

City of Springfield
Minutes
Planning and Zoning Commission



Bill Knuckles, Vice Chair
Helen Gunther
Christopher Lebeck
Betty Ridge

Natalie Broekhoven, Chair

Bruce Colony
Eric Pauly
Dan Scott

February 15, 2024

6:30pm

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

ROLL CALL.

Present: Commissioner Broekhoven, Commissioner Knuckles, Commissioner Ridge, Commissioner Colony via zoom, Commissioner Gunther, Commissioner Pauly, and Commissioner Lebeck. Absent: Dan Scott.

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

APPROVAL OF MINUTES.

The minutes of January 11, 2024, were approved.

COMMUNICATIONS.

City Council summary for January 2024.

CONSENT ITEMS.

Change of Use 537
1300 blk of South Grant Avenue
Applicant: City of Springfield

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Consent Item, Change of Use 537, Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: None. Absent: Commissioner Scott. Abstain: None.

UNFINISHED BUSINESS.

Z-1-2024 COD 246
1330 South Kansas Avenue
Applicant: Eoff Land Trust

Mr. Sparlin stated that this is a request to rezone approximately 3.3 acres of property from R-SF, Residential Single-family to R-LD, Low-density Multifamily Residential district with Conditional Overlay District No. 246. He also noted the update in the staff report within 72 hours of posting the agenda, clarifying that the buffering and landscaping language had changed from "six-foot solid wooden fence along the south and east property line" to "six foot sold screen along the east property line."

Mr. Daniel Richards, 1200 E. Woodhurst Drive noting that they have accepted all the recommendations provided by the City's Comprehensive Plan and amended the zoning boundary and worked with the neighborhood and noted their concerns regarding traffic and there will be a 20% increase in overall traffic, but the AM and PM traffic peak hours noted no additional traffic.

Mr. Cameron Eoff, 618 N. Maplewood Hills, Nixa noted that he is the owner of the property and has family that still lives on the property. He noted that everything will be new, clean, working, and safe in perpetuity and went over the benefits of the project.

Mr. Pauly asked about the mature trees currently on the property and what are the plans to keep them.

Mr. Eoff noted that the perimeter trees will be kept and easy to maintain, but there is one large tree centered on the property and they will see what can be done to preserve it.

Mr. Denis Levangie, 1371 S. Newton, noted that he lives in an old home and stated it was built on a civil war campsite and believes the development will not fit on the acreage and noted his concerns regarding traffic.

Ms. Dulcy Stewart, 1507 S. Newton, is in favor of the project and gave a brief background of working with the Eoff family on past projects, etc., noting that he is a neighborhood guy.

Ms. Lynna Alumbaugh, 1237 S. Kansas Avenue noted that she has townhouses directly behind her and has several problems with people trespassing into her yard, yelling, etc., and has concerns regarding adding more people into the area and increased traffic.

Mr. Robert Leazer, 1232 S. Kansas Avenue is not opposed to him building on his land but would like him to reconsider building ranch style homes instead of apartments.

Ms. Collen Alexander, 1419 W. Bennett Street and are in favor of the development and has worked with well with the Eoff family as good neighbors.

Mr. Gary Alexander, 1419 W. Bennett Street and are in favor, but would not like to see "great big, tall apartments." Believes it will raise property values and will clean up some of the fence rows but did voice his concern regarding traffic.

Mr. David Lane, 1644 W. Catalpa and is opposed to the rezoning stating that there is already a lot of apartments in that location and how the Kensington Park townhomes tower over his six-foot privacy fence into his backyard and people allowing their pets to potty along the fence and causing smells.

Ms. Emily Logan, 1622 W. Catalpa voiced her concerns regarding traffic, and if there is wheelchair access for the project and would like to have a sidewalk, stating that it is hard to go walking or dog walking and would like to see plans of what they are proposing.

Ms. Kim Eoff, 618 N. Maplewood Hills, Nixa stated that they have lived on the property for 19 years and have raised their children there and understands people's concerns and noted that traffic is a nuisance, but they see this as an opportunity to develop a neighborhood.

Mr. Brad King, 5453 E. Farm Road 192 stated that he is a builder and developer and has worked with Cameron on several developments and is in favor of the project and here to answer any questions.

Ms. Broekhoven closed the public hearing.

Ms. Broekhoven asked about a traffic study.

Mr. Zickefoose, Traffic Engineering explained that the applicant did provide traffic generation numbers for the proposed development, and we also ran our own numbers and there were very small differences. He summarized that the development on an hourly would potentially increase of seven trips a day and they are supporting the rezoning.

Mr. Colony noted that this is an attractive location, and the owner could easily sell the property and believes the owner will do a nice high-quality development.

Mr. Lebeck asked about traffic and went over his numbers that he has calculated and believes the increase is roughly 35% between as it is currently zoned versus rezoned. Discussion on sidewalks and the developer will have to build a sidewalk on the property that fronts Meadowmere.

Mr. Lebeck noted that his neighborhood is going through possible changes and that the Commission will act on the rezoning based on eight factors. Fits with the Springfield Comprehensive Plan, appropriate sewer, and water, and whether the change of conditions could affect neighborhood properties and one of them is about traffic and what impact it will have on the area and hopes that the City hears the concerns regarding traffic and notes the developer is going to do everything he can to make this a nice development and will recommend rezoning.

Ms. Broekhoven noted about the 17 conditions on top of the zoning request and whether it will have to come back to the Commission once they submit their designs for additional oversight.

Mr. Sparlin noted that if approved by City Council then the next step would be for them to submit building plans and they will be looked at in the review process by Planning staff and would review the Conditional Overlay District provisions.

Mr. Childers noted that this is one of the better Conditional Overlay District packets presented and does cover a lot of the items mentioned tonight and noting that the developer is preserving much of the vegetation that currently exists.

Mr. Knuckles believes that the developer has looked at the zoning change and traffic concerns and have concerns for the way the land will be developed and is putting an effort into making this fit in the community.

Mr. Colony believes this scale of housing will easily integrate into the neighborhood with little impact and will support this rezoning.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Colony moved to approve Z-1-2024 COD 246, Commissioner Lebeck seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: None. Absent: Commissioner Scott. Abstain: None.

Vacation 831

2900 blk of West Division Street

Applicant: Assembly of God Church Spfd Faith, Inc.

Mr. Sparlin stated that this is a request to vacate a portion of public alley right-of-way in the 2900 block of West Division Street, between Drury Lane and Hilcrest Avenue. The applicant intends to develop the adjacent property at 2901 West Division Street.

Mr. Colony asked if this is vacated will a portion of the property go to the church?

Mr. Sparlin noted that a portion would be part of the church's property.

Mr. Lebeck asked about the other property owners adjacent to the vacated property.

Mr. Sparlin noted that the applicant is available to answer that question.

Mr. Mario Gonzalez, 2901 W. Division Street noted that he has maintained the alley since 2012 and that a building was torn down as it was unsafe and they started to rebuild another building in 2020. He also noted that people turned the alley into a dumping ground, but the church keeps up the maintenance.

Ms. Gunther asked if there was an actual alley there.

Mr. Gonzalez noted that it has never been used for traffic but as a dump site.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Vacation 831, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: None. Absent: Commissioner Scott. Abstain: None.

Vacation 832

300 blk of Chestnut Street

Applicant: City of Springfield

Request to postpone to the March 14, 2024, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to postpone Vacation 832, Commissioner Lebeck seconded the motion. It was **postponed** to March 14, 2024 with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: None. Absent: Commissioner Scott. Abstain: None.

PUBLIC HEARINGS.

Vacation 827

1000 blk of North Hampton Avenue

Applicant: Ozarks Technical Community College

Mr. Neal stated that this is a request to vacate a public alley right-of-way.

Mr. Pauly asked about the two properties that OTC does not own.

Mr. Neal noted that they have talked with the owners after they submitted their application.

Mr. Dane Seiler, 5051 S. National noted that they spoke with the two property owners and that they are good with the vacation of the alleyway, and he also stated that there is a sanitary sewer line, and they will be dedicating an easement.

Mr. Colony asked if they were putting in parking lots.

Mr. Seiler noted that at this time they are putting in surface parking and will possibly figure out some adaptive use for the building (church) and OTC has potential for more building on the campus, so they are anticipating future parking needs.

Mr. Colony suggest the school to start looking into a parking garage.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Vacation 827, Commissioner Lebeck seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: None. Absent: Commissioner Scott. Abstain: None.

Z-25-2023 COD 235

1001, 1004, 1013, 1017 & 1033 North Hampton Avenue and 1117 & 1125 East Pythian Street and 1118, 1140 & 1146 East Scott Street

Applicant: Ozarks Technical Community College

Mr. Neal stated that this is a request to rezone approximately 4.2 acres of property from R-TH, Residential Townhouse District to GI, Government and Institutional Use District and establishing Conditional Overlay District No. 235.

Mr. Dane Seiler, 5051 S. National and here to answer any questions.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Z-25-2023 COD 235, Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: None. Absent: Commissioner Scott. Abstain: None.

Z-7-2024 COD 249

3333 West Battlefield Road

Applicant: South Creek Development Corp.

Mr. Sparlin stated that this is a request to rezone approximately 4.3 acres of property from R-SF, Residential Single-family to GR, General Retail with Conditional Overlay District No. 249.

Mr. Knuckles asked about the access to the two tracks.

Mr. Sparlin noted that it is viewed as one property and whenever the subdivision comes along then it will be split into two lots and access to the development will come off the access road, not Battlefield Road.

Mr. Tim Guillot, 1736 E. Sunshine, stated that their goal is to develop a small building on the west side of Carver Road.

Mr. Knuckles asked there are plans to divide the east portion into a lot.

Mr. Guillot could not commit as the owner was not available.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Z-7-2024 COD 249, Commissioner Lebeck seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: None. Absent: Commissioner Scott. Abstain: None.

OTHER BUSINESS.

Preliminary Plat of Valley Water Mill Estates

1735 East Valley Water Mill Road

Applicant: Triple S Properties, Inc.

Mr. Menke stated that this is a request to approve a preliminary plat for a 1-lot subdivision.

Mr. Colony asked about the private road/dead ends/hammerhead.

Mr. Zickefoose noted that it will be a public street and will be built to city standards and the City will take over maintenance once it is constructed.

Mr. Ethan Dahl, 831 S. Kimbrough here to answer any questions.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Preliminary Plat of Valley Water Mill Estates, Commissioner Pauly seconded the motion. It was **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: None. Absent: Commissioner Scott. Abstain: None.

Preliminary Plat of MHC Kenworth Addition
5500 East Farm Road 104
Applicant: M-H Property Enterprises, LLC

Mr. Menke stated that this is a request to approve a preliminary plat for a 2-lot subdivision.

Mr. Knuckles asked about the signs for no trucks and then the sale of trucks at the end of the road.

Mr. Zickefoose noted that Buc-ee's does not control or have jurisdiction over Beaver Road/Buc-ee's Blvd. Access will be off Buc-ee's Boulevard but no direct access to Farm Road 104. There was a traffic impact study and they have accepted the primary service for the tractors and improvement will be made to the corner for tractor trailers to turn right.

Further discussion about Beaver Road and Farm Road 104. The intersection of these streets and the full length of Farm Road 104 are under the jurisdiction of Greene County.

Mr. Tyler Wysong, 5210 Meadowsweet Lane, St. Louis noting that they have worked closely with staff and agree with the recommendations.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Preliminary Plat of MHC Kenworth Addition, Commissioner Pauly seconded the motion. It was **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: None. Absent: Commissioner Scott. Abstain: None.

Subdivision Variance 357
3246, 3248, 3250 & 3256 West Division Street
Applicant: Division St. Paving, LLC

Mr. Menke stated that this is a request to approve a variance from Section 36-251(4) of the Subdivision Regulations.

Mr. Knuckles asked about the cross-access agreement and the 200 feet from the west edge of the property.

Mr. Menke noted that the applicant's building is not part of the lots further east of the owner's building.

Mr. David Bodeen, 304 W. Erie Street noting that both properties are owned by the same entity but will be leased to two different entities and both are paving companies. He also noted that West Division is on a thoroughfare plan, and it is acknowledged as a primary arterial.

Ms. Broekhoven closed the public hearing.

Mr. Colony asked about the existing approach off Division Street and a possible share access agreement.

Further discussion regarding the share access agreement, traffic, and logistics of the building (not able to get the vehicles out of the building due to the drainage on the west) and can't physically get out of the building and make an S turn with a truck and trailer.

Mr. Hosmer noted that staff does not make recommendations on a variance, but if approved then conditions will be attached.

Mr. Zickefoose noted that Public Works is comfortable with the subdivision variance with the conditions due to questions for the future of West Division.

Questions and discussion on the five requirements if approved and placement on the plat to be recorded and its renewal.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Subdivision Variance 357, Commissioner Gunther seconded the motion. It was **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: None. Absent: Commissioner Scott. Abstain: None.

Commercial-Pacific Redevelopment Area

Generally located along the south side of the 400-500 blks East Commercial Street, east side of the 1600-1700 blks North Jefferson Avenue, and west side of the 1600-1700 blks North Benton Avenue.

Applicant: Commercial-Pacific Street Redevelopment Corporation

Mr. Schaefer stated that this is a request for phased redevelopment over the next 18 months. Locations are Pacific South Project, 540 E. Commercial Street Project, Missouri Hotel Project, and the Pacific North Project.

Mr. Lebeck is asking for clarification on what the Commission is recommending.

Mr. Schaefer stated that it is under state statute that the Commission needs to participate in the redevelopment plan.

Discussion on Chapter 353, the city's adopted economic development incentives policies, and Tax Increment Finance District (TIF)

Mr. Schafer noted that if this is approved then the Pacific S project will be triggered.

Mr. Shelby Wood, 2144 E. Republic Road and have worked with the city and excited for the potential of this redevelopment area.

Mr. Polly noted that the developer has worked well with the neighborhood on some concerns and would like to see that happen here.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Commercial-Pacific Redevelopment Area, Commissioner Lebeck seconded the motion. It was **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: None. Absent: Commissioner Scott. Abstain: None.

ADJOURN.