

March 11, 2021
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session and Zoom video conferencing in the City Council Chambers.

Roll Call - Present: Randall Doennig (Chairman), King Coltrin (Vice-Chairman), Britton Jobe, Bill Knuckles, Bruce Colony, and Kuleya Bruce (one vacancy). Absent: Natalie Broekhoven and Dee Ogilvy. Staff in attendance: Bob Hosmer, Planning Manager, Kyle Tolbert, Assistant City Attorney, and Mary Lilly Smith, Planning Director.

MINUTES: The minutes of February 11, 2020 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of 909
2305 South Blackman Road
Applicant: Blackman Road Properties, LLC

Relinquishment of 910
6182, 6190, & 6198 South Maryland Avenue; 6179 South Hampton Avenue; and 6200 blk of South Farm Road 163
Applicant: AP Developer, LLC and Anthony Park Property Owners Association, Inc.

Relinquishment of 911
2503 North Barnes Avenue
Applicant: Keystone Storage II, LLC

Request to Acquire 535
404 North Jefferson Avenue
Applicant: City of Springfield

COMMISSION ACTION:

Mr. Jobe motioned to **approve** items Relinquishment of 909 (2305 South Blackman Road), Relinquishment of 910 (6182, 6190, & 6198 South Maryland Avenue; 6179 South Hampton Avenue; and 6200 blk of South Farm Road 163), Relinquishment of 911 (2503 North Barnes Avenue) and Request to Acquire 535 (404 North Jefferson Avenue). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: Ogilvy and Broekhoven.

UNFINISHED BUSINESS:

Conditional Use Permit 447
1650 East Sunshine Street
Applicant: JRW Family Prop, LLC, c/o J Randolph Wilson

Mr. Hosmer states that the applicant requests this be TABLED to the April 8, 2021 Planning and Zoning Commission meeting.

COMMISSION ACTION:

Mr. Colony motioned to **table** item Conditional Use Permit 447 (1650 East Sunshine Street). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: Ogilvy and Broekhoven.

PUBLIC HEARINGS:

Z-4-2021
851 West Farm Road 182
Applicant: Burning Tree Consulting, LLC

Mr. Hosmer stated that this is a request to rezone approximately 10 acres of property generally located at 851 West Farm Road 182 from County R-1, Suburban Residence District to R-SF, Single-Family Residential District. The Comprehensive Plan

identifies the northeast portion of the property as Medium or High-Density Housing and southwest portion appropriate for Low Density Housing. The Transportation Plan classifies Farm Road 182 or Plainview Road as a Secondary Arterial roadway. A Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain. A fee in lieu of on-site stormwater detention will not be allowed. A stream buffer area will be required. The property was annexed into the City in June of 2020 and is currently zoned County R-1, Suburban Residence District. A proposed rezoning to a R-LD, Low Density Multi-Family Residential District in June of 2020 was denied by City Council. The County R-1 District (4 dwelling units per acre) is most similar to the City's R-SF District (7 dwelling units per acre) and a preliminary plat was submitted for review. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Jared Davis, representative and here to answer any questions.

Mr. Titus Williams, representative and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** item Z-4-2021 (851 West Farm Road 182). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: Ogilvy and Broekhoven.

Z-5-2021 w/COD #196

329 South Oak Grove Avenue

Applicant: KKJ Wholesale, LLC

Mr. Hosmer states that the applicant requests this be TABLED to the April 8, 2021 Planning and Zoning Commission meeting.

COMMISSION ACTION:

Mr. Jobe motioned to **table** Z-5-2021 w/COD #196 (329 South Oak Grove Avenue). Mr. Colony seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: Ogilvy and Broekhoven.

Conditional Use Permit 449

204 West Plainview Road

Applicant: Wehr-Fourt, LLC

Mr. Hosmer stated that this is a request to approve a Conditional Use Permit for the purpose of authorizing an automobile washing business within the GR, General Retail District generally located at 204 West Plainview Road. The applicant is proposing to resume operation of the car wash after it was discontinued for approximately three years. When a conditional use is discontinued or abandoned for a period of 12 consecutive months, the use requires a new conditional use permit. The Transportation Plan classifies Plainview Road as a Secondary Arterial and Robberson as a local roadway. A fee in lieu of on-site stormwater detention will be allowed since detention is already provided. The property is not located in a stream buffer area. The application meets the approval standards for a Conditional Use Permit. Staff recommends approval.

Mr. Bruce Colony wanted to clarify the reuse of an existing structure.

Mr. Hosmer stated that it is a reuse of an existing structure.

Mr. Doennig opened the public hearing.

Ms. Teri Cobb, representative and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Conditional Use Permit 449 (204 West Plainview Road). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: Ogilvy and Broekhoven.

Conditional Use Permit 450

6006 West State Highway 266

Applicant: Deer Lake Properties, LLC

Mr. Hosmer stated that this is a request to allow playing fields on the portion of property which falls within the HC, Highway Commercial District and Airport Overlay District No. 3 generally located at 6006 West State Highway 266. The Comprehensive Plan identifies this as an appropriate for a Business Park uses. The applicant is requesting approval of a Conditional Use Permit to allow playing fields on the portion of property which falls within the HC, and Airport Overlay District. The Transportation Plan classifies Chestnut as an Expressway. A Traffic Impact Study will be required at the time of development per Conditional Overlay District No. 193. A fee in lieu of on-site stormwater detention will not be allowed. The property is not located in a stream buffer area. The COD will require a "Type F" bufferyard at least a twenty (20) feet wide on the south and west property line adjacent to the County A-1. The application meets the approval standards for a Conditional Use Permit to allow playfields within the Airport Overlay District in conformance with Site Plan. The Airport Board has approved a resolution recommending approval the conditional use permit application as submitted. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Jared Rasmussen, representative and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** item Conditional Use Permit 450 (6006 West State Highway 266). Mr. Colony seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: Ogilvy and Broekhoven.

Preliminary Plat of Terragreen Condominiums Phase IV

2305 South Blackman Road

Applicant: Blackman Road Properties, LLC

Mr. Hosmer stated that this is a request to approve a condominium preliminary plat in Planned Development 313 located at 2305 South Blackman Road. The Comprehensive Plan identifies this as an appropriate area for Medium, High Density Housing, however the zoning to PD 313 allows offices. The Transportation Plan classifies Seminole Street as a Local Street and South Blackman Road as a Secondary Arterial roadway. The property is not located in a FEMA designated floodplain or a stream buffer area. Onsite detention is already provided. If Planning and Zoning Commission approves the preliminary plat and the City Council accepts public streets and easements, then the preliminary plat will be active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public hearing.

Ms. Jane Earnhart, representative and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** item Preliminary Plat of Terragreen Condominiums Phase IV (2305 South Blackman Road). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: Ogilvy and Broekhoven.

Preliminary Plat of Olive Corner
519 West Olive Street

Applicant: Olive Pit, LLC

Mr. Hosmer stated that this is a request to approve a one-lot commercial subdivision located at 519 West Olive Street. The Comprehensive Plan identifies this as the Greater Downtown area, Center City is the appropriate zoning category for this area. The Transportation Plan classifies Olive Street and Main Avenue as a Local roadways. The property is not located in a FEMA designated floodplain or a stream buffer area. A fee in lieu of on-site stormwater detention is not applicable because the site is built out. If Planning and Zoning Commission approves the preliminary plat and the City Council accepts public streets and easements, then the preliminary plat will be active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Jared Rasmussen, representative and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** item Preliminary Plat of Olive Corner (519 West Olive Street). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: Ogilvy and Broekhoven.

Preliminary Plat of Ward Branch Subdivision
851 West Farm Road 182

Applicant: Burning Tree Consulting, LLC

Mr. Hosmer stated that this is a request to approve a preliminary plat for a forty-lot residential subdivision located at 851 West Farm Road 182. The Comprehensive Plan identifies this area for Low Density Medium/High Density Housing. The Transportation Plan classifies Farm Road 182 as a secondary arterial roadway. The property is not located in a FEMA designated floodplain but there will be a stream buffer area requirement. A fee in lieu of on-site stormwater detention will not be allowed. There will be detention onsite. If Planning and Zoning Commission approves the preliminary plat and the City Council accepts public streets and easements, then the preliminary plat will be active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Jared Davis, representative and here to answer any questions.

Mr. Titus Williams, representative and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** item Preliminary Plat of Ward Branch Subdivision (851 West Farm Road 182). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: Ogilvy and Broekhoven.

East West Arterial Mapping

Future East West Arterial extending from US Highway 65 and Riverbluff Boulevard to Kissick Avenue

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to approve the East West Arterial Mapping from U.S. Highway 65 and Riverbluff Boulevard to Kissick Avenue (Farm Road 169). The City Charter (section 11.11) gives the Planning and Zoning Commission the ability to make surveys for the exact location of new streets that have been previously included in the Major Thoroughfare Plan. The general location of the East-West Arterial was identified as a future primary arterial in the City of Springfield-Greene County Comprehensive Plan Transportation Plan Element which was adopted on June 11, 2001. The City Planning and Zoning Commission approved the preparation of preliminary designs for the alignment of the East West Arterial at their meeting on June 4, 2015. Planning and Zoning Commission approved the East West Arterial Mapping on June 9, 2016. On July 11, 2016, City Council adopted East West Arterial for a period of 5 years. This will expire on July 11, 2021. If approved, the East West Arterial will be active for an additional 5 years which will expire April 19, 2026. The timing of the street will be limited to 5 years. The adoption of a mapped street shall not, in and of itself, constitute or be deemed to constitute the opening or establishment of any street or the taking or acceptance of any land for street purposes. The City Council may provide by general ordinance that no permit shall be issued for any buildings or structures or any part thereof on any land located between the mapped lines of a street as shown on the official map. The mapped alignment is only for property within the City Limits of Springfield. Staff recommends approval.

Mr. Bill Knuckles asked about the letters sent out to the property owners and if the alignment has moved.

Mr. Hosmer noted that the East West Arterial alignment was tweaked in 2015 when a survey was completed and that the first 2001 map was general and not detailed and was closer to Granite Springs subdivision. He also noted that the East West Arterial will be developer driven.

Ms. Smith noted that the City had done litigation with the developer of Granite Springs regarding the East West Arterial and the settlement was that more survey work would be done and with appropriate alignment.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

Mr. King Coltrin questioned about the property owners and about further plans, do the current property owners just hang in there.

Mr. Hosmer noted again that the City did a survey and looked for the best location and if they were to sell their properties that they would probably need to discuss proposed streets.

COMMISSION ACTION:

Mr. Colony motioned to **approve** item East West Arterial Mapping (Future East West Arterial extending from US Highway 65 and Riverbluff Boulevard to Kissick Avenue). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: Ogilvy and Broekhoven.

Grant Avenue Parkway Corridor Plan

An area generally bounded by College Street on the north, Catalpa Street

on the south and properties adjacent to the Grant Avenue right-of-way, generally between Douglas and Main Avenues

Applicant: City of Springfield

Mr. King Coltrin recused himself.

Mr. Randall Whitman presented the history for the corridor plan.

Sec. 36-350. - Planning and zoning commission.

(3) Powers and duties. The planning and zoning commission shall have the powers and duties set out in Article XI, Springfield City Charter, and in implementation thereof the commission shall:

- (a) Hold public hearings and make recommendations with respect to proposed amendments to the Springfield Comprehensive Plan.

The Grant Avenue Parkway is being fund by a \$21 Million BUILD Grant (\$26M total).
Better Utilizing Investments to Leverage Development

Transportation focus - improve safety, equitable access, quality of life, environmental protection, and innovation.

Catalyst for redevelopment, neighborhood revitalization and economic development

Parkway Scope

3 Miles – Sunshine to Downtown

Parkway, urban trail, streetscape, road diet, buried utilities, smart tech. and other enhancements with coordinated engagement, planning, and design.

Planning Area Considerations

- 1.25 Miles - College Street to Catalpa Street
- 400 - 500' east / west of Grant Avenue
- Proximity and relationship to Downtown
- Impact on key sites and community landmarks
- Existing land use patterns, zoning, road function
- Potential for Impact
- Administrative Delay (12-month)

Community Input & Priorities

Forward SGF – 2019-2020	Grant Avenue Corridor Planning Input	City Council Priorities
More walkable, livable integrated commercial districts in neighborhoods. Diversity in housing types, affordability, and availability. Beautification and higher quality development Bold leadership-commitment to big, transformational decisions.	Connections to parks, greenway, and schools. Participants supportive of proposed use mix and desired form. Impact on the neighborhood character and fabric.	Quality of Place. Economic Vitality. Public Safety.

Mr. Doennig opened the public hearing.

Mr. Brandon Nolin, project facilitator, gave a detailed presentation regarding the corridor plan that shows a unique opportunity for Springfield and shows areas A through F for recommendations on possibilities and the timeframe.

Mr. Bill Knuckles asked about the zoning for project.

Mr. Randall Whitman said that it is a two-part process and the City will initiate the zoning.

Mr. Bruce Colony asked about the traffic in the area.

Mr. Whitman said that there are conceptual plans but will be decided by later (Labor Day) with design build concepts by developers.

Ms. Kuleya Bruce asked about guidelines for property owner education and if the owners are aware of what is happening so there are no predatory developers (informational packets, etc.).

Mr. Whitman said that a professional board will be available for any guidance for the owners.

Mr. Doennig opened the public hearing.

Mr. Rusty Worley, 807 W. Walnut, the corridor plan will reinforce West Central as the most walkable neighborhood and went over the increase of facilities and improvements stating that millions has been invested in the community and believes that West Central needs greater involvement and states that this process encourages it.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to **approve** item Grant Avenue Parkway Corridor Plan (An area generally bounded by College Street on the north, Catalpa Street on the south and properties adjacent to the Grant Avenue right-of-way, generally between Douglas and Main Avenues). Ms. Bruce seconded the motion. Ayes: Doennig, Jobe, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: Ogilvy and Broekhoven. King Coltrin recused himself

.