

September 8, 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), Bruce Colony, Bill Knuckles, Kuleya Bruce, Christopher Lebeck and Eric Pauly. Absent: Natalie Broekhoven. Staff in attendance: Bob Hosmer, Planning Manager, Jill Burris, Assistant City Attorney, Susan Istenes, Planning Director

MINUTES: The minutes of August 11, 2022, were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions and Randall Whitman discussed workshop updates.

CONSENT ITEMS:

Relinquishment of Easement 931
2200 blk Southwest Bypass
Applicant: South Creek Development Corporation

COMMISSION ACTION:

Mr. Colony motioned to **approve** Relinquishment of Easement 931 (2200 blk Southwest Bypass). Mr. Knuckles seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Bruce, Knuckles, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

UNFINISHED BUSINESS:

Preliminary Plat of Troy Acres 1st Addition
520 South Troy Avenue
Applicant: Crawford Mace Properties, LLC

Mr. Doennig noted that it was recommended to move it up on the agenda.

COMMISSION ACTION:

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

Mr. Doennig noted that it was recommended to withdraw from the agenda.

COMMISSION ACTION:

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

Conditional Use Permit 465
425 West Commercial
Applicant: OZMOD 425 LLC, Strong Capital V LLC

Mr. Hosmer states that this is a request to permit the construction of a development project greater than 10,000 square feet of total building floor area within COM-1, Commercial Street District generally located at 425 West Commercial Street and 1824 North Lyon Avenue. On, June 29, 2022, the Landmarks Board approved the proposed demolition and the review of new

development site plan, building materials and renderings. The Board found that the project conformed to the adopted review criteria, the Secretary of the Interior's Standards for Rehabilitation, and the Commercial Street Design Guidelines (adopted in 2020). The COM-1 district requires CUP applications to notify additional groups i.e., Woodland Heights, Grant Beach, Mid-Town Neighborhood Associations, Commercial Club, Downtown Springfield Association, Commercial Street CID Board. In addition to the property owners within 500 feet. The requirements for approval for a 37,533 sq foot mixed use building per attached site plan. The building will meet Zoning Ordinance Section 36-425 (7) (h) COM 1 districts requirements for new construction. The proposed Conditional Use Permit meets the standards for approval. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Tyler Hellweg, 221 South Avenue, applicant, owner, and architect explained that the existing buildings which are out of compliance would be replaced with a 10,000-sf building that meets all design and zoning requirements and makes the property developable from a financial investment perspective. The project meets the historic character and any future evolution of the district.

Mr. Bruce Colony asked if they have met with the area's neighborhood associations?

Mr. Tyler Hellweg responded that they have had conversations with members but not the organizations

Mr. Bruce Colony stated that this project seems to be generally supported but there are concerns that there wasn't any presentation outlining the project.

Mr. Tyler Hellweg stated that the project was presented to the Landmarks Board but until all the regulations are approved the design is frozen.

Ms. Christine Schilling, 305 & 307 East Commercial Street, says that the project is incompatible of the area's design and has concern that it is not lively or has appeal and is too dominating.

Mr. William Angle, 892 S. River Hills Lane, owns the property directly across the street from this project and is in favor of the design and is appropriate for the district.

Mr. Bruce Colony summarized Mr. Angle's statement that he is comfortable that if the Conditional Use Permit is approved that the design guidelines will be met.

Mr. William Angle agreed.

Ms. Connie Hinds, 215 W. Commercial Street, Director of the C-Street Merchants Association and been a part of the organization for fifteen years. Meetings occur weekly and the general feeling of the merchants echo the previous speaker with support of the project.

Ms. Jennifer Wilsal, 1900 S. Saratoga, owns three properties on Commercial Street and is in favor of the project.

Mr. Lyle Foster, 350 S. John Q. Hammons Parkway, business owner on Commercial Street and is in strong support of the project.

Mr. Paden Chambers, 1643 E. Lombard Street, previous member of the Landmarks Board as the Commercial Street representative and one of the achievements accomplished during this time is the Commercial Street Design Guidelines and they were approved by the Landmarks Board, Planning and Zoning Commission and City Council in April 2020. The city hired a consultant to develop the design guidelines and worked with a group which consisted of Michael Sparlin, Mary Collette, Justin Stanek, Kent Brown, Erin Hudson, William Angle and Holland Wilson. This project is in compliance with the guidelines, and I am in favor of the project.

Mr. Eric Pauly asked since the approval in April 2020 how much new construction has occurred?

Mr. Paden Chambers stated that City Staff would be best to answer.

Mr. Bob Hosmer responded that two news projects that are pending. In the past there was one on Blaine for a garage, but these new projects are exciting new construction.

Ms. Debra McDaris, 2305 E. Hines Street, Republic, Missouri, speaking as a shopper on Commercial Street every Saturday. Everyone loves C-Street as it is a family, architecture and the essence of the street and opposes the project that housing is right for the street.

Ms. Mary Collette, 1539 N. Washington, wished to clarify that nobody has spoken about changing colors or to build a more historic design that she is aware of, they want a more exciting and dynamic design that highlights the area. She is an historic preservationist and served on the re-write of the design guidelines. She guided that process and worked to make sure it was completed. She said nostalgia and a love of C-Street history has been a passion for over forty years and she spoke in support of this groups first design at the Landmarks Board. It was a beautiful adapted re-use of the current structure that they are demolishing on the block face which was the Springfield MFA Building. She spoke in favor of this concept of OzMod second design simply requesting alternations to the façade that reference the current building sizes and lot sizes and façade. She said that she could no longer support this current request for a number of reasons after researching the brutalist modern design as the scale of the design which would dominate the site. She said demolishing the existing building which would nullify the "Adjacent Buildings" in the guidelines. She cited multiple design guidelines from Section 5 that the proposed building would not meet.

Mr. Bruce Colony asked if Ms. Collette is against any new construction and would prefer adapted reuse of the existing buildings?

Ms. Collette responded that she would support a more exciting and modern structure. This company does beautiful work, and they haven't done the best with this design. This dominates the site and needs to encourage the right kind of development.

Mr. Stephen Thomas, 2301 N. Johnston Avenue, business owner on Commercial Street. Wanted to express an opinion and concerns regarding this discussion that all the proper channels and guidelines have been followed. If everything has been executed and approved, it is not our place to deny the project. It is exciting that this project is coming to Commercial Street.

Mr. Blaine Whisenhunt, 1355 E. Crystal Hill Lane, representative of OzMod 425, LLC, refocus the purpose of this meeting is the Conditional Use Permit. Commercial Street was chosen for the love of the place and want to invest in the area. They have received a large amount of support from business owners in the area and encouragement for the project.

Ms. Kuleya Bruce asked if he worked on the design. Also asked if he could elaborate on the design intent on C-Street?

Mr. Blaine Whisenhunt responded that he did, and designers know that there are constraints on design and there were a lot of them on this project. The problems that were defined were taken in consideration along with the sensitivity for the guidelines.

Ms. Kuleya Bruce also asked how are going to address the concern of scale and have you considered the new guidelines with Forward SGF. Are there any other sites or design in this community that you can reference or any of this scale.

Mr. Blaine Whisenhunt responded that they are trying the best they can to follow the steps as directed. More meetings will be forthcoming as the project moves forward. No, there are no projects to this scale in the area.

Mr. Christopher Lebeck asked what is currently on the property. Also, wanted to thank them for taking a financial and design risk into this property and this part of town.

Mr. Blaine Whisenhunt responded that there is a pole barn structure off the street, wooden fence that is connected to a former mechanics space and a large bay at the back of the lot. Everything is empty.

Ms. Kuleya Bruce asked if they have looked at Tower Grove in St. Louis that had a similar transition and how they were received by the community. Do you understand the concern the scale but also understand respecting what is there and not

trying to degrade or belittle the beauty of what is there and understand what you are proposing. Ask that you consider the scale of Commercial Street regarding the design.

Dr. Dustin Cox, 1031 E. High Point Street, Commercial Street business owner and teaches at Cox College, supports the project. Newer projects that allow for physical handicaps would benefit the area as they are lacking in the historic buildings.

Mr. Doennig closed the public hearing.

Mr. Bruce Colony wanted to thank the developer and speakers that came this evening. Tonight, needs to determine if the Conditional Use Permit can be approved and everyone would like to know what the project would look like, but we do not have that luxury, however, the project does meet the guidelines and checks the boxes and will support the project. Ask that the groups come together and work together on this project.

Ms. Bruce also stated that she supported this project.

Mr. Pauly also seconded the support of the project and stated that we need to be sensitive with projects on Commercial Street. Would like to see continuing work between the developers, C-Street organizations, and neighborhoods.

COMMISSION ACTION:

Mr. Lebeck motioned to **approve** Conditional Use Permit 454 (425 West Commercial). Mr. Knuckles seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Bruce, Knuckles, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

Conditional Use Permit 466
1306 West Sunshine Street
Applicant: 1821 Fort St., LLC

Mr. Hosmer states that this a to permit an automobile service garage within a GR, General Retail District generally located at 1306 W. Sunshine Street. The Growth Management and Land Use Plan designate this area as appropriate for Medium-Intensity Retail, Office or Housing uses. The subject property is at the intersection of a primary arterial (Sunshine St.) and Collector (Fort Ave.) roadways. A Traffic Impact Study is not required, and the property is not located in a FEMA designated floodplain, stream buffer or sinkhole area. Stormwater detention is required onsite. The Conditional Use Permit will:

- Allow an automobile service garage in conformance with the site plan,
- The standard right-of-way width for W. Sunshine Street is 50-feet from the centerline and for South Fort Avenue is 30-feet from the centerline. Survey needed
- The driveway on Sunshine must be closed.
- Construct sidewalk along Sunshine.

Proposed CUP meets the requirements standards and staff recommends approval.

Mr. Knuckles asked about the requirements for the bufferyard for plantings along Fort Avenue.

Mr. Hosmer states that it is perimeter landscaping and is a requirement.

Mr. Doennig opened the public meeting.

Mr. Geoff Butler, 4449 E. Valley Road, representing the applicant and has been abandoned and vagrants have cleared out all of the copper that could be found. The applicant bought this to expand her service and capabilities for auto repair. We are providing 20% green space and will be no detention required and will get rid of the entrance on Sunshine Street.

Mr. Knuckles asked about the uses of the building and Mr. Butler noted how the applicant will use the lot and buildings.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Conditional Use Permit 466 (1306 West Sunshine Street). Mr. Lebeck seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Bruce, Knuckles, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

Subdivision Variance 354

2101 North Main Avenue

Applicant: Barrett Fisk Investments, LLC

Mr. Hosmer states that city staff requests this be postpone to the October 6, 2022, meeting.

COMMISSION ACTION:

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

PUBLIC HEARINGS:

Z-18-2022 w/COD #219

3050 East Battlefield Road

Applicant: Dean and Teresa McClish

Mr. Hosmer states that this is a request to rezone approximately 1 acre of property generally located at 3050 E. Battlefield Road and 3020 S. Parkview Avenue from Planned Development No. 222 and R-SF, Single-Family Residential District to O-1, Office District and establishing Conditional Overlay District No. 219. The Growth Management and Land Use Plan designate this area as appropriate for Low Density Housing uses, however the northern portion of the property was zoned PD for office uses. The transportation plan classifies Battlefield as a primary arterial and Parkview Avenue as a local roadway. This is consistent with the Office district intent to be used as transitions between more intense and residential uses. A Traffic Impact Study is not required, and the property is not located in a FEMA designated floodplain, stream buffer or sinkhole area. The site already has processed a fee in lieu of Stormwater detention. 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. The Conditional Overlay District will:

- Require ROW to meet City Standard Widths-Battlefield and Parkview,
- No access to Battlefield and limit access to Parkview 180 ft from Battlefield intersection,
- Sidewalks along Parkview,
- Administrative lot combination of all lots into one,
- No builds allowed on the south 80 feet and
- Bufferyard Type C on eastside and a Type D bufferyard on the southside.

Staff recommends approval.

Mr. Doennig opened the public hearing.

Ms. Angela Scaletty, 3050 E. Battlefield Road and have been a tenant of the property and represent the owner and here on behalf of my business partner.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Z-18-2022 w/COD #219 (3050 East Battlefield Road). Mr. Jobe seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Bruce, Knuckles, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

Z-20-2022

1331 North Stewart Avenue

Applicant: Troutman Enterprises, LLC

Mr. Hosmer states that this is a request to rezone approximately 0.29 acres generally located at 1331 N. Stewart Avenue from GM, General Manufacturing District to LI, Light Industrial District. The Comprehensive Plan identifies this area as designates as appropriate for Low Density Housing however the area has been zoned GM since 1995. The Transportation Plan classifies Stewart as a local roadway. A Traffic Impact Study is not required, and the property is not located in a FEMA designated floodplain, stream buffer or sinkhole area. Stormwater detention is not 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.

Ms. Samantha Troutman, 1331 N. Stewart Avenue and we are providing senior care and want to add an adult daycare that will work with various people with disabilities.

Mr. Doennig closed the public hearing.

Mr. Knuckles asked that adult day care falls in Light Industrial and Mr. Hosmer replied that they worked with the applicant to a district that would fit.

COMMISSION ACTION:

Ms. Bruce motioned to **approve** Z-20-2022 (1331 North Stewart Avenue). Mr. Lebeck seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Bruce, Knuckles, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

Z-21-2022

2000 West Thoman Street

Applicant: City of Springfield

Mr. Hosmer requests that this be postponed to the October 6, 2022, meeting.

COMMISSION ACTION:

Mr. Jobe motioned to **postpone** Z-21-2022 (2000 West Thoman Street). Mr. Knuckles seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Bruce, Knuckles, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

Z-22-2022

3787 South Jefferson Avenue

Applicant: J & M Tillman, LLC

Mr. Hosmer stated that that this a request to rezone approximately 0.57 acres generally located at 3787 S. Jefferson Avenue from O-1, Office district to GR, General Retail District. The Growth Management and Land Use Plan designate this area as appropriate for Medium Intensity Retail, Office or Housing. The Transportation plan classifies Jefferson Avenue as a Collector roadway and Primrose Street as a Secondary Arterial roadway. A Traffic Impact Study is not required, and the property is not located in a FEMA designated floodplain, or stream buffer area. The property is located in a sinkhole watershed area. Stormwater detention will be determined 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. 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.

Ms. Stephanie Ireland, 1908 E. Sunshine Street, representing the applicant and asking to rezone to General Retail and noted the struggle to gain driveway access and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Z-22-2022 (3787 South Jefferson Avenue). Ms. Bruce seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Bruce, Knuckles, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

Z-23-2022 w/COD #220

1739, 1745, 1755 South National Avenue, 1141 East Sunshine Street and 1138 East University Street

Applicant: BK & M, LLC

Mr. Hosmer requests that this be postponed to the October 6, 2022, meeting.

COMMISSION ACTION:

Ms. Bruce motioned to **postpone** Z-23-2022 w/COD #220 (1739, 1745, 1755 South National Avenue, 1141 East Sunshine Street and 1138 East University Street). Mr. Knuckles seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Bruce, Knuckles, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

Z-24-2022 and Conditional Use Permit 468

1545 West Republic Street

Applicant: 1545 W. Republic Road, LLC

Mr. Doennig noted a request to combine Z-24-2022 and Conditional Use Permit 468.

COMMISSION ACTION:

Ms. Bruce motioned to **combine** Z-24-2022 and Conditional Use Permit 468 (1545 West Republic Street). Mr. Knuckles seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Bruce, Knuckles, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

Mr. Hosmer states that this is a request to rezone approximately 3.3 acres of property generally located at 1545 W. Republic Street from GR, General Retail District to HC, Highway Commercial District. The Comprehensive Plan identifies this area as for Low Density Housing however, the property has already been zoned to GR and HC in the area. The Transportation Plan classifies Kansas Court as a local roadway and Republic as a Primary Arterial. A Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain, stream buffer or 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. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied. Staff recommends approval.

Mr. Hosmer states that this is a request to permit an automotive body and fender repair and paint shop within a HC, Highway Commercial District (Z-24-2022) generally located at 1545 W. Republic Street. The Growth Management and Land Use Plan designate this area as appropriate for Low Density Housing uses, however the area has been rezoned to GR and HC.

Automotive body, fender repair and paint shops require a CUP permit. The Conditional Use Permit will require:

- Sidewalk construction along Republic and Kansas Ct.

Proposed CUP meets the requirements standards and staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Nick Fore, 9461 Kenwood Road, representing the future owners and wanted to note the acres noted in the staff report, Mr. Hosmer stated that it is the acres of the entire tract. Gave out business description of Caliber Collision and noted that the

neighborhood concerns were sound/noise and lighting but was able to alleviate their issues/concerns. The building height will be similar to the other buildings in the area and gave out business hours and size of business (staff/customers).

Mr. Colony asked about the fence along the highway and if it would block the view of wrecked cars. Mr. Fore said that it would block the view behind the gate.

Mr. Colony asked about plantings/landscaping and Mr. Hosmer noted that it would be against the freeway so no landscaping.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Z-24-2022 (1545 West Republic Street). Ms. Bruce seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Bruce, Knuckles, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Conditional Use Permit 468 (1545 West Republic Street). Ms. Bruce seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Bruce, Knuckles, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

Conditional Use Permit 467
1025 West Sunshine Street
Applicant: Clovis Breeden

Mr. Hosmer states that this is a request to permit an automobile service garage within a GR, General Retail District generally located at 1025 W. Sunshine Street. The Growth Management and Land Use Plan designate this area as appropriate for Medium-Intensity Retail, Office or Housing uses. The Transportation plan classifies Sunshine as a primary arterial roadway. A Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain, stream buffer or sinkhole area. Stormwater detention is not required onsite. The Conditional Use Permit will:

- Allow an automotive body/fender repair and paint shop in conformance with the site plan,
- The standard right-of-way width for W. Sunshine Street is 50-feet from the centerline
- The two driveways on Sunshine must be closed (westernmost and easternmost).
- Construct sidewalk along Sunshine.

Proposed CUP meets the requirements standards and staff recommends approval.

Mr. Knuckles asked if there needs to be a repair the fence and landscaping. Mr. Hosmer noted that he believes it would require a new fence and the bufferyard would need to meet the standards.

Mr. Colony asked about the bufferyard and Mr. Hosmer stated that it would be new and required as part of the Conditional Use Permit.

Mr. Colony asked about the shared parking lot and Mr. Hosmer noted that they would share with their neighbors to the west.

Mr. Doennig opened the public hearing.

Mr. Bret Flory, Plano Texas, have been working with most the Caliber Collision in the country and the world's largest employee of their field and will have a 20% buffer space and adding a lot of trees.

Mr. Colony asked about the parking and concerned about parking cars that require repairs and Mr. Flory stated that the wrecked cars will be stored in the back.

Mr. Christopher Lebeck asked about meeting all of the environmental (EPA) requirements and Mr. Flory stated that they do meet all the environmental requirements.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Conditional Use Permit 467 (1025 West Sunshine Street). Mr. Jobe seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Bruce, Knuckles, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

OTHER BUSINESS:

Street Name Change 80
3100 – 3399 blk North Mulroy Road

Applicant: Buc-ee's

Mr. Hosmer requests that this be postponed to the October 6, 2022, meeting.

COMMISSION ACTION:

Ms. Bruce motioned to **postpone** Street Name Change 80 (3100 – 3399 blk North Mulroy Road). Mr. Knuckles seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Bruce, Knuckles, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

ADJOURN: