

November 17, 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, Christopher Lebeck, Natalie Broekhoven and Eric Pauly. Absent: None. Staff in attendance: Bob Hosmer, Planning Manager, Susan Istenes, Planning Director, Jill Burris, Assistant City Attorney

MINUTES: The minutes of October 6, 2022, were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions and Susan Istenes presented an award for National Planning Month (October) to Becky Volz for citizen participation.

CONSENT ITEMS:

Relinquishment of Easement 930
3530 West Mount Vernon Street

Applicant: Mercy Health Springfield Communities

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Relinquishment of Easement 930 (3530 West Mount Vernon Street). Mr. Jobe seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Knuckles, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

UNFINISHED BUSINESS:

Z-23-2022

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

Applicant: BK & M, LLC

Mr. Hosmer stated that the applicant requests to withdraw Z-23-2022.

COMMISSION ACTION:

Mr. Jobe motioned to **withdraw** Z-23-2022 (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, Knuckles, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

Street Name Change 80
3100 – 3399 blk North Mulroy Road

Applicant: Buc-ee's

Mr. Hosmer stated that this is a request to rename the 3100-3399 block of North Mulroy Road to North Beaver Road. Staff recommends approval.

Mr. Colony asked about examples of Madison/Bear Blvd and an unnamed county road and if Madison was vacated.

Mr. Hosmer noted that he believes some of it was vacated.

Mr. Doennig opened the public hearing.

Mr. Stan Beard, 327 FM 2004, Lake Jackson, TX went over points, i.e., of why a 50,000' gas station would need any more visibility but noted the exit off of the freeway will be tricky and expects around 12,000 cars per day (3 out of 4 cars are not from the area). Consultants and MoDot thought it would be helpful to have the name change for traffic flow (micro-movement) and to help minimize possible safety issues.

Mr. Jobe asked about other communities that have a Buc'ee's.

Mr. Beard noted that they have several stores with street names (Buc'ee's, etc.) and has helped minimize any traffic concerns/flows.

Mr. Colony questioned the street name change and why it would need to be renamed.

Mr. Brett Foster, Public Works noted that the situation is the micro-movement that will be the problem and gave out examples of other situations and changes. He said that it does need to change to a simpler name (Fed Hwy/MoDot supports), and this will be largest traffic generator in Springfield, and will make the traffic flow safer and easier.

Mr. Lebeck asked if this is a public safety issue.

Mr. Foster noted that it is a safety issues and needs to simpler.

Mr. Knuckles talked about the roundabouts and how your automobile GPS is telling you how to get you to the destination and having a separate name will be simpler.

Mr. Pauly has concerns with constant changes of businesses to street names and gave out examples of other locations.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

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

PUBLIC HEARINGS:

Z-25-2022

1708 South Sieger Drive

Applicant: School for Investors, LLC

Mr. Hosmer stated that this is a request to rezone approximately 0.32 acres of property generally located at 1708 S. Sieger Drive from R-SF, Single-family Residential District to O-1, Office District. Staff recommends approval.

Mr. Doennig opened the public hearing.

Ms. Sandra Dirksen, 1708 S. Sieger Drive representing the school for the investors and here to answer any questions.

Mr. Knuckles asked about students living at the facility.

Ms. Dirksen noted that they will be living at the facility and are adults (3 students).

Mr. Pauly asked who will be also living there and Ms. Dirksen said that an office will be there.

Mr. Doennig closed the public hearing.

Ms. Broekhoven asked if O-1 District allows for residential and Mr. Hosmer noted that they can if it is behind or above the office space.

Mr. Pauly asked if the rule for 3 unrelated people would apply, and Mr. Hosmer noted that it does not.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Z-25-2022 (1708 South Sieger Drive). Mr. Lebeck seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Knuckles, and Lebeck. Nays: Broekhoven. Abstain: None. Absent: None.

Z-26-2022

354 West Buena Vista Street

Applicant: Hale Realestate, LLC

Mr. Hosmer stated that this is a request to rezone approximately 1.15 acres of property generally located at 354 W. Buena Vista Street from Greene County C-2 to GR, General retail district as part of the proposed annexation of this property (A-4-2022). Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Chris Wynn, 5651 S. National Avenue and is representing the developer. Ultimately, they would like to extend to a sewer access and will be annexing the property also. Property is zoned commercial but will be rezoning to General Retail and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Z-26-2022 (354 West Buena Vista Street). Mr. Jobe seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Knuckles, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

OTHER BUSINESS:

Initiate Home Occupation Text Amendment

Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to Initiate Text Amendments to the Home Occupation sections in Chapter 36 Land Development Code per State Law Changes. Propose to come back to with changes to the code to not be in conflict with the new state law and staff recommends approval.

Mr. Lebeck asked if this will bring City Code in line with House Bill 1662 and Mr. Hosmer noted that it will.

Mr. Doennig opened the public hearing.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Initiate Home Occupation Text Amendment (Citywide). Mr. Jobe seconded the motion. Ayes: Doennig, Jobe, Colony, Pauly, Knuckles, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

NEW BUSINESS:

Request to initiate a Neighborhood Plan for University Heights Neighborhood per City Charter.

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to Initiate Neighborhood Plan for University Heights Per City Charter.

Mr. Lebeck disclosed that he does live in University Heights and that the neighborhood has asked for a neighborhood plan and would like the Planning and Zoning Commission to consider initiating a neighborhood plan.

Discussion on options/changes/proposals to a possible corridor plan and/or a neighborhood plan.

Mr. Doennig opened up the public hearing.

Mr. Lee Viorel, representing residents on Portland/Stanford and King (approximately 20 individuals) and believes this may be a waste of resources and would like it to remain residential/low density. He also noted that there are deed restrictions with restrictive covenant that prevents any zoning changes and stated that this has been a residential area for 97 years.

Mr. Daniel Dunbar, 932 E. Kingsbury Street one of the residents that Mr. Viorel spoke of and are very concerned about the development and how it is going to affect the property values/economic impact and has traffic concerns.

Ms. Courtney Fletcher, 1011 E. University and will be directly affected and have lived for there 22 years and noted about deed restrictions and would hope the commission will not take any action based on the deed restrictions.

Mr. Ralph Duda, 5162 S. Chelsea said that it is concerning as an applicant that a commission member may have problems with impartiality on a consideration of a plan.

Ms. Jan Peterson, 1024 E. Stanford, President of University Heights and would like a corridor plan along with a neighborhood plan to be done together. She also mentioned deed restrictions as a way to prevent any rezoning.

Ms. Evelyn Magan, 818 E. Portland and has lived in the same house for many years. Believes that the commission agrees that there should be a corridor/neighborhood plan and suggest a moratorium until the issues get resolved. It could be a dangerous precedence if there is not a moratorium in place (corridor/neighborhood plans) for other areas.

Ms. Annette Hollon, 1133 E. Linwood Drive and notes the problems of neighborhood associations that start up and then close and continue to be in flux. Believes they have a diverse neighborhood and supports the initiative to create a corridor plan.

Ms. Becky Volz, 1910 N. Grant Avenue and said her passion is neighborhoods and is glad that they are discussing neighborhood plans and believes it is a great idea.

Mr. Doennig closed the public hearing.

Further discussion/comments amongst commission members.

Mr. Lebeck made the motion (Motion #1): Request to initiate a neighborhood plan for University Heights along with a corridor plan for Sunshine and National with specific development recommendations from staff. Mr. Colony seconded the motion. NO VOTE.

Further discussion/comments amongst commission members.

Mr. Lebeck made a motion to amend the motion (Motion #2): Request to initiate a corridor plan for Sunshine & National that includes University Heights with specific development recommendations from staff. Mr. Colony seconded the motion. NO VOTE.

Further discussion/comments amongst commission members.

Mr. Lebeck amended the motion again (Motion #3): Request to initiate a corridor plan for Sunshine and National that includes University Heights from Campbell to National and National to Grand with specific development recommendations from staff. (No Second). NO VOTE.

Further discussion/comments amongst commission members.

Mr. Lebeck made the motion to vote on amended motion number 3.

COMMISSION ACTION (vote on amended motion number 3):

Mr. Lebeck motioned to **approve** the amendment to the motion - Request to initiate a corridor plan for Sunshine and National that includes University Heights from Campbell to National and National to Grand with specific development recommendations from staff. Mr. Colony seconded the motion. Ayes: Doennig, Colony, Pauly, Knuckles, and Lebeck. Nays: Jobe and Broekhoven. Abstain: None. Absent: None.

COMMISSION ACTION:

Mr. Lebeck motioned a **Request to initiate a corridor plan for Sunshine and National that includes University Heights from Campbell to National and National to Grand with specific development recommendations from staff**. Mr. Colony seconded the motion. Ayes: Colony, Pauly, Knuckles, and Lebeck. Nays: Doennig, Jobe, and Broekhoven. Abstain: None. Absent: None.

ADJOURN:

The meeting was adjourned at 9:09pm