

City of Springfield
Minutes
Planning and Zoning Commission

Dan Scott, Vice Chair
Helen Gunther
Christopher Lebeck
Betty Ridge

Randall Doennig, Chair

Bruce Colony
Eric Pauly
Bill Knuckles
Layne Hunton

September 11, 2025

6:30pm

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

ROLL CALL.

Present: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Ridge, Commissioner Knuckles, Commissioner Gunther, Commissioner Colony and Commissioner Hunton.
Absent: Commissioner Lebeck.

Staff in attendance: Justin Crighton, Planning and Development Assistant Director, Bob Hosmer, Planning Manager, Michael Sparlin, Daniel Neal, and Andrew Menke, Senior Planners, and Laura Vales, Assistant City Attorney.

APPROVAL OF MINUTES.

The minutes of August 14, 2025 were approved.

COMMUNICATIONS.

City Council summary for August 2025 is in the packet and Planned Development 392 has been remanded back to the Planning and Zoning Commission for a public hearing on September 25, 2025.

CONSENT ITEMS.

Relinquishment of Easement 965
1414 West Elfindale Street and 1429 West Sunshine Street
Applicant: Guaranty Bank and Lester E. Cox Med Center Business Office

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Item (Relinquishment of Easement 965); Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Colony and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

UNFINISHED BUSINESS. None

PUBLIC HEARINGS.

COMMISSION ACTION: (amend speaking time)

Planning and Zoning Commissioner Scott moved reduce speaker time to 3 minutes for the entire agenda. Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Gunther, Commissioner Colony and Commissioner Knuckles. Nays: Commissioner Pauly. Absent: Commissioner Lebeck. Abstain: None.

COMMISSION ACTION: (move item 6.6 before 6.5)

Planning and Zoning Commissioner Scott motioned to move item number 6.6 before 6.5 (6.6.- Preliminary Plat of The Vibe Crossing and 6.5.- Z-20-2025). Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Z-15-2025

1012 West Buena Vista Street

Applicant: The Ridge HZ, LLC

Mr. Neal states this is a request to rezone approximately 6 acres from Planned Development No. 377 to R-SF, Single-Family Residential District. They do not have a preliminary plat submitted at this time.

Mr. Knuckles asked if Buckingham Lane will have gated access and how does the gate operate.

Mr. Neal said that the single-family district is just zoning, but the Planned Development had been allowed as a private street or drive, but if they come with public street, then the gate will not be allowed.

Mr. Knuckles and Mr. Zickefoose talked about traffic for Buena Vista, Buckingham Lane, and Weaver Road and Mr. Zickefoose did state that a preliminary plat has not been submitted.

Mr. Doennig opened the public hearing.

Mr. David Bodeen, 304 W. Erie and feels that single-family zoning is more conducive and like to the neighboring property than the existing Planning Development. He noted that they had a great neighborhood meeting and believes most comments will be regarding the gate on Buckingham. We support the neighborhood leaving the gate there and we would make it a private street with a gate at both ends.

Mr. Scott asked if he has spoken with public works and Mr. Bodeen stated that he has had discussions and that it could not be a public street with a gate, but he stated he was standing on the site next to the gate on a public street.

Mr. Zickefoose stated that it was a City Council action in 2014 to add the gate but would be removed when Buena Vista connected to Quail Creek that connected to South Kansas Expressway.

Mr. Levi Wilson, 4980 S. Buckingham and is concerned about the proposed development and we were told in 2015 that there would be an emergency gate put in that area, or a turnaround put in place, noting that they have not seen the preliminary plat. He voiced his concern regarding increased traffic and noise.

COMMISSION ACTION: (adding additional speaker time)

Planning and Zoning Commissioner Scott motioned to allow Mr. Levi Wilson additional 2 minutes of speaker time at the podium. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Mr. Levi Wilson, 4980 S. Buckingham stated that he is concerned about erosion of the neighborhood character and property values and have built equity in their homes and that the infrastructure is not designed for through traffic.

Mr. Doennig asked if they should rezone to single-family as opposed to the Planned Development (current zoning) and if the neighborhood is opposed to it.

Mr. Wilson noted that they were granted the emergency gate, so if single-family housing came with a requirement of a through street, then we would be opposed to it, however if it comes with the stipulation of a turnaround, but the neighborhood could get behind single-family.

Ms. Jancie Wright, 4938 S. Wellington stated that her concerns are the increased traffic coming into the neighborhood.

Ms. Aleta Dyer, 4926 W. Wellington stated that Weaver Road just east of Campbell and all the way to Republic is a narrow two-lane road and believes it will not be able to accommodate large volume of cut through traffic. She continued to give information regarding traffic in the area and would like it to be considered by keeping the north ends of Buckingham Lane and Wellington Drive closed to through traffic.

Mr. Colony said the developer has stated that the owner would be amiable to leaving the gate in place and potentially adding a gate to the north end.

Mr. Zickefoose stated that there has not been a final decision and again there has been no preliminary plat submitted.

Mr. Colony asked if they could add a recommendation for a condition after everyone has spoken.

Ms. Vales said that it is certainly something that can be brought up at the preliminary plat stage and is also something that could be a recommendation as a part of our denial of additional recommendations.

Commission members discussed connectivity and of traffic calming devices, but this would be decided with the preliminary plat.

Mr. David Hall, 4470 S. Quail Creek, representing 286 families and no one is opposed to change, but the concerns are about connectivity, the same concerns that were brought up in 2014. He commented on previous traffic calming measures that did not work and concerned for the safety in the neighborhood.

Mr. David Bodeen stated that he is a firm believer about the gate issue and will work and support the neighborhood, i.e., cul-de-sac / dead-end and that this is not a zoning issue just a preliminary plat issue.

Mr. Doennig closed the public hearing.

Mr. Knuckles does not believe they can address the gate until the preliminary plat phase, but still, it is good time to address the gate as Public Works, Planning, and the neighborhood will have time to work out a solution.

Mr. Colony said he concurs with the developer representative comments that they are wanting to work with the neighborhood and control traffic as well.

Commission discussion on the gate and a preliminary plat.

COMMISSION ACTION: (Commission recommended the addition of the following condition)

Planning and Zoning Commissioner Colony motioned to amend that the Preliminary Plat shall depict suitable measures to calm traffic and to limit or restrict the free flow of auto traffic through the proposed development between West Buena Vista Street and South Buckingham Lane. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Z-15-2025. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Z-16-2025

2565 North Kansas Expressway

Applicant: Neal Wood, Morris Loan and Investment Company

This has been requested to be postponed to the October 9, 2025 meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to postpone Z-16-2025. Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Z-17-2025

3358 North Beaver Road and 5242 East Farm Road 104

Applicant: William Mullen CREDC Strafford, LLC

Mr. Sparlin states that this is a request to rezone approximately 3.33 acres from a County C-1 district to a HC, Highway Commercial District.

Mr. Doennig opened the public hearing.

Mr. Rhys Williams, 7700 Forsyth Blvd, St. Louis and here on behalf of the applicant and stated that the proposal to rezone for the redevelopment of a comprehensive marijuana dispensary. The proposed site would satisfy the requirements of more than 1000' from the nearest church, school, or daycare and all operations would occur within the enclosed building.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Z-17-2025. Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Z-18-2025

1544 North National Avenue

Applicant: 3 Patel, LLC

Mr. Sparlin states that this is a request to rezone approximately 0.20 acres from a GM, General Manufacturing to a GR, General Retail district.

Mr. Doennig opened the public hearing.

Mr. Vasant Patel 269 Katie Drive and representing the project and currently trying to change zoning to General Retail so we can rent it or use it as a gym.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Z-18-2025. Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

Z-20-2025 COD 276

1739, 1745, 1755 South National Avenue and 1111, 1119, 1133, and 1141 East Sunshine Street and 1138 East University Street

Applicant: BK&M, LLC

Mr. Neal states that is a request to rezone approximately 2.6 acres of property from R-SF, Single-Family Residential District, to O-2, Office District with Conditional Overlay District No. 276.

Ms. Gunther asked if you could take a left turn out of the office complex with what is currently being proposed.

Mr. Doennig opened the public hearing.

Mr. Chis Wynn, 5051 S. National stating that the big change from previous applications is that they are rezoning to Office district (O-2) from GR, General Retail district. We have put more limitations on office zoning and can have single family or multi-family, you can also have parks, gardens, general office, medical office, etc., noting that they have tried to find something compatible and still matches the surrounding properties. He also stated the max height of 50' and it will be along the main corridors and talked about the site plan and what they are doing to prevent traffic going to the neighborhood.

Mr. Colony asked what happened to the concept of a Planned Development that was mentioned previously.

Mr. Wynn noted that their problem is that they don't have a user yet, but they tried to give as much information available.

Mr. Scott asked how they determined the street side of National and the edge of Sunshine Street of the 50' tall diagram and it may not be in conformance.

Mr. Wynn stated that in general they do not want to block anyone's view and want to get as far as away from the neighborhood, and it does meet the setback requirements.

Mr. Lee Viorell, 901 E. St. Louis Street, representing several residents. He noted several items that are in city code and being consistent with the Comprehensive Plan. He stated that the Comprehensive Plan dictates that the focus be on preservation of residential housing and noted there are two major arterials.

Mr. Scott and Mr. Viorell voiced their opinion on transition areas.

Mr. Glenn Green, 901 E. St. Louis Street representing his parents and they do oppose the zoning change. He went over the legal standards to rezoning and Missouri statute from the case of Treme v. St. Louis County, "when you have the basis for spot zoning for a different use and it's made for the sole benefit of the private interest of the owner, it's invalid. It's arbitrary and unreasonable when it's solely to benefit the private interest of the owner. And it's not the burden on the neighborhood to prove why the developer's request should be denied."

Mr. Scott and Mr. Green voiced their opinion on spot zoning,

Mr. Ashton Lewis, 1032 E. University stated that he is opposed to the rezoning, and this is about protecting the integrity, safety and stability of a neighborhood that has thrived for over a century. He wants it to stay as single family residential. He also noted the traffic is a concern and believes this rezoning would cause enormous traffic levels in the neighborhood and the depiction called a plan is not a plan.

Mr. Scott asked if the applicant is required to have a plan to seek rezoning. Mr. Hosmer noted that they did not.

Mr. Scott asked where his traffic data came from, and Mr. Lewis said it was from the staff report.

Ms. Barbara Robinson, 1010 E. University Street, and stated her concerns for the rezoning of Single Family Residential to Office 2. She also noted that BK&M clearly wants to sell or lease the property and that it is not up to the city, nor is it up to the neighborhood to make them successful. Homes owned by BK&M have value as residential homes and noting that City staff clearly indicated that a viable economic use as a subject property already exists. In other words, zoning does not need to be changed for a viable economic use of these properties. The proposed zoning is not consistent with Forward SGF for the place type. She also stated that they had done a survey, and the results were clear for the historic architecture and character, single family residential, walkability and biking-ability as well as the friendliness of the neighborhood.

Ms. Rebecca Gilmore, 1130 E. Gilmore commented on the historical value and the history of the neighborhood and that the traffic sounds horrendous. She also noted that they installed a backflow preventer in their yard due to the strip mall across the way due to stormwater, but states that history should not be destroyed, and that the neighborhood is unique.

Ms. Maggie Castrey, 1006 E. Linwood Drive noted that BK&M would erase most of the block of our traditional historic neighborhood and is concerned about traffic coming through their neighborhood and believes it would confound the mission of the Sunshine Corridor study. She believes that this spot rezoning could open the door to a continued domino effect of destruction and that preservation be prioritized.

Mr. Scott spoke about Ms. Castrey's assumption that this is going to ruin the lives of the entire neighborhood.

Mr. Pauly asked if Ms. Castrey has ever talked with other neighborhoods and if they experienced this and what was their feedback.

Ms. Castrey stated that she has spoken with people from the Rountree area.

Ms. Holly Acharya, 972 E. Linwood Drive is opposed to the proposed rezoning and the Comprehensive Plan identified a list of key initiatives and one is corridor improvements and believes it is premature to change zoning right before the study is completed and have a clear understanding. She also believes that they are trying to rezone so a profit could be made on selling.

Mr. Kevin Evans, 953 E. Linwood stated that he has lived in Springfield for fifty years and went over what could be built all over the city, and gave examples, i.e., Old Regions Bank, Ye Olde Buggy Bath, etc., and believes that the proposal to rezone to O-2 would not benefit the neighborhood and does not want them to come into our neighborhood. He would like to see it remain as single-family residents and mentioned that the corridor study that is not completed.

Mr. Hunton asked for other options for that space and what would Mr. Evans suggest. He stated would like to see the green corridor expanded into a boulevard or something like that and keep these areas that are already giving us good oxygen, cleaning the air in our neighborhoods, and keep that as a sort of viable alternative to having yet another mismatched architectural fiasco on that corner.

Mr. Jeff VanDenBerg, 801 E. Kingsbury stated that they do not want this to be rezoned and urging the Commission to consider different options stating that there are eight individual properties as one proposal and believes this would fundamentally change the neighborhood.

Ms. Sara Hollis, 1326 E. Delmar and here to oppose the plan and believes that BK&M is trying to capitalize on the proximity to the hospital and mentioned how the previous mayor regrets his vote when the corner house was proposed to be a hospitality house.

Mr. Chris Wynn, 5051 S. National and was offered a chance to speak again. He stated that they are wanting to push the buildings towards the street to match some of the other commercial building in this area. He stated that they are only allowing people to come in through the neighborhood but not leave through the neighborhood by putting in an island and limiting access and believes this corner will not stay as single family residential. Options mentioned at the last neighborhood meeting was a museum, high-end residential assisted living care, mixed use, and townhomes, etc.

Mr. Hunton asked why they are rezoning to Office O-2. Mr. Wynn noted the only difference between O-1 versus O-2 is the height restriction.

Mr. Doennig closed the public hearing.

Mr. Doennig asked for clarity on the design requirements on the Conditional Overlay District (COD) and how can they be enforced.

Mr. Crighton stated that they would be difficult to enforce about a specific style, i.e., colonial style, business style and craftsman style and believes this could be more as a guide and less of an enforcement tool.

Mr. Scott stated that their primary job as commissioners is to judge compliance with the Comprehensive Plan and believes this project does that. He stated that he is supporting this because, "I feel like I must set aside my personal preferences, and I could see this possibly as a great townhouse development and provided a sketch a year ago to that effect. But my personal preference has nothing to do in my opinion with whether this qualifies to be submitted for rezoning or whether it qualifies for the rezoning that is proposed. I think it fits both of those criteria in my mind and so I will be supporting this."

Mr. Knuckles stated that, "As I voted on this last time to approve the zoning, I agreed with the last review that we had of the zoning case, I felt that at that time what was presented met the criteria of our Forward SGF and again this time I feel like it really falls within those requirements going to O-2 zoning, so I will also be voting in favor of this case."

Mr. Hunton asked how the transition works when the new Land Development Code is implemented.

Mr. Hosmer noted that the base zoning district would transition to CMX1, but all the conditions in the COD would remain.

Ms. Ridge stated, "I'm concerned not only with does something meet the requirements and can it be done, but should it be done and just because something can be done doesn't necessarily mean it should. I see that in this case because I'm concerned about what my community looks like. We've got an attractive residential district and University Heights is a very cohesive district. We have people who are longtime homeowners. People don't just move in here for a year and then move out. There are obviously people who have taken pride in their property for many years and have met it as their lifetime home. So, I do respect that and I give that value, they maintain the houses as well, you can drive through there and you see people walking their dogs, kids playing in the yards and all that, and I would hate to see anything change. There are office buildings on every corner practically, and I don't know that we need another one of them and it's as they've pointed out, many of those buildings are vacant. I am kind of concerned also with preserving what we do have, something that is a quality neighborhood."

Mr. Colony stated, "I am still not convinced. The developer has not convinced me that O-2 is the right solution for this corner and that rezoning this to O-2 is complimentary to the neighborhood or that it's going to tie in. There's not enough information, this corner is too important not just to the people that live in University Heights, but to the City of Springfield as a whole. We haven't completed the corridor study yet, and we can't hold them off and say we've got to wait till the corridor study is done, it is O-2 and it's going to be 50ft tall, but we don't really know much else. I can't subject the neighborhood or the City of Springfield, in my opinion, to this, I know they don't need a plan, but I am not convinced that this needs to be rezoned to O-2 because I don't think it's going to fix anything. If I was doing this, and I'm not, I would come at it with a plan development, there would be some neighborhood retail, some multifamily housing and some aspect of something, I just don't think O-2 is the answer here, and I will not be supporting it."

Mr. Pauly stated, "I've had the opportunity to listen to every iteration that has come forward to Planning and Zoning since its inception. The thing that I have not heard in any of these meetings is anything solid that we could grab a hold of and make sense out of. I think looking at the possibility of rezoning this at this point with the stated idea that the property would be sold, we're going into even a darker hole at that point of not knowing where this is going to end up."

And when we look at the second busiest intersection in the City of Springfield, I think we need to be very aware of what this is going to be and how this is going to look in the future. Which brings me to the next point of our corridor plan, that particular corridor plan was actually suggested from this body in 2022 and I think it is very important that now that we do have this in motion, that we allow it to play out so we know what Sunshine Street might look like, could look like in the future without the idea of basically just writing a blank check and saying, here you go. I think, unfortunately, what we end up doing if we were to go ahead and approve this is we truly are putting the cart before the horse on this one, and that's something that we need to avoid doing.

One final thing is that it had been brought up about just a 1% impact on the neighborhood itself. Well, I can tell you right now that if you tell me you're going to come over and cut off 1% of my fingertip, we're going to have a little discussion about that. That is not the type of thing that I think that we need to minimize when we look at these things, because this is truly an impact on not just University Heights, but the City of Springfield and like the other commissioners have brought up and several of our speakers tonight about the beauty of the area, the historic impact of this particular portion of Springfield and because of many of these things, I will not be supporting this tonight."

Mr. Doennig stated, "I will just simply state that I concur with Commissioners Ridge, Commissioner Pauly, and Commissioner Colony, and I will not be supporting this tonight for those reasons."

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles motioned to approve Z-20-2025 COD 276. Commissioner Colony seconded the motion. It **Failed** with the following vote: Ayes: Commissioner Scott, Commissioner Gunther, Commissioner Knuckles, and Commissioner Hunton. Nays: Commissioner Doennig, Commissioner Ridge, Commissioner Colony, and Commissioner Pauly. Absent: Commissioner Lebeck. Abstain: None.

Preliminary Plat of The Vibe Crossing
3861 West University Street

Applicant: Flintrock C, LLC, PMJK Investments, LLC, and JAX23, LLC)

Mr. Menke states that this is a request to approve a preliminary plat for a 6-unit condominium plat.

Mr. Doennig opened the public hearing.

Ms. Teresa Davison, 535 W. Battlefield Road stated that they have went through the Administrative Review Committee (ARC) to confirm the layout and we are presenting for the condo plat because it was inconsistent with the original City Council approval site plan. We are relocating the amenities and buildings and believes that it meets the intent of the original layout.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Preliminary Plat of The Vibe Crossing. Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Gunther, Commissioner Colony, Commissioner Pauly and Commissioner Knuckles. Nays: None. Absent: Commissioner Lebeck. Abstain: None.

OTHER BUSINESS. None

ADJOURN.