

June 16, 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, Christopher Lebeck, and Eric Pauly. Absent: Natalie Broekhoven. Staff in attendance: Bob Hosmer, Planning Manager, Jill Burris, Assistant City Attorney, and Susan Istenes, Planning Director.

**MINUTES:** The minutes of May 5, 2022, were approved.

**COMMUNICATIONS:** Bob Hosmer reported on City Council meeting actions.

**CONSENT ITEMS:**

Relinquishment of Easement 927  
1012 West Buena Vista Street  
**Applicant:** The Ridge HZ, LLC

Relinquishment of Easement 928  
1015 West Buena Vista Street  
**Applicant:** The Ridge HZ 55+, LLC

**COMMISSION ACTION:**

Mr. Jobe motioned to **approve** Relinquishment of Easement 927 (1012 West Buena Vista Street) and Relinquishment of Easement 928 (1015 West Buena Vista Street). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Lebeck, and Pauly. Nays: None. Abstain: None. Absent: Broekhoven.

**UNFINISHED BUSINESS:**

Z-10-2022 w/COD #212  
3900 South Lone Pine Avenue, 2955 & 2957 East Allen Place  
**Applicant:** Township 28, LLC

Bruce Colony recused himself.

Mr. Hosmer stated that this is a request to rezone approximately 7.84 acres of property generally located at 3900 South Lone Pine, 2955 and 2957 East Allen Place from R-MD, Medium-density Multi-family Residential District with Conditional Overlay District No. 17 and RSF, Residential Single-family to R-MD, Medium-density Multi-family Residential District with Conditional Overlay District No. 212. The Comprehensive Plan identifies this area as appropriate for Medium-Intensity Retail, Office, or Housing. A small section of property along the south is identified as low-density housing. The Galloway Guidelines are a policy that was accepted by City Council in 2019 and have been addressed by the applicant in the development of this project. The Transportation Plan classifies Allen Place as a Collector roadway. A Traffic Impact Study is not required and an additional ROW may be needed. The property is located in a FEMA designated floodplain and stream buffer area but not in a sinkhole area. Stormwater detention is already provided. 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 Conditional Overlay District will:

- A maximum density of 22 dwelling units (168 units),
- Allen Place requires 30 feet of ROW from centerline,
- Allen Place is required to extend to the eastern property line.
- Sidewalks are required along Allen Place.

Staff recommends approval.

Mr. Doennig opened the public hearing

Mr. Harlan Hill, 3811 S. Weller, representing the owner. This is a move to combine the last parcel of lots in the southeast corner and the intent to replicate the current development.

Mr. Doennig closed the public hearing.

**COMMISSION ACTION:**

Mr. Knuckles motioned to **approve** Z-10-2022 w/COD #212 (3900 South Lone Pine Avenue, 2955 & 2957 East Allen Place). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Bruce, Jobe, Lebeck, and Pauly. Nays: None. Abstain: None. Absent: Broekhoven. Bruce Colony recused himself.

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 July 14, 2022, meeting.

**COMMISSION ACTION:**

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

Z-1-2022 w/COD #207

404, 420 & 424 East Sunshine Street

**Applicant:** Reding Management LLC & Redec, LLC

Mr. Hosmer stated that this is a request to rezone approximately 1 acre of property located at 404, 420 and 424 East Sunshine Street from R-SF, Single-Family Residential District to LB, Limited Business District and establishing a new Conditional Overlay District No. 207. On March 10, 2022, Planning and Zoning Commission unanimously 8-0 recommended denial of this case. On April 4, 2022, City Council referred this case back to Planning and Zoning Commission. The applicant is proposing to add 7 additional understory trees and 7 evergreens to the bufferyard. The Growth Management and Land Use Plan designate this area as appropriate for Low Density Housing uses. However, as an optional element, small neighborhood-oriented retail or service businesses carefully located and screened at certain intersection. The Limited Business District is intended for uses that provide convenience goods or personal services primarily to people residing in adjacent residential areas. The Transportation Plan classifies Sunshine as a Secondary Arterial, Jefferson as a Collector and Roanoke as a Local roadway. A Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain, sinkhole or stream buffer area. Stormwater detention 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 Conditional Overlay District will:

- Not allow access to Sunshine (except for existing home), limit access to the southern portions of Jefferson and Roanoke, and require cross access.
- A Type D bufferyard is required adjacent to R-SF properties to the south. An additional two understory and two evergreen trees per 100 lineal feet are required between the R-SF property to the south. Not allow the narrow lot exemption for reduced landscaping, require landscaping lots 6-7 if homes are demolished.
- Require a lot combination for lots 6-7 at time of development.

Staff recommends approval.

Mr. Colony questioned the cross access to Roanoke.

Mr. Hosmer said that there will be no cross access to Roanoke until after the demo of the homes.

Mr. Colony reaffirmed the information for the access to Roanoke after the demo of the homes and stated that it is adequate to handle the traffic.

Mr. Zickefoose said it should be appropriate to handle the traffic.

Mr. Knuckles asked for clarification on the fence.

Mr. Hosmer said the fence will run from Jefferson to Roanoke.

Mr. Jobe noted the record from the applicant that this part of the road (Sunshine) is transitional.

Mr. Hosmer is not aware of "transitional" for classification of Sunshine and is a primarily arterial corridor and the Comprehensive Plan has it as low density.

Mr. Pauly asked about the removal of the houses and who is responsible for repair and replacement.

Mr. Hosmer said the applicant would be responsible.

Mr. Lebeck asked what the difference from the last submittal to this submittal and if it is only the addition of trees/shrubs.

Mr. Hosmer noted that it is the addition of trees and shrubs.

Mr. Doennig opened the public hearing

Mr. Dane Seiler, 5051 S National, applicant's representative and added trees/shrubs to the buffer yard on this current submittal and noted that Springfield is transitional and that this commercial use is appropriate for the area/location. We have submitted a few letters of support of the proposed development and the lot has been vacant for many years and the developer and he also noted the traffic concerns and believes they will pull from the existing traffic flow and not pull any additional traffic.

Mr. Coltrin asked about hours of operation.

Mr. Seiler is not sure of the hours of operation.

Mr. Colony noted his objection of a business with a high traffic without any other ingress/egress onto Jefferson until they can have access to Roanoke and has concerns of the odd congestion.

Mr. Seiler stated that they have looked at other options, but not viable on the egress/ingress.

Mr. Lebeck asked about the hours of operation and noted the other hours of location same development.

Mr. Seiler said that he believes that would have the same hours as the other stores in town.

Mr. Doennig asked about the design and if a walk-in or drive-thru only and a target for number of cars coming through.

Mr. Seiler said it is drive-thru only but could walk up to the facility and order through a small window, but not sure and not sure of number of cars coming through and noted that the busiest time would be morning (peak time), however they are busy most of the day.

Ms. Bruce asked about weekend hours (11:00pm)

Mr. Seiler said that he assumes it would be.

Mr. Colony asked about the other locations and in high traffic areas and would they consider a transitional traffic plan.

Mr. Seiler is not sure.

Ms. Donna Hemann, 1039 E. University and as a neighbor and member of the University Heights concerned that they would disregard a high traffic development in a residential area and after hearing at the last meeting all of the worries. Concerns are

an elementary school, and two residential neighbors are flanking the proposed development and the ingress/egress and significant noise disturbance and read out sections of ordinance numbers on noise regulations. She also noted that they only have one other non-residential use, and it is the church and ask that the members to vote no.

Ms. Annette Hollan, 1133 E. Linwood Drive and part of the University Heights neighborhood and have talked with people of Springfield Public School and they are indicated no traffic crossing guards present and they rely on the traffic stops to regulate the students and the school has approximately 350 walking students. Buses and parents only use Jefferson to turn in and out and the peak school times are 8-9am and the hours of operation for the business are 5:30am to 10:00/11:00pm.

Mr. Pauly asked about sidewalks along Roanoke.

Ms. Hollan does not know that information.

Mr. Art Peine, 4878 W. University and gave out examples of problems of traffic in the past and noted that traffic is a concern and is a bad fit for the neighborhood.

Mr. Coltrin asked about the number of kids walking on Jefferson Avenue.

Mr. Peine does not know, but maybe 10 to 15.

Ms. Lenora Wright, 1839 S. Jefferson and observes children and people walking up and down Jefferson Avenue all the time and sees the traffic backed up to Sunshine Street daily, especially during school days and noted emergency vehicles use Jefferson frequently.

Mr. Lebeck asked how long she lives at her current address.

Ms. Wright noted that she has lived there for 11 years.

Mr. Brandon Biskup, 800 E. Portland Street and spoke about the future plans for Springfield and would like to focus on the zoning issue and noted that the existing Comprehensive Plan show the church and school as justification, however this development is more suitable for low density. Looking at the option of a small neighborhood development and believes that the business model is not neighborhood oriented and clear that it developed for people passing through in their cars.

Mr. Coltrin asked if he would be in favor of a three to four story apartment.

Mr. Biskup said that is not in favor of that large type of development (3 or 4 stories).

Mr. Cody Hicks, 1817 S. Roanoke, was here last time and believes that a coffee shop should not be developed and maybe making a walking trail for children in the neighborhood, a possible small cluster development, etc., and the proposed will not work.

Ms. Bruce asked for speed limit for Roanoke and on Sunshine and possible more vegetation.

Mr. Hicks noted that it is 25mph for Roanoke, but not sure for Sunshine and said more vegetation may block the sight.

Mr. Jacob Ruder, Better Council of Business, and is in favor of the development and gave out various examples of what would be suitable for the site. Believes that the business would attract the current traffic, but not additional cars and believes it would be good for the City.

Ms. Bruce asked about the patronage of the Starbucks (Chick-fil-A) and the traffic concerns.

Mr. Ruder noted that this model would accommodate more cars due to the 3 lanes that are proposed and will get people in and out quickly and see no concerns regarding the possible noise.

Mr. Doennig asked for his residential address and location in Springfield.

Mr. Ruder gave out his future address in Springfield (not in the current neighborhood).

Ms. Jan Peterson, 1024 E. Stanford and President of University Heights and feel that they developer is talking out of both sides of his mouth. This development will be high traffic and will not fit within the site and please deny their request.

Mr. Doennig closed the public hearing.

Ms. Bruce is asking for the speed limit for Sunshine.

Mr. Zickefoose said that Sunshine is 40mph.

Mr. Knuckles asked if there is a signal Jefferson and Sunshine and what is the proposed traffic volume

Mr. Zickefoose said that there is a traffic signal but noted the amount of traffic will not generate additional traffic trips.

Mr. Knuckles asked about traffic backing up to the school (north).

Mr. Zickefoose does not know if traffic backs up at that location.

Mr. Coltrin asked about other similar business that have expanded in residential areas and believes it would be helpful that staff would give examples of the past development in the future.

Mr. Colony asked about the impact of traffic (not substantial) and asked how that statement came about and additional questions on ingress/egress and gave out examples of problems just up the street.

Mr. Zickefoose noted that the majority is existing traffic and Sunshine is considered a barrier street and do not want students crossing the barrier streets.

Mr. Colony asked if Phase II is eliminated (properties) would they be able to put a coffee shop there and currently believes that they should not put a (high volume) coffee shop in that location.

Mr. Hosmer said that they could still put a coffee shop in that location (without the houses from Phase II) and it would be a business decision.

Mr. Lebeck noted the Forward SGF and quality of place and the surrounding neighborhood is low density residential and the business is not pedestrian oriented due to serving more than just coffee and will be magnet for students across the street and for this reason I will not support this development and voiced his concern with the new Comprehensive Plan for this block (Jefferson to Sunshine) going forward.

Mr. Jobe noted the two layers, limited business and Conditional Use Permit and noted that he voted against the first submittal and expressed his concern because of the lack of evidence (consistency) with the Comprehensive Plan, however believes that there is now evidence that supports the Comprehensive Plan that Sunshine and National is a corridor with a mixed commercial/residential uses and now considers that rezoning is appropriate and said that traffic will not be generated due to the business and will support this application.

Mr. Doennig asked about the first and second phase and any requirement for the 2<sup>nd</sup> phase to happen. Can the developer put the drive-thru only on phase I and not phase II.

Mr. Hosmer noted that they can put the coffee shop in without the 2<sup>nd</sup> phase.

Mr. Doennig feels that he cannot support the items (Conditional Use Permit 464 and Z-1-2022) on the agenda and noted that he was told that it was not viable place to put residential (home), however believes that it still could be a residential

development and noted a new home east of the project that was built the last few years. He also noted that multi-family would be an option and if the entire area (Jefferson to Roanoke) could be built to multi-family and stated that this is not a neighborhood friendly business as you would have to go through the drive-thru and not able to walk-up and the current plan does not define as a transitional corridor. He also said that it would be a complete traffic nightmare.

Mr. Coltrin noted that the traffic is not concern, but other things are a problem, i.e., noise on Sunshine and difficult case to deal with and noted the single-family driveway's that are a safety issue and would like to have more direction from staff or city council on sending it back and believes he may not support it.

**COMMISSION ACTION:**

Mr. Jobe motioned to **approve** Z-1-2022 w/COD #207 (404, 420 & 424 East Sunshine Street). Mr. Knuckles seconded the motion. Ayes: Knuckles and Jobe. Nays: Doennig, Coltrin, Colony, Bruce, Lebeck, and Pauly. Abstain: None. Absent: Broekhoven. **Motion failed.**

Z-4-2022

3018 West Battlefield Road

**Applicant:** Schell Development Company, LLC

Mr. Hosmer states that this is a request to rezone approximately 6.36 acres of property generally located at 3018 W. Battlefield Road from GR, General Retail District, and GM, General Manufacturing District, to IC, Industrial Commercial District. The Comprehensive Plan identifies this area as designates as appropriate for Light Industrial, Office and Office-Warehouse. The Transportation Plan classifies Battlefield as a Primary Arterial roadway and a Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain, sinkhole or stream buffer area. Stormwater detention 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 Industrial Commercial district is intended to allow industrial operations and activities in combination with commercial uses. Staff recommends approval.

Mr. Doennig opened the public hearing

Mr. Caleb Freeland, 1501 W Meadowmere and representing the owner, the properties located near the project is in line with the proposed zoning and here to answer any questions.

Mr. Doennig closed the public hearing.

**COMMISSION ACTION:**

Mr. Colony motioned to **approve** Z-4-2022 (3018 West Battlefield Road). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Lebeck, and Pauly. Nays: None. Abstain: None. Absent: Broekhoven.

Z-11-2022

6177 South Farm Road 189

**Applicant:** Steed Communities

The applicant did not appear for the case and will be postponed to July 14, 2022

**COMMISSION ACTION:**

Mr. Jobe motioned to **postpone** Z-11-2022 (6177 South Farm Road 189). Mr. Lebeck seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Lebeck, and Pauly. Nays: None. Abstain: None. Absent: Broekhoven.

Z-12-2022 w/COD #214  
917 West El Camino Alto Drive  
**Applicant:** The Ridge HZ 55+, LLC

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

**COMMISSION ACTION:**

Mr. Jobe motioned to **postpone** Z-12-2022 w/COD #214 (917 West El Camino Alto Drive). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Lebeck, and Pauly. Nays: None. Abstain: None. Absent: Broekhoven.

Conditional Use Permit 461  
404, 420 & 424 East Sunshine Street  
**Applicant:** Reding Management LLC & Redec, LLC

Mr. Hosmer stated that this is a request to permit an eating and drinking establishment use group, including drive-in, pick-up window or drive-thru facilities as a Conditional Use Permit within a LB, Limited Business District generally located at 404, 420 & 424 E. Sunshine Street. The applicant is proposing to construct a new drive-thru coffee shop. Limited Business LB District allows eating and drinking establishments, for drive-thru facilities only with a Conditional Use Permit and a site plan is required for a CUP. All activities and uses except off-street parking and loading facilities, drive-thru facilities, activities shall be conducted entirely within a completely enclosed building. No individual retail store establishment or other permitted use shall have a gross floor area greater than 5,000 square feet. The maximum structure height is 25 feet and all structures shall remain below a 30-degree bulk plane.

The CUP will require the following:

- Sidewalks along Roanoke.
- A Type D" bufferyard (15) feet wide. There must be two (2) canopy trees, two (4) understory trees, two (4) evergreen tree and fourteen (14) shrubs per 100 liner feet. A six-foot-tall solid wood fence is also required as part of the bufferyard.
- Not allow access to Sunshine (except for existing home), Limit access to the southern portions of Jefferson and Roanoke. Require cross access.
- Not allow the narrow lot exemption for reduced landscaping, require landscaping lots 6-7 if homes are demolished,
- Require a lot combination for lots 6-7 at time of development.
- The application meets the approval standards for conditional use permits.

Staff recommends approval.

Mr. Doennig opened the public hearing

Combined with Z-1-2022 at the public hearing (see comments/discussion on Z-1-2022).

Mr. Doennig closed the public hearing.

**COMMISSION ACTION:**

Mr. Colony motioned to **approve** Conditional Use Permit 461 (404, 420 & 424 East Sunshine Street). Mr. Knuckles seconded the motion. Ayes: Knuckles and Jobe. Nays: Doennig, Coltrin, Colony, Bruce, Lebeck, and Pauly. Abstain: None. Absent: Broekhoven. **Motion failed.**

Vacation 824  
2900 blk East Allen Place  
**Applicant:** Township 28, LLC

Bruce Colony recused himself.

Mr. Hosmer states that this is a request to vacate a portion of the cul-de-sac at the 2900 block of East Allen Place. The applicant owns property on both sides of Allen Place and is proposing to vacate excess cul-de-sac right-of-way. The ROW is no longer needed with the proposed extension of Allen Place. The applicant will be dedicating an additional width of 60 feet between the existing cul-de-sac and the property line to the east to allow for the projection of Allen Place in the future. The request for vacation meets the approval criteria. Any person objecting may petition the City Council by filing an appeal with the City Clerk Office within 15 days from the date the resolution was passed by the Planning and Zoning Commission. Staff recommends approval.

Mr. Knuckles asked about past turn arounds and if it was required by the fire department and says that it feels inconsistent with other vacations in the past.

Mr. Hosmer noted that there will be access into the property and they will retain them as easements until future developments.

Mr. Zickefoose noted that they are providing a t-turn around and will have their main entrance (26' wide access easement) that will satisfy the fire department concerns.

Mr. Doennig opened the public hearing

Mr. Harlan Hill 3811 S. Weller and stated that they will provide an access easement when the property to the south will be developed and will be providing access and alignment of the development to the north.

Mr. Doennig closed the public hearing.

**COMMISSION ACTION:**

Mr. Knuckles motioned to **approve** Vacation 824 (2900 blk East Allen Place). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Bruce, Jobe, Lebeck, and Pauly. Nays: None. Abstain: None. Absent: Broekhoven. Bruce Colony recused himself.

Preliminary Plat of the Irons at Millwood Subdivision  
6177 South Farm Road 189  
**Applicant:** Steed Communities

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

**COMMISSION ACTION:**

Mr. Knuckles motioned to **postpone** Preliminary Plat of the Irons at Millwood Subdivision (6177 South Farm Road 189). Mr. Lebeck seconded the motion. Ayes: Doennig, Coltrin, Knuckles, Colony, Bruce, Jobe, Lebeck, and Pauly. Nays: None. Abstain: None. Absent: Broekhoven.

**OTHER BUSINESS:**

Barrett Fisk Subdivision Variance 354  
2101 North Main Avenue  
**Applicant:** Barrett Fisk Investments, LLC

The Assistant City Attorney recommend that it be postponed and may to go to the July 14, 2022, meeting.

**COMMISSION ACTION:**

Mr. Colony motioned to **postpone** Barrett Fisk Subdivision Variance 354 (2101 North Main Avenue). Mr. Knuckles seconded the motion. Ayes: Doennig, Knuckles, Colony, Bruce, Lebeck, and Pauly. Nays: Coltrin and Jobe. Abstain: None. Absent: Broekhoven.

**ADJOURN:**