

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

December 19, 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 Pauly, Commissioner Doennig, Commissioner Gunther, and Commissioner Scott. Absent: Commissioner Gunther and Commissioner Lebeck (left early)

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

APPROVAL OF MINUTES.

The minutes of November 7, 2024, were approved.

COMMUNICATIONS.

City Council summary for November 2024.

CONSENT ITEMS. None

UNFINISHED BUSINESS.

Z-29-2024 COD 263

3697 North Glenstone Avenue

Applicant: South Valley Apartments, LLC and Mike Seitz

Mr. Neal states that this is a request to rezone approximately 4.86 acres from GR, General Retail District with Conditional Overlay District No. 182 to R-LD, Low-Density Multi-family Residential District with Conditional Overlay District No. 263.

Mr. Tim Schowe, 2804 N. Biagio Drive, engineer for the developer and here to answer any questions and stated that it will be 3 story buildings with 24 units per building will try to leave the existing vegetation in the buffer areas. He also noted that at the neighborhood meeting there were complaints about the existing homeless population and trash.

Mr. Wayne Morelock, 3900 E. Bridgend and is the builder for the developer and trying to take care of a need for first time home buyers and workforce housing and here to answer any questions.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-29-2024 COD 263; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Lebeck, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Gunther. Abstain: None.

PUBLIC HEARINGS.

Z-30-2024 COD 264

2409 North Boonville Avenue

Applicant: Locust Investments, LLC

Mr. Sparlin states that this is a request to rezone approximately 0.27 acres from HC, Highway Commercial to R-LD, Low-density Multi-family Residential District and establishing Conditional Overlay District No. 264.

Mr. Scott asked if the house on the corner and to the north were renovated as single family and concerning of putting multifamily development between single family.

Mr. Sparlin noted that they were renovated as single family and stated that additional units could benefit the area and housing is a need.

Mr. Rick Wilson, 1835 S. Stewart and stating that the initial request was for single family (may still develop single family), but staff have recommended residential low-density and at the neighborhood meeting, the concern was that an apartment complex would not be compatible with the existing neighborhood.

Questions asked about current regulations and allowing for single family residential in a low-density multifamily district and how many units are they anticipating (two if multifamily).

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-30-2024 COD 264; Commissioner Doennig seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Lebeck, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Gunther. Abstain: None.

Z-31-2024

3505 South Campbell Avenue

Applicant: Westport Management, LLC

Mr. Sparlin states that this is a request to rezone approximately 0.36 acres from R-TH, Residential Townhouse to HC, Highway Commercial.

Mr. Daniel Richards, 1200 East Woodhurst Drive and represents the developer and are cleaning up split zoning at the Nissan dealership.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-31-2024; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Lebeck, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Gunther. Abstain: None.

Z-32-2024 COD 265

2224 & 2234 West Phelps Street

Applicant: Paul Mueller Company

Request to postpone to the January 16, 2025, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

Z-33-2024

910 & 920 South West Avenue

Applicant: Greene County

Mr. Sparlin states that this is a request to rezone approximately 4.5 acres from O-1, Office District to GI, Government and Institutional Use District.

Ms. Stephanie Ireland, 1908 E. Sunshine and representing the potential buyer and here to answer any questions.

Mr. Knuckles asked if the facilities would remain the same.

Ms. Ireland noted that the use is going to change, and they are looking into other options.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-33-2024; Commissioner Doennig seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven, Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Lebeck, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Gunther. Abstain: None.

Z-34-2024 COD 266

851 East Primrose Street

Applicant: Lester E. Cox Medical Centers

Mr. Neal stated that this is a request to rezone approximately 29 acres from Planned Development No. 21, 7th Amendment to GI, Government and Institutional Use District with Conditional Overlay District No. 266.

Mr. Knuckles asked about extending or completing Kimbrough Avenue based on the traffic impact study and noted that the Planned Development was based on 50% development of the site and asked for some of the history on the requirements.

Mr. Chad Zickefoose, Public Works noted that the original Planned Development was approved by the Planning and Zoning Commission and City Council in 1982, and it had the same requirement for Kimbrough to be built once triggered by the 50% development or development on the lot adjacent to Kimbrough Avenue.

The Planned Development was amended again in 1991, and that same requirement to construct Kimbrough once you hit those triggers remained and was amended again in 2002, and that Kimbrough requirement remained in there. And then there was also a preliminary plat approved in 2002 that contained that same requirement to construct Kimbrough Avenue.

Commissioners discussed the Major Thoroughfare Plan and if the development has met or exceeded the 50% development threshold.

Mr. Chris Wynn, 5051 S. National Avenue representing Cox Health and stated that Cox is committed to expanding the care in the region by constructing a comprehensive pediatric care facility and went into the history of the Planned Development and stated that the 50% is a blanket statement and needs to be based on a traffic study. Cox is asking to get away from the 50% threshold.

Mr. Knuckles noted that it was designed to alleviate traffic from National and Campbell Avenue and does not believe there needs to be a traffic study on a 42-year-old requirement and that it is time to put it through in honor of that agreement.

Additional comments/questions regarding the history of the PD and Kimbrough Avenue.

Mr. Colony stated that if a pediatric hospital is built that it will have a definite impact on the traffic and believes that the road will even be more important.

Mr. Lebeck asked if this request is approved, would the Planned Development requirement (50%) not carry through.

Mr. Chris Hoeman stated that if the commission wants to carry forward the conditions need to be amended.

Commission discussed the 50% requirement and if Cox can develop under the current zoning, questioned the timeline, and the language for making a motion.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION #1:

Planning and Zoning Commissioner Colony moved to amend Z-34-2024 COD 266 with the following statement; Kimbrough Avenue shall be constructed from the north edge of the subject property within 300ft of Primrose Street to a width of 29ft and the remainder of the distance to Primrose street to a width of 37ft with a taper between the two street widths approved by the city traffic engineer and B, the developer shall contribute to the construction of Kimbrough Avenue north of the subject property, an amount equal to the difference between the 29 foot street width and the 37 foot street width that would have been constructed adjacent to the subject property. Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Doennig and Commissioner Scott. Nays: Commissioner Broekhoven. Absent: Commissioner Lebeck and Commissioner Gunther. Abstain: None. (Commissioner Lebeck left before the vote was taken).

COMMISSION ACTION #2:

Planning and Zoning Commissioner Colony moved to approve Z-34-2024 COD 266; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Doennig and Commissioner Scott. Nays: Commissioner Broekhoven. Absent: Commissioner Lebeck and Commissioner Gunther. Abstain: None. (Commissioner Lebeck left before the vote was taken).

Conditional Use Permit 477

2854 West Grand Street

Applicant: Greene County Baptist Association

Request to postpone to the January 16, 2025, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

Conditional Use Permit 478

3080 East Cherry Street

Applicant: Franklin Partners, LP

Mr. Neal states that this is a request to establish an adaptive use of a nonresidential structure in a residential district within a R-LD, Low Density Multi-Family Residential District.

Ms. Crystal Webster, 722 W. Olive Street, Morlock Builders noted that this is for a dog groomer business that serves 216 units of the multifamily and would like to allow clients from the outside to participate.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Doennig moved to approve Conditional Use Permit 478; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven; Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commissioner Gunther. Abstain: None.

OTHER BUSINESS.

Preliminary Plat of Chimney Rock Subdivision

3040 South Arcadia Avenue

Applicant: JCRS Development, LLC

COMMISSION ACTION: (reduce speaking time)

Planning and Zoning Commissioner Scott moved to approve the speaking time to 3 minutes for the Preliminary Plat of Chimney Rock Subdivision; Commissioner Colony seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven; Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commissioner Gunther. Abstain: None.

Mr. Menke stated that this is a request to approve a preliminary plat for a 40-lot residential subdivision.

Mr. Scott asked about any discussion regarding an additional cul-de-sac on the north end and not connecting to the existing cul-de-sac.

Mr. Menke stated that he was not involved in those discussions but did speak with the fire department and there is a requirement to have a second access into a subdivision that has more than 30 lots when the houses are not served by a fire sprinkler system.

Discussion on if this project currently meets the current zoning ordinance and for a denial it would need a subdivision regulation the proposed plat violates.

Mr. James Hanson, 3213 S West Bypass, submitting the plat on behalf of the owner and stated that there were a lot of neighborhood concerns and believes that there were four main issues: impact on property values, traffic and safety, lot size and density, and storm water concerns.

Mr. Colony asked about storm water detention spacing.

Mr. Hanson noted that the way it is laid out it will meet all the requirements, will have a study on the stormwater and will adjust accordingly.

Mr. Ryan Perkins, 3146 S. Arcadia, voiced his opposition to the development stating that it did not comply with the existing comprehensive plan, not cohesive with the current neighborhood, negatively affect stormwater runoff and the walkability of the area. He would like to see the preservation of the residential housing patterns prioritized and questioned the proposed average lot size.

Mr. Ben Shantz, 1523 E. Delmar, attorney here on behalf of the applicant noting that it does comply with each of the elements required by city code. He also noted that they want to prioritize the undeveloped land within the city and to find new and unique ways to solve the severe housing issues.

Mr. Colony asked why they are developing 40 lots and not 30.

Mr. Shantz noted that construction costs have skyrocketed and the way to achieve attainable housing is decrease the lot size and create higher density. The houses are not intended to be affordable housing and they will be market rate housing.

Mr. Christopher Trussell, 3141 S. Ventura, stated his issue is the traffic and gave examples about potential problems (width of Mimosa).

Ms. Sonja Shaw, 2771 E. Ridgewood, voiced her concerns of the proposed plat and noted the two established neighborhoods adjoining the development and the lots will be substantially smaller and wants to preserve the character of the neighborhood as well as the amazing trees that would have to be removed. She also gave out pictures to the commission members.

Ms. Tammy Fulk, 3134 S. Arcadia, stated her concerns that they will have almost 2½ lots backing up to their home and believes it does not comply with the Comprehensive Plan as they are a traditional neighborhood and does not align with Chimney Hills or Chimney Hills Place. She also stated that Mimosa is a very narrow street and would be one of the main roads to and from the development which would have safety issues.

Mr. Scott asked if there were any plans for adding an extension to the southern lane of Mimosa to the east.

Mr. Zickefoose, Public Works, noted that there are no current plans.

Mr. Stephen Berkwitz, 2468 E. Raynell, stated that he believes the plat does not preserve the residential and housing patterns that are currently in the surrounding neighborhoods and that the traffic would add great stress

on Mimosa and Chambery and as well as more difficult for the buses and cars to bring their children to school and would like to request a traffic study done before approval.

Ms. Pat Scott, 3252 S. Ridgewood Ct., noted her concern for the potential of traffic, lot density, and home values as well as the preservation of residential housing and housing patterns and believes all the extra traffic will go to Mimosa.

Ms. Sabrina West, 2816 E. Ridgeview, was the listing agent for one of the five-acre houses. She went over the history of its purchase and voiced her concerns/issues of the people proposing the new development.

Mr. David Cantrell, 3216 S. Saratoga, stated that the development will be directly behind his home and that there may be as many as 6 homes along his back yard, as well as traffic issues, believes that this is a cluster development, and will affect his property values. He would like a traffic and water study.

Ms. Leah Bodenbach, 3151 S. Ventura, voiced her concerns for her children with the proposed traffic increase along Mimosa.

Mr. Kyle Thompson, 2660 E. Ridgewood, stated his main concern are the density issues and traffic along Mimosa.

Ms. Lori Bruce, 3317 S. Arcadia, stated her concerns are traffic, water detention and discharge and there is currently flooding in the area. She stated that when they were developing Galloway there were promises to build regional detention ponds and other surface water management devices which have not been completed or even approved. She noted that planning in traditional neighborhoods should strive to increase quality of place and complete neighborhood characteristics.

Ms. Lee Beasley, 3146 S. Glenhaven, stated that the safety of the children and families will be impacted by the increase of traffic as well as the noise level. She also noted the proposed site would result in the destruction of trees in an area that is critical habitat for deer, turkey owls, squirrels, and the occasional fox.

Mr. Frank Blohm, 2765 E. Ridgewood, stated that his concerns are the timing of everything, noting that signs announcing the meeting were not very well placed and thus only allowing a short time to gather the community to talk about the proposed development. He would like for the opportunity to provide a professional presentation with pictures so Commission could grasp what is going on and would like a postponement.

Ms. Melanie Bach, 3734 S. Elmview, currently the president of Galloway Village Neighborhood Association and believes it does not conform to the Comprehensive Plan stating that it meets all the requirements of a cluster development and will have substantial or undue adverse effect on adjacent property. She also noted that the development does not provide adequate step down and places undue traffic burdens on existing residents.

Ms. Broekhoven closed the meeting.

Mr. Colony stated that they do listen to the neighborhoods and one of the most guiding principles is a quality of place and new developments need to ensure that they complement the existing development, and believes this development is too dense and will have traffic issues (would like a traffic study) and will not be supporting the development.

Mr. Doennig stated that one of the comments tonight was that there will be 3 or 4 story dwellings in the neighborhood and does not see how that is possible with the lot sizes and bulk plane requirements and asked if they can be requirements/conditions added to the project noting past plats that were approved with conditions.

Mr. Pauly stated that all the boxes were checked by the developer, but suggests everyone should get back together (developers, stakeholders, and neighborhood) and talk about what it could look like and go forward with it.

Mr. Scott stated that he would prefer to see a cul-de-sac on the north end, but the choice of reality is that the development does not fit, and he will not be supporting it.

Ms. Ridge noted that awkwardness of the connection of Mimosa currently and more awkward with an increase of cars, noting that people seem to enjoy taking evening strolls, kids riding bikes and where people have made the major investment of their lives and believes there needs to be a solution. She also noted the loss of habitat for the animals and believe a better solution can be done.

Mr. Knuckles noted that Mimosa is narrow and would like a traffic study completed but believes the project complies with Forward SGF and believes the developer meets the minimum requirements (different lots sizes for subdivisions).

Ms. Broekhoven noted that the neighborhood has identified stormwater issues that are existing and has a neighborhood plan in place because of a lot of the issues that this neighborhood has experienced and also voiced at the meeting tonight. She went over the Galloway Plan and how it was implemented because of blight, storm and water issues and that the neighbors in the Galloway Neighborhood Association come forward stating that they simply can't absorb the level of development and redevelopment that is happening so rapidly because it is eroding the quality of place. There is also an issue with natural resources in the area and because of that, she did not think it has been studied well enough whether this will be a negative impact on the region.

COMMISSION ACTION:

Planning and Zoning Commissioner Colony moved to approve Preliminary Plat of Chimney Rock Subdivision; Commissioner Pauly seconded the motion. It **Failed** with the following vote: Ayes: Commissioner Knuckles. Nays: Commissioner Broekhoven; Commissioner Ridge, Commissioner Colony, Commissioner Pauly, Commissioner Doennig and Commissioner Scott. Absent: Commissioner Lebeck and Commissioner Gunther. Abstain: None.

Preliminary Plat North Glenstone Heights
3627, 3697 & 3703 North Glenstone Avenue
Applicant: South Valley Apartments, LLC and Mike Seitz

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

Mr. Tim Schowe, 2804 N. Biagio Drive, stated this is the same property discussed earlier (72-unit apartment) and has two existing parcels and they are adjusting the property lines to work with the proposed development.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Preliminary Plat North Glenstone Heights; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven; Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commissioner Gunther. Abstain: None.

Preliminary Plat of Spirit Filled Estates

3114 East Sunshine Street and 2658 South Hillsboro Avenue
Applicant: First United Pentecostal Church of Springfield, Inc.

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

Mr. Brian McCoy, 3114 E. Sunset Street, pastor of the First United Pentecostal Church and here to answer any questions.

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Preliminary Plat of Spirit Filled Estates; Commissioner Doennig seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven; Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commissioner Gunther. Abstain: None.

2025 Planning and Zoning Commission Schedule

Applicant: City of Springfield

Ms. Broekhoven closed the meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Colony moved to approve the 2025 Planning and Zoning Commission Schedule; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Broekhoven; Commissioner Ridge, Commissioner Colony, Commissioner Knuckles, Commissioner Pauly, Commissioner Doennig and Commissioner Scott. Nays: None. Absent: Commissioner Lebeck and Commissioner Gunther. Abstain: None.

ADJOURN.