



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

November 20, 2025

6:30pm

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

**ROLL CALL.**

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

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

**APPROVAL OF MINUTES.**

The minutes of November 6, 2025 were approved.

**COMMUNICATIONS.**

**CONSENT ITEMS.**

**UNFINISHED BUSINESS.**

**COMMISSION ACTION: (reduce speaker time and give representative 3-minute rebuttal)**

Planning and Zoning Commissioner Scott moved to reduce speaker time to 3 minutes and give the representative 3 minutes for rebuttal time at end of the public hearing; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Ridge, Commissioner Scott, and Commissioner Knuckles. Nays: Commissioner Pauly. Absent: Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

**PUBLIC HEARINGS.**

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. Daniel Neal states that this is a request to rezone approximately 2.6 acres of property generally located at 1739, 1745 and 1755 S. National Avenue and 1138 E. University Street and 1111, 1119, 1133 and 1141 E. Sunshine Street from R-SF, Single-Family Residential District, O-2, Office District with Conditional Overlay District No. 276.

The applicant has requested that a couple items be changed in the Conditional Overlay District, that would include adding the hotel use as a conditional use in the COD and exempting hotel uses from the business hours in the COD.

Commissioners asked if the hotel is the only change and Mr. Neal stated that it was and wanted clarification on the Conditional Use. Mr. Neal stated that if approved as a conditional use, a hotel would still require a separate public hearing before the Planning and Zoning Commission for recommendation, including a detailed site plan showing buffers, setbacks, and structure locations, before going to City Council for final approval. Under the new code (post-April), Planning and Zoning would have final authority on Conditional Use Permits, though still subject to appeal to City Council.

Commissioner Doennig opened the public hearing.

Mr. Chris Wynn, 5051 S. National Avenue reiterated that the requested changes are primarily to "memorialize" the hotel option in the Conditional Overlay District, anticipating the C-MX1 rezone which otherwise wouldn't permit hotels. Also stated there are no substantial changes from previous requests, just formalizing the hotel option which would still require a site plan and conditional use permit and described the area as transitional zoning, similar to the adjacent corners (Cox Health institutional, retail commercial).

Ms. Maggie Castrey, 1006 E. Linwood Drive, expressed deep frustration, highlighting that this is the fifth time they've opposed similar rezoning requests over multiple years (dating back to 2022). They feel their concerns are repeatedly ignored and that there were no commitments to the neighborhoods and stated that all traffic heading east or north will be inclined to cut through the neighborhood and it'll bring commercial development within 15 feet of our property lines instead of 20 feet as it was previously. A 24/7 hotel operation would also introduce constant activity, noise, and delivery traffic at all hours, directly impacting the peace of mind of nearby residents.

Ms. Donna Hemann, 1039 E. University Street voiced her opinion about the developer and talking about his rights to create hardship, loss, and provoke people to leave their homes and move elsewhere she also noted that when the neighborhood started protesting years ago, they were threatened and had false claims lodged against them. She also noted that he hired people to tear down trees on the 4th of July while they held the children's parade and annual neighborhood celebration.

Mr. Kevin Evans, 953 E. Linwood Street asked when enough is enough, stating that the public hearings take a toll on the physical and mental health of citizens, neighborhoods and neighborhood associations as they constantly are pushing back against unwanted and unneeded development. He also spoke about average cost of new homes in Springfield and believes this may drive their property values down and stated that Sunshine Street and National Avenue are just about the only forested thoroughfares in the city where there is walkability and the developer has already torn down trees, including an 80 year tree that was taken down when one of the houses was demolished..

Commissioner Pauly asked Mr. Evans the amount of time and effort he has spent regarding the proposed rezoning of his neighborhood, and it was noted that he has spent about 120 to 200 hours (testifying, writing letters, etc.).

Mr. Ashton Lewis, 1032 E. University Street noted the past three years that the Planning and Zoning Commission and City Council has rejected BKM's request to rezone and that this corner is too important to rezone without a clear plan or completed corridor study. The Commission and City Council have been clear that rezoning without concrete and collaboratively developed plan is not at the best path forward and nothing material has changed since those prior decisions were made. We also question the developer's absence from the meeting as well as the developer's lack of engagement, demolition of homes, and removal of old trees.

Ms. Holly Acharya, 972 E. Linwood Drive stated that the goals as a neighborhood and the goals of the developers, which is to make money for their investors, are just diametrically opposed and I think it does fail many of the review criteria for rezoning proposals. The Comprehensive Plan and Forward SGF encourages for mixed use in traditional neighborhoods, but there's also an emphasis on preserving historic homes and neighborhoods and ensuring compatibility with existing areas, promoting adaptive reuse instead of demolition, and protecting quality of place. She voiced significant concern over projected increase in daily trips (from 125 to 1,872), 15 times the current use, leading to cut-through traffic in the residential streets.

Ms. Barbara Robinson, 1010 E. University Street noted the existing deed restrictions protecting single-family residences for 100 years, and suggested a system where developers confirm resolution of such issues before applying for rezoning. She also stated about the redevelopment proposals, and it's only increased as the scope of the proposals has either become larger and/or less specific with each attempt, she also noted the corner of University Heights does not need to change and that it should stay single family residence because it has deed restrictions in place.

Mr. Jeff VanDenBerg, 801 E. Kingsbury Street voiced his concern that they're taking residences, housing in a historic neighborhood, a beautiful neighborhood, a vibrant neighborhood, a high property value and well-maintained neighborhood, and trading it for a hotel and can't see how that's a good trade for the city. It would negatively impact the quality of place of the neighborhood and a hotel is most certainly not something that any neighborhood would want to have placed within it and whether we want commercial rezoning in the heart of a traditional historic neighborhood.

Mr. Chris Wynn, 5051 S. National Avenue clarified that a hotel's hours could be limited as part of a Conditional Use Permit (CUP) despite being typically 24/7 and that "office zoning" is distinct from "commercial zoning." Mentioned that deed restrictions were deemed "null and void" by a court (though acknowledged an appeal) and compared this situation to other developments (e.g., Cox Health clinic, local community college rezones) that involved demolition of residential properties without similar public outcry or commission concern. He also corrected a speaker's assertion, stating the buffer yard setback remains 20 feet, not 15 feet.

Commissioner Doennig closed the public hearing.

Commissioner Knuckles finds the proposed Office 2 District area with conditional hotel use acceptable given the busy intersection and current restrictions and will be supporting the proposal.

Commissioner Ridge wants to preserve the historic homes and commending the neighborhood's preservation efforts and will not be supporting the proposal.

Commissioner Scott views the hotel addition as an administrative alignment with current Office 2 District code and appreciates that a detailed site plan would be required for a Conditional Use Permit and will be supporting the proposal.

Commissioner Pauly cited the lack of a clear, solid plan for over three years, concerns about 24/7 hotel operations impacting residents, and emphasizing the city's responsibility for smart, intelligent growth, not validating speculative investments and will not support the proposal.

Commission Gunther is supporting approval based on personal observation of traffic congestion at the intersection, concluding that houses should not be on that corner.

Commission Doennig finds the acquisition speculative, the vision consistently is unclear and a large hotel footprint inconsistent with the surrounding neighborhood and Comprehensive Plan and will not be supporting the proposal.

Ms. Laura Vales, Assistant City Attorney noted per Rule 2.6 due to reduced attendance and the possibility of a tie vote, the rules of the procedure call for the item to be automatically postponed (if tied) to the next scheduled meeting.

**COMMISSION ACTION:**

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

The item was automatically \*\*postponed to the next scheduled meeting\*\* (December 18, 2025) for a required vote, without another public hearing.

**OTHER BUSINESS.**

Land Development Code Text Amendments 1  
Citywide

**Applicant:** City of Springfield

Mr. Justin Crighton stated that this is a request to amend Sections 36-200 to 36-495 of the Land Development Code of the City of Springfield, Missouri. He noted that this is the first round of updates to the text, aiming to align development rules with the "Forward SGF" Comprehensive Plan (focusing on complete neighborhoods, active corridors, and public/private realm linkages).

Primary goals of these amendments are:

- Clarity: Tightening definitions and ensuring clear language.
- Alignment with Design: Making small adjustments to residential and non-residential design standards.
- Consistency: Codifying all existing urban conservation districts, legacy overlay districts, and planned development districts into Article 10, consolidating all ordinances and zoning in one place for the first time in the city's history.

Staff recommended approval, asserting the amendments are consistent with "Forward SGF" and the purpose of the existing Land Development Code for orderly property development.

Commissioner Scott inquired about "wordsmithing" for clarity and consistency and requested access to a "clean copy" of the 300-page document (available via a link in the agenda). Mr. Crighton noted that they can make some changes in the text amendments for additional clarity.

Commissioner Knuckles asked if a briefing session for the next phase of changes was requested and agreed upon and Mr. Crighton stated that they will get one scheduled.

Commissioner Doennig opened the public hearing.

No speakers.

Commissioner Doennig closed the public hearing.

**COMMISSION ACTION:**

Planning and Zoning Commissioner Knuckles moved to approve Land Development Code Text Amendments 1; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Gunther, Commissioner Ridge, Commissioner Scott, Commissioner Pauly, and Commissioner Knuckles. Nays: None. Absent: Commissioner Colony, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

**ADJOURN.**