

April 7, 2022
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: Randall Doennig (Chairman), Britton Jobe (Vice-Chairman), Bill Knuckles, Bruce Colony, Kuleya Bruce, King Coltrin, Natalie Broekhoven, and Christopher Lebeck. Absent: None. Staff in attendance: Bob Hosmer, Planning Manager, Jill Burris, Assistant City Attorney, and Susan Istenes, Planning Director.

MINUTES: The minutes of March 10, 2022, were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 924
1535 North Alliance Avenue
Applicant: City Utilities

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Relinquishment of Easement 924 (1535 North Alliance Avenue). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

UNFINISHED BUSINESS:

Planned Development 380
739 West Talmage Street & 2655 North Grant Avenue
Applicant: Baptist Temple of Springfield

The applicant is requesting that this be postponed to the May 5, 2022, Planning and Zoning Commission meeting.

COMMISSION ACTION:

Mr. Knuckles motioned to **postpone** Planned Development 380 (739 West Talmage Street and 2655 South Weller Avenue). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

PUBLIC HEARINGS:

Z-6-2022 w/COD #210
1610 North LeCompte Road
Applicant: Larry B. Clark Trust

The applicant is requesting that this be postponed to the May 5, 2022, Planning and Zoning Commission meeting.

COMMISSION ACTION:

Mr. Knuckles motioned to **postpone** Z-6-2022 w/COD #210 (1610 North LeCompte Road). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

Preliminary Plat of M & P Estates Subdivision

615 East Dale Street

Applicant: Mercado and Peterson, LLC

Mr. Hosmer states that this is a request to approve a 0.18-acre preliminary plat for a 3-lot residential subdivision located at 615 East Dale. The Comprehensive Plan identifies this area as Low-Density Housing. Transportation Plan classifies Dale and Washington as a collector roadway. The property is not located in a FEMA designated floodplain, stream buffer or sinkhole area. Stormwater detention will be required. The property is currently zoned R-TH, Residential Townhouse District and Single-Family homes are allowed (5,000 sf lots). The current size of the proposed lots would not allow the construction of duplexes, townhomes, or patio homes. The applicant's intent is to demolish the current residential dwelling on the property and build residential homes. If Planning and Zoning Commission approves the preliminary plat and the City Council accepts public streets and easements, then the preliminary plat will be active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Darius Mercado, 615 E. Dale, here to answer any questions.

Ms. Paula Ball, 2108 N. Washington lives next to the proposed development asked about the alignment of the houses on Washington Avenue (south or north alignment) due to the driveways that have direct bus front parking and if the children will have room to play because it is a busy intersection.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to recommend **approval** for Preliminary Plat of M & P Estates Subdivision (615 East Dale Street). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

Preliminary Plat of Northside Renewal Subdivision

1502 West Kearney Street

Applicant: Kansas & Kearney Intersection Center, LLC

Mr. Hosmer states that this is a request to approve a 4.97-acre preliminary plat for a 2-lot commercial subdivision located at 1502 W Kearney Street. The Comprehensive Plan identifies this area as Low-Density Housing (zoned HC). Transportation Plan classifies Kearney as a Primary Arterial and Kansas as an Expressway and the property is not located in a FEMA designated floodplain, stream buffer or sinkhole area. Stormwater detention will be required (proposed common area will serve as a detention basin). The property is currently zoned HC, Highway Commercial with COD No. 137. HC uses allowed. COD prohibits; campgrounds and recreational vehicle parks, outdoor storage is prohibited, retail or wholesale sale of vehicular trailers. A bufferyard type C shall be required along the south and east boundary Turner and Bolivar. Public improvements to Kansas, Kearney, and Turner and Vacate alleys (complete). If Planning and Zoning Commission approves the preliminary plat and the City Council accepts public streets and easements, then the preliminary plat will be active for two (2) years. Staff recommends approval.

Mr. Colony asked about a new ingress/egress off Turner Street to Kansas Expressway.

Mr. Brett Foster noted that there will be ingress/egress on Turner Street.

Mr. Doennig opened the public hearing.

Mr. Shawn Barry, 1550 E. Republic Road, representative for the developer and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to recommend **approval** for Preliminary Plat of Northside Renewal Subdivision (1502 West Kearney Street). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

OTHER BUSINESS:

Major Thoroughfare Plan Amendments – West Bypass

1800 blk Northwest Bypass (between West Bypass and Eldon Avenue)

Applicant: City of Springfield

Mr. Hosmer states that this is a request to amend Figure 20-2 and 20-9 in the City of Springfield Transportation Plan to remove a future collector (extension of Atlantic Street from West Bypass to Eldon Avenue). The Springfield-Greene County Comprehensive Plan Transportation Plan Element was adopted by City Council on June 11, 2001. The Major Thoroughfare Plan ("Exhibit A") represents future roadway functions. It is intended to provide an overall framework for making decisions on thoroughfare improvements and extensions. It identifies locations of future major transportation corridors and serves as a general guide for securing rights-of-ways. Future roads are shown in general locations, the actual location may vary. The Planning and Zoning Commission and City Council have the authority to amend the Major Thoroughfare Plan per Section 11.6. in the City Charter. The proposed amendments follow the goals set forth in the Transportation Plan which are:

- Identify and establish future thoroughfare systems that integrates land uses with transportation system needs.
- Recognize a distinct hierarchy of street classification as thoroughfare improvements and development definitions are made.
- Work with Ozarks Transportation Organization to review and update the plan every 5 years in conjunction with their Long-Range Transportation Plan review/update.

The property in the 1800 Block of West Bypass ("Exhibit B") is prime development property currently zoned General Manufacturing, is currently split into two lots but owned by the same LLC. In order to market and develop this property as one lot or multiple lots, the future collector through this property does not serve a purpose for connectivity. Staff recommends approval.

Mr. Colony asks if this is for a regular check-up.

Mr. Hosmer noted that it is development driven to make the property marketable.

Mr. Colony asked about a replacement corridor across the area.

Mr. Foster noted that it will not need to be replaced because it has access to West Bypass and Kearney. By taking it off the Major Thoroughfare Plan it takes away any component for a future developer and the collector would serve no use to the city.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to recommend **approval** for Major Thoroughfare Plan Amendments – West Bypass (800 blk Northwest Bypass (between West Bypass and Eldon Avenue)). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

Major Thoroughfare Plan Amendments – Allen Place

2900 blk of East Allen Place

Applicant: City of Springfield

Mr. Hosmer states that the City of Springfield is requesting to withdraw the Major Thoroughfare Plan Amendments – Allen Place.

COMMISSION ACTION:

Mr. Knuckles motioned to **withdraw** the Major Thoroughfare Plan Amendments – Allen Place (2900 blk of East Allen Place).

Ms. Broekhoven seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, and Lebeck.

Nays: None. Abstain: None. Absent: None.

ADJOURN: