

May 5, 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, Christopher Lebeck, and Eric Pauly. Absent: None. Staff in attendance: Bob Hosmer, Planning Manager, Jill Burris, Assistant City Attorney, and Susan Istenes, Planning Director.

MINUTES: The minutes of April 7, 2022, were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 925
710 North Dickerson Avenue
Applicant: West Nichols Industrial Park, LLC

Relinquishment of Easement 926
3252 North Glenstone Avenue
Applicant: Dahms and Dodson Investments, LLC

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Relinquishment of Easement 925 (710 North Dickerson Avenue) and Relinquishment of Easement 926 (3252 North Glenstone Avenue). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, Lebeck, and Pauly. Nays: None. Abstain: None. Absent: None.

UNFINISHED BUSINESS:

Z-6-2022 w/COD #210
1610 & 1620 North Le Comte Road
Applicant: Larry B. Clark Trust

Mr. Hosmer states that this is a request to rezone approximately 9.5 acres of private property generally located at 1610 & 1620 North Le Comte Road from County A-1, Agriculture District to IC, Industrial Commercial District and establishing Conditional Overlay District No. 210. The Comprehensive Plan identifies this area for Low Density Housing uses; however, the area has changed with multiple rezonings, located at a major intersection of primary and secondary arterial roadways and within the US 65 and Division emerging activity center. The plan recommends neighborhood-scale businesses to be located near major intersections. The Transportation Plan classifies Le Comte as a Primary Arterial and Division as a Secondary Arterial roadway. A Traffic Impact Study is required at the time of development. Any necessary improvements that are identified in the traffic study shall be constructed. The proposed zoning and uses will not have a substantial impact on the public street system, public utilities, pedestrian traffic or impact traffic safety in the vicinity. The property is not located in a FEMA designated floodplain, sinkhole or stream buffer area. Stormwater detention is required.

The Conditional Overlay District will:

- Require a traffic study to be submitted at the time of development,
 - Prohibit uses within 300 ft Division: Any manufacturing, auto service garages, retail sales of vehicles and other prohibited uses,
 - Require a lot combination, sidewalks and dedicate ROW for Division and Le Comte.
 - Sewer connection fee.
- Staff recommends approval.

Mr. Coltrin asked about the use of a Conditional Overlay District and why wasn't it just part of the zoning of the property.

Mr. Hosmer noted that they would have to open up the Planned Development process.

Mr. Doennig opened the public hearing

Mr. Ricky Haase, 550 St. Louis and on the Planned Development some of the underlying zoning is what they are wanting and decided to take it down to General Retail for a buffer for Cooper Estates and to the property south. Will require a 25' setback and a neighborhood meeting that noted the concerns for Cooper Estates which have been addressed in the staff report.

Mr. Knuckles asked about the drive 300 feet North of Division Street and Mr. Haase said the drive entrances will be coordinated with the site plan and final design.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Z-6-2022 w/COD #210 (1610 & 1620 North Le Compte Road). Mr. Colony seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, Lebeck, and Pauly. Nays: None. Abstain: None. Absent: None.

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

The applicant is requesting that this be **withdrawn** from the Planning and Zoning Commission agenda.

COMMISSION ACTION:

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

PUBLIC HEARINGS:

Z-7-2022 w/COD #211
820 West El Camino Alto Drive
Applicant: RW Developments, LLC Et Al

Mr. Hosmer states that this is a request to rezone approximately 10.68 acres of property generally located at 820 West El Camino Alto Drive from O-1, Office District with Conditional Overlay District No. 78, to GR, General Retail, and establishing Conditional Overlay District No. 211. The Comprehensive Plan identifies this area for Low Density Housing; however, there have been multiple commercial rezonings, the GR zoning is consistent with the existing commercial zoning and uses in this area, the property is located within the James River Activity Center where commercial is to be located at a major intersection of arterial roadways. The Transportation Plan classifies Lakewood and El Camino Alto as commercial Collector roadways. A Traffic Impact Study is required. The proposed zoning and uses will not have a substantial impact on the public street system, public utilities, pedestrian traffic or impact traffic safety in the vicinity. The property is not located in a FEMA designated floodplain, sinkhole or stream buffer area. Stormwater detention is already required.

The Conditional Overlay District will:

- Prohibit Crematoriums,
- Require a traffic study at the time of development, if public improvements are required then they shall be shown on any site plans.

Staff recommends approval.

Mr. Knuckles asked about the sewer availability in the existing lot.

Mr. Hosmer stated that they will extend sewer to the site.

Mr. Doennig opened the public hearing.

Mr. Ricky Haase, 550 St. Louis, this parcel used to be combined with the south library and there is sewer access, developers thought it would be a good office space and at the neighborhood meeting there were several comments on what was currently happening.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Z-7-2022 w/COD #211 (820 West El Camino Alto Drive). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, Lebeck, and Pauly. Nays: None. Abstain: None. Absent: None.

Z-8-2022

567 West Old Weaver Road

Applicant: Southern Star Central Gas Pipeline

Mr. Hosmer states that this is a request to rezone approximately 10.68 acres of property generally located at 567 West Old Weaver Road from R-SF, Single-family Residential to GR, General Retail. The Comprehensive Plan identifies this area as High-Intensity Retail, Office or Housing. The GR district is an appropriate zoning district for this land use category. The Transportation Plan classifies Old Weaver as a local commercial roadway. A Traffic Impact Study is not required (the use of the property is not being changed-natural gas/pipeline). The proposed zoning and uses will not have a substantial impact on the public street system, public utilities, pedestrian traffic or impact traffic safety in the vicinity. The property is not located in a FEMA designated floodplain, sinkhole or stream buffer area. Stormwater detention is required. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Ricky Haase, 550 St. Louis noted that this is a unique and correlates with Conditional Use Permit 463 and this has a bulk plane and reached out to the neighboring property, and they had no problem with the rezoning so the bulk plane goes away. No attendees at the neighborhood meeting.

Mr. Colony asked if they are currently planning on developing at this time.

Mr. Haase said that they are not currently planning on developing (small square) at this time.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Z-8-2022 (567 West Old Weaver Road). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, Lebeck, and Pauly. Nays: None. Abstain: None. Absent: None.

Z-9-2022 w/COD #213

2200 West Battlefield Road

Applicant: Milestone Homes, LLC

Mr. Hosmer states that this is a request to rezone approximately 2 acres of property generally located at 2200 W. Battlefield Road from R-MHC, Manufactured Home Community District to IC, Industrial Commercial District and establishing Conditional Overlay District No. 213. The Comprehensive Plan identifies this area for High Intensity Retail, Office or Housing. This area has changed since the adoption of the Comprehensive Plan as there have been multiple industrial/commercial rezonings. Plan recommends neighborhood-scale businesses be located near intersections of arterials and collector streets. The Transportation Plan classifies Battlefield as a Primary Arterial and Cox as a commercial Collector roadway. A Traffic Impact Study is required at time of development. The proposed zoning and uses will not have a substantial impact on the public street

system, public utilities, pedestrian traffic or impact traffic safety in the vicinity. The property is not located in a FEMA designated floodplain, sinkhole or stream buffer area. A fee in lieu of stormwater detention is allowed.

The Conditional Overlay District will:

- Require a traffic study at the time of development, if public improvements are required then they shall be shown on any site plans, administrative lot combination, public sewer extension, dedication of additional right of way, access to roads must meet City standards and sidewalk along Cox.

Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Caleb Freeland, 1501 W. Meadowmere Street and here to answer any questions and no one showed up for the neighborhood meeting.

Mr. Colony asked what was proposed for the site.

Mr. Freeland said it would be an O'Reilly.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to **approve** Z-9-2022 w/COD #213 (2200 West Battlefield Road). Mr. Knuckles seconded the motion.

Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, Lebeck, and Pauly. Nays: None. Abstain: None.

Absent: None.

Z-10-2022 w/COD #212

3900 South Lone Pine Avenue, 2955 & 2957 East Allen Place

Applicant: Township 28, LLC

Mr. Hosmer states that the applicant requests that this be postponed to the June 16, 2022, meeting.

COMMISSION ACTION:

Mr. Jobe motioned to **postpone** Z-10-2022 w/COD #212 (3900 South Lone Pine Avenue, 2955 & 2957 East Allen Place) to

June 16, 2022. Mr. Lebeck seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, Lebeck, and Pauly. Nays: None. Abstain: None. Absent: None.

Planned Development 381

1436 East Erie Street

Applicant: Venture Development Partnership

Mr. Hosmer states that the applicant requests that this be postponed to the July 14, 2022, meeting.

COMMISSION ACTION:

Mr. Jobe motioned to **postpone** Planned Development 381 (1436 East Erie Street) to July 14, 2022. Mr. Colony seconded the

motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, Lebeck, and Pauly. Nays: None. Abstain: None.

Absent: None.

Conditional Use Permit 462
2808 North Kansas Expressway
Applicant: Take 5 Properties SPV, LLC

Mr. Hosmer states that this is a request to permit an automobile service garage as a Conditional Use Permit within a GR, General Retail District generally located at 2808 North Kansas Expressway. The property is currently zoned GR, General Retail. General Retail District allows automobile service garages only with a Conditional Use Permit. A site plan is required for a CUP. The Transportation Plan classifies Evergreen as a Local-Commercial Roadway. A Traffic Impact Study is not required as the trips generated by the use do not exceed the threshold of 1,000 trips per day or 100 trips in the a.m. or p.m. peak. The property is not located in a FEMA designated floodplain, sinkhole or stream buffer area. A fee in lieu of stormwater detention is allowed.

The CUP will require the following:

- An automobile service garage is permitted in conformance with site plan, zoning ordinance, and landscaping requirements. The application meets the approval standards for the conditional use permit and staff recommends approval.

Mr. Doennig opened the public hearing.

Ms. Sumaia Alamoudi, Fort Worth, TX and here to answer any questions and no attendees on the neighborhood meeting.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to **approve** Conditional Use Permit 462 (2808 North Kansas Expressway). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, Lebeck, and Pauly. Nays: None. Abstain: None. Absent: None.

Conditional Use Permit 463
543 West Old Weaver Road
Applicant: Burning Tree Consulting, LLC

Mr. Hosmer states that this is a request to permit a self-service storage facility with a Conditional Use Permit in a GR, General Retail District, with Conditional Overlay District No. 78 generally located at 543 W. Old Weaver Road. The property is currently zoned GR, General Retail. General Retail District allows self-service storage facilities only with a Conditional Use Permit. A site plan is required for a CUP. The Plan classifies Old Weaver Road as a Local – Commercial roadway. A Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain, sinkhole or stream buffer area. A fee in lieu of stormwater detention will need further analysis.

The CUP will require the following:

- A self-service storage facility is permitted in conformance with site plan, zoning ordinance, and landscaping requirements,
- Possible right of way dedication along Old Weaver Road depending on survey and comply with City driveway spacing, sidewalk along Old Weaver.

The application meets the approval standards for the conditional use permit. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Ricky Haase, 550 St. Louis and spoke about the 3 story self-storage facility and have 30 parking spaces with approximately 700 storage units and still working through the design but will have a lot of glass similar to 65 Self Storage.

Mr. Knuckles asked if the pipeline company will allow the bike racks out of the easement.

Mr. Haase has been coordinating with company and will probably have to be moved.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Conditional Use Permit 463 (543 West Old Weaver Road). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, Lebeck, and Pauly. Nays: None. Abstain: None. Absent: None.

Conditional Use Permit 464
2960 East Allen Place
Applicant: Township 28, LLC

Mr. Hosmer states that the applicant requests that this be postponed to the June 16, 2022, meeting.

COMMISSION ACTION:

Mr. Jobe motioned to **postpone** Conditional Use Permit 464 (2960 East Allen Place). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Broekhoven, Lebeck, and Pauly. Nays: None. Abstain: None. Absent: None.

OTHER BUSINESS:

ADJOURN: