Complete	3/23/2026 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 Approved	3/9/2026 Complete	3/23/2026 Approved
Z-7-2026 3635 E OLIVE ST	2/12/2026 Approved	3/9/2026 Complete	3/23/2026 Approved
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 Approved	3/9/2026 Complete	3/23/2026 Approved
Z-11-2026 1349 N WABASH AVE	3/19/2026 NA	3/19/2026 NA	3/19/2026 NA
Z-12-2026 1348 N LAFONTAINE AVE	3/19/2026 NA	3/19/2026 NA	3/19/2026 NA
Z-13-2026 1344 N LAFONTAINE AVE	3/19/2026 NA	3/19/2026 NA	3/19/2026 NA
Update to the Official Zoning Map Citywide	2/26/2026 Approved	3/23/2026 Complete	

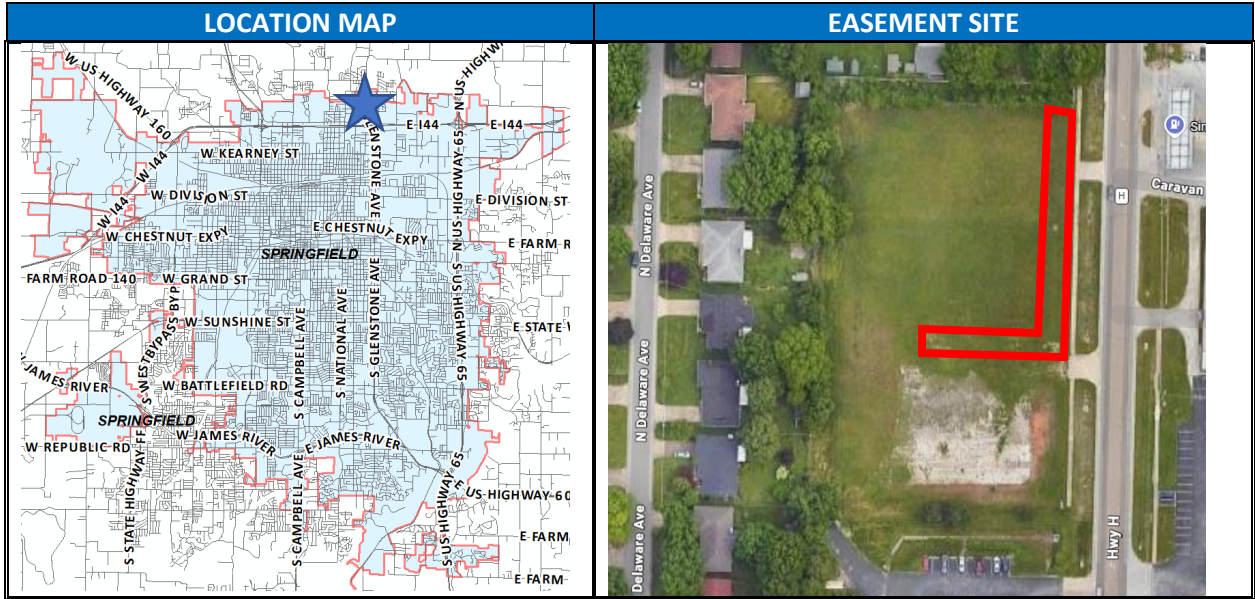
## DEVELOPMENT REVIEW STAFF REPORT

### PROJECT INFORMATION

<b>Case Number:</b>	Relinquishment of Easement 977
<b>Location:</b>	3305 North Glenstone Avenue
<b>Total Acres:</b>	0.23 acres
<b>Applicant:</b>	WLM RE Holdco LLC
<b>Existing Land Use:</b>	Vacant
<b>Planning and Zoning Commission:</b>	April 9, 2026
<b>City Council:</b>	N/A
<b>Staff:</b>	Tyler Hession, Associate Planner, (417) 864-1615
<b>Staff recommendation:</b>	Staff recommends approval
<b>Proposed motion:</b>	I move to recommend approval of RE 976 as submitted in the staff report. (All commission motions are made in the affirmative.)
<b>Required Vote:</b>	A majority of five (5) voting members shall be required.

### PROJECT SUMMARY:

The applicant, WLM RE Holdco LLC, is requesting to relinquish a drainage 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 - STORMWATER:  
Approved.
2. PUBLIC WORKS – SURVEY:  
Approved.

### STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish a drainage 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).

### REQUIREMENTS FOR APPROVAL:

**DEVELOPMENT REVIEW STAFF REPORT**

**TABLE A**

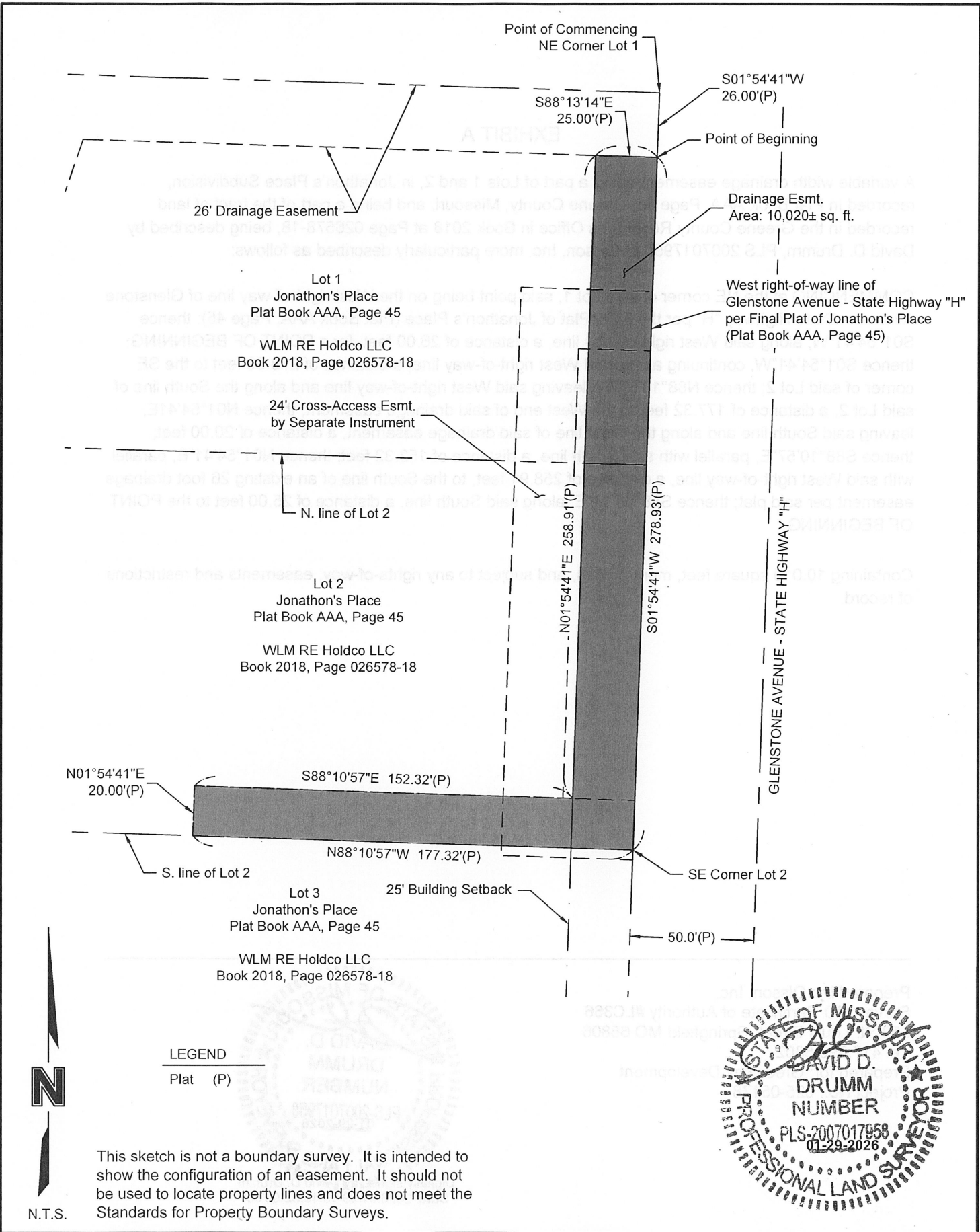
<b>In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.</b>		<b>Staff Response</b>
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City 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 variable width drainage easement being a part of Lots 1 and 2, 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:

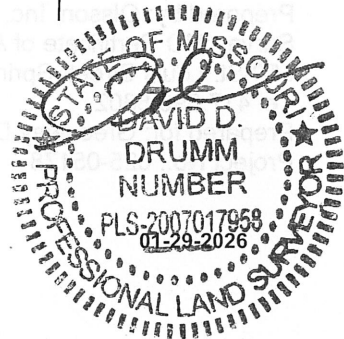
COMMENCING at the NE corner of said Lot 1, said point being on the West right-of-way line of Glenstone Avenue – State Highway "H" per the Final Plat of Jonathon's Place (Plat Book AAA, Page 45); thence  $S01^{\circ}54'41''W$ , along said West right-of-way line, a distance of 26.00 feet, for a POINT OF BEGINNING; thence  $S01^{\circ}54'41''W$ , continuing along said West right-of-way line, a distance of 278.93 feet to the SE corner of said Lot 2; thence  $N88^{\circ}10'57''W$ , leaving said West right-of-way line and along the South line of said Lot 2, a distance of 177.32 feet to the West end of said drainage easement, thence  $N01^{\circ}54'41''E$ , leaving said South line and along the West line of said drainage easement, a distance of 20.00 feet; thence  $S88^{\circ}10'57''E$ , parallel with said South line, a distance of 152.32 feet; thence  $N01^{\circ}54'41''E$ , parallel with said West right-of-way line, a distance of 258.91 feet, to the South line of an existing 26 foot drainage easement per said plat; thence  $S88^{\circ}13'14''E$ , along said South line, a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 10,019 square feet, more or less, and subject to any rights-of-way, easements and restrictions of record.



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	DRAINAGE EASEMENT VACATION GREENWAY DEVELOPMENT	<b>olsson</b>	Olsson, Inc. Survey MO Certificate of Authority #LC366 550 St. Louis Street Springfield, MO 65806 TEL 417.890.8802 FAX 417.890.8805	EXHIBIT
DRAWN BY: MRN				B
DATE: 01.29.2026				

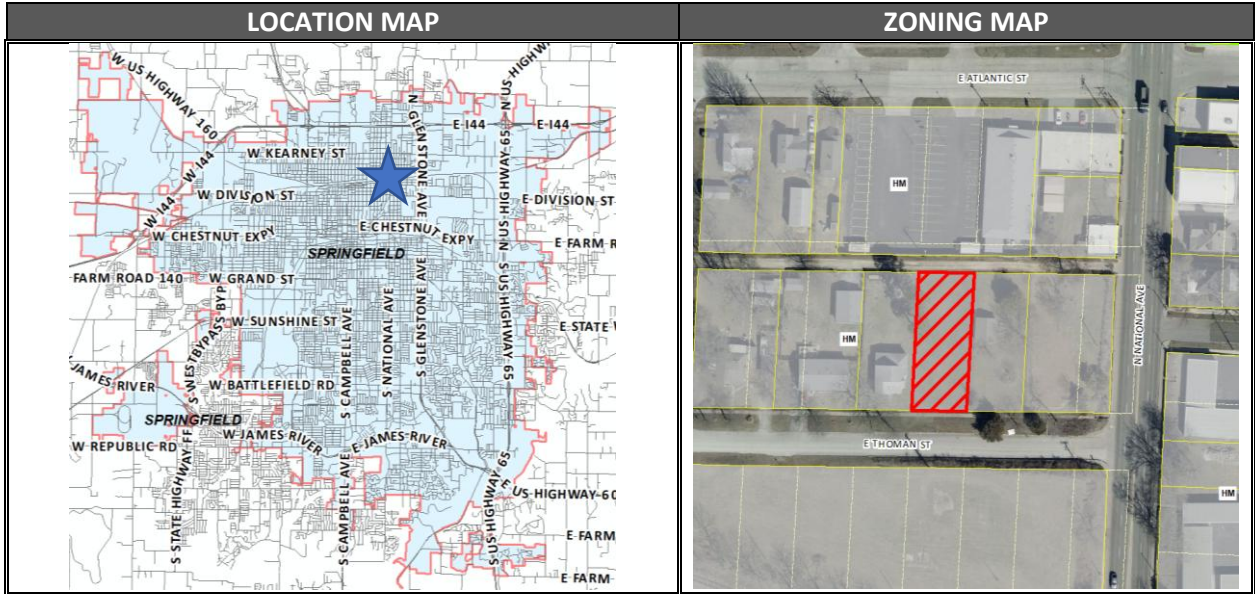
## DEVELOPMENT REVIEW STAFF REPORT

### PROJECT INFORMATION:

<b>Case Number:</b>	Z-10-2026
<b>Location:</b>	1125 East Thoman Street
<b>Total Acres:</b>	0.19 acres
<b>Applicant:</b>	Barrera Family Properties LLC
<b>Existing Land Use:</b>	Undeveloped land
<b>Neighborhood Meeting:</b>	February 19, 2026
<b>Planning and Zoning Commission:</b>	April 9, 2026
<b>City Council:</b>	May 4, 2026
<b>Public Notification:</b>	Mail, posted property, and legal in the Springfield News-Leader
<b>Staff:</b>	Michael Sparlin, Senior Planner
<b>Staff recommendation:</b>	Staff recommends approval
<b>Proposed motion:</b>	I move to recommend approval of rezoning case Z-10-2026 (All commission motions are made in the affirmative).
<b>Required Vote:</b>	A majority of those present (5 members are a quorum).

### PROJECT SUMMARY:

Request to rezone approximately 0.19 acres of property generally located at 1125 East Thoman Street from HM, Heavy Manufacturing to R-MX1, Mixed-Density Neighborhood – Low.



## DEVELOPMENT REVIEW STAFF REPORT

### GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



### GOOGLE STREETVIEW:



**DEVELOPMENT REVIEW STAFF REPORT**

**PROPERTY HISTORY:**

The subject property was zoned HM in the 1995 city-wide remapping. The property was a direct translation from the old HM – Heavy Manufacturing District to new Land Development Code HM – Heavy Manufacturing District on April 7, 2026.

**PLANNING AND ZONING COMMISSION AUTHORITY:**

**Sec. 36-2.05. – Rezoning**

B. Review Criteria. Review, recommendations, and decisions for a proposed rezoning shall be based on evaluating and balancing the following criteria:

1. The proposed district is consistent with the goals and objectives of the comprehensive plan and any other plan, policy or guidance adopted pursuant to that plan.
2. Whether the area has changed since the existing zoning has been in place, or it is changing to a degree that it advances is in the public interest to rezone the property.
3. The proposed district will enable development in character with existing or anticipated development in the area considering:
  - a. The design of streets, civic spaces, and other open space;
  - b. The mix, density, or intensity of potential uses;
  - c. The pattern, scale, and format of buildings and sites enabled by district standards;
  - d. The compatibility with and transition to other districts, development, or uses in the vicinity; and
  - e. Any reasonably anticipated negative impacts can be mitigated by applicable development standards or planning, design, and engineering practices applicable to the site.
  - f. Any rezoning application conditioned on a zoning site plan may be evaluated based on that plan; otherwise, the entirety of what may be enabled by the zoning district shall be considered with the above criteria.
4. The City or other agencies can provide services, facilities, and infrastructure that may be necessary for anticipated uses in the proposed district, including capacity of the surrounding street network and access on specific street frontages.
5. Reasonable viable economic use of the subject property will be precluded if the proposed rezoning is denied.
6. The recommendations of any professional staff or advisory review bodies, and any additional testimony or evidence on the record.
7. Any relevant information submitted or presented at the public hearing.

**ZONING ORDINANCE REQUIREMENTS:**

CODE ITEM	REQUIREMENTS FOR R-MX1 DISTRICT
Minimum Lot area	3,000 sq. ft. / unit
Maximum Lot area	12,000 sq. ft.
Minimum Lot Width	50 feet
Maximum Lot width	n/a
Minimum Open Space	20%

**DEVELOPMENT REVIEW STAFF REPORT**

Maximum Height	35 feet, 2.5 stories
Minimum Setbacks	Front – 25 feet Side – 5 feet Rear – 10 feet
Frontage Type	The default frontage type is the “Neighborhood frontage” according to Table 5-3.
Front Entry Features	A porch, stoop or entry court is required according to Table 5-4
Building Design Standards	Maximum wall plane without massing variation – 250 s.f. or 25 linear feet Maximum wall plane without modulation – 250 s.f. or 25 linear feet Transparency - 20% on all street-facing facades; 10% on all non-street-facing facades Materials – Primary – at least 55%, Secondary – 20-30% (limit 2), Accent – 5-15%, Limit of 5 materials total.

**COMPATIBILITY WITH COMPREHENSIVE PLAN:**

PLACETYPE:

The *Comprehensive Plan’s Land Use & Development* chapter identifies the subject property as the Business Flex placetype.

This placetype includes areas with an eclectic mix of light industrial, office, storage, warehouse, and distribution centers, complemented by the occasional commercial sales and services. Business Flex areas are located on secondary roadways, where good street connectivity and access to major roadways and distribution routes can be easily accessed. Located in expanded areas adjacent to higher, more intense industrial uses and city corridors, Business Flex provide support services, sales, service, and supply of goods to consumers and contractors, where high visibility road frontage is not a priority. Planning for this placetype focuses on ensuring Business Flex operations have sufficient land available to expand and grow, while not dominating corridors where high visibility, retail frontage is prioritized.

Placetypes are not as rigid as zoning districts and allow for supporting or ancillary uses which complement and enhance its sense of place; as an extension of this, a single placetype is not likely to be defined by a single zoning district or even a collection of closely related zoning districts (e.g. industrial districts), but rather a mix of tangentially related zoning districts which together form a cohesive sense of place when developed with similar character, scale, and form.

Primary Land Uses:

- Maker spaces, artisan, and innovation spaces
- Personal and outdoor storage
- Light industry
- Warehousing and distribution facilities

## DEVELOPMENT REVIEW STAFF REPORT

### Supporting Land Uses:

- Parks, greenways and open space
- Sports complexes and recreational facilities
- Urban agriculture
- Office, hospitality, retail sales and service
- Universities, colleges, and vocational schools
- Government, healthcare and institutional facilities
- Airport, railroad, and freight facilities

### Characteristics

#### Transportation and 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 are integrated and incentivized into 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.
- 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.
- Pedestrian and bicycle infrastructure, and micro-mobility are integrated.

#### Urban Design- Building and Site Typology

- Perimeter landscaping screens surface parking lots that accommodate the high number of employees, vehicles, delivery, and large truck traffic.
- Outside storage, auto oriented, or light industrial uses are screened from view from the right-of-way.
- 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.
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Design should discourage the placement of mechanical equipment along major roadways or should be completely screened, along with trash receptacles, and recycling bins.

#### Transitions

- Appropriate site design, parking access, massing, building orientation, screening, buffering, and separation standards are adopted and used to mitigate adjacent incompatible uses.
- Commercial and smaller office uses within the placetype are directed to its perimeter to provide a gradual transition into surrounding placetypes.

## DEVELOPMENT REVIEW STAFF REPORT

### PLACETYPE ASSIGNMENTS AND TRANSITIONS

#### Assignments

Placetype designations are based on a variety of factors but largely represent desired future land use patterns. Placetype assignments also reflect existing development patterns, take into consideration historical value, as well as the impact and relationship to the built and natural environment. The following conditions and land characteristics should be considered when changes or amendments are proposed to and within a placetype.

**Primary use** - The predominate historical use and development pattern of a geographic area that exists within the built and natural environment.

**Proximity** – The location with respect to significant landmarks and geographic places

**Edges and boundaries** – Natural boundaries and geographic edges, including major roadways, railways, waterways, parks, and geographical land features.

**Roadway classifications** – Functional use and type of roadways on the edges or at crossroads

**Regulatory** – Existing zoning, permitted and conditional uses, historic designations, and redevelopment plans.

**Forecasts** – Anticipated major land use shifts, changes in use, or trends.

#### Other Considerations –

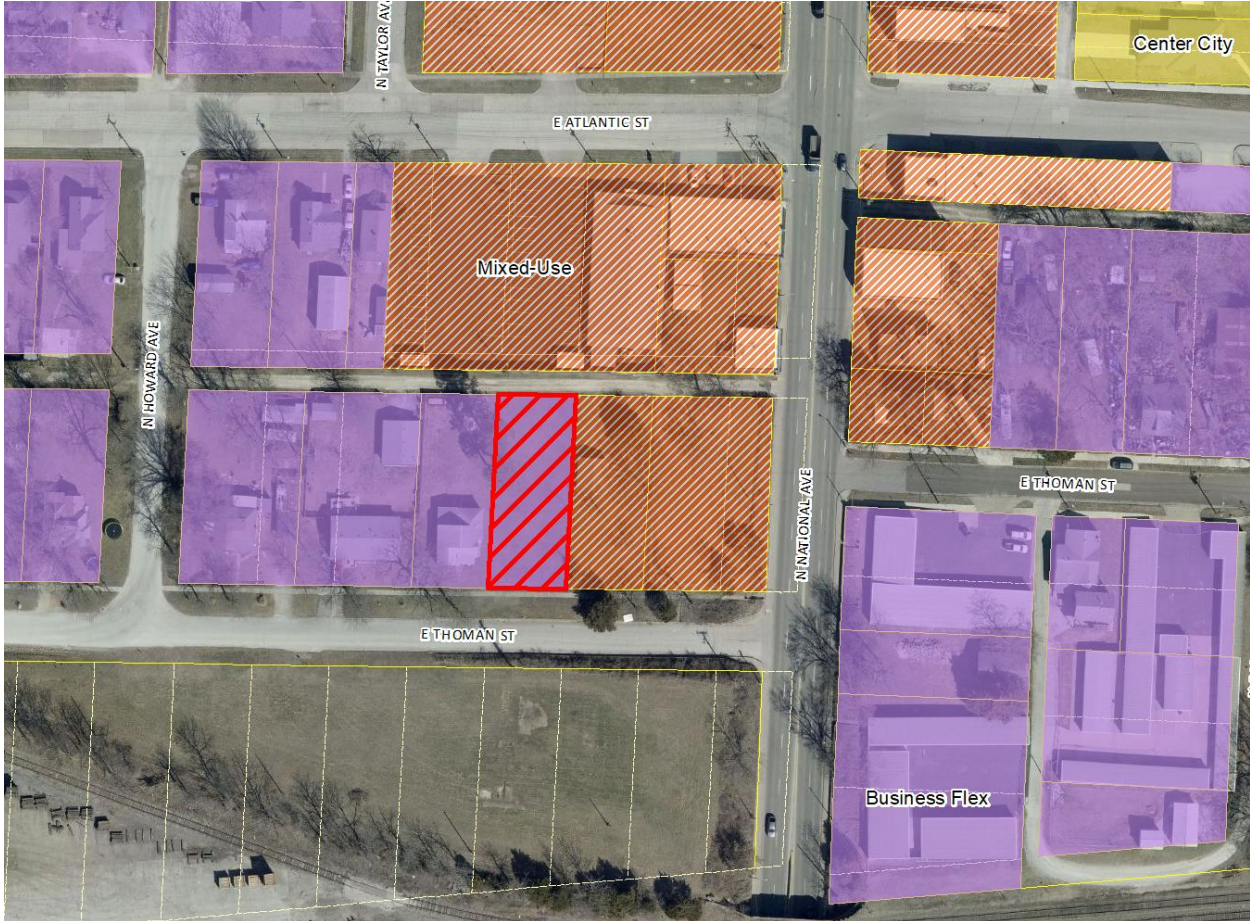
- Decreasing or increasing market demand for commercial or housing in non-traditional districts or corridors
- Greater focus on integrating diverse uses at the edges and areas of transition.
- Community expectations
- More walkable, livable integrated neighborhoods and districts
- Documented increases in nuisances, code violations, disinvestment, and other related trends
- More diversity in housing types, affordability, and availability
- Increased beautification, aesthetics, and identity
- Greater focus on preservation, adaptation, and reuse of existing homes and structures

#### Transitions

In every city, dissimilar land uses converge at some point. Transitioning within, between, and along the edges is one of the most critical elements to align as Placetypes are implemented, changed, or amended. Typically, a one-to-two-block transition zone on either side of both placetype boundaries would be a practical zone to complete the transition from one placetype to another.

# DEVELOPMENT REVIEW STAFF REPORT

## FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES															
	Single Family Detached	Single Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Health Care & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehousing & 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

## DEVELOPMENT REVIEW STAFF REPORT

### MAJOR THOROUGHFARE MAP:



### SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM	HM	HM	HM
LAND USE	Parking lot	Undeveloped land	Single-family residential	Single-family residential
PLACETYPES	Mixed-use	Business flex	Mixed-use	Business flex

**DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:**

No comments.

**CITY UTILITIES:**

No issues

**DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:**

## DEVELOPMENT REVIEW STAFF REPORT

No objections to the rezoning.

**FIRE DEPARTMENT:**

No objections to rezoning.

**DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:**

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	E Thoman Street	Local	City	25	35	NA	Yes	Yes	Yes

**ACCESS** - All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

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

**IMPROVEMENTS** - No improvements are required for this rezoning. A traffic study is not required for this rezoning.

**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
1125 E Thoman St	Jordan Creek North Branch	No	No	No	No	No

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. Property is a legal lot within a platted subdivision (Thoman’s Add). Duplex is a residential site plan submission for BLDR permit. No Flood Control required.

**WATER QUALITY REQUIREMENTS**

N/A

**FLOODPLAIN**

N/A

**NATURAL CHANNEL & STREAM BUFFERS**

N/A

## DEVELOPMENT REVIEW STAFF REPORT

### SINKHOLES & KARST FEATURES

N/A

### STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.19 acres of property generally located at 1125 East Thoman Street from HM, Heavy Manufacturing to R-MX1, Mixed-Density Neighborhood – Low. The applicant intends to build a duplex on the lot.
2. The subject property is on the edge of the Business Flex placetype and adjacent to the Mixed-Use placetype.
3. The predominate historical use and development pattern in this area is residential. This area has been zoned industrial since 1995, however the properties have not seen industrial development occur.
4. The R-MX1 district is considered a less intense district than the existing zoning of HM.
5. This application is consistent with the *Comprehensive Plan's Housing and Neighborhoods* chapter which encourages creative housing solutions to add housing diversity and support downsizing households, young professionals, and aging-in-place. The *Plan* encourages the use of “missing middle” housing types. Missing middle housing sits in the middle of the development spectrum between single-family homes and mid-rise to high-rise apartment buildings. These housing types should be integrated into Springfield's existing neighborhoods to increase housing diversity and provide a wider, more equitable range of housing choices.
6. Missing middle housing types provide opportunities for the city to increase the diversity of its housing stock through moderate increases in density, while maintaining the neighborhood character Springfield residents cherish. They range from low density duplexes to mid density multiplexes and triplexes, which can be integrated into the City's housing mix by using single-family lots to accommodate two to three units in a context-sensitive manner.
7. The Plan recommends a “stepped down” approach to be 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.
8. The City and other agencies can provide services, facilities, and infrastructure that may be necessary for anticipated uses in the R-MX1 district. The capacity of the surrounding street network and access on street frontages is adequate for the proposed uses in the R-MX1 district.
9. There are few changing conditions in the area, and the predominant use is residential. This application advances the public interest by allowing residential development in an area that has residential uses.

## DEVELOPMENT REVIEW STAFF REPORT

10. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
11. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
12. The applicant held a neighborhood meeting on February 19, 2025, regarding the rezoning request. A summary of the meeting is attached (Attachment 2).
13. The public notice was advertised in the 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 Business Flex placetype 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.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: HM to R-mxl  
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 19 FEB 26 4 - 630 PM
3. Meeting Location: 1559 N National Ave
4. Number of invitations that were sent: 130
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 0
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).

n/a

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

n/a

I, John Barrera (print name), attest that the neighborhood meeting was held on 02/19/2026 (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

John Barrera  
Printed name of person completing affidavit

1125 F Thomas Hm to R-mxl  
Sign In Sheet

---

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
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No Attendees →

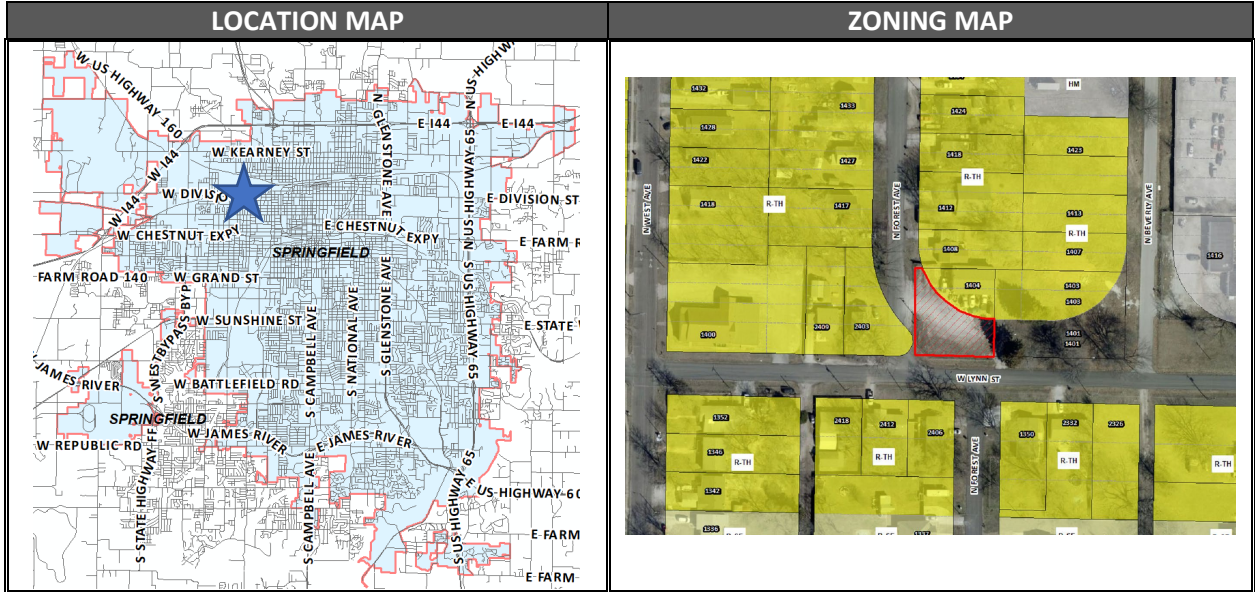
## DEVELOPMENT REVIEW STAFF REPORT

### PROJECT INFORMATION

<b>Case Number:</b>	Vacation No. 844
<b>Location:</b>	1400 block N. Forest Avenue
<b>Total Acres:</b>	0.16 acre
<b>Applicant:</b>	City of Springfield
<b>Existing Land Use:</b>	Public right-of-way
<b>Neighborhood Meeting:</b>	N/A
<b>Planning and Zoning Commission:</b>	April 9, 2026
<b>City Council:</b>	N/A
<b>Public Notification:</b>	Mail, posted property, and legal in Springfield News-Leader
<b>Staff:</b>	Daniel Neal, Senior Planner
<b>Staff recommendation:</b>	Staff recommends approval
<b>Proposed motion:</b>	I move to recommend approval of Vacation case No. 844 as submitted in the staff report (All commission motions are made in the affirmative).
<b>Required Vote:</b>	A majority of those present (5 members are a quorum).

### PROJECT SUMMARY:

Request to vacate the 1400 block of North Forest Avenue. This is to complete the vacation of excess right-of-way along Forest Avenue and Lynn Street that was started in 2024.



# DEVELOPMENT REVIEW STAFF REPORT

## GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



## GOOGLE STREETVIEW:



## DEVELOPMENT REVIEW STAFF REPORT

### PROPERTY HISTORY:

The subject property was annexed into the City in 1926. Forest Avenue and Lynn Street were originally platted as part of Beverly Hills Addition, which was recorded in 1926.

### PLANNING AND ZONING COMMISSION AUTHORITY:

#### **Sec. 98-151. - Petition for vacation; notice of proposed vacation.**

Any person owning any real estate within the city which has been subdivided by a duly recorded plat may petition the city to vacate the subdivision, or any part thereof, giving a distinct description of the property to be vacated and the names of the owners thereof with proof of their ownership; and any person owning property abutting upon any alley, street, common or public square, or any part thereof, may petition the city to vacate all or any part of the alley, street, common or public square, giving a distinct description of the property to be vacated and the names of the owners of the property abutting thereon. A petition to vacate such land shall be filed with the city clerk and referred to the planning and zoning commission for consideration. Thereupon, the planning and zoning commission shall cause notices of the proposed vacation to be posted in at least three prominent places in the vicinity of the area to be vacated and the petitioner shall cause a notice of the proposed vacation to be published in the daily newspaper having the greatest number of paid subscribers in the city at least 30 days prior to the public hearing, which newspaper shall meet the requirements of RSMo 493.050. No vacation shall take place until the petitioner shall have filed with the executive secretary of the planning and zoning commission proof that notice has been given of such vacation as required in this section, except in no event shall the failure of the planning and zoning commission to post the property in any way affect the validity of the vacation, it being intended by the city council that the legal notice for such vacation shall be solely by newspaper advertisement and that other advertisements shall be for informational purposes. In addition to the methods established by this section for notice, the city manager shall endeavor to cause notices of such vacations to be circulated in the area in accordance with rules to be adopted by the city manager, which rules should be filed with the executive secretary of the planning and zoning commission; provided, however, the failure to give such notice shall in no way affect the validity of the vacation.

### COMPATIBILITY WITH COMPREHENSIVE PLAN:

Not applicable to vacation request

## DEVELOPMENT REVIEW STAFF REPORT

### MAJOR THOROUGHFARE MAP:



### SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-TH	Right-of-way	R-TH	Right-of-way
LAND USE	Commercial garage	W. Lynn Street	Residential uses	N. Forest Avenue
PLACETYPES	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood	Traditional Neighborhood

## DEVELOPMENT REVIEW STAFF REPORT

### DEPARTMENT COMMENTS:

#### AT&T:

Approved, no comments.

#### BUILDING DEVELOPMENT SERVICES:

Approved, no comments.

#### MEDIACOM:

Mediacom has plant running down the street. Is the pole line staying or is it being relocated. If so, is there any plans on how it will be built.

#### CITY UTILITIES:

The proposed 10' easement along the west property line/east side of Forest Ave appears acceptable. It should be recorded with CU's form which has been added to the reviewer attachments. No issues with the vacation.

#### DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to vacation or R/W dedication. No impact on public sewer.

#### DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved, no comments.

#### DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING RIGHT-OF-WAY DIVISION:

I did not see where Optima Properties LLC had joined the request to vacate. The vehicular access for their lots would be impacted by the vacation.

#### FIRE DEPARTMENT:

Approved, no comment.

#### DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

No issues with vacation.

## DEVELOPMENT REVIEW STAFF REPORT

**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	W. Lynn Street	Local	City	25	30	NA	Yes	Yes	No
Street 2	N. Forest Avenue	Local	City	25	30	NA	Yes	Yes	No

**ACCESS** - All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification. A sidewalk easement will need to be established to maintain a pedestrian connection from Lynn Street to Calhoun Street.

**TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION** - There are no Greenway Trails near the property. There is one (1) bus stop on West Avenue near the property.

**IMPROVEMENTS** - No improvements are required for this vacation. A Traffic Impact Study (TIS) is not required.

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
1404 N Forest Ave	Upper Wilsons Creek	No	No	No	No	No

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**

N/A

**WATER QUALITY REQUIREMENTS**

N/A

**FLOODPLAIN**

N/A

**NATURAL CHANNEL & STREAM BUFFERS**

N/A

**SINKHOLES & KARST FEATURES**

N/A

## DEVELOPMENT REVIEW STAFF REPORT

### STAFF ANALYSIS AND RECOMMENDATION:

1. The City of Springfield is requesting to vacate a portion of the 1400 block of N. Forest Avenue. This is to complete the vacation of excess right-of-way along Forest Avenue and Lynn Street that was started in 2024.
2. This proposed vacation was part of a previous vacation in 2024 that was amended to exclude this portion of right-of-way until the west side of Forest Avenue as platted could be deeded to the City. City staff has worked with the adjacent property owner and recorded a right-of-way deed where the existing Forest Avenue lies. This vacation will complete the cleanup of this area where the street was constructed in a different area, then what was platted in the Beverly Hills subdivision.
3. If approved, the current zoning of the adjacent private property will be given to the vacated right-of-way area.
4. The requested vacation meets the approval criteria listed in Attachment 1.

**DEVELOPMENT REVIEW STAFF REPORT**

ATTACHMENT 1  
VACATION APPROVAL CRITERIA

<b>In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.</b>		<b>Staff Response</b>
1.	All property owners adjacent to the street, alley or public way have access to another street, alley or public way.	All adjacent properties have access to other public streets.
2.	The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation.	This is a City initiated vacation.
3.	That the retention of the street, alley, public way or subdivision serves no useful purpose.	It has been determined that the retention of the public right-of-way is unnecessary after the ROW across N. Forest Avenue was acquired.
4.	That the vacation will not affect the ability to use utilities, public or private.	This vacation area contains public utilities, which must be relocated, abandoned, or placed within an easement prior to the vacation.

## DEVELOPMENT REVIEW STAFF REPORT

### ATTACHMENT 2 Legal Description

RIGHT-OF-WAY VACATION DESCRIBED AS FOLLOWS:

A TRACT OF LAND ADJOINING THE SOUTH LINE OF BLOCK "3" IN BEVERLY HILLS, A SUBDIVISION ON THE CITY OF SPRINGFIELD, IS DESCRIBED AS:

BEGINNING AT AN EXISTING ONE-HALF INCH IRON PIN AT THE SOUTHEAST CORNER OF LOT 29 IN BLOCK "3" OF SAID BEVERLY HILLS; THENCE NORTH 87 DEGREES 52 MINUTES 35 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 29, A DISTANCE OF 35.00 FEET FOR APPOINT OF BEGINNING; THENCE SOUTH 02 DEGREES 07 MINUTES 25 SECONDS WEST, A DISTANCE OF 48.06 FEET; THENCE NORTH 87 DEGREES 45 MINUTES 50 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 02 DEGREES 07 MINUTES 25 SECONDS EAST, A DISTANCE OF 112.86 FEET; THENCE SOUTH 87 DEGREES 52 MINUTES 35 SECONDS EAST, A DISTANCE OF 6.24 FEET TO THE NORTHEAST CORNER OF LOT 30 IN SAID BLOCK "3"; THENCE SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 69 DEGREES 30 MINUTES 46 SECONDS, WITH A RADIUS OF 100.00 FEET AND A 114.02 FEET LONG CHORD WHICH BEARS SOUTH 53 DEGREES 07 MINUTES 12 SECONDS EAST, AN ARC DISTANCE OF 121.32 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM 1983, CENTRAL ZONE.

CONTAINING 6,863 SQUARE FEET OF VACATED RIGHT-OF-WAY.

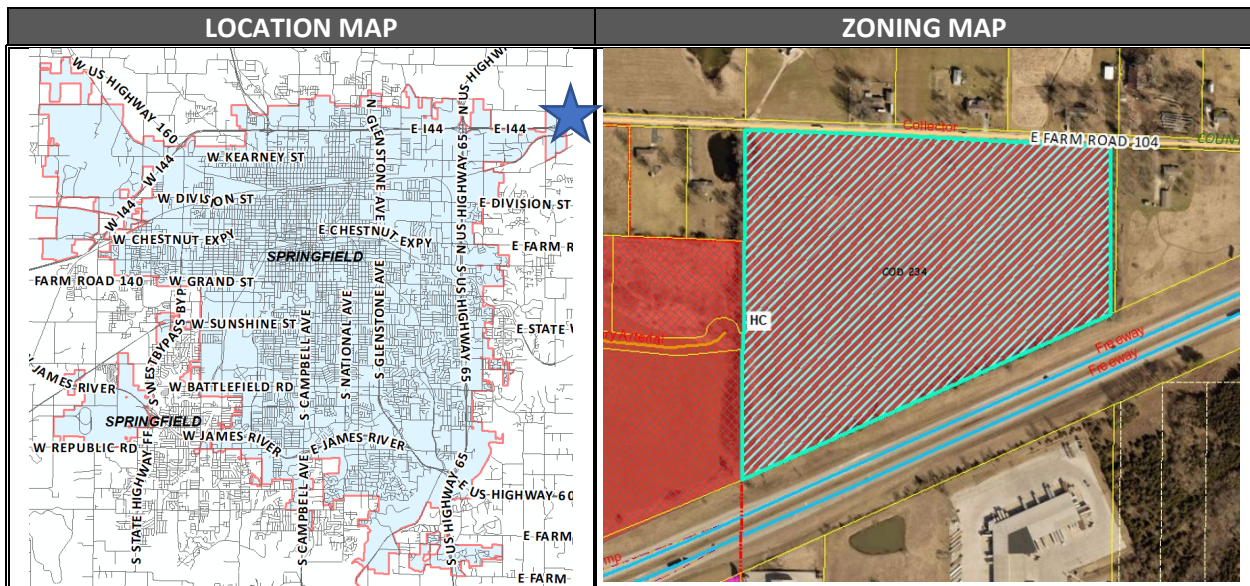


## DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
<b>Case Number:</b>	Preliminary Plat Renewal of MHC Kenworth Addition
<b>Location:</b>	5400 East Bucees Boulevard
<b>Total Acres:</b>	28.2 acres
<b>Applicant:</b>	TCEK Real Estate, LLC
<b>Existing Land Use:</b>	Undeveloped
<b>Neighborhood Meeting:</b>	N/A
<b>Planning and Zoning Commission:</b>	April 9, 2026
<b>City Council:</b>	May 4, 2026
<b>Public Notification:</b>	Posted property
<b>Staff:</b>	Andrew Menke, Senior Planner, (417) 864-1613
<b>Staff recommendation:</b>	Staff recommends approval
<b>Proposed motion:</b>	Move to approve the renewal of the preliminary plat of MHC Kenworth Addition subject to the conditions listed in Attachment 2 of the staff report. (All commission motions are made in the affirmative.)
<b>Required Vote:</b>	A majority of those present (5 members are a quorum).

### PROJECT SUMMARY:

TCEK Real Estate, LLC is requesting to renew the preliminary plat of MHC Kenworth Addition, a two-lot commercial subdivision. The property is approximately 28.2 acres and is generally located at 5400 East Bucees Boulevard.



## DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



View from Farm Road 104

## DEVELOPMENT REVIEW STAFF REPORT

### PROPERTY HISTORY:

The subject property was annexed into the city on August 21, 2023. On this date the property was rezoned from County A-1, Agricultural to a HC, Highway Commercial District with Conditional Overlay District 234.

As a part of the 2026 Citywide Remapping, the zoning of this property translated to GC, General Commercial District with Conditional Overlay District 234 on April 7, 2026.

The original version of this preliminary plat was approved by the Planning & Zoning Commission on February 15, 2024 and the streets and easements accepted by City Council on March 25, 2024.

### PLANNING AND ZONING COMMISSION AUTHORITY:

#### Action Type: Administrative.

A subdivision is the legal process to divide a surveyed tract of land into lots for the purposes of sale of the property. Platting is the process of mapping those lots and is considered part of the subdivision process. Subdivision is an administrative action. 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 and the subdivision regulations in the Land Development Code. If the plat meets these standards, approval is required.

#### Relevant Authority

**Revised Statutes of Missouri:** Sections 89.400 through 89.470

**City Charter:** Sec. 11.7. – Legal status of master plan.

- (1) *Master plan to provide general guidelines.* The master plan shall be prepared and maintained as a general guide for the orderly and efficient development and redevelopment of the City of Springfield. The master plan shall be kept current through review not less than every five years. When required by this Charter or otherwise deemed necessary, such review shall include proposed revisions or alterations in the master plan and public hearings thereon.
- (2) *Regulations to generally conform to master plan.* All rezoning of land, subdivision plats, development proposals, and the zoning ordinance, subdivision ordinance and the zoning map should generally conform with the guidelines set forth in the master plan and should be reviewed for consistency with the master plan; provided, however, inconsistencies with the master plan shall not constitute cause to invalidate any such matter. The master plan shall not have the effect of a regulatory ordinance.

## DEVELOPMENT REVIEW STAFF REPORT

(3) *Master plan to guide public improvements.* The master plan shall provide guidelines for the location of public streets, parks and other public ways, grounds and spaces, public buildings and structures, facilities of public or private utilities, and the acquisition of real property by the city for public use. To that end the planning and zoning commission shall review the following:

- (a) All proposals to construct or extend public streets.
- (b) All proposals to improve land as a park.
- (c) All proposals to lay out or improve other public ways, grounds or spaces.
- (d) All proposals to construct public buildings and structures.
- (e) All proposals to lay out and construct facilities of public utilities, whether publicly or privately owned.
- (f) All proposals to acquire real property for public purposes.

In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted and approved by the planning and zoning commission.

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land, sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled.

In the event the commission shall fail to act within thirty days after the date of official submission of a proposal (which date shall be the date that the matter is placed upon the agenda of the commission) to the commission, then the proposal shall be deemed to have been approved by the commission, unless a longer period for review by the commission shall have been authorized by the council or by the public officials submitting the proposal. In any case in which the commission finds that it is not reasonably able to complete its review of a proposal within thirty days, it may extend the time for such review for not more than thirty days.

### **City of Springfield Land Development Code**

#### **Sec. 36-226. - Major subdivision review procedure.**

(3) Preliminary plat.

## DEVELOPMENT REVIEW STAFF REPORT

- (a) After participating in the pre-subdivision review with city staff, the subdivider may prepare a preliminary plat, together with supplementary material as prescribed in section 36-263.
- (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.
- (c) The commission shall hold a public hearing on the preliminary plat. Notice of the public hearing shall be made in accordance with city ordinance and the rules of the commission.
- (d) The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing. The commission shall approve, conditionally approve or disapprove the preliminary plat and if approved, the commission shall express its approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons, therefore. In any case, a notation of the action taken, and the reasons, therefore, shall be entered in the records of the commission.
- (e) If approved by the commission or approved with conditions acceptable to the applicant, then the director of planning and development shall forward the preliminary plat to the city council for its approval. Council shall determine if the land or easement proposed to be dedicated by the applicant for public use or if the public improvements shall be accepted by the city. If the city council determines that the location of the land to be dedicated for public use or the location of public improvements is appropriate and complies with applicable ordinances then the city council shall authorize the acceptance of the dedication of the land or easements upon the applicant filing and recording a final plat which substantially conforms to the preliminary plat and shall authorize the acceptance of the public improvements upon the director of public works certifying to the director of planning and development and the city clerk that the public improvements have been made in accordance with city standards and specifications.
- (f) If approved with modifications which are not acceptable to the applicant or if disapproved, the director of planning and development shall attach to the plat a statement of reasons for such action and return it to the subdivider.
- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.
- (h) Effective period of preliminary approval.
  - 1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.

## DEVELOPMENT REVIEW STAFF REPORT

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2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

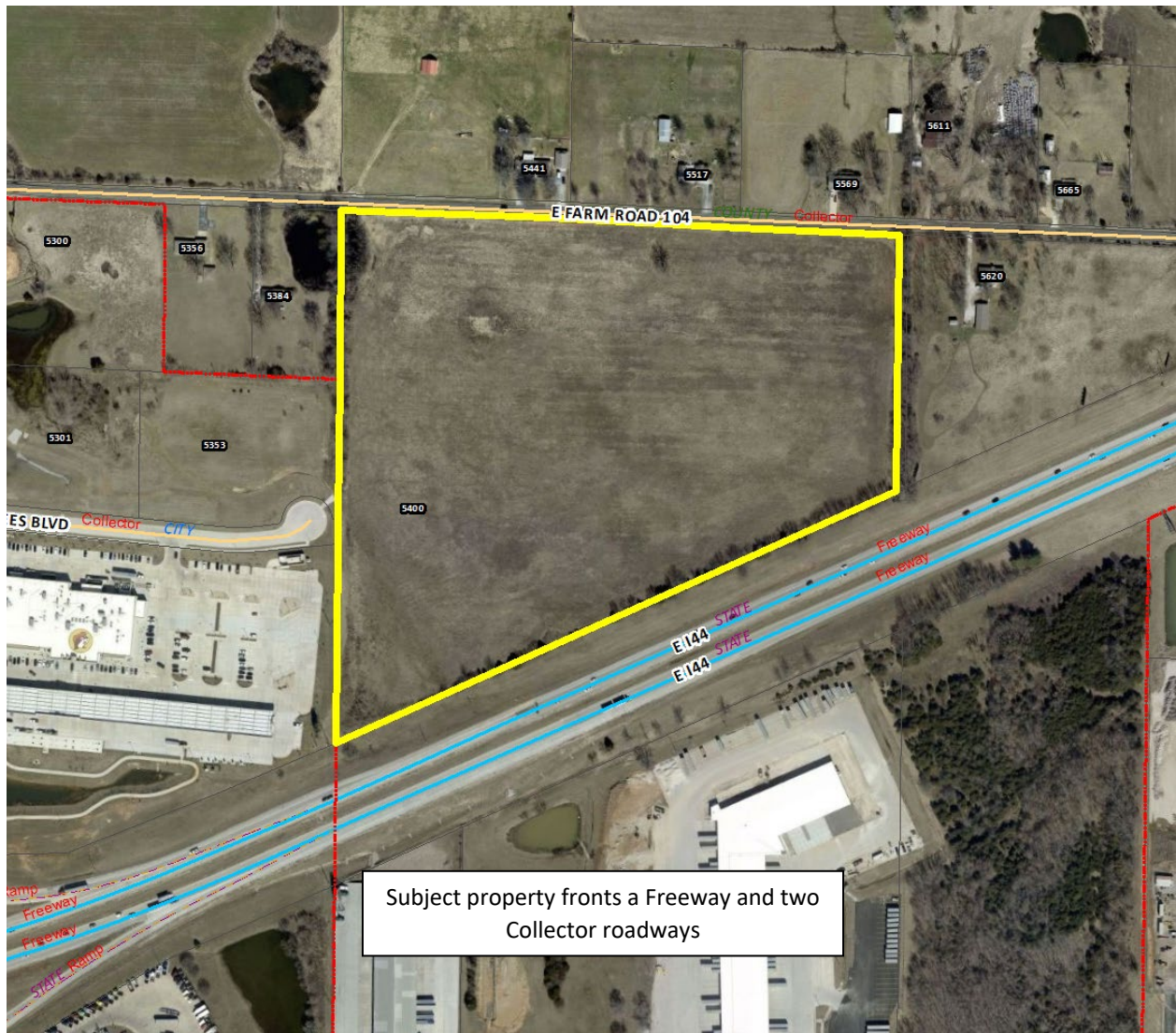
## DEVELOPMENT REVIEW STAFF REPORT

### ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR GENERAL COMMERCIAL
Lot Area Standards	Minimum: N/A Maximum: N/A
Lot Width Standards	Minimum: 50 feet Maximum: N/A
Minimum Open Space Requirements	20%
Maximum Structure Height	N/A
Minimum Setbacks	Front: 30 feet Side (Interior): N/A Side (Street): 25 feet Rear: N/A
Street Classification	E Farm Road 104 – Collector Interstate 44 – Freeway E Bucees Boulevard – Collector
Sidewalks	Sidewalk is required along the frontage of E Farm Road 104 and the future extension of E Bucees Boulevard. Sidewalk currently does not exist along E Farm Road 104.

# DEVELOPMENT REVIEW STAFF REPORT

## MAJOR THOROUGHFARE MAP:



## DEVELOPMENT REVIEW STAFF REPORT

### STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 28.2 acres into a two (2) lot subdivision named “MHC Kenworth Addition”.
2. At the time this application was submitted, the property was zoned HC, Highway Commercial District with Conditional Overlay District 234. As a part of the 2026 Citywide Remapping, the zoning of this property translated to GC, General Commercial District with Conditional Overlay District 234 on April 7, 2026.
3. All lots meet the minimum requirements of the City’s subdivision regulations and the GC, General Commercial District.
4. The preliminary plat for MHC Kenworth was approved by City Council on March 25, 2024. An approved preliminary plat is active for two (2) years. If a final plat is not submitted within the two-year limit the Planning and Zoning Commission may, upon application by the subdivider, extend the effective period of preliminary approval by two years, one time.
5. Public improvement plans for the subdivision were submitted on March 25, 2025 and are currently under review by City staff.
6. If Planning and Zoning Commission approves the renewal of the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
7. The Land Development Code requires that each lot have adequate public facilities including but not limited to water, sanitary sewer, electricity, gas, open space, storm drainage, access to the public transportation system, and that any existing natural features such as floodplains, stream buffers and sinkholes have been identified on the preliminary plat.
8. The proposed preliminary plat was reviewed by City departments and comments are contained in **Attachment 1**. Conditions of Approval are provided in **Attachment 2**. The Preliminary Plat drawing can be found in **Attachment 3**.

### STAFF RECOMMENDATION:

1. The proposed subdivision meets all applicable requirements of the City of Springfield’s *Land Development Code* for subdivisions and is compatible with the zoning requirements of the General Commercial District.
2. Staff recommends approval as submitted in the staff report.

## DEVELOPMENT REVIEW STAFF REPORT

### PLANNING AND ZONING COMMISSION OPTIONS:

In reviewing a preliminary plat, the role of the Planning and Zoning Commission is to determine whether the plat meets the requirements set forth in the subdivision statutes and the Land Development Code. If the plat meets these minimum standards, approval is required.

The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing.

1. The commission shall approve the renewal of the preliminary plat.
2. The commission shall conditionally approve the renewal of the preliminary plat.
3. The commission shall disapprove the renewal of the preliminary plat and state for the record which requirement or requirements of the *Land Development Code* the preliminary plat fails to meet.

### **PUBLIC NOTIFICATION AND COMMENTS:**

The property was posted by the applicant at least 10 days prior to the public hearing. No comments were received by citizens for this case at the time of publication.

## DEVELOPMENT REVIEW STAFF REPORT

### DEPARTMENT COMMENTS:

#### ATTACHMENT 1

1. AT&T:

Did not respond in allotted review time.

2. CITY UTILITIES:

CU has electric/gas/water available along the west property line and electric/gas along FR 104.

3. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved

4. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

1. A new sewer easement extending up to Farm Road 104 will be required on the Final Plat.
2. This property is not in a sewer district. If any new buildings are constructed, the property owner would need to sign and execute a special sewer connection agreement and pay any required fees. These are required for sewer connections that are not in sewer districts. According to city code, no person shall connect to sanitary sewer located outside of a sewer district without obtaining a special connection agreement. This agreement does not relieve the property owner from special assessments for future sanitary sewer districts and/or joint sanitary sewer district connection fees(City Code Section 120-249 & Section 120-250). The city code can be viewed here: [https://library.municode.com/mo/springfield/codes/code\\_of\\_ordinances](https://library.municode.com/mo/springfield/codes/code_of_ordinances)
3. The property is also subject to a \$0.048 per sq. ft. trunkline connection fee to connect into the Mulroy Rd trunk sewer basin. These fees are based on sq. footage of property and will be added to the sewer permit when building permits are applied for.

5. FIRE DEPARTMENT:

Approved. No comment on zoning.

6. PARKS & GREENWAYS:

Approved.

7. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING RIGHT-OF-WAY DIVISION:

Approved.

## DEVELOPMENT REVIEW STAFF REPORT

8. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION CONSTRUCTION INSPECTION DIVISION:

Approved. See comments by others. No additional comments.

9. MISSOURI DEPARTMENT OF TRANSPORTATION:

Approved. No comments at this time. We will need to review and provide comments on the site plans when they are ready.

10. Greene County Highway Department:

Did not respond in allotted review time.

11. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Site Description and Drainage Pattern

	Drainage Basin	Fee in Lieu of Flood Control	Fee in Lieu of Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain/Floodway
5400 E Bucees Blvd	South Dry Sac	No	No	No	No	No

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

- Public Improvement is designed and approved for construction of a regional extended dry detention basin for flood control.

Water Quality Requirements

- Public Improvement is designed and approved for construction of a regional extended dry detention basin for water quality.
- 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.

Floodplain

N/A

Natural Channels and Stream Buffers

N/A

## DEVELOPMENT REVIEW STAFF REPORT

Sinkholes and Karst Features

N/A

12. 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	Farm Road 104	Collector	County	30	<b>25</b>	NA	No	Yes	<b>No</b>
Street 2	Interstate 44	Freeway	MoDOT	150	150	NA	No	No	No
Street 3	Future Bucees Boulevard	Collector	City	30	<b>0</b>	NA	No	Yes	<b>No</b>

Access

All new and existing driveway approaches shall comply with the 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 no bus stops near the property.

Improvements

No improvements are required for this preliminary plat. A traffic study is not required for this plat. All public improvements including the construction of Bucees Boulevard and sidewalk required for the development must be constructed or escrowed prior to approval of the building permit or plat. A traffic study will be required at the time of development.

## DEVELOPMENT REVIEW STAFF REPORT

### CONDITIONS FOR APPROVAL:

#### ATTACHMENT 2

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk, and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush, and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

# PRELIMINARY PLAT OF MHC KENWORTH ADDITION

PROJECT LOCATION: 5500 E. FARM ROAD 104  
GREENE COUNTY, MISSOURI

LOCATED IN THE WEST 1/4 OF LOT 3, FRACTIONAL NE/4 OF SECTION 1, TOWNSHIP 29N, RANGE 21W

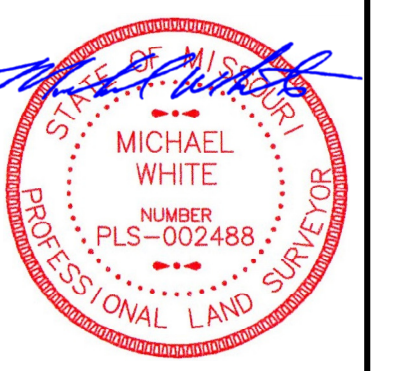
OWNER / DEVELOPER  
TCEK REAL ESTATE, LLC  
11120 TOMAHAWK CREEK PARKWAY  
LEAWOOD, KS 66211

**WHITE**  
LAND SURVEYING, LLC  
222 OLD TOWN RD.  
BILLINGS, MISSOURI  
PHONE: 417.732.0005  
email: info@whitelandsurveying.com  
www.whitelandsurveying.com

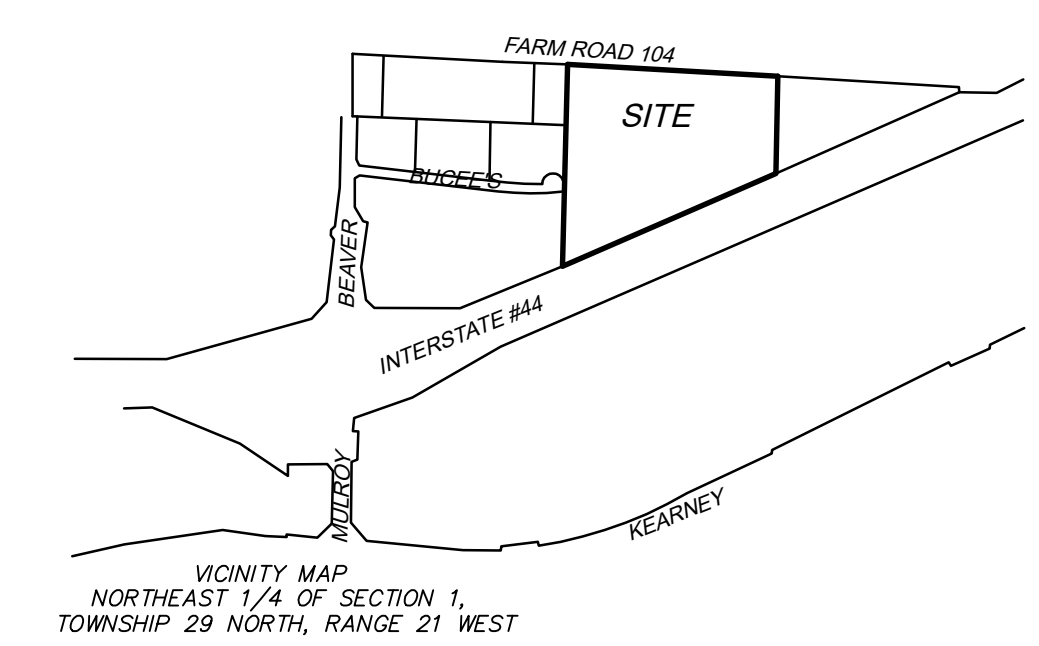
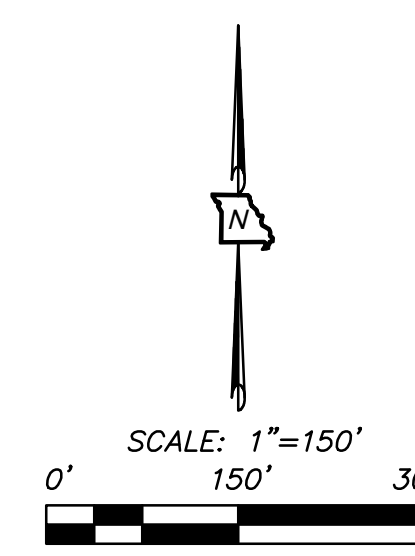
SURVEY DATE: 05.26.2023  
DWG DATE: 01.31.2024  
DRAWN BY: MW  
S/T/R: 01/30/21  
PROJECT No.: 2023-105

PREPARED FOR  
TCEK REAL ESTATE, LLC  
PROJECT LOCATION: E. FARM ROAD 104  
GREENE COUNTY, MISSOURI

PREPARED BY:  
MICHAEL WHITE - MISSOURI  
PROFESSIONAL LAND  
SURVEYOR #2488  
WHITE LAND SURVEYING, LLC -  
MISSOURI PROFESSIONAL  
LAND SURVEYING  
CORPORATION #2003000370

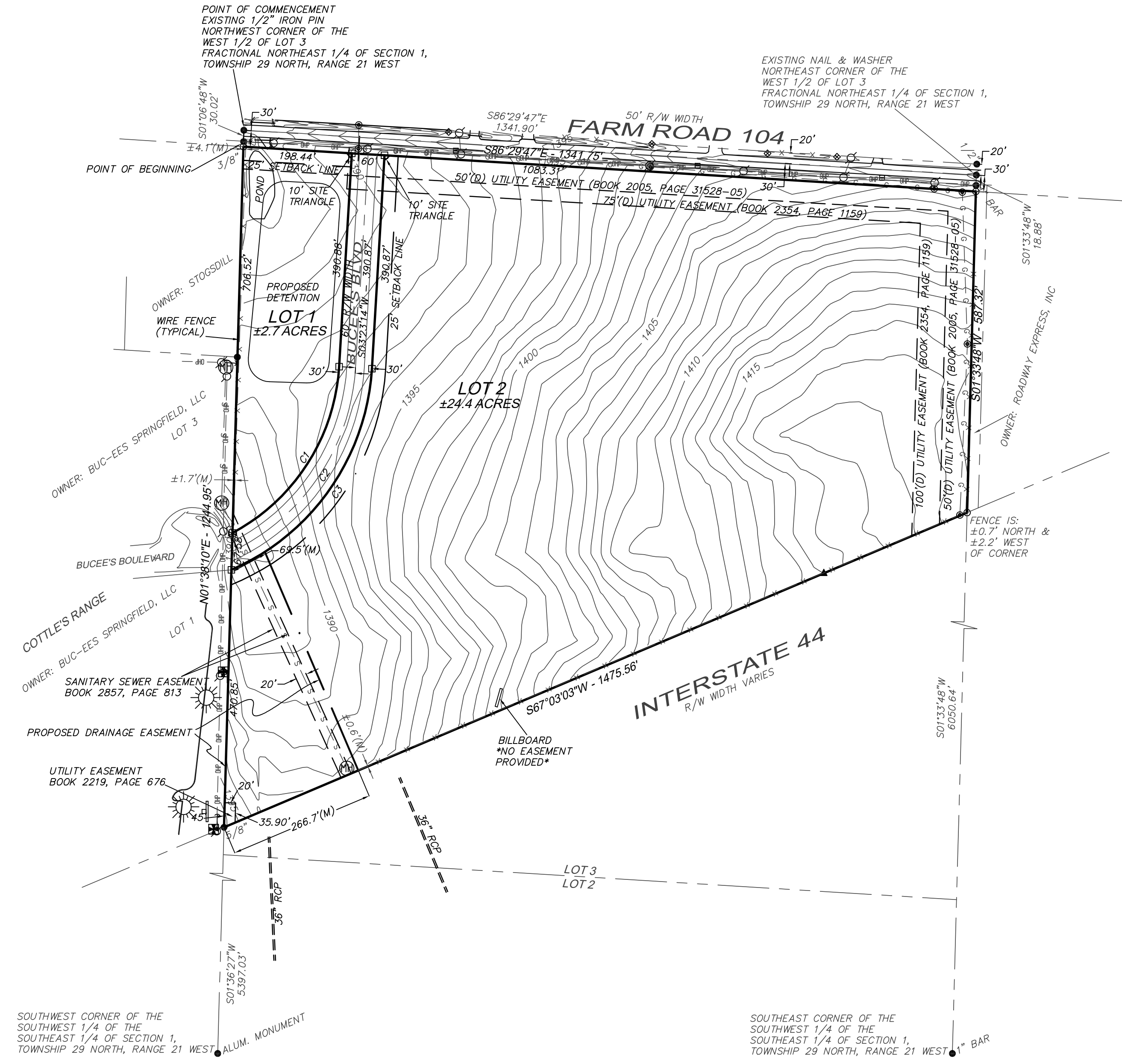


01/31/2024



- GRID NORTH  
BASED ON THE MoDOT  
RTK USERS NETWORK
- SYMBOL INDEX
- EXISTING IRON PIN (AS NOTED)
  - ▲ EXISTING R/W MARKER POST
  - SET 1/2" IRON PIN "M.S. LSC 370"
  - ⊙ GAS LINE MARKER POST
  - ☒ MAILBOX
  - ⊕ UTILITY POLE
  - Ⓜ MANHOLE
  - ⊕ PEDESTAL
  - x — WIRE FENCE
  - BP — OVERHEAD UTILITY LINE
  - G — BURIED GAS LINE (BASED ON MARKER POSTS)
  - S — BURIED SANITARY SEWER LINE

- PLAT NOTES**
- PROPERTY ZONING: HC - HIGHWAY COMMERCIAL W/COD #234
  - TOTAL NUMBER OF LOTS: 2  
- LARGEST LOT: LOT 2 (±24.2 ACRES)  
- SMALLEST LOT: LOT 1 (±2.7 ACRES)
  - SETBACKS PER ZONING:  
- FRONT: 25'  
- REAR: NONE  
- SIDE: NONE
  - OPEN SPACE REQUIREMENTS: NOT LESS THAN 20% SHALL BE DEVOTED TO OPEN SPACE, INCLUDING REQUIRED YARDS AND BUFFERYARDS
  - MAXIMUM IMPERVIOUS SURFACE SHALL NOT EXCEED 80%
  - SOURCE OF UTILITIES:  
- WATER: CITY UTILITIES  
- GAS: CITY UTILITIES  
- SEWER: CITY OF SPRINGFIELD
  - THE DEVELOPER ELECTS TO PAY FEE IN LIEU OF INSTALLING PUBLIC SIDEWALK
  - NO LOT SHALL HAVE DIRECT ACCESS TO FARM ROAD 104 OR INTERSTATE 44
  - THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUNOFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUNOFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.
  - ALL DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
  - THE PROPERTY IS SUBJECT TO A \$0.048 PER SQUARE FOOT TRUNK LINE CONNECTION FEE TO CONNECT TO MULROY ROAD TRUNK SEWER. THIS IS BASED ON THE AREA OF THE PROPERTY.
  - THE CONNECTION TO MoDOT'S CULVERT MUST BE MAINTAINED AND CAN ONLY BE REMOVED ONCE MoDOT REMOVES THE CULVERT UNDER I-44



**DESCRIPTION OF PLATTED AREA**

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE WEST 1/2 OF LOT 3 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 21 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2" IRON PIN AT THE NORTHWEST CORNER OF THE WEST 1/2 OF SAID LOT 3;

THENCE, S01°06'48"W, A DISTANCE OF 30.02 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "M.S. LSC 370", SAID POINT BEING ON THE NEW SOUTH RIGHT-OF-WAY LINE OF FARM ROAD 104;

THENCE, S86°29'47"E, ALONG SAID NEW SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1341.75 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "M.S. LSC 370";

THENCE, S01°33'48"W, A DISTANCE OF 587.32 FEET TO AN EXISTING 1/2" IRON PIN WITH A CAP STAMPED "M.S. LSC 370", SAID POINT BEING ON THE APPARENT NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 44;

THENCE, S67°03'03"W, ALONG SAID APPARENT NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1475.56 FEET TO AN EXISTING 5/8" IRON PIN;

THENCE, N01°38'10"E, A DISTANCE OF 1244.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.2 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	370.00'	377.31'	58°25'38"	S32°42'23"W	361.17'
C2	400.00'	424.82'	60°51'05"	N33°55'07"E	405.14'
C3	430.00'	472.03'	62°53'44"	N34°56'26"E	448.68'

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL WHITE, DO HEREBY CERTIFY FOR WHITE LAND SURVEYING, LLC, THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WHITE LAND SURVEYING, LLC, DATED MAY 26, 2023, AND SIGNED BY MICHAEL WHITE, PLS 2488 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF MICHAEL WHITE, PLS 2488 IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36 OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

*Michael White*  
MICHAEL WHITE, PLS 2488 - WHITE LAND SURVEYING, LLC CORP #2003000370  
01/31/2024  
DATE PREPARED

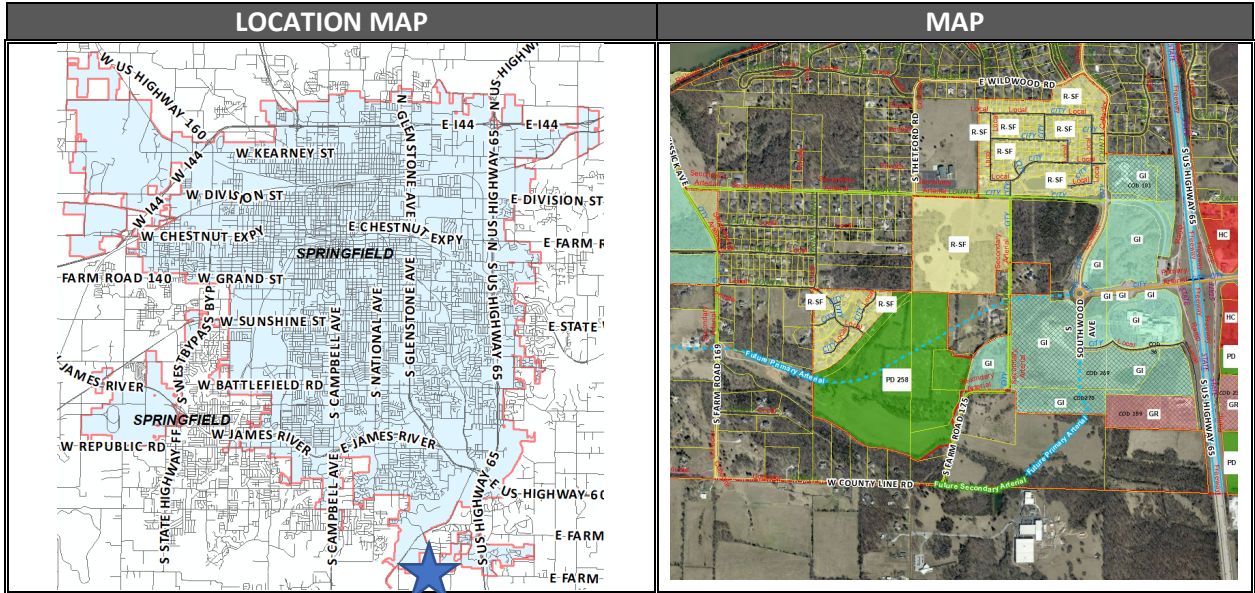
## DEVELOPMENT REVIEW STAFF REPORT

### PROJECT INFORMATION

<b>Case Number:</b>	East West Arterial Mapping
<b>Location:</b>	US Highway 65 and Riverbluff Boulevard to Kissck Avenue (Farm Road 169)
<b>Applicant:</b>	City of Springfield
<b>Existing Land Use:</b>	Hospital, Clinic, Single-Family Residential, Agricultural and Undeveloped Vacant Land.
<b>Planning and Zoning Commission:</b>	April 9, 2026
<b>City Council:</b>	May 4, 2026
<b>Public Notification:</b>	Mail, and legal in Springfield News-Leader
<b>Staff:</b>	Bob Hosmer, Planning Manager
<b>Staff recommendation:</b>	Staff recommends approval
<b>Proposed motion:</b>	I move to recommend approval of the East West Arterial Mapping as submitted in the Staff Report (All commission motions are made in the affirmative).
<b>Required Vote:</b>	A majority of those present (5 members are a quorum).

### PROJECT SUMMARY:

The City of Springfield proposes to map the alignment of the East West Arterial located between US Highway 65 and Riverbluff Boulevard to Kissick Avenue or Farm Road 169. The City Council may provide by general ordinance that no permit shall be issued in the City for any buildings or structures or any part thereof on any land located between the mapped lines of a street as shown on the official map.



## DEVELOPMENT REVIEW STAFF REPORT

### GOOGLE AERIAL:



## DEVELOPMENT REVIEW STAFF REPORT

### PROPERTY HISTORY:

The initial alignment of the East West Arterial was established in 2001 when the City of Springfield-Greene County Comprehensive Plan Transportation Plan Element was adopted by City Council.

On June 4, 2015, the City Planning and Zoning Commission approved the preparation of preliminary designs for the detailed alignment of the East West Arterial.

Planning and Zoning Commission held a public hearing on April 14, 2016, and approved the East West Arterial Mapping.

On May 2, 2016, the City Council remanded the East West Arterial back to the Commission and recommended that the Commission place a five-year time limit on the mapping of the East West Arterial and to clarify that the mapping is only for properties located within the City limits of the City of Springfield, Missouri.

On June 9, 2016, the Commission approved the mapping of the East West Arterial with a five-year limitation and with the clarification that the mapping is only for those properties within the City limits.

On July 11, 2016, City Council approved the mapping of the East West Arterial with a five-year limitation and with the clarification that the mapping is only for those properties within the City limits.

Planning and Zoning Commission held a public hearing on March 11, 2021, and approved the extension for 5 years. On June 14, 2021, City Council held a public hearing and approved the extension for 5 years. This five-year extension will expire on June 14, 2026.

### PLANNING AND ZONING COMMISSION AUTHORITY:

#### Section 11.7. Legal status of master plan.

- (1) *Master plan to provide general guidelines.* The master plan shall be prepared and maintained as a general guide for the orderly and efficient development and redevelopment of the City of Springfield. The master plan shall be kept current through review not less than every five years. When required by this Charter or otherwise deemed necessary, such review shall include proposed revisions or alterations in the master plan and public hearings thereon.
- (2) *Regulations to generally conform to master plan.* All rezoning of land, subdivision plats, development proposals, and the zoning ordinance, subdivision ordinance and the zoning map should generally conform with the guidelines set forth in the master plan and should be reviewed for consistency with the master plan; provided, however, inconsistencies with the master plan shall not constitute cause to invalidate any such matter. The master plan shall not have the effect of a regulatory ordinance.
- (3) *Master plan to guide public improvements.* The master plan shall provide guidelines for the location of public streets, parks and other public ways, grounds and spaces, public buildings and structures, facilities of public or private utilities, and the acquisition of real property by the city for public use. To that end the planning and zoning commission shall review the following:
  - (a) All proposals to construct or extend public streets.
  - (b) All proposals to improve land as a park.
  - (c) All proposals to lay out or improve other public ways, grounds or spaces.

## DEVELOPMENT REVIEW STAFF REPORT

- (d) All proposals to construct public buildings and structures.
- (e) All proposals to lay out and construct facilities of public utilities, whether publicly or privately owned.
- (f) All proposals to acquire real property for public purposes.

In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted and approved by the planning and zoning commission.

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land, sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled.

In the event the commission shall fail to act within thirty days after the date of official submission of a proposal (which date shall be the date that the matter is placed upon the agenda of the commission) to the commission, then the proposal shall be deemed to have been approved by the commission, unless a longer period for review by the commission shall have been authorized by the council or by the public officials submitting the proposal. In any case in which the commission finds that it is not reasonably able to complete its review of a proposal within thirty days, it may extend the time for such review for not more than thirty days.

### **Section 11.11. – Lines of mapped streets**

After the city council shall have adopted a major thoroughfare plan of the territory of the City or of any section thereof, the planning and zoning commission shall have the power to make or cause to be made, from time to time, surveys for the exact location of the lines of new, extended, or widened streets in any portion of such planned territory, and to make and certify to the council plats of the areas thus surveyed, on which are indicated the location of the lines recommended by the commission as the planned or mapped lines of future streets, street extensions, or street widenings, together with the commission's estimate of the time period within which the land shown on the plat or street locations should be acquired for street purposes. The council may by ordinance adopt any such plat, in accordance with the procedure prescribed in Section 2.12 of this Charter; provided, that notice of the time and place when and where it will be considered for final passage shall be sent by mail to the record owners of land on or abutting which the future street lines designated on the plat are located. Any modification of such plat shall before passage be submitted to the planning and zoning commission and either approved by it or, if disapproved, be approved by a favorable vote of the council. The adoption of a plat shall not, in and of itself, constitute or be deemed to constitute the opening or establishment of any street or the taking or acceptance of any land for street purposes.

Approved by vote of the people April 1, 1980.

### **COMPATIBILITY WITH COMPREHENSIVE PLAN:**

The City of Springfield adopted the Forward SGF Comprehensive Plan on November 14, 2022.

The *Forward SGF Comprehensive Plan* establishes the long-term vision for the City and its growth area. This vision is supported by a series of goals and related strategies which will work collectively to achieve measurable change in the Springfield community. In the end, all components of the Plan are driven by one unifying guiding principle: improve quality of place.

## DEVELOPMENT REVIEW STAFF REPORT

The following chapter presents the Plan’s organization, the *Forward SGF Vision*, and the Plan’s themes that are interwoven across chapters.

### MAJOR THOROUGHFARE PLAN

The Major Thoroughfare Plan provides an overall framework for making decisions on thoroughfare improvements and extensions, identifies approximate locations for future major transportation corridors, and serves as a general guide for securing street rights-of-way. The City coordinates amendments to the Major Thoroughfare Plan with the Ozarks Transportation Organization (OTO), which is the designated Metropolitan Planning Organization (MPO) for the Springfield urbanized area.

The Major Thoroughfare Plan should be reviewed at least every five years with amendments adopted by OTO and the City. Existing and Future Streets identified in the Major Thoroughfare Plan are assigned to the City’s Functional Classification System based on the degree to which they are projected to provide mobility to through traffic and access to adjacent land. Specifications for the design and construction are defined by the Design Guide for Public Improvements adopted by the City of Springfield. Collectively, the Major Thoroughfare Plan, Functional Classification System, and the Design Guide for Public Improvements should be reviewed, updated, and codified as a key implementation component of the Comprehensive Plan; however, the Design Guide should be updated to reflect the Street Type overlay recommended by Forward SGF.

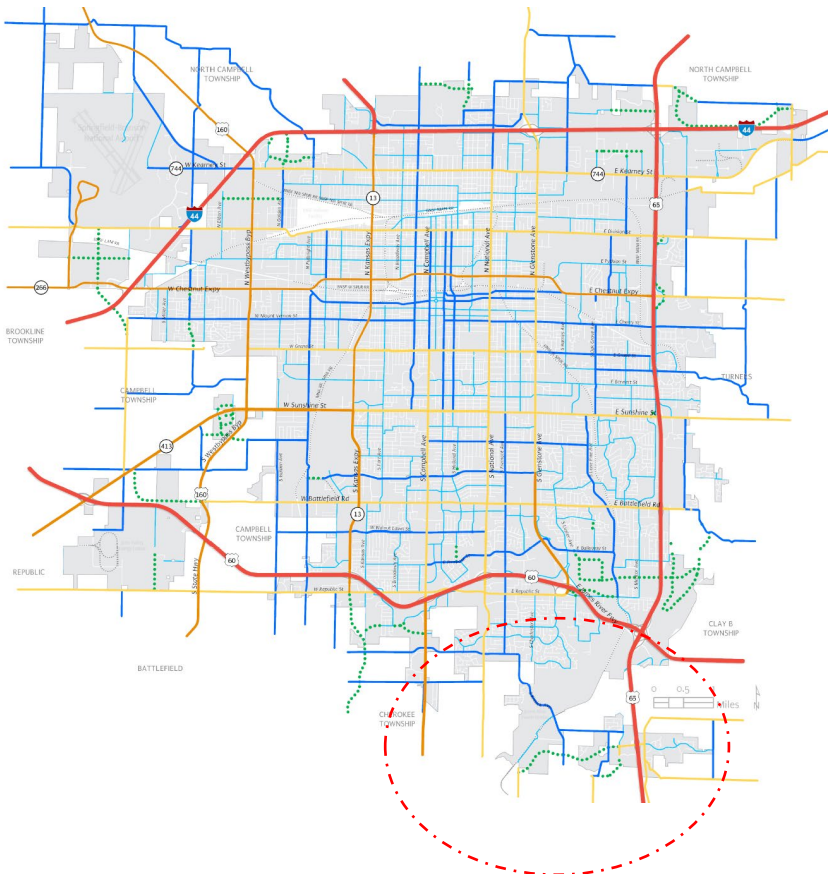
### MAJOR THOROUGHFARE MAP:

**OZARKS TRANSPORTATION ORGANIZATION (OTO)**

The Ozarks Transportation Organization (OTO) is the designated Metropolitan Planning Organization (MPO) for the Springfield urbanized area, which provides coordinated regional transportation planning to create a seamless transportation network. MPOs serve to conduct and lead a continuing, cooperative, and comprehensive transportation planning process. The OTO comprises four components: the Board of Directors, the Technical Planning Committee, the Bicycle and Pedestrian Advisory Committee, and the Local Coordinating Board for Transit. MoDOT, regional planning commissions (RPCs), MPOs, City officials, and county officials form regional partnerships to gather and evaluate local input on transportation needs. The City and OTO should continue to work together in developing and prioritizing transportation needs for the city as well as for the region.

**Street Functional Classification**

<span style="color: red;">—</span> Freeway	<span style="color: blue;">—</span> Secondary Arterial
<span style="color: orange;">—</span> Expressway	<span style="color: green;">- - -</span> Proposed Roadway
<span style="color: yellow;">—</span> Primary Arterial	<span style="color: cyan;">—</span> Collector



## DEVELOPMENT REVIEW STAFF REPORT

### STAFF ANALYSIS AND RECOMMENDATION:

1. The general location of the East West Arterial was first identified as a future primary arterial in the City of Springfield-Greene County Comprehensive Plan Transportation Plan Element which was adopted on June 11, 2001. On November 14, 2022, the City adopted a new Comprehensive Plan, Forward SGF. The new Comprehensive Plan identified the general location of the East West Arterial on the Major Thoroughfare Plan in the Transportation and Mobility Chapter 9.
2. The East West Arterial is generally located between US Highway 65/Riverbluff Boulevard on the east and Kissick Avenue/Farm Road 169 on the west.
3. The City Charter (section 11.11) gives the Planning and Zoning Commission the ability to make survey for the exact location of new streets that have been previously included in the Major Thoroughfare Plan. When the Commission certifies to the City Council that they have made such a survey; the City may by ordinance map the subject street on the official street map.
4. On June 4, 2015, the City Planning and Zoning Commission approved the preparation of preliminary designs for the alignment of the East West Arterial.
5. The Planning and Zoning Commission adopted the East West Arterial on June 9, 2016, with a five-year limitation and with the clarification that the mapping is only for those properties within the City limits.
6. On July 11, 2016, City Council approved the mapping of the East West Arterial with a five-year limitation and with the clarification that the mapping is only for those properties within the City limits.
7. Planning and Zoning Commission held a public hearing on March 11, 2021, and approved the extension for 5 years. On June 14, 2021, City Council held a public hearing and approved the extension for 5 years. This five-year extension will expire on June 14, 2026. The current five-year limitation will expire on June 14, 2026.
8. A more detailed survey and legal has been completed showing the exact alignment of the East West Arterial corridor (Attachment 1 and 2). The timing of the street will depend on the development in the area.
9. The adoption of a mapped street shall not, in and of itself, constitute or be deemed to constitute the opening or establishment of any street or the taking or acceptance of any land for street purposes.

The City Council may provide by general ordinance that no permit shall be issued for any buildings or structures or any part thereof on any land located between the mapped lines of a street as shown on the official map.

The public can view the exact alignment plans in the City of Springfield Public Works Department, file #2016PW0009T.

10. The public notice was advertised in the Springfield New Leader at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all

## DEVELOPMENT REVIEW STAFF REPORT

record owners of land on or abutting the future street lines designated on the East West Arterial. Nine (9) record owners of land on or abutting the future street lines designated on the East West Arterial were notified by mail of this request representing multiple tracts of land (see attached survey).

### **STAFF RECOMMENDATION:**

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan.

### **PLANNING AND ZONING OPTIONS:**

The planning and zoning commission shall make one of the following recommendations in connection with the proposal:

1. Recommend that the proposal is generally inconsistent with the Comprehensive Plan of the city and communicate the reasons to the city council; or
2. Recommend that the proposal is generally consistent with the Comprehensive Plan of the city.

LEGAL DESCRIPTION  
EAST WEST ARTERIAL MAPPING

The description of the surveyed centerline of East West Arterial (also known as Riverbluff Boulevard), from Station 131+07.28 (a point west of Kissick Avenue) to Station 189+41.59 (the intersection of Southwood Avenue) as shown on the:

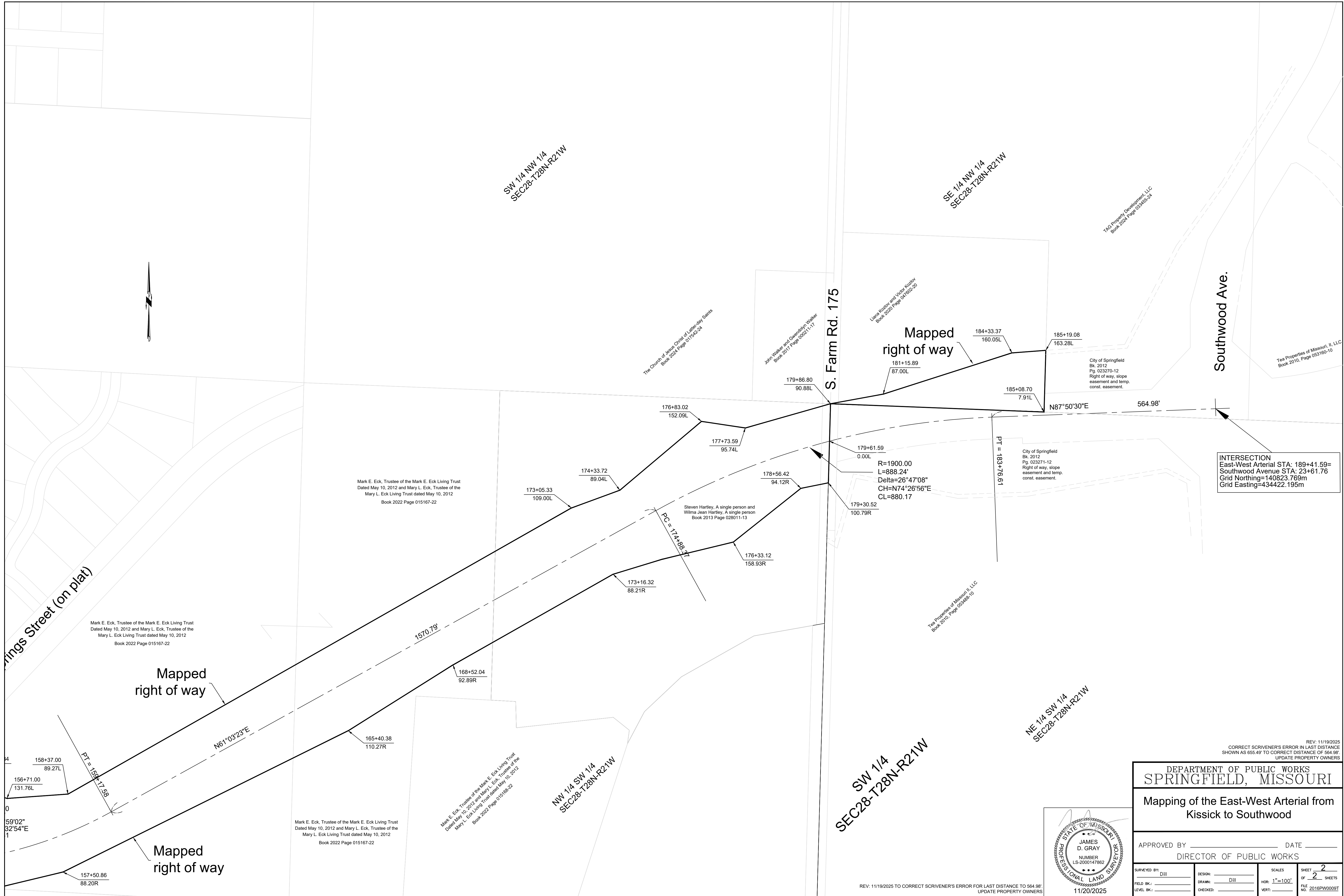
Mapping Plan  
for  
East West Arterial  
City of Springfield, Greene County, Missouri

on file with the City of Springfield Public Works Department, file #2016PW0009T and described as follows:

COMMENCING at a found iron pin at the Northeast corner of the Southwest Quarter of Section 29, Township 28 North, Range 21 West, Greene County, Missouri; thence North 86 Degrees 54 Minutes 37 Seconds West along the North line of said Quarter, a distance of 496.80 feet to a point in the same; thence departing said North line South 03 Degrees 05 Minutes 23 Seconds West, a distance of 883.49 feet to centerline station 131+07.28 for a POINT OF BEGINNING of centerline; thence South 88 Degrees 24 Minutes 23 Seconds East, a distance of 617.52 feet to centerline P.C. station 137+24.80; thence Southeastwardly along a curve to the right having a Radius of 1,050.00 feet, an Included Angle of 20 Degrees 26 Minutes 47 Seconds, a distance of 374.71 feet to centerline P.T. station 140+99.51; thence South 67 Degrees 57 Minutes 35 Seconds East, a distance of 883.75 feet to centerline P.C. station 149+83.26; thence Southeastwardly on a curve to the left having a Radius of 1,050.00 feet, an Included Angle of 50 Degrees 59 Minutes 02 Seconds, a distance of 934.32 feet to centerline P.T. station 159+17.58; thence North 61 Degrees 03 Minutes 23 Seconds East, a distance of 1,570.79 feet to centerline P.C. station 174+88.37; thence Northeastwardly on a curve to the right having a Radius of 1,900.00 feet, an Included Angle of 26 Degrees 47 Minutes 08 Seconds, a distance of 888.24 feet to centerline P.T. station 183+76.61; thence North 87 Degrees 50 Minutes 30 Seconds East, a distance of 564.98 feet to the intersection of the centerline of Southwood Avenue at station 189+41.59 and the POINT OF TERMINATION.

Right of way widths, slope easements, and other appurtenances are as shown on plan #2016PW0009T which is made a part of this description by reference





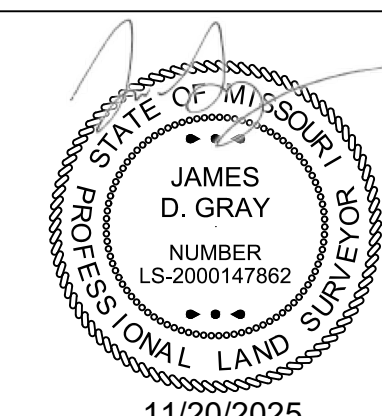
INTERSECTION  
 East-West Arterial STA: 189+41.59=  
 Southwood Avenue STA: 23+61.76  
 Grid Northing=140823.769m  
 Grid Easting=434422.195m

R=1900.00  
 L=888.24'  
 Delta=26°47'08"  
 CH=N74°26'56"E  
 CL=880.17

DEPARTMENT OF PUBLIC WORKS  
 SPRINGFIELD, MISSOURI

Mapping of the East-West Arterial from  
 Kissick to Southwood

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR OF PUBLIC WORKS



SURVEYED BY: DIII	DESIGN: DIII	SCALE: 1"=100'	SHEET 2 OF 2 SHEETS
FIELD BK.: _____	DRAWN: _____	DATE: 11/20/2025	FILE NO. 2016PFW0009T
LEVEL BK.: _____	CHECKED: _____		

REV: 11/19/2025 TO CORRECT SCRIVENER'S ERROR FOR LAST DISTANCE TO 564.98'.  
 UPDATE PROPERTY OWNERS

REV: 11/19/2025  
 CORRECT SCRIVENER'S ERROR IN LAST DISTANCE  
 SHOWN AS 656.49' TO CORRECT DISTANCE OF 564.98'.  
 UPDATE PROPERTY OWNERS

Kissick Street (on plat)

SW 1/4  
 SEC28-T28N-R21W

NE 1/4 SW 1/4  
 SEC28-T28N-R21W

SW 1/4 NW 1/4  
 SEC28-T28N-R21W

SE 1/4 NW 1/4  
 SEC28-T28N-R21W

S. Farm Rd. 175

Southwood Ave.

Mapped right of way

Mapped right of way

Mapped right of way

Mark E. Eck, Trustee of the Mark E. Eck Living Trust  
 Dated May 10, 2012 and Mary L. Eck, Trustee of the  
 Mary L. Eck Living Trust dated May 10, 2012  
 Book 2022 Page 015167-22

Mark E. Eck, Trustee of the Mark E. Eck Living Trust  
 Dated May 10, 2012 and Mary L. Eck, Trustee of the  
 Mary L. Eck Living Trust dated May 10, 2012  
 Book 2022 Page 015167-22

Mark E. Eck, Trustee of the Mark E. Eck Living Trust  
 Dated May 10, 2012 and Mary L. Eck, Trustee of the  
 Mary L. Eck Living Trust dated May 10, 2012  
 Book 2022 Page 015167-22

Mark E. Eck, Trustee of the Mark E. Eck Living Trust  
 Dated May 10, 2012 and Mary L. Eck, Trustee of the  
 Mary L. Eck Living Trust dated May 10, 2012  
 Book 2022 Page 015167-22

The Church of Jesus Christ of Latter-day Saints  
 Book 2024 Page 011542-24

John Walker and Gwendolyn Walker  
 Book 2017 Page 030211-17

Liana Kozlov and Victor Kozlov  
 Book 2020 Page 041802-20

TAG Property Development, LLC  
 Book 2024 Page 033455-24

Tea Properties of Missouri, II, LLC  
 Book 2010, Page 053160-10

Tea Properties of Missouri, LLC  
 Book 2010, Page 053483-10

Steven Hartley, A single person and  
 Wilma Jean Hartley, A single person  
 Book 2013 Page 028011-13

City of Springfield  
 Bk. 2012  
 Pg. 023271-12  
 Right of way, slope  
 easement and temp.  
 const. easement.

City of Springfield  
 Bk. 2012  
 Pg. 023270-12  
 Right of way, slope  
 easement and temp.  
 const. easement.

N61°03'23"E

1570.79'

N87°50'30"E

59'02"

32'54"E

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Bob Dixon  
Presiding Commissioner

Rusty MacLachlan  
1<sup>st</sup> District Commissioner

John C. Russell  
2<sup>nd</sup> District Commissioner



Shane Schoeller  
Clerk of the Commission

Christopher J. Coulter, AICP  
County Administrator

Megan Applegate  
Executive Assistant

**COUNTY COMMISSION**  
**Greene County, Missouri**  
**(417) 868-4112**

May 20, 2021

Mr. Dan Smith, Public Works Director  
City of Springfield Public Works Department  
1111 W. Chestnut Expressway  
Springfield, MO 65802

**RE: East-West Arterial Roadway Corridor**

Dear Mr. Smith,

The purpose of this letter is to reaffirm Greene County's shared support and continued partnership in working towards the future completion of an East-West Arterial roadway corridor in southern Greene County, which will ultimately provide regional transportation system connectivity between US Highway 65 and State Route FF near Greene County's southern boundary.

The Greene County Commission recognizes the extensive long-range planning efforts that have been made, beginning in the mid-1990's, by both the City of Springfield and Greene County officials to pursue the conceptual plan for this future transportation corridor. Since May of 2002, Greene County has worked in coordination with our local planning partners and citizens to identify, evaluate, and pursue a preferred roadway alignment that minimizes impacts to the surrounding environment and to local residents. In April of 2016, the Greene County Planning Board formally adopted an update to Greene County's Major Thoroughfare Plan. Included in that updated mapping was the future alignment for the East-West Arterial between US 65 and Route FF, which reflects the county's latest preliminary design plans between Campbell Avenue and Kissick, and aligns with the City of Springfield's mapping of the East-West Arterial from Kissick to Southwood.

Our Greene County Planning and Zoning staff in coordination with the Greene County Highway Department is committed to continue working in partnership with future land developers and property owners to preserve and acquire the necessary right-of-way that will be required for the future completion of this regional transportation corridor within Greene County's jurisdiction. On behalf

Cox Medical Tower • 1443 North Robberson Avenue, 10<sup>th</sup> Floor • Springfield, Missouri 65802  
Mailing Address 940 Boonville Avenue • Springfield, Missouri 65802  
[www.greencountymo.gov](http://www.greencountymo.gov)

of the Greene County Commission, we would urge the City to continue taking the necessary steps towards the preservation and acquisition of right-of-way within the City of Springfield's jurisdiction in order to further our region's progress towards this East-West Arterial roadway connection.

We wish to extend our gratitude to you and your staff for your continued efforts to pursue these regional transportation projects and priorities that provide improved safety and mobility for the citizens of Springfield and Greene County.

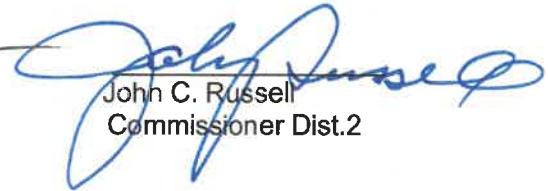
Sincerely,



Bob Dixon  
Presiding Commissioner



Rusty MacLachlan  
Commissioner Dist. 1



John C. Russell  
Commissioner Dist.2



# OZARKS TRANSPORTATION ORGANIZATION

A METROPOLITAN PLANNING ORGANIZATION

2208 W. CHESTERFIELD BOULEVARD, SUITE 101, SPRINGFIELD, MO 65807  
417-865-3047

24 March 2026

Dan Smith  
Director of Public Works  
840 Boonville Avenue  
Springfield, Missouri 65802

Attention: Scott Bachman, Transportation Planner

Dear Mr. Smith:

The Ozarks Transportation Organization appreciates the opportunity to provide support regarding the City of Springfield's recertification of the East West Arterial corridor.

The East West Arterial has long been identified within the OTO's Major Thoroughfare Plan as an important future corridor supporting the continued growth and mobility needs of the region through enhanced regional connectivity.

As the federally designated Metropolitan Planning Organization for the Springfield urban area, the OTO is responsible for maintaining a long range transportation plan that reflects regional priorities and supports a coordinated, multimodal system. Within this framework, the plan emphasizes the importance of a connected transportation network and the preservation of key future corridors, such as the East West Arterial, to maintain long term system connectivity, manage future travel demand, and support the efficient movement of people and goods. Preserving the alignment of the East West Arterial ensures that future transportation options remain viable as development occurs, as well as positioning the region to respond effectively to continued growth.

Based on its role in the regional transportation network and its longstanding inclusion in adopted plans, the OTO supports the continued preservation and recertification of the East West Arterial corridor. We appreciate the City's continued coordination of transportation planning efforts and look forward to ongoing collaboration to implement regional priorities.

Sincerely,

Sara J. Fields, AICP  
Executive Director

