

July 14, 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), Natalie Broekhoven, Bruce Colony, and Eric Pauly. Absent: Bill Knuckles, Kuleya Bruce, and Christopher Lebeck. Staff in attendance: Bob Hosmer, Planning Manager, Jill Burris, Assistant City Attorney, Susan Istenes, Planning Director, and Jared Follin, Associate Planner.

MINUTES: The minutes of June 16, 2022, were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

UNFINISHED BUSINESS:

Z-11-2022

6177 South Farm Road 189

Applicant: Steed Communities

Mr. Hosmer states this is a request to rezone approximately 6.68 acres of property generally located at 6177 South Farm Road 189 from County R-1, Suburban Residence District to R-SF, Residential Single-family. The Comprehensive Plan identifies this area as appropriate for low-density housing. R-SF is appropriate land use category. The Transportation Plan classifies South Farm Road 189 as a secondary arterial roadway and Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain, stream buffer or sinkhole area. Stormwater detention is required onsite. 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. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Luke O'Gary, 5233 S. Sterling Way and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

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

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 August 11, 2022, meeting after discussion on language and conditions.

COMMISSION ACTION:

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

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

Mr. Hosmer states that this is a request to allow self-service storage facilities with a Conditional Use Permit in a GR, General Retail District with Conditional Overlay District No. 146 generally located at 2960 E. Allen Place. 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 Transportation Plan classifies Allen Place as a local roadway. A Traffic Impact Study is not required as the trips generated by the use do not exceed the thresholds. The property is not located in a FEMA designated floodplain, sinkhole or stream buffer area. A fee in lieu of stormwater detention is allowed. In 2018, the subject property was rezoned to GR with a CUP for self-service storage facilities. The CUP expired after 18 months. This self-storage was a typical single-story automobile accessible facility; most likely with a primary metal exterior. Planned Development 351 Quarry Town (2016) to the south allows self-storage. The Galloway Redevelopment Area recommendations were accepted by City Council in 2019. These development policies are to be used in reviewing applications for rezoning and subdivisions. The Galloway plan states that self-storage uses shall be limited but not prohibited in the area. The applicant is preserving the village feel through complimentary architectural styles among other elements of the GRA. The CUP will require the following:

- Dedication of right of way for 30' from center of Allen.
- No digital signage, restricting glazing ratios no more than 40%, limiting building height 2 stories, and bufferyards.
- Developed per site plan using complimentary architectural styles.

The application meets approval standards for the conditional use permit and the Galloway Redevelopment Area recommendations. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Harlan Hill, 3811 S. Weller, representing the owner and shows the elevation and to be carried through all sides facing Quarry Town and clarifies the rendering that is being shown and keep with the architecture of the area. Noted the Galloway Association and they will vote on it on July 19, 2022 and will be making a presentation at the meeting. Believes that they have been successful in meeting the associations concerns.

Ms. Jamie Thomas, 1428 N. Benton, Director of Operations of Quarry Town and opposed to the development and went over the Galloway guidelines and believes the parcel can be put to better use.

Mr. Colony asked about the existing PD 351 and show allowing storage units and wants clarification and in the meantime the Galloway guidelines were completed.

Ms. Thomas says that Quarry Town is not opposed to storage units but believes the parcel can be put to a better use and wants to protect the area.

Ms. Meagan Burns, 210 E. Commercial Street, property manager for Quarry Town and strongly oppose the project and does not feel that this is a good fit and noted the surrounding uses next to it. She also noted the possible light pollution and causes concerns to the neighbor and the neighbors do not want this type of development in their community. The neighborhood association has reached out to the Quarry Town people and said that they were not aware that storage units were listed as allowable, and they may not approve of the conditional use permit.

Mr. Doennig closed the public hearing.

Mr. Randall Doennig asked about self-storage and Mr. Hosmer noted that it is approved to be built and the earlier conditional use permit has expired.

Ms. Natalie Broekhoven asked if the guidelines were approved prior to the request and Mr. Hosmer gave out the timeline.

Mr. Bruce Colony asked about Allen Drive and Mr. Hosmer said it is slated to be a collector with the Major Thoroughfare Plan and possible moving Allen Drive to the north.

Ms. Dawne Gardner said that Allen Drive is to continue east, and they will do a review of the Major Throughfare Plan.

Mr. Bruce Colony noted that it is an odd location and ask Mr. Hill why to build there.

Mr. Hill said that it is being developed for Township 28 as they do not have any current storage and are for the residents in local area. He also noted the village feel and, but historical maps show it was industrial and was a dumping ground and have taken steps to preserve the feel of the village.

Mr. Eric Pauly asked about the scale and mapping and Mr. Hill showed a hand model the current structure and proposed storage facility and went over the specifications/layout.

Mr. Bruce Colony commented on the neighborhood association and the developer and should we wait for their comments.

Mr. Eric Pauly went over the information presented in the packet and stated that the neighborhood association will not approve it and the other responses are negative.

Mr. Britton Jobe asked when this was posted, and Mr. Hosmer noted that it was previously postponed to this date.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

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

Motion Failed

Planned Development 381

1436 East Erie Street

Applicant: Township 28, LLC

Mr. Hosmer states that this is a request to rezone approximately 8.71 acres generally located at 1436 E. Erie Street from Planned Development No. 108 to Planned Development No. 381. The Comprehensive Plan designates this property as appropriate for Low Density Housing, however, the current zoning Planned Development No. 108 allows for office uses (professional or medical), financial institutions and business support services. The Transportation Plan classifies Weller and Bradford as Local roadways. A Traffic Impact Study is required to be submitted at the time of development. The property is not located in a FEMA designated floodplain or a sinkhole. There is a stream buffer area on the property. Stormwater detention is already provided. Planned Development No. 381 intends to amend the mixture of uses to retail sales, offices (professional or medical), personal services, eating and drinking establishments, and limited residential uses i.e., Eating and drinking establishments will be permitted, drive-in, pick-up, or drive-thru facilities are prohibited. Multi-Family will be limited to 11 du/ac located above or behind first-floor nonresidential uses. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Jared Davis, 3213 S. West Bypass and here to answer any questions.

Mr. Jesse Mathenia, 1369 E. Rockwood and has lived there for 20 year and voiced his concern of surrounding business and noted that Fremont is a very active street and gave out information on accidents and worried about the value of his property.

Mr. Doennig closed the public hearing.

Mr. Colony asked about the green space and ducks and if the existing pond will remain. Mr. Davis said they it will remain, but they will have to maintain water quality.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Planned Development 381 (1436 East Erie Street). Mr. Colony seconded the motion. Ayes: Doennig, Jobe, Broekhoven, Colony, and Pauly. Nays: None. Abstain: None. Absent: Bruce, Knuckles, and Lebeck.

Subdivision Variance 354

2101 North Main Avenue

Applicant: Barrett Fisk Investments, LLC

Mr. Hosmer states that the applicant requests to be postpone to the August 11, 2022, meeting.

COMMISSION ACTION:

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

PUBLIC HEARINGS:

Z-13-2022

5100 West State Highway EE

Applicant: Greene County

Mr. Hosmer states that this is a request to rezone approximately 24.8 acres of property generally located at 5100 W. State Highway EE from County A-1, Agriculture District to GI, Government and Institutional District. The property was recently annexed into the City of Springfield. The Plan designates this area as appropriate for Light Industrial, Office and Office-Warehouse uses; however, the Greene Co Sheriff's Office and Jail are an existing use and the proposed GI, Government and Institutional District. The requested GI, Government and Institutional District zoning will allow the existing use to be conforming use. The Transportation Plan classifies State Highway EE as a Primary Arterial and Haseltine Road as a Collector 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 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. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Kevin Barnes, Greene County and noted that City Council asked that this be rezoned to match the property and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to **approve** Z-13-2022 (5100 West State Highway EE). Mr. Jobe seconded the motion. Ayes: Doennig, Jobe, Broekhoven, Colony, and Pauly. Nays: None. Abstain: None. Absent: Bruce, Knuckles, and Lebeck.

Z-14-2022

922 South Eastgate Avenue

Applicant: Courageous Church

Mr. Hosmer states that this is a request to rezone approximately 0.40 acres of property generally located at 922 South Eastgate Avenue from R-MD, Medium-Density Multi-family Residential District to R-SF, Residential Single-family. The church property is currently split into R-SF zoning on the north and R-MD the south. This will bring the property under one zone. The Comprehensive Plan identifies this area as designates as appropriate for Low Density Housing. The Transportation Plan classifies Eastgate Avenue and Lombard Street as Collector roadways. A Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain or stream buffer area. There is a sinkhole on the property. 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. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied. Staff recommends approval.

Mr. Doennig opened the public hearing

Mr. Billy Kimmons, 400 South Avenue is representing the owner and this one lot, but currently split zoning and trying to clean up the property regarding zoning.

Mr. Colony asked about the intent.

Mr. Kimmons said that the intended purpose is the current church.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Z-14-2022 (922 South Eastgate Avenue). Ms. Broekhoven seconded the motion. Ayes: Doennig, Jobe, Broekhoven, Colony, and Pauly. Nays: None. Abstain: None. Absent: Bruce, Knuckles, and Lebeck.

Z-15-2022 w/COD #215

2801 West Bennett Street

Applicant: Wood Irrevocable Trust

Mr. Hosmer states that the applicant requests to be postpone to the August 11, 2022, meeting.

COMMISSION ACTION:

Mr. Jobe motioned to **postpone** Z-15-2022 w/COD #215 (2801 West Bennett Street). Ms. Broekhoven seconded the motion. Ayes: Doennig, Jobe, Broekhoven, Colony, and Pauly. Nays: None. Abstain: None. Absent: Bruce, Knuckles, and Lebeck.

Z-16-2022 w/COD #216

3224 East Valley Water Mill Road

Applicant: Valley Water Mill Property, LLC

Mr. Hosmer states that this is a request to rezone approximately 24 acres of property generally located at 3224 E. Valley Water Mill Road from County R-1, Suburban Residence District to GR, General Retail District and establishing Conditional Overlay District No. 216. The Comprehensive Plan identifies this area as designates as appropriate for Medium to High Density Housing. Proposed mixed-use development with multi-family. Near Emerging Activity Center. The Transportation Plan classifies Eastgate Avenue and Lombard Street as Collector roadways. A Traffic Impact Study is required at time of development. Additional ROW, sidewalks. The property is located in a FEMA designated unnumbered floodplain. There is stream buffer area and sinkhole on the property. 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 COD will require traffic, ROW, sidewalks and improvements if required. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Jared Davis, 3213 S. West Bypass, here to answer any questions and the intent to do General Retail and multi-family.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Z-16-2022 w/COD #216 (3224 East Valley Water Mill Road). Ms. Broekhoven seconded the motion. Ayes: Doennig, Jobe, Broekhoven, Colony, and Pauly. Nays: None. Abstain: None. Absent: Bruce, Knuckles, and Lebeck.

Conditional Use Permit 465
425 West Commercial Street
Applicant: OzMod 425, LLC

Mr. Hosmer states that the applicant requests to be postpone to the August 11, 2022, meeting.

COMMISSION ACTION:

Mr. Colony motioned to **postpone** Conditional Use Permit 465 (425 West Commercial Street). Ms. Broekhoven seconded the motion. Ayes: Doennig, Jobe, Broekhoven, Colony, and Pauly. Nays: None. Abstain: None. Absent: Bruce, Knuckles, and Lebeck.

Planned Development 382
1015 South Grant Avenue and 1012, 1020, & 1024 South Douglas Avenue
Applicant: GDL Enterprise, LLC

Mr. Hosmer states that this is a request to rezone approximately 1.47 acres generally located at 1015 S. Grant Avenue and 1012, 1020, and 1024 S. Douglas Avenue from Grant Avenue Parkway District Subdistrict E to Planned Development No. 382. In 2019, the City of Springfield received a 21-million-dollar U.S. Department of Transportation; Better Utilizing Investments to Leverage Development ("BUILD") grant to design and build the Grant Avenue Parkway linking Downtown to the Wonders of Wildlife/Bass Pro Shops along Grant Avenue. The city is required to provide a 20% local match, roughly \$5 million. In August of 2020 Housel Lavigne, a professional planning consulting firm, developed a plan for the area. On March 16, 2021, City Council, adopted the Grant Avenue Parkway Corridor Plan as an element of the Springfield Comprehensive Plan to guide the development decisions in the neighborhoods and public spaces along the Grant Avenue Corridor. The adopted GAP Corridor Plan designates this area as Subarea E. Subarea E Mixed-Use: Neighborhood-scale commercial, with multi-family above and behind. A development form that will complement the greenway and parkway design, with more walkable, pedestrian-orientated design. The plan recommends compact, mixed-use development encouraged at key intersections including Grand Street. A mix of uses at key intersections will contribute to a vibrant Grant Avenue corridor with a steady flow of Parkway commuters, employees, shopping and dining visitors, and local residents. Complementary transportation improvements such as improved or extended side streets, rear access drives, and mid-block crossings should be implemented alongside new development to create compact, easy-to walk blocks. The intensity of mixed-use areas should vary depending on their location along the corridor with smaller scale, local-serving centers at Grand Street. The Grant Avenue Parkway Placemaking Master Plan was developed by our consultants using the plan as their framework, highlights Opportunity Nodes along Grant Avenue and Grand Street. It mentions that the intersection of Grant Avenue and Grand Street has the second highest volume of vehicular traffic (after Sunshine Street) within the study area. On June 28, 2021, City Council approved the Grant Avenue Parkway District zoning code. The purpose of the code is to regulate the development of parcels along Grant Avenue Parkway between College Street and Fassnight Park. The GAP district is intended to provide greater flexibility in use by requiring high-quality design that fosters sense of place to promote reinvestment and redevelopment that leverages the new parkway as an asset. The property is currently zoned GAP Subdistrict E. Subdistrict E recommends multifamily, mixed uses, and nonresidential uses. The code requires that building siting be located at the corner of two streets, shall be sited to connect or anchor the corner with prominent architectural features and site treatments. The district definition of mix use is: "A mixed-use building type is a multi-story building which accommodates nonresidential uses on the ground floor and residential or nonresidential uses on upper floors." Section 36-490. The applicant is proposing a drive-thru coffee shop, and outdoor walk-up yard bar. The district does not allow drive-thru, or package liquor uses. The proposed project is a single story, single use and does not conform to Subdistrict E requirements. Planned Developments are intended to encourage more creative and imaginative design than generally are possible under conventional zoning. The proposed coffee drive-thru is allowed in General Retail, Highway Commercial, Center City, and other Zoning Districts. The Transportation Plan classifies Grand as a Primary and Grant as a Secondary roadways. A Traffic Impact Study is required at time of development. The property is not

located in a FEMA designated floodplain, stream buffer or sinkhole area. Stormwater detention will be required. Grant Avenue Parkway Corridor Plan was adopted as an element of the Springfield Comprehensive Plan. The request is inconsistent with the recommendations of the Grant Avenue Parkway Corridor Plan. The request is inconsistent with the requirements of the Grant Avenue Parkway District (GAP). The proposal is inconsistent with the intent of the Planned Development code. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied. The GAP-E Subdistrict allows for other commercial and residential uses (mixed uses). Staff recommends denial.

Mr. Colony asked about the timing and is excited about the Grant Avenue Project (GAP) and if the developer purposed their plans before the GAP. Mr. Hosmer noted that staff has been working with the developers and noted that the district requires a mixture of uses.

Mr. Colony asked about the drive-thru and the liquor business and lack of mixture of uses.

Mr. Doennig opened the public hearing.

Mr. Andrew Doolittle, 3131 E. Wilshire Drive representing the developer and noted that the Fassnight and Westside neighborhoods are in support and showed a presentation of the company (Loose Goose) and amenities that will be available.

Mr. Colony asked about the name/brand and if they were aware of the concept that apparently is not in line with the GAP-E.

Mr. Doolittle stated that they bought the property two years ago and said that they were exploring the development at the same time as the GAP was incorporated and does not consider it as a drive-thru and believes pickleball is a good incentive.

Mr. Brandon Biskup, 800 E. Portland Street presented a slide and handout and noted that they support the GAP and wants this to be looked at as simple rezoning and gave examples of how this will launch the revitalization of the corridor.

Mr. Colony asked food trucks and Mr. Biskup stated they will be in the service area and asked if this still does not meet the mixed uses and would like to find a way to support this project.

Mr. Hosmer stated anything above the Loose Goose (multi-story/office). Various discussion on plan presented and what is permissible in order to get in compliance with the GAP-E.

Mr. Biskup stated that they have worked with the City regarding the restrictions on the GAP-E and was not aware of the problems and went over their plans and their concerns.

Mr. Colony noted that he likes what is being presented and wants to find a way that it will work for everyone.

Mr. Pauly asked about the drive thru for the coffee shop. Mr. Biskup noted that they tried to hide it behind the building.

Ms. Broekhoven asked about the right-of-way and setback from Grand Street. Mr. Biskup noted that the setback was negotiated through the plan development process. How is the developer to engage the corner due to the right-of-way and setbacks? Mr. Hosmer went over different options and Mr. Biskup noted that the corner becomes the feature of the mixed use.

Mr. Colony asked what is the "cabana structure," Mr. Biskup noted that it is a shade pergola.

Ms. Jill Burris stated that the handout (rules of procedure 4.5) from Mr. Biskup was not given in the minimum amount of prior time (10 days in advance) of the hearing and will need a majority vote (good faith that they were not reasonably possible to submit) from the Commission Members.

Mr. Jobe noted that this has happened in the past and not sure why it is required now. Ms. Burris stated that this is the first time it has happened since she was assigned to the Commission.

COMMISSION ACTION:

Mr. Colony motioned to **affirm** that the handout was not received within the minimum time and is reasonable to accept it as evidence. Mr. Jobe seconded the motion. Ayes: Doennig, Jobe, Broekhoven, Colony, and Pauly. Nays: None. Abstain: None. Absent: Bruce, Knuckles, and Lebeck.

Mr. Jared Davis, 3213 S. West Bypass noting that it is not feasible to shove the building into the corner and would not be able to get this site to meet the GAP (E) plan and have had many text amendments adjusted and this is one that has not been able to negotiate and also went over several different scenarios.

Ms. Broekhoven asked about “parking heavy” and if the city talked with the developers about any parking support. Mr. Davis said that they have not discussed parking support.

Ms. Debbie Hart, 1520 E. Meadowmere, thinks that this is an asset to the area and thinks that the city would be very short sided to disallow this development.

Mr. Philip Herzod, 416 W. Minota, went over another presentation and gave his vision for the project and noted that they have received letters of support and hope that this is approved and mentions the logo and stated that it is “booming with heart.”

Mr. Doennig closed the public hearing.

Mr. Jobe wants to remind us that the city is not building this parkway but the people in this room are building the parkway. It provides flexibility, spur development, and connect two major components of tourism and people need a reason to visit and will not change until we get people to invest in this project and will supporting it.

Mr. Doennig compared the proposed project at Jefferson/Sunshine and feels that it is ironic that it is recommended for denial and this one serves the neighborhood versus the other project and again noting that a multistory building will not fit

Ms. Broekhoven will support the development and is a high-profile development where neighborhoods abutting commerce, and this is an integral way to place community next to business and these owners know how to have a successful business and I will be in support.

Mr. Colony seconds everyone comments and will also be supporting this development.

Mr. Pauly also noted that he supports this project and believes that the developers have worked hard with the neighborhood.

COMMISSION ACTION:

Mr. Colony motioned to **approve** Planned Development 382 (1015 South Grant Avenue and 1012, 1020, & 1024 South Douglas Avenue). Ms. Broekhoven seconded the motion. Ayes: Doennig, Jobe, Broekhoven, Colony, and Pauly. Nays: None. Abstain: None. Absent: Bruce, Knuckles, and Lebeck.

Preliminary Plat of the Irons at Millwood Subdivision

6177 South Farm Road 189

Applicant: Steed Communities

Mr. Follin states that this is a request to approve a preliminary plat for a 78-lot residential subdivision located at 6177 South Farm Road 189. The property is currently zoned R-SF and County R-1. Proposed to be R-SF and the comprehensive plan designates it as Low-Density Housing. The Transportation Plan classifies Farm Road 189 as a Secondary Arterial. A Traffic Study has already been approved; sidewalk will be required and additional right of way along Farm Rd 132. The property is not located in a FEMA designated floodplain. No stream buffers required. A fee in lieu of stormwater detention will not be permitted. There is no sewer onsite and will require a lengthy offsite sewer extension. All easements must be acquired, recorded and labeled on the plans before the plans can be approved. 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. Luke O'Gary, 5233 S. Sterling Way and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

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

Preliminary Plat of RLC Sixty Subdivision
2852 South Dayton Avenue

Applicant: Redeemer Lutheran Church

Mr. Follin states that this a request to approve a preliminary plat for a 2-lot residential subdivision located at 2852 South Dayton Avenue. The property is currently zoned R-SF, and the comprehensive plan designates it as Low-Density Housing. The Transportation Plan classifies Dayton Avenue as a Collector, Woodland St as a Collector and Main Avenue as a Local Street. A Traffic Study is not required; sidewalk will be required at the time of development. The property is not located in a FEMA designated floodplain. There are no stream buffers on site. A fee in lieu of stormwater detention is not applicable as detention is already provided. All lots have access to public sewer. 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. Jared Davis, 3213 S. West Bypass and here to answer any questions.

Mr. Colony asked if it would remain a church and Mr. Davis noted that it will.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Preliminary Plat of RLC Sixty Subdivision (2852 South Dayton Avenue). Ms. Broekhoven seconded the motion. Ayes: Doennig, Jobe, Broekhoven, Colony, and Pauly. Nays: None. Abstain: None. Absent: Bruce, Knuckles, and Lebeck.

Preliminary Plat of Fountain Place Subdivision
1436 East Erie Street

Applicant: Venture Development Partnership

Mr. Follin states that this is a request to approve a preliminary plat for a 4-lot subdivision located at 1436 East Erie Street. The property is currently zoned PD 108 but is requesting zoning to PD 381 for Medium or High-Density Housing & Low-Density Housing. Transportation Plan classifies Erie Street as a Collector and Fremont Avenue as a Secondary Arterial. A Traffic Study is required and has been approved; sidewalk is already present along both street frontages and additional right-of-way will not be required to be dedicated. The property is not located in a FEMA designated floodplain. A stream buffer will be required. A fee in lieu of stormwater detention is not applicable as detention is already provided. Each proposed lot has access to public sewer and is in an existing sewer district. 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 up the public hearing.

Mr. Jared Davis, 3213 S. West Bypass and here to answer any questions.

Ms. Broekhoven asked about 2 subdivisions not having access. Mr. Davis noted that they will have shared access.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Preliminary Plat of Fountain Place Subdivision (1436 East Erie Street). Mr. Colony seconded the motion. Ayes: Doennig, Jobe, Broekhoven, Colony, and Pauly. Nays: None. Abstain: None. Absent: Bruce, Knuckles, and Lebeck.

Preliminary Plat of Opal Sunset Subdivision
3851 West University Street

Applicant: Flintrock, LLC

Mr. Follin states that this is a request to approve a preliminary plat for a 2-lot subdivision located at 3851 West University Street. The property is currently zoned GR and R-MD w/COD #166 and the plat originally approved in 2019. Medium or High-Density Housing. Transportation Plan classifies University Street as a Collector. A Traffic Study is not required, and a sidewalk will be required and additional right of way along University Avenue. The property is not located in a FEMA designated floodplain. A stream buffer is not required and a sinkhole onsite. Fee in lieu of stormwater detention will not be permitted, and detention is required. There is a sewer connection fee. 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.

Ms. Teresa Davison, 535 W. Battlefield and stated that the previous plat was expired and has a new owner and wanting to renew the plat.

Mr. Dennis Perry, 3954 W. Portland and said that his property is on the end of the north side and did not receive any notification of this meeting and have land use questions. Are they going to grade this out the same height as Menards and there is an abandoned septic tank and asked why there was no notification and is frustrated.

Mr. Hosmer said that the city is not required to notify residents via letters for a subdivision, however the property does get posted 10 days prior to the meeting and information can be accessed through the web.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Preliminary Plat of Opal Sunset Subdivision (3851 West University Street). Ms. Broekhoven seconded the motion. Ayes: Doennig, Jobe, Broekhoven, Colony, and Pauly. Nays: None. Abstain: None. Absent: Bruce, Knuckles, and Lebeck.

Preliminary Plat of Troy Acres 1st Addition Renewal
520 South Troy Avenue

Applicant: Crawford-Mace, LLC

Mr. Follin states that this is a request to renew a preliminary plat for a 6-lot residential subdivision located at 520 South Troy Avenue. The property is currently zoned R-SF, and the comprehensive plan designates Low-Density Housing. Transportation Plan classifies Troy Avenue as a Local Street. A Traffic Study is not required; sidewalk will be required to be constructed along

Troy Avenue. The property is not located in a FEMA designated floodplain. A stream buffer will not be required. Allow a fee in lieu of stormwater detention. Sewer lateral connections for lots 2 & 5 will be required to be constructed before final approval. 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. Joseph Maiwermal, 225 Legend Drive, Branson, MO and here to answer any questions.

Mr. Lee Viorel, 421 S. York on behalf of their client and has concerns (York Avenue) regarding issues, lot size, lateral lines, and driveway approaches. This was originally 3 lots, but now 6 lots are being proposed and neighbors have their voiced parking concerns and would need curbs and gutters on Troy Avenue and that the 6 lots do not meet the homogenous of the neighborhood.

Mr. Doennig closed the public hearing.

Mr. Doennig asked about the change in number of lots and Mr. Hosmer does not believe that there are changes, but just a renewal.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Preliminary Plat of Troy Acres 1st Addition Renewal (520 South Troy Avenue). Ms. Broekhoven seconded the motion. Ayes: Doennig, Jobe, Broekhoven, Colony, and Pauly. Nays: None. Abstain: None. Absent: Bruce, Knuckles, and Lebeck.

OTHER BUSINESS:

ADJOURN: