



## City of Springfield

### Agenda

#### City Council Special Meeting

**Jeff Schrag, Mayor**

**Zone Councilmembers**

Monica Horton, Zone 1  
Abe McGull, Zone 2  
Brandon Jenson, Zone 3  
Bruce Adib-Yazdi, Zone 4

**General Councilmembers**

Heather Hardinger, General A  
Craig Hosmer, General B  
Callie Carroll, General C  
Derek Lee, General D

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**April 27, 2026**

**11:30 AM**

**Councilman Denny Whayne  
Conference Room  
Busch Building, 4th Floor  
840 Boonville Avenue**

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[Rules and procedures.](#)

**1. ROLL CALL.**

**2. SECOND READING AND FINAL PASSAGE**

It is not anticipated that City Council will vote on this item.

**2.1. Amended Council Bill 2026-082 (Adib-Yazdi)**

A general ordinance amending the Springfield Land Development Code, Section 36-4.01B, 'Official Zoning Map,' by rezoning approximately 7.64 acres of property generally located at 3302 South Maryland Avenue from Planned Development No. 13, 3rd Amendment, and R-SF, Single-Family Residential District, to Planned Development No. 395; and adopting an updated Official Zoning Map. (Bibi Oaks, LLC, 3302 S. Maryland Avenue, Planned Development No. 395)

**2.1. Special Meeting Notice**

**3. ADJOURN**



**SUPPLEMENTAL EXPLANATION TO COUNCIL BILL 2026-082 (ADIB-YAZDI)**

**FILED:** 04/23/2026

**ORIGINATING DEPARTMENT:** Planning and Development

**TITLE:** To amend Council Bill 2026-082 (PD 395)

**PURPOSE:** On April 20, 2026, Council Bill 2026-082 was amended as follows: Exhibit C was amended by:

1. Reducing the number of units from 198 to 182;
2. Reducing the number of stories from 4 to 3 along Maryland;
3. Shifting the building location further to the East;
4. Removing one of the access points on Maryland;
5. Facilitating neighborhood backyard access from Kings Street and adding up to 10 6-foot-wide double leaf gates for this purpose; and
6. Adding trees along the detention rim on Walnut Lawn.

**BACKGROUND INFORMATION:**

**Submitted By:**

**Authorized for inclusion on the agenda pursuant to City Code section 2-33:**

David Cameron, City Manager

**Attachments:** 1. Council Bill 2026-082 (Adib-Yazdi)\_Item\_Preview (2)



## EXPLANATION TO COUNCIL BILL 2026-082 (ADIB-YAZDI)

**FILED:** 04/10/2026

**ORIGINATING DEPARTMENT:** Planning and Development

**TITLE:** A general ordinance amending the Springfield Land Development Code, Section 36-4.01B, 'Official Zoning Map,' by rezoning approximately 7.64 acres of property generally located at 3302 South Maryland Avenue from Planned Development No. 13, 3rd Amendment, and R-SF, Single-Family Residential District, to Planned Development No. 395; and adopting an updated Official Zoning Map. (Bibi Oaks, LLC, 3302 S. Maryland Avenue, Planned Development No. 395)

**PURPOSE:** Amending the Springfield Land Development Code, Section 36-4.01B, 'Official Zoning Map,' by rezoning approximately 7.64 acres of property generally located at 3302 South Maryland Avenue from Planned Development No. 13, 3rd Amendment, and R-SF, Single-Family Residential District, to Planned Development No. 395. (Staff and Planning and Zoning Commission recommend approval.)

### BACKGROUND INFORMATION:

#### PLANNED DEVELOPMENT NUMBER NO. 395

The applicant is requesting to rezone approximately 7.64 acres of property generally located at 3302 S. Maryland Avenue from Planned Development No. 13, 3<sup>rd</sup> Amendment and R-SF, Single-Family Residential District to Planned Development No. 395. The applicant is proposing a new four-story multi-family apartment development.

**REMARKS:** The Planning and Zoning Commission held a public hearing on March 12, 2026, and recommended to approve the application, by a vote of 5 to 2.

The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

### FINDINGS FOR STAFF RECOMMENDATION:

1. The *Comprehensive Plan's Land Use & Development* chapter identifies the area to the east of Maryland Avenue within the Institutional & Employment Center placetype and the area west of Maryland Avenue within the Traditional Neighborhood placetype.

2. This application is consistent with the Institutional and Employment Center placetype (area to the east of Maryland Ave.) which lists multi-family dwellings as a supporting use.
3. This application is consistent with the Traditional Neighborhood placetype (area to the west of Maryland Ave.) which lists Open Space as a supporting use.
4. The submitted application includes a site plan, renderings and elevations of the multi-family building that illustrate the proposed design requirements. Refer to Exhibit 2 showing exterior elevation for apartments.
5. The proposed Planned Development is proposing the following major differences from the current PD 13, 3<sup>rd</sup> Amendment District:
  - a. The floor area ratio of 0.35 in the existing PD is being eliminated and the proposed development will instead be limited by setbacks, bulk plane, maximum height requirements, open space, off-street parking, open space and landscaping requirements.
  - b. The maximum residential gross density is being increased from 16 dwelling units per acre to 29 dwelling units per acre; however, the current PD includes the area to the north and west which is a total of 22 acres and has no existing residential units on it. The current PD would allow the proposed residential development to have approximately 352 total residential dwelling units. The applicant is proposing 198 units with a maximum allowance of 202 units based on the existing property area east of Maryland Avenue.
  - c. The existing PD has a 45-degree bulk plane from the eastern right-of-way of Maryland Avenue. This is being retained in the new PD. The maximum height is being increased from 2 stories or 35 feet, whichever is less restrictive to 60 feet above finished grade. The applicant is proposing a 4-story building.
  - d. The existing PD has no specific building design requirements while the proposed PD has design requirements, and the elevations and renderings show that it meets the Multi-Family Location and Design Guidelines. The applicant is also proposing 3 development amenities (pool, community space/fitness room and a dog park).
  - e. The same bufferyard Type E is required within Area B as in the existing PD. The bufferyard appears to have missing landscaping and will need to be re-established with the new final development plan and building permits for the proposed development. The new PD will require a 6 ft. solid wood privacy fence or other form of accepted form of screening.
  - f. Perimeter, foundation and interior landscaping of 5% of the parking or vehicular use area will be required with the new PD. The existing PD doesn't have this requirement.
  - g. The existing PD states that access is to be in conformance with the exhibit/site plan. The proposed PD requires a traffic study at the time of development.
  - h. The existing PD states that a final development plan can be reviewed by the city for consideration of the off-street parking requirements while the new PD has a

minimum number of off-street parking spaces for enclosed outdoor and bicycle parking. These appear to match the City's current off-street parking requirements.

- i. The existing PD can be approved with a final development plan administratively in conformance with the requirements of this exhibit. In the new PD, a final development plan shall only be approved if the development is in substantial conformance with Exhibits 1 (text), 2 (site plan) and 3 (elevations) of the PD.
6. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
7. There aren't any changing conditions in the area affected that make the proposed rezoning necessary.
8. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity. The PD to the north allows for medical office, mixed-use and multi-family residential uses. The PD to the east allows for commercial and office uses. The PD to the south allows hospital and medical office uses. The areas to the north, east and south are also within the Institutional and Employment Center placetype.
9. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
10. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. The applicant will be required to perform a traffic study at the time of development.
11. Approval of the proposed zoning will not correct an error in the application of this article but rather will provide a viable use of the property subject to the provisions of the zoning district.
12. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

**STAFF RECOMMENDATION:** Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Institutional and Employment Center and Traditional Neighborhood placetypes and on the finding of facts above.

**Submitted By:** Daniel Neal, Senior City Planner

**Authorized for inclusion on the agenda pursuant to City Code section 2-33:**

**Attachments:**

1. PD 395 - 3302 S Maryland Avenue
2. PD 395\_exhA
3. PD 395\_exhB
4. PD 395\_exhC

One-rdg. \_\_\_\_\_  
P. Hrngs.   X    
Pgs. \_\_\_\_\_  
Filed:   03-31-26  

Sponsored by: Adib-Yazdi

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

AMENDED  
COUNCIL BILL   2026-082  

GENERAL ORDINANCE \_\_\_\_\_

### AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-4.01B, 'Official  
2 Zoning Map,' by rezoning approximately 7.64 acres of property  
3 generally located at 3302 South Maryland Avenue from Planned  
4 Development No. 13, 3rd Amendment, and R-SF, Single-Family  
5 Residential District, to Planned Development No. 395; and adopting  
6 an updated Official Zoning Map.  
7 \_\_\_\_\_  
8

9 WHEREAS, an application has been filed for a zoning change of the property  
10 generally located at 3302 South Maryland Avenue, and more particularly described in  
11 "Exhibit A," attached hereto and incorporated herein by this reference, from Planned  
12 Development No. 13, 3rd Amendment, and R-SF, Single-Family Residential District, to  
13 Planned Development No. 395; and  
14

15 WHEREAS, following proper notice, a public hearing was held before the  
16 Planning and Zoning Commission on March 12, 2026, a copy of the Record of  
17 Proceedings from said public hearing being attached hereto and incorporated herein by  
18 this reference as "Exhibit B," and said Commission recommended approval by a vote of  
19 5 to 2; and  
20

21 WHEREAS, the City has reviewed the applicant's request and prepared a staff  
22 report concerning the application, a copy of which being attached hereto and  
23 incorporated herein as "Exhibit C"; and  
24

25 WHEREAS, proper notice was given of a public hearing before City Council and  
26 said hearing was held in accordance with law.  
27

28 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
29 SPRINGFIELD, MISSOURI, as follows, that:  
30

31 Section 1 – The property described in "Exhibit A" is hereby rezoned from  
32 Planned Development No. 13, 3rd Amendment, and R-SF, Single-Family Residential  
33 District, to Planned Development No. 395. Springfield Land Development Code, Section

34 36-4.01B, 'Official Zoning Map,' is hereby amended, changed, and modified consistent  
35 with this Ordinance.

36  
37 Section 2 – The property described in “Exhibit A” of this Ordinance shall be  
38 subject to the requirements and standards included in “Exhibit C – Exhibit 1,” and these  
39 requirements and standards shall govern and control the use and development of the  
40 land in Planned Development No. 395.

41  
42 Section 3 – City Council hereby directs the City Manager, or designee, to update  
43 the City's digital zoning map to reflect this rezoning, and City Council adopts the map  
44 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in  
45 Springfield Land Development Code, Section 36-4.01B, 'Official Zoning Map.'

46  
47 Section 4 – The Official Zoning Map herein adopted shall be maintained and  
48 archived in the same digital form in which this Council has approved its adoption.

49  
50 Section 5 – This Ordinance shall be in full force and effect from and after  
51 passage.

52  
53 Passed at meeting: \_\_\_\_\_

54  
55  
56 \_\_\_\_\_  
57 Mayor

58 Attest: \_\_\_\_\_, City Clerk

59  
60 Filed as Ordinance: \_\_\_\_\_

61  
62  
63 Approved as to form: Laura Vales, Assistant City Attorney

64  
65  
66 Approved for Council action: [Signature], City Manager

EXHIBIT A  
LEGAL DESCRIPTION

ALL OF LOT TWO (2) AND THREE (3) OF THE ADMINISTRATIVE REPLAT OF LOT 1  
SPRINGFIELD PROPERTIES ADDITION & LOTS 1-3 SPRINGFIELD PROPERTIES  
1<sup>ST</sup> ADDITION, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI,  
ACCORDING TO THE RECORDED PLAT THEREOF.

AND

ALL OF LOT FOUR (4) SPRINGFIELD PROPERTIES 1<sup>ST</sup> ADDITION, FINAL PLAT, A  
SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI,  
ACCORDING TO THE RECORDED PLAT THEREOF.

**EXHIBIT B**  
**RECORD OF PROCEEDINGS**  
**Planning and Zoning Commission – March 12, 2026**

Planned Development 395  
3302 South Maryland Avenue  
**Applicant:** Bibi Oaks, LLC

Mr. Neal stated that this is a request to rezone approximately 7.64 acres of property from Planned Development 13, 3<sup>rd</sup> Amendment and R-SF, Single-Family Residential District to Planned Development 395.

Commission members asked about the original Planned Development and if there would be a traffic study and if the development would be gated. Mr. Neal gave information on what is being proposed with the number of dwelling units, access, and that it would not be gated and the traffic study is only required at the time of development.

Commissioner Scott opened the public hearing

Mr. Nathan Reynolds, 6440 Meadowview Drive, is one of the developers and noted that it will be approximately 7.64 acres from Planned Development 13, 3<sup>rd</sup> amendment to Planned Development 395 stating that the site is vacant asphalt and underutilized parking. They are proposing residential community housing is near major employers and services and believes this is in the right location and complements the Medical Mile by providing housing near major employers (Cox South, Mercy clinics), the vertical building design reduces overall footprint, preserving green space, incorporates generous buffers, quality materials, soundproofing, and thoughtful landscaping and the current zoning already allows for a four-story inpatient/outpatient medical clinic, which could generate significantly more traffic than the proposed residential use as well as offering to build a 6ft privacy fence and provide gate access at each adjacent property for neighbors on the west side of Maryland Avenue.

Mr. Brian Kubik, 1554 E. River Oaks Lane gave an overview of the maximum density and noted that the current zoning already allows for a four-story building, and the Montclair Senior Living building is five-story, and this project will be shorter and gave out existing building heights throughout the area. He noted the buffer zone area on the west side of Maryland Avenue, and it has a 30-foot strip with trees (developer will also provide plantings in areas without trees) and offering to build a privacy fence there and provide gates at each one of those neighbor's properties allowing them to have access.

Mr. James Head, 3341 S. Kings Avenue, noted that the residents are already struggling with accumulative effects of growth, traffic safety, crime, and infrastructure that is not keeping pace and stated concern over an estimated 1,300 additional daily trips on already congested Walnut Lawn and Maryland Avenue, stating residents urge a traffic study before rezoning, citing statistical evidence that even a fraction of these trips would be significant.

Ms. Arlene Chriswell, 3312 S. Kings Avenue stated that she is not sure if the proposed development is keeping with Springfield's Comprehensive Plan, noting that the development will be taller than any other building in the immediate area and the four-story height is seen as a "jump up" rather than a "step up," contradicting the Comprehensive Plan's goal of gentle transitions from traditional neighborhoods. She also noted concerns about traffic, privacy, shadows, noise, and potential impact on property values, saying lighting from cars will be shining into their bedroom windows and asks for a traffic study to be completed before the development is approved.

Mr. Christopher Brown, 844 E. Deerfield Street, and voiced his concern over the traffic at the roundabout noting that its capacity size is 12,000 to 14,000 cars for daily traffic and asks for a traffic study prior to approval.

Ms. Abbigale Haralson 3348 S. Kings Avenue stated that she is opposed to this proposed development, but not against progress and that it is an indirect violation of Forward SGF and does not see a gentle transition and it seems to be a watchtower over their backyards. She also noted concerns about potential wind eddies from the four-story building impacting emergency helicopter landings at nearby helipads as well as financial concerns of shifting costs (e.g.,

roundabout restructuring) onto taxpayers and potential Chapter 353 blight tax abatements (developer clarified they did not receive one for a previous project).

Mr. Nathan Reynolds, 6440 Meadowview Drive (rebuttal) stating that he is sensitive to the situation of the neighborhood and that the current zoning is for a four-story medical building that could be 10x the traffic and only planned 310 parking spots and here to work with anyone that's willing to work with us.

Commissioner Scott closed the public hearing.

Commissioners expressed appreciation for the residents' input and the developer's offer of a privacy fence with property access, however concerns were raised regarding the absence of a traffic study prior to rezoning and whether the four-story height was appropriate for the neighborhood with a suggested three-story limit.

**COMMISSION ACTION:**

Planning and Zoning Commissioner Knuckles moved to approve Planned Development 395. Commissioner Jacquez seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner McClure, Commissioner Knuckles, Commissioner Gunther, Commissioner Souliere, and Commissioner Scott. Nays: Commissioner Pauly and Commissioner Jacquez. Absent: Commissioner Doennig and Commissioner Hunton. Abstain: None.

A handwritten signature in black ink, appearing to read 'Bob Hosmer', written over a horizontal line.

Bob Hosmer, AICP  
Planning Manager

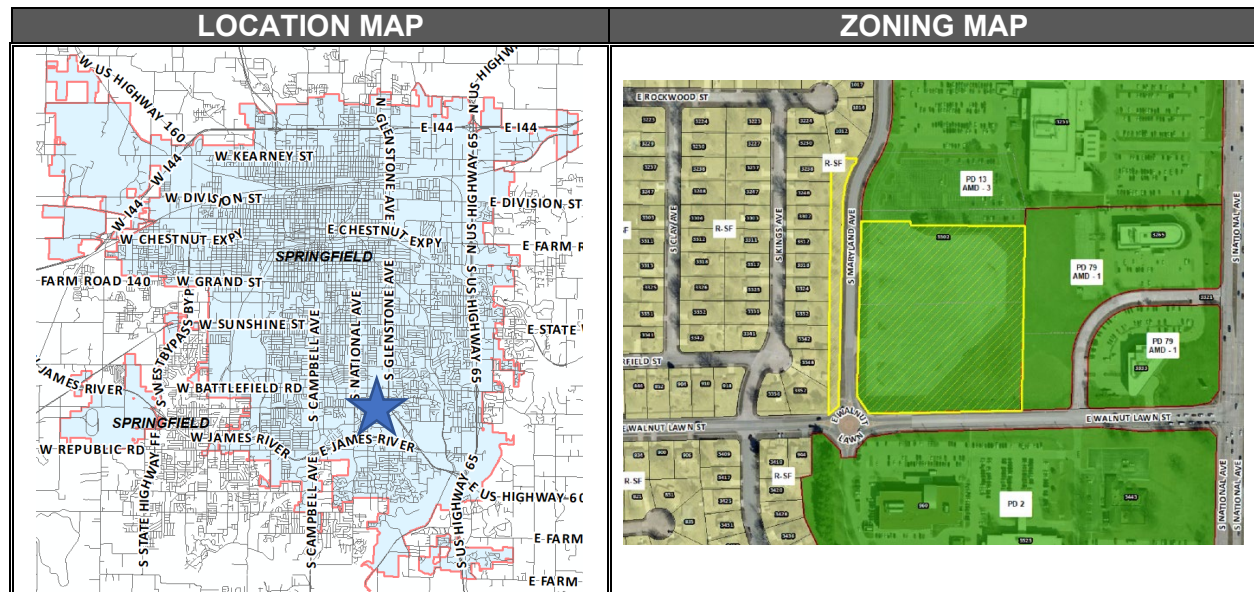
## DEVELOPMENT REVIEW STAFF REPORT

### PROJECT INFORMATION

|                                        |                                                                                                                   |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Case Number:</b>                    | Planned Development No. 395                                                                                       |
| <b>Location:</b>                       | 3302 S. Maryland Avenue                                                                                           |
| <b>Total Acres:</b>                    | 7.64                                                                                                              |
| <b>Applicant:</b>                      | Bibi Oaks, LLC                                                                                                    |
| <b>Existing Land Use:</b>              | Off-street parking and vacant/undeveloped land                                                                    |
| <b>Neighborhood Meeting:</b>           | February 19, 2026                                                                                                 |
| <b>Planning and Zoning Commission:</b> | March 12, 2026                                                                                                    |
| <b>City Council:</b>                   | April 6, 2026                                                                                                     |
| <b>Public Notification:</b>            | Mail, posted property, and legal in Springfield News-Leader                                                       |
| <b>Staff:</b>                          | Daniel Neal, Senior Planner                                                                                       |
| <b>Staff recommendation:</b>           | Staff recommends approval                                                                                         |
| <b>Proposed motion:</b>                | I move to recommend approval of Planned Development No. 395 (All commission motions are made in the affirmative). |
| <b>Required Vote:</b>                  | A majority of those present (5 members are a quorum).                                                             |

### PROJECT SUMMARY:

Request to rezone approximately 7.64 acres of property generally located at 3302 S. Maryland Avenue from Planned Development 13, 3<sup>rd</sup> Amendment and R-SF, Single-Family Residential District to Planned Development No. 395.



## DEVELOPMENT REVIEW STAFF REPORT

### GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



### GOOGLE STREETVIEW:



## DEVELOPMENT REVIEW STAFF REPORT

### PROPERTY HISTORY:

The subject property was platted and rezoned to Planned Development 13, 3<sup>rd</sup> Amendment in 1990. The strip area to west of Maryland was rezoned to R-SF in 1995 as part of the citywide rezoning.

### PLANNING AND ZONING COMMISSION AUTHORITY:

#### Sec. 36-367. – Amendments

(7) Findings by the commission.

- (a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:
1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
  2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
  3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
  4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
  5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
  6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
  7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
  8. Information submitted at the public hearing.

### ZONING ORDINANCE REQUIREMENTS:

| CODE ITEM                 | REQUIREMENTS FOR PD 395                                                                                                                                                                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum Yard Requirements | 60 feet above finished grade or the 45-degree bulk plane from the eastern right-of-way of Maryland Avenue. Exhibit 2 designates a stepped configuration through color-coded identification of the three-story and four-story portions of the building, binding through the Section Q.1 substantial-conformance requirement. |
| Maximum Structure Height  | 27 du/acre per Exhibit 1, Section F; 182 units proposed on 7.64 acres (approximately 23.8 du/acre)                                                                                                                                                                                                                          |
| Minimum Open Space        | 20% minimum per Exhibit 1; 33% proposed on Exhibit 2                                                                                                                                                                                                                                                                        |
| Buffering and Landscaping | Bufferyard E (10-foot minimum per Exhibit 1) along the west property line; 30-foot bufferyard depicted on Exhibit 2                                                                                                                                                                                                         |

### COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

## DEVELOPMENT REVIEW STAFF REPORT

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property east of Maryland Avenue within the Institutional and Employment Center placetype.

The Institutional and Employment Center placetype contains a variety of major medical and office parks, and a collection of institutional and employer campuses. Large campuses are supported by small commercial sales and service business, and a mix of community-orientated amenities. Student housing is also a common component. In the case of universities or colleges, along with mixed housing types located along the fringes and transitional areas, providing housing near major employers is important. Areas within this placetype act as centers of culture, education, and business development, while providing numerous employment opportunities for residents of Springfield and others from the region. As Institutional and Employment Centers provide vital jobs and services to the entire metro area, multimodal accessibility and public transit connectivity are key components of this placetype. Underutilized parcels are assembled and redeveloped into more intense supporting uses or higher density housing developments where appropriate, to increase activity within the center. Planning for Institutional and Employment Center placetype focuses on infrastructure and corridor improvements to facilitate traffic flow, multimodal connectivity, and streetscaping improvements, needed to enhance the character and connectivity of key corridors. As these centers of activity receive high volumes of visitors and commuters into the City, it is essential that the quality of development and visual appeal of the corridors remain attractive and representative of the City's desired image.

### Primary Land Uses:

- Universities, colleges, and vocational schools
- Government, healthcare, and institutional facilities

### Supporting Land Uses:

- Single-family detached
- Single-family attached
- Multi-family
- Parks, greenways, and open space
- Sports complexes and recreational facilities
- Office, hospitality, retail sales and service
- Maker, artisan, and innovations spaces
- Public and private schools and places of worship

## Characteristics

### TRANSPORTATION & INFRASTRUCTURE

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors, installed at key destinations, and incorporated into private development plans.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.

## DEVELOPMENT REVIEW STAFF REPORT

- The pedestrian environment is enhanced with expanded sidewalks and pedestrian infrastructure, such as benches, pedestrian-scaled lighting, and street trees.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.

### URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- Character is enhanced by gateway features, landscaping, and branding elements, particularly within university, health care campuses, and innovation districts, to identify entry into campus areas.
- A greater focus on site design, parking access, massing, and building orientation are adopted to ensure development that is complementary to adjacent lower density residential development.
- Lighting, signage, landscaping, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting with a high degree of transparency using clear glass windows and doors to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.

### TRANSITIONS:

- Strong connections to local universities, innovation districts, and neighborhoods are established through branding and connectivity.

More intense institutional and employment uses and supporting uses are sufficiently separated and buffered from lower intensity residential uses. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property west of Maryland Avenue within the Traditional Neighborhood placetype.

Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance.

## DEVELOPMENT REVIEW STAFF REPORT

Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

### PRIMARY USES

- Single-family detached

### SUPPORTING USES

- Single-family attached
- Low-intensity multifamily
- Low-intensity, neighborhood commercial
- Parks, greenways, and open space
- Public and private schools and places of worship
- Low-intensity urban agriculture

### CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

- Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
- Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
- Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.
- As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY - Urban design characteristics that apply to both Center City and Traditional Neighborhoods include:

- The main entrances of new residential developments are oriented towards the primary street.
- Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.

## DEVELOPMENT REVIEW STAFF REPORT

- When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.
- Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
- New and infill buildings maintain the proportions and architectural features common in the existing block.
- When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

Traditional Neighborhood, Urban design characteristics unique to Traditional Neighborhood character area include:

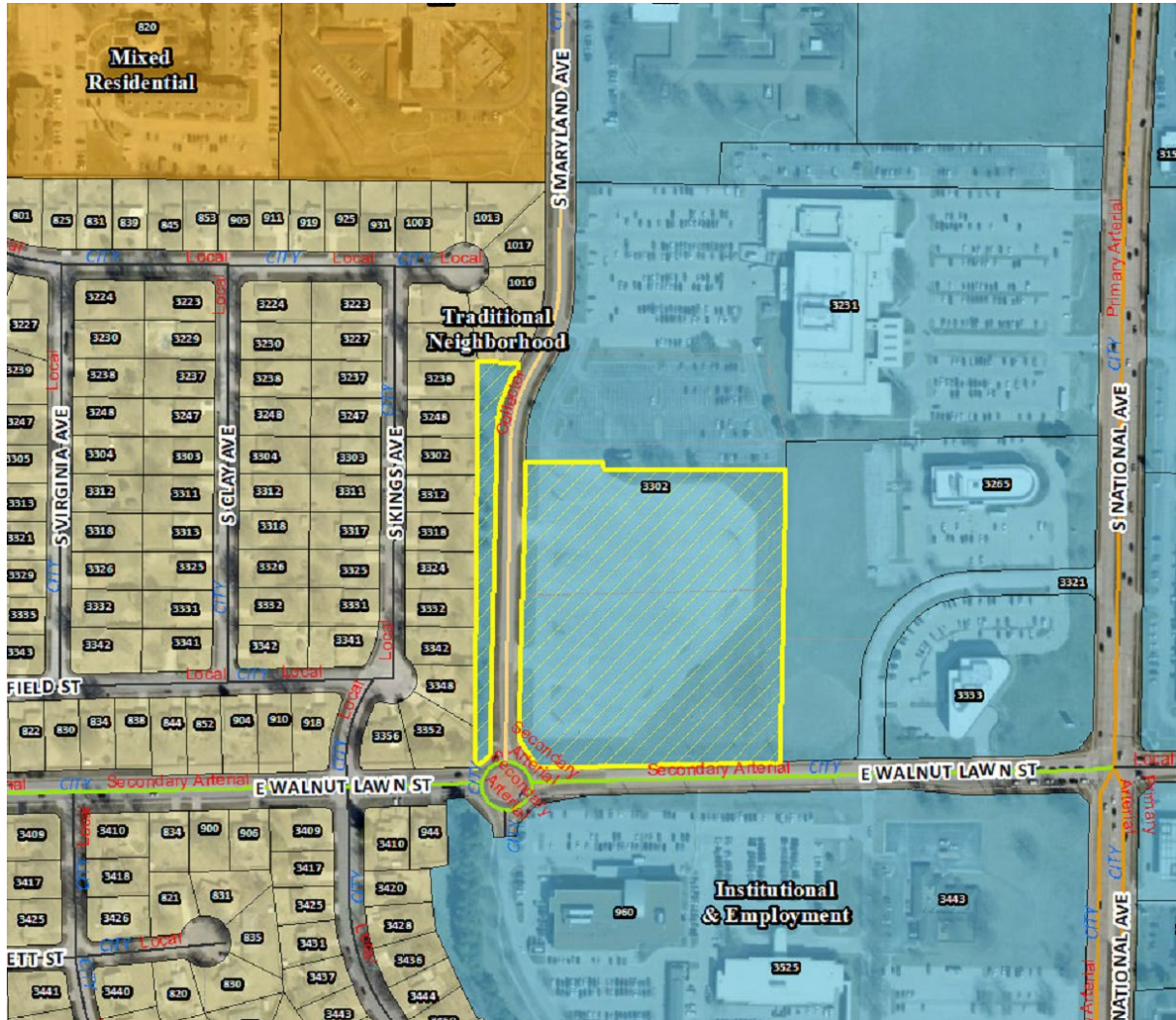
- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.
- Attached garages are a standard element, typically integrated into the design of the home and make up a dominant part of the front elevation, reducing the on-street parking demands.
- Vehicular driveways are provided for each home and are accessed almost exclusively from the front or side street, limiting on-street parking opportunities.
- Neighborhoods are often self-regulated by covenants that limit use, size, and design of structures, as well as care and use of private amenities and common areas.

Transitions:

- A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
- Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
- The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

## DEVELOPMENT REVIEW STAFF REPORT

### FUTURE PLACETYPE MAP:



| PLACETYPES                        | LAND USES              |                        |              |                    |                                            |                   |                                             |                         |                                    |                                              |                                             |                                                   |                                           |                |
|-----------------------------------|------------------------|------------------------|--------------|--------------------|--------------------------------------------|-------------------|---------------------------------------------|-------------------------|------------------------------------|----------------------------------------------|---------------------------------------------|---------------------------------------------------|-------------------------------------------|----------------|
|                                   | Single-Family Detached | Single-Family Attached | Multi-Family | Parks & Open Space | Sports Complexes & Recreational Facilities | Urban Agriculture | Office, Hospitality, Retail Sales & Service | Neighborhood Commercial | Maker, Artisan & Innovation Spaces | Public & Private Schools & Places of Worship | Universities, Colleges & Vocational Schools | Government, Healthcare & Institutional Facilities | Personal Storage, Outdoor Sales & Service | Light Industry |
| Residential Neighborhood          | ●                      | ○                      | ◇            | ○                  | ◇                                          | ◇                 | ○                                           | ○                       | ○                                  | ○                                            | ○                                           | ○                                                 | ○                                         | ○              |
| Mixed Residential                 | ●                      | ●                      | ○            | ○                  | ◇                                          | ◇                 | ○                                           | ○                       | ○                                  | ○                                            | ○                                           | ○                                                 | ○                                         | ○              |
| Downtown                          | ○                      | ○                      | ○            | ○                  | ○                                          | ○                 | ○                                           | ○                       | ○                                  | ○                                            | ○                                           | ○                                                 | ○                                         | ○              |
| Mixed-Use                         | ○                      | ○                      | ○            | ○                  | ○                                          | ○                 | ○                                           | ○                       | ○                                  | ○                                            | ○                                           | ○                                                 | ○                                         | ○              |
| City Corridor                     | ○                      | ○                      | ○            | ○                  | ○                                          | ○                 | ○                                           | ○                       | ○                                  | ○                                            | ○                                           | ○                                                 | ○                                         | ○              |
| Institutional & Employment Center | ○                      | ○                      | ○            | ○                  | ○                                          | ○                 | ○                                           | ○                       | ○                                  | ○                                            | ○                                           | ○                                                 | ○                                         | ○              |
| Business Flex                     | ○                      | ○                      | ○            | ○                  | ○                                          | ○                 | ○                                           | ○                       | ○                                  | ○                                            | ○                                           | ○                                                 | ○                                         | ○              |
| Industry & Logistics              | ○                      | ○                      | ○            | ○                  | ○                                          | ○                 | ○                                           | ○                       | ○                                  | ○                                            | ○                                           | ○                                                 | ○                                         | ○              |
| Urban Green Space & Recreation    | ○                      | ○                      | ○            | ○                  | ○                                          | ○                 | ○                                           | ○                       | ○                                  | ○                                            | ○                                           | ○                                                 | ○                                         | ○              |

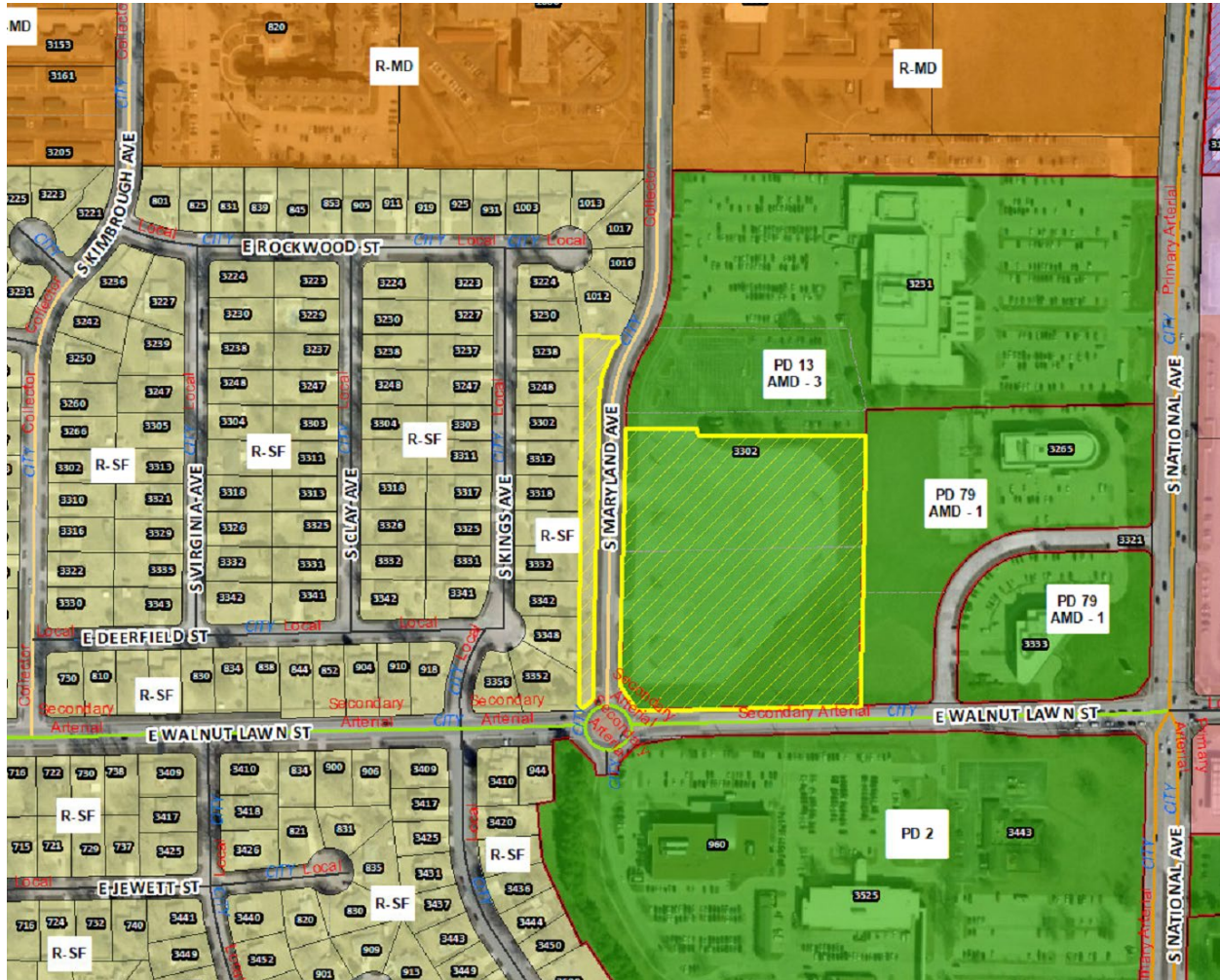
● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype

○ Supporting Land Use: Less prevalent and serve to support the primary land use.

◇ Low Intensity Supporting Land Use: Less prevalent and serve to support the primary use at neighborhood scale

## DEVELOPMENT REVIEW STAFF REPORT

### MAJOR THOROUGHFARE MAP:



### SURROUNDING ZONING, LAND USES AND PLACETYPES:

|            | NORTH                        | SOUTH                        | EAST                       | WEST                     |
|------------|------------------------------|------------------------------|----------------------------|--------------------------|
| ZONING     | PD 13, 3 <sup>rd</sup> Am.   | PD 2                         | PD 79 Amended              | R-SF                     |
| LAND USE   | Hospital and medical offices | Hospital and medical offices | Office uses                | Single-family homes      |
| PLACETYPES | Institutional & Employment   | Institutional & Employment   | Institutional & Employment | Traditional Neighborhood |

## DEVELOPMENT REVIEW STAFF REPORT

### REVIEWING DEPARTMENTS COMMENTS:

#### DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No further comments.

#### CITY UTILITIES:

No issues with the proposed rezoning, however the property does not have access to CU water currently. A short main extension from either to the east or west will be needed to provide service.

#### DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with rezoning. Public sewer is available to the lot.

#### FIRE DEPARTMENT:

No issues with rezoning.

#### DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

##### TRAFFIC REPORT

|                 | Street Name          | Street Classification | Jurisdiction | ROW from Centerline (ft.) |          | Traffic Count (vehicles per day) | On-Street Parking | Sidewalk |          |
|-----------------|----------------------|-----------------------|--------------|---------------------------|----------|----------------------------------|-------------------|----------|----------|
|                 |                      |                       |              | Required                  | Existing |                                  |                   | Required | Existing |
| <b>Street 1</b> | S Maryland Avenue    | Collector             | City         | 30                        | 30       | NA                               | No                | Yes      | Yes      |
| <b>Street 2</b> | E Walnut Lawn Street | Secondary Arterial    | City         | 35                        | 30       | 6,200                            | No                | Yes      | Yes      |

**ACCESS** - All new and existing driveway approaches shall comply with the requirements of the planned development, and current City of Springfield standards for the street classification.

**TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION** - There are no Greenway Trails near the property. There are bus stops east of the property on National.

**IMPROVEMENTS** - No improvements are required for this Planned Development. A traffic study is required at the time of development. Any improvements required based on the traffic study are required to be constructed or funds escrowed prior to issuance of building permits.

#### DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

##### SITE DESCRIPTION & DRAINAGE PATTERN

|                            | Drainage Basin | Fee in Lieu Flood Control | Fee in Lieu Water Quality | Stream Buffer | Sinkhole or Watershed | Floodplain/ Floodway |
|----------------------------|----------------|---------------------------|---------------------------|---------------|-----------------------|----------------------|
| <b>3302 S Maryland Ave</b> | Ward Branch    | No                        | No                        | No            | No                    | No                   |

## DEVELOPMENT REVIEW STAFF REPORT

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

### DETENTION AND DISCHARGE REQUIREMENTS

1. The existing extended dry detention basin was designed under PRJ2002-000141. The existing plat show the drainage easement for the channel and detention basin. The rezoning site plan shows a modified basin. This will trigger a new drainage easement and vacation of the old drainage easement.

### WATER QUALITY REQUIREMENTS

1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.

2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

3. Water Quality Credits are available to use in design for preserved trees and newly planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

### FLOODPLAIN

N/A

### NATURAL CHANNEL & STREAM BUFFERS

N/A

### SINKHOLES & KARST FEATURES

N/A

## DEVELOPMENT REVIEW STAFF REPORT

### STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 7.64 acres of property generally located at 3302 S. Maryland Avenue from Planned Development 13, 3<sup>rd</sup> Amendment and R-SF, Single-Family Residential District to Planned Development No. 395. The applicant is proposing a four-story multi-family apartment building.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the area to the east of Maryland Avenue within the Institutional & Employment Center placetype and the area west of Maryland Avenue within the Traditional Neighborhood placetype.
3. This application is consistent with the Institutional and Employment Center placetype (area to the east of Maryland Ave.) which lists multi-family dwellings as a supporting use.
4. This application is consistent with the Traditional Neighborhood placetype (area to the west of Maryland Ave.) which lists Open Space as a supporting use.
5. The submitted application includes a site plan, renderings and elevations of the multi-family building that illustrate the proposed design requirements. Refer to Exhibit 2 showing exterior elevation for apartments.
6. The proposed Planned Development is proposing the following major differences from the current PD 13, 3<sup>rd</sup> Amendment District:
  - a. The floor area ratio of 0.35 in the existing PD is being eliminated and the proposed development will instead be limited by setbacks, bulk plane, maximum height requirements, open space, off-street parking, open space and landscaping requirements.
  - b. The maximum residential gross density is being increased from 16 dwelling units per acre to 27 dwelling units per acre; however, the current PD includes the area to the north and west which is a total of 22 acres and has no existing residential units on it. The current PD would allow the proposed residential development to have approximately 352 total residential dwelling units. The applicant is proposing 182 units or approximately 28.8 du/acre.
  - c. The existing PD has a 45-degree bulk plane from the eastern right-of-way of Maryland Avenue. This is being retained in the new PD. The maximum height is being increased from 2 stories or 35 feet, whichever is less restrictive to 60 feet above finished grade. The applicant is proposing a stepped configuration with the 4-story portion of the building along Walnut Lawn, reducing to 3-stories along Maryland ave, as depicted in Exhibit 2.
  - d. The existing PD has no specific building design requirements while the proposed PD has design requirements and the elevations and renderings show that it meets the Multi-Family Location and Design Guidelines. The applicant is also proposing 3 development amenities (pool, community space/fitness room and a dog park).
  - e. The same bufferyard Type E is required within Area B as in the existing PD. The bufferyard appears to have missing landscaping and will need to be re-established with the new final development plan and building permits for the

## DEVELOPMENT REVIEW STAFF REPORT

- proposed development. The new PD will require a 6 ft. solid wood privacy fence or other form of accepted form of screening. The applicant has additionally offered a 6-foot double gate at up to ten locations providing access from adjacent Kings Avenue residential properties, where desired by the adjoining property owner
- f. Perimeter, foundation and interior landscaping of 5% of the parking or vehicular use area will be required with the new PD. The existing PD doesn't have this requirement.
  - g. The existing PD states that access is to be in conformance with the exhibit/site plan. The proposed PD requires a traffic study at the time of development.
  - h. The existing PD states that a final development plan can be reviewed by the city for consideration of the off-street parking requirements while the new PD has a minimum number of off-street parking spaces for enclosed outdoor and bicycle parking. These appear to match the City's current off-street parking requirements.
  - i. The existing PD can be approved with a final development plan administratively in conformance with the requirements of this exhibit. In the new PD, a final development plan shall only be approved if the development is in substantial conformance with Exhibits 1 (text), 2 (site plan) and 3 (elevations) of the PD.
7. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
  8. There aren't any changing conditions in the area affected that make the proposed rezoning necessary.
  9. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity. The PD to the north allows for medical office, mixed-use and multi-family residential uses. The PD to the east allows for commercial and office uses. The PD to the south allows hospital and medical office uses. The areas to the north, east and south are also within the Institutional and Employment Center placetype.
  10. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
  11. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity. The applicant will be required to perform a traffic study at the time of development.
  12. Approval of the proposed zoning will not correct an error in the application of this article but rather will provide a viable use of the property subject to the provisions of the zoning district.
  13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

## DEVELOPMENT REVIEW STAFF REPORT

14. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
15. The applicant held a neighborhood meeting on February 19, 2026, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
16. The public notice was advertised in the Springfield News-Leader at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

### **STAFF RECOMMENDATION:**

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Institutional and Employment Center and Traditional Neighborhood placetypes and on the finding of facts above.

### **PLANNING AND ZONING OPTIONS:**

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.



April 23, 2026

SPECIAL MEETING NOTICE  
of the  
SPRINGFIELD CITY COUNCIL

TO: All Members of City Council

IN ACCORDANCE WITH SECTION 2-32 OF THE SPRINGFIELD CITY CODE, NOTICE IS HEREBY GIVEN THAT A SPECIAL MEETING OF THE CITY COUNCIL IS HEREBY CALLED FOR THE FOLLOWING PURPOSE:

1. **ROLL CALL.**

2. **SECOND READING AND FINAL PASSAGE.**

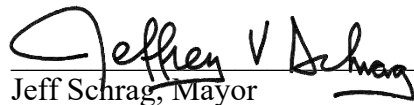
It is not anticipated that City Council will vote on this item.

2.1 Amended Council Bill 2026-082 (Adib-Yazdi).

A general ordinance amending the Springfield Land Development Code, Section 36-4.01B, 'Official Zoning Map,' by rezoning approximately 7.64 acres of property generally located at 3302 South Maryland Avenue from Planned Development No. 13, 3rd Amendment, and R-SF, Single-Family Residential District, to Planned Development No. 395; and adopting an updated Official Zoning Map. (Bibi Oaks, LLC, 3302 S. Maryland Avenue, Planned Development No. 395)

3. **ADJOURN.**

SAID MEETING SHALL BE HELD beginning at **11:30 a.m. on Monday, April 27, 2026**, and is to be held in the Councilman Denny Wayne Conference Room, Busch Municipal Building, 840 Boonville Avenue.

  
Jeff Schrag, Mayor