

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
Randall Doennig

June 13, 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 Colony, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, Commissioner Scott, and Commissioner Ridge. Absent: Randall Doennig,

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

APPROVAL OF MINUTES.

The minutes of April 11, 2024, were approved.

COMMUNICATIONS.

City Council summary for April/May 2024.

CONSENT ITEMS.

Request to Dispose 531
425 East Trafficway Street
Applicant: City of Springfield

Request to Dispose 533
200 blk of East Farm Road 192
Applicant: City Utilities of Springfield MO

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Request to Dispose 531 and Request to Dispose 533, Commissioner Pauly seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: None. Absent: Commissioner Doennig. Abstain: None.

UNFINISHED BUSINESS.

Vacation 832
300 blk of Chestnut Street
Applicant: City of Springfield

Request to postpone to the July 11, 2024, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

2024 Airport Master Plan
2300 North Airport Boulevard
Applicant: City of Springfield/Springfield Branson National Airport

Mr. Brian Weiler, presented an overview of the substantial growth and future vision of the airport noting that all airports are required to have an airport master plan and is required and funded by the Federal Aviation Administration.

Ms. Broekhoven closed the public hearing.

Commission members noted that they appreciate the airport's farsightedness and believe it is a great plan.

COMMISSION ACTION:

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

Preliminary Plat of Campbell Acres Phase 2
3505 & 3525 South Campbell Avenue and 3446 South Main Avenue
Applicant: Westport Management, LLC

Mr. Menke stated that this is a request to approve a preliminary plat for a 3-lot subdivision and approve variances from Sections 36-243(2) & (3) and 36-251(4) of the Subdivision Regulations.

The variance shall expire, and the existing access shall be removed at the time any of the following occur:

- a. Any change in use from a retail automotive dealership or any addition of any use type added to the property which is not generally consistent and customary with that of other retail automotive dealerships.
- b. The property redevelops to a material degree requiring a change in access and/or significant traffic flow changes warranting a new site plan. Any redevelopment of the property whereby the use remains as a retail automotive dealership, but a site plan is required by the city (i.e., any building SF addition under the 40% requirement referenced below) shall not trigger this clause.
- c. Any future subdivision activity or lot adjustments to the property.
- d. Any building construction for 3505 S. Campbell Avenue increasing the square footage of the current building residing on the property (as of the date of this variance) more than 40 percent.
- e. Any modification to the access not consisting of routine maintenance or pavement sealing.

Mr. Knuckles asked if this was to be a gated community and any plans for rezoning to multifamily in the future.

Mr. Scott asked if the location of the property line between the buildings on lots two and three was existing. Mr. Menke confirmed it is an existing property line.

Mr. Daniel Richards, 1200 East Woodhurst Drive, Suite D200 representing the developer said main purpose of the plat is to take the unused, undeveloped land behind the KIA and Nissan dealership and create one parcel and not adding any additional lots, just reconfiguring the lot lines.

The first variance will preserve the main entrance into the Nissan service center; however, it is nonconforming, but has been in place for approximately 50 years and the conditions are not changing the use of the building. The second variance is for the extension of Main Street so we are not landlocking any parcels and if the

access point is shared if would force retail traffic through currently zoned residential (planned for a future gated multifamily residential development).

Mr. Pauly asked about information for sidewalks along south Main for walkability and Mr. Richards stated that he will mention that to the developer for possible consideration.

Mr. Knuckles again mentioned his concern if this will not be a gated community, and Mr. Richards noted that the property is split zoned and they plan to clean up the zoning, but at this time the developer is not ready to commit to multifamily zoning.

Mr. Colony asked if the developer knows how many units they are planning, and Mr. Richards noted that the best answer would be what is in the fire code regulations on the number of units.

Commission members asked for the assurances that would trigger the variances/exceptions. Staff noted there is a system hold in the program that would apply when someone applied for any type of permit. Concerns were also stated for the one access and asking for conditions on any possible rezoning and why the variances did not go through the Board of Adjustment process. Staff explained that Board of Adjustment is for zoning, and this is a subdivision project therefore it does not go in front the of Board of Adjustment.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

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

PUBLIC HEARINGS.

Z-2-2024 COD 247

1102, 1106, 1114 & 1120 East Cherokee Street

Applicant: One Hundred Two Glenstone, Inc.

Mr. Sparlin stated that this is a request to rezone approximately 0.70 acres of property from R-SF, Residential Single-family to R-MD, Medium Density Multi-Family Residential District with Conditional Overlay District No. 247.

Mr. Knuckles asked if any drainage improvements were conducted in the area, and it was confirmed that there was substantial drainage improvements along Hampton Avenue up to Cherokee Street.

Mr. Scott asked about the connection/access to the south and staff noted that they developer wants to maintain access between the two apartments (current project and one apartment complex completed in 2018).

Mr. Daniel Richards, 1200 East Woodhurst Drive, Suite D200 stated that at the neighborhood meeting the concerns were "how many stories," "density," and "fencing" and have agreed to limit it to 2 stories and add a fence along the south property line and limit the density.

Mr. Colony asked if they feel that they have answered/met all of the neighborhood complaints.

Mr. Daniels feels that they have met all of the neighborhood complaints.

Ms. Broekhoven closed the public hearing.

Mr. Pauly voiced his concern regarding the neighborhood comments and does not see this following the step-down approach that Forward SGF recommends as it is right up against a residential neighborhood and will not be supportive of this project.

Mr. Lebeck also voiced his concerns stating that it does not follow the true step-down approach.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Knuckles moved to approve Z-2-2024 COD 247, Commissioner Pauly seconded the motion. It **Failed** with the following vote. Ayes: Commissioner Scott and Commissioner Knuckles. Nays: Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Lebeck, and Commissioner Colony. Absent: Commissioner Doennig. Abstain: None. Commissioner Ridge did not vote.

Z-14-2024

1400 West Walnut Street

Applicant: First General Baptist Church of Springfield

Mr. Neal stated that this is a request to rezone approximately 0.7 acre of property from R-SF, Single-Family Residential District to O-1, Office District.

Ms. Candance Fruge' 639 S. Grant Avenue here on behalf of the clinic owner and believes the location is well suited to have as a continuous activity/treatment facility for children with autism. She also noted that there were no objections during the neighborhood meeting.

Ms. Broekhoven closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Colony moved to approve Z-14-2024, Commissioner Knuckles seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Ridge, Commissioner Broekhoven, Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: None. Absent: Commissioner Doennig. Abstain: None.

OTHER BUSINESS.

ADJOURN.