

March 9, 2023
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session in the City Council Chambers.

Roll Call - Present: Bill Knuckles, Bruce Colony, Christopher Lebeck, Eric Pauly, Betty Ridge, Helen Gunther, and Dan Scott. Absent: Britton Jobe (Chairman), Natalie Broekhoven (Vice-Chairman). Staff in attendance: Bob Hosmer, Planning Manager, Brendan Griesemer, Assistant Planning Director, Jill Burris, Assistant City Attorney, Kyle McGinnis, Senior Planner, and Michael Sparlin, Senior Planner.

MINUTES: The minutes of February 6, 2023, and February 9, 2023, were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

COMMISSION ACTION: (Selecting Acting Chair)

Mr. Scott nominated Bill Knuckles as Acting Chair. Mr. Lebeck seconded the motion. Ayes: Knuckles, Pauly, Lebeck, Ridge, Gunther, and Scott. Nays: None. Abstain: Colony. Absent: Jobe and Broekhoven

CONSENT ITEMS:

Relinquishment of Easement 935
600 South Glenstone Avenue
Applicant: 600 S. Glenstone, LLC

Postponed to the March 23, 2023, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

No action taken.

UNFINISHED BUSINESS:

Z-27-2022 w/COD #220
1739, 1745 & 1755 South National Avenue and 1111, 1119, 1133 & 1141 East Sunshine Street and 1138 East University Street
Applicant: BK&M, LLC

Postponed to the March 23, 2023, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

No action taken.

Home Occupation Amendments
Citywide
Applicant: City of Springfield

Postponed to the March 23, 2023, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

No action taken.

Neighborhood Compatibility Amendments
Citywide

Applicant: City of Springfield

Postponed to the March 23, 2023, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

No action taken

Stand Alone Multi-Family in Commercial District Amendments
Citywide

Applicant: City of Springfield

Postponed to the March 23, 2023, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

No action taken

Conditional Use Permit Amendments
Citywide

Applicant: City of Springfield

Postponed to the March 23, 2023, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

COMMISSION ACTION:

No action taken

PUBLIC HEARINGS:

Z-4-2023 w/COD #225

3444 West Sunshine Street and 1819 South Farm Road 133

Applicant: Donald L. & Patricia L. McCurry Trust and South Creek Development Corporation and Sunshine Crossing, LLC

Mr. McGinnis stated that this is a request to rezone approximately 22.4 acres of land generally located at 3444 W. Sunshine Street, 1819 S. Moore Road, 1903 S. Farm Road 133, and 3503 W. Washita from the Greene County C-2, General commercial district, Greene County R-1, Suburban residence district, Greene County Plot Assignment District No. 1901, and City of Springfield GR, General retail district to the HC, Highway commercial district and establishing Conditional Overlay District No. 225. Staff recommends approval.

Mr. McGinnis noted that one of the existing zoning districts was not properly listed and was corrected and a new staff report was presented.

Mr. Knuckles opened the public hearing.

Mr. Thomas Walker, 2 Hawthorne Estate, Town & Country, MO is the developer for the project and clarified the delivery aspects in order to keep trucks off of Moore Road, he also addressed the drainage by adding stormwater detention. He also noted that the truck docks are lower (below grade) than the buffer yard.

Mr. Scott asked about cellular detention and Mr. Walker noted that the cost prohibits that options.

Mr. Knuckles closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to **approve** Z-4-2023 w/COD #225 (3444 West Sunshine Street and 1819 South Farm Road 133). Mr. Lebeck seconded the motion. Ayes: Knuckles, Colony, Lebeck, Pauly, Ridge, Gunther, and Scott. Nays: None. Abstain: None. Absent: Jobe and Broekhoven

Z-5-2023 w/COD #226

2202 North Belcrest Avenue

Applicant: SFC Real Estate, LLC

Mr. McGinnis stated that this is a request to rezone approximately 9.45 acres of property generally located within the 2200 block of N. Belcrest Avenue from HM, Heavy manufacturing district with Conditional Overlay District No. 163 to HC, Highway commercial district and establishing Conditional Overlay District No. 226. Staff recommends approval.

Mr. McGinnis noted that one of the existing zoning districts was not properly listed and was corrected and a new staff report was presented.

Mr. Colony asked if it was a brownfields site? Mr. McGinnis is not aware of any but could ask the developer.

Mr. Dan Scott asked about the access and extension to the Belcrest right-of-way and Mr. McGinnis noted that it is a future cul-de-sac.

Mr. Knuckles opened the public hearing.

Mr. Ricky Haase, 550 E. St. Louis Street here on behalf of the developer and neighborhood comments were about traffic and layout of the site. There was a traffic study done just recently and has submitted a replat and will be in coordination with Fish and Wildlife Departments and the Corps of Engineers.

Mr. Knuckles closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to **approve** Z-5-2023 w/COD #226 (2202 North Belcrest Avenue). Mr. Lebeck seconded the motion. Ayes: Knuckles, Colony, Lebeck, Pauly, Ridge, Gunther, and Scott. Nays: None. Abstain: None. Absent: Jobe and Broekhoven

Z-6-2023

3503 West Washita Street

Applicant: South Creek Development Corporation

Mr. McGinnis stated that this is a request to rezone approximately 0.21 acres of property generally located at 3503 W. Washita Street from Greene County Plot Assignment District No. 1901 to City of Springfield R-SF, Single-family residential district. Staff recommends approval.

Mr. Knuckles opened the public hearing.

Mr. Thomas Walker, 2 Hawthorne Estate, Town & Country, MO is the developer and has built shopping centers all over the northeast of the United States and complimented staff on their efforts.

Mr. Knuckles closed the public hearing.

COMMISSION ACTION:

Mr. Scott motioned to **approve** Z-6-2023 (3503 West Washita Street). Mr. Colony seconded the motion. Ayes: Knuckles, Colony, Lebeck, Pauly, Ridge, Gunther, and Scott. Nays: None. Abstain: None. Absent: Jobe and Broekhoven

Z-7-2023

3710 East Cherry Street

Applicant: Hickory Village 55 Plus, LLC

Mr. McGinnis stated that this is a request to rezone approximately 1.37 acres of property generally located at 3710 and 3742 E. Cherry Street from Greene County R-3, Multi-family residence district and City of Springfield R-SF, Single-family residential district to the City of Springfield's R-LD, Low-density multifamily residential district. Staff recommends approval.

Mr. Knuckles opened the public hearing.

Mr. Cameron Hole, 3213 S. West Bypass, rezoning to match and compliment the existing and surrounding zoning of low density.

Mr. Knuckles closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to **approve** Z-7-2023 (3710 East Cherry Street). Mr. Pauly seconded the motion. Ayes: Knuckles, Colony, Lebeck, Pauly, Ridge, Gunther, and Scott. Nays: None. Abstain: None. Absent: Jobe and Broekhoven

Planned Development 384

1409 North Washington Avenue

Applicant: Boyd School Redevelopment Corporation

Mr. McGinnis stated that this is a request to rezone approximately 1.50 acres of property generally located at 1409 – 1429 North Washington Avenue from R-SF, Single-family residential district to Planned Development No. 384. Staff recommends approval.

Ms. Helen Gunther asked about restaurants and alcohol. Mr. McGinnis said if they apply for a liquor license they will have to go through the City process and gave out some conditions (section 36-459).

Mr. Bruce Colony asked if the current zoning allows for alcohol and if they would have to get a business license and Mr. McGinnis said it would require them to go through the process.

Mr. Knuckles opened the public hearing.

Mr. Matt Blevins, 1324 W. Warren, held several neighborhood meetings as requested and noted that use of commercial space is limited. There will be 16/17 or up to 20 units of studio, 1 and 2 bedrooms. He also addressed the lighting concerns that were discussed at the neighborhood meeting. He also stated that there will not be any outdoor dining at this time.

Mr. Helen Gunther asked about the hours for the restaurant and Mr. Blevins said it would be 10:00pm.

Mr. Colony asked about the lighting and if they have addressed that issue and Mr. Blevins said the lighting would be within City Code and also noted market rate rental apartments and no outdoor dining at this time.

Mr. Scott asked about historic tax credits and Mr. Blevins said they are not pursuing them at this time.

Ms. Ridge asked if they will add any additional buildings and Mr. Blevins noted that they are not adding any new buildings.

Mr. Pauly asked about the neighborhood meetings and if they cannot get this approved will they go back to the neighborhood and Mr. Blevins said they would.

Mr. Ryan Stalzer, 1200 E. Woodhurst, stated that they had a robust turn-out for the neighborhood meeting and said there were concerns with the alleyway/bufferyard and garages.

Mr. Chad Zickefoose wanted to clarify that there will be no direct access to the alley from the planned development.

Ms. Gina Hinch, 1332 N. Washington voiced concerns for traffic, historic preservation and the impact of the neighborhood personality as well as retail/commercial development.

Mr. Brian Mattson, 1510 N. Washington likes the historical aspects of the neighborhood and believes this development is an amenity to the neighborhood and is in favor.

Mr. Hosmer noted that a traffic study will be completed at time of development and Mr. Zickefoose corrected that a traffic analysis has been done and noted the change of use actually reduces the amount of trips during the day.

Mr. Tod Thomas, 1226 N. Summit Avenue voiced his support for the project and believes it will be a good fit.

Mr. Chandler Cooper, 1300 N. Clay Avenue, is a member of the neighborhood association and does support this project and that it is maintaining the historic significance.

Mr. Eugene Arnold, 1440 N. Benton Avenue, voiced his opposition, his concerns were that will be too many units and any commercial business that will allow alcohol.

Ms. Dee Ogilvy, 518 E. Lynn Street, stated that the developer has a good plan and has spoken to him about her concerns regarding the lighting.

Mr. Joe Harpin, 1430 N. Washington, voiced his concerns on the parking lot lighting and they will shine directly into his home, notes that things do change and misses the school. Does not like commercial activity in the middle of a residential area and noted that traffic will change.

Mr. Nathan Davis, 1445 N. Washington, is against any commercial development and wants only a maximum of 17 units/apartments. He did also submit a general petition to staff which has a large number of signatures.

Mr. Danny Crisp, 1414 N. Benton Avenue, supports this opportunity and is a good way to preserve and repurpose an old building.

Mr. Ralph Plank, 1332 N. Washington, does not like the commercial use, does support the historic units/apartments, but wants the limit of units/apartments to 20. He also presented a map of the Midtown area.

Ms. Paula Ringer, 1337 N. Washington Avenue, thinks limited adaptive use is good, does not want any commercial and a maximum of 16/17 units (less density).

Mr. Ran Cummings, 619 E. Lynn Street, is speaking on behalf of the Midtown Association and supports the development.

Mr. Knuckles closed the public hearing.

Mr. Pauly voiced his appreciation for the speakers and their props of Midtown. He believes the developer has done a good job working with the neighborhood, however a few things that need to be addressed, i.e., unit numbers and the commercial aspects of being in a neighborhood and mentioned Bambino's.

Mr. Colony asked Mr. Blevins regarding the restaurant and the total square feet.

Mr. Blevins noted 3,500 total square feet for commercial with 900 square feet being a coffee shop and remaining would be restaurant use.

Ms. Ridge wants to commend the residents who spoke tonight and would like the school to be put to a good use and gave an example of what has happened when old buildings are not repurposed.

Ms. Gunther asked if there will be only two commercial business, Mr. Blevins said at this time it could be if one is an office and could be split.

Ms. Gunther asked about the number of units (24) and Mr. Blevins stated that they can reduce it to 20 units.

Mr. Scott mentioned Historic Tax Credits and suggested they use the program. Mr. Blevins has looked at using Historic Tax Credits but can't comment at this time.

Mr. Colony wants to commend the developer on their communication with the neighborhood and appreciates those who came to talk and said if the school does not get repurposed it may fall into disrepair. Encourages the neighborhood to have faith that the developer has taken on this project because he wants to create an amenity for the area and noted that he will be supporting the project.

Mr. Scott gave out the history of commercial and neighborhood development and noted his concern of a historic building co-existing with a redevelopment in the neighborhood and wants this building not to become derelict. Will support this project as presented and is excited.

COMMISSION ACTION:

Mr. Lebeck motioned to **approve** Planned Development 384 (1409 North Washington Avenue). Mr. Colony seconded the motion. Ayes: Knuckles, Colony, Lebeck, Pauly, Ridge, Gunther, and Scott. Nays: None. Abstain: None. Absent: Jobe and Broekhoven

Planned Development 385
1760 East Bradford Parkway
Applicant: BIBI Bradford, LLC

Mr. Sparlin stated that this is a request to rezone approximately 2.4 acres of property generally located at 1760 East Bradford Parkway from Planned Development No. 117 Amendment 5 to Planned Development No. 385. Staff recommends approval.

Mr. Knuckles opened the public hearing.

Mr. Cameron Hole, 3213 S. West Bypass, here to represent the owners and here to answer any questions. Adding self storage to the Planned Development and will maintain the rest of the provisions of the Planned Development.

Mr. Colony asked if a single building with interior storage units and Mr. Hole confirmed it is.

Mr. Knuckles closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to **approve** Planned Development 385 (1760 East Bradford Parkway). Mr. Lebeck seconded the motion. Ayes: Knuckles, Colony, Lebeck, Pauly, Ridge, Gunther, and Scott. Nays: None. Abstain: None. Absent: Jobe and Broekhoven

OTHER BUSINESS:

ADJOURN: 9:40pm