

April 8, 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, Kuleya Bruce, Natalie Broekhoven, Dee Ogilvy, and Christopher Lebeck. Absent: None. Staff in attendance: Bob Hosmer, Planning Manager, Kyle Tolbert, Assistant City Attorney, and Mary Lilly Smith, Planning Director.

**MINUTES:** The minutes of March 11, 2020 were approved.

**COMMUNICATIONS:** Bob Hosmer reported on City Council meeting actions.

**CONSENT ITEMS:**

**UNFINISHED BUSINESS:**

Conditional Use Permit 447

1654 & 1650 East Sunshine Street

**Applicant:** JRW Family Prop, LLC, c/o J Randolph Wilson

King Coltrin and Britton Jobe have recused themselves.

Mr. Hosmer states that this 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 1640 and 1650 East Sunshine Street.

The CUP will limit access at 1650 East Sunshine to an exit only through a gate system approved by Public Works prior to installation. A Type F bufferyard with fence will be provided between R-SF and GR/car wash. The application meets the approval standards for the conditional use permit and staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Chris Wynn, representing the owner, and stated that it does goes to the southern line of the rezoning is the north line of Washita and takes care of a problem from 2012 and with the bufferyard. This property is unique that it has two different zoning districts (C2 and R-SF) on one parcel and the owner will get the bufferyard into compliance with the required plantings, etc.

Mr. Chris Wynn, representing the owner noted that the Conditional Use Permit puts them into compliance and are more comfortable moving forward regarding the access. City and the developer agreed to make the access on 1650 East Sunshine exit only and now will have an automatic gate and this will stop cars from coming into the lot. We have updated our site plan to show as one comprehensive premise and this reflects that we have City approval.

Mr. Lebeck asked about the site plan and two points of exit and one point of entry.

Mr. Wynn noted the egress/ingress on 1640 East Sunshine Street and 1650 East Sunshine is exit only, however still a cross-access on 1650 East Sunshine that allows for exit also.

Mr. Greg Byler, owner and wanted to thank the City for willing to work with them on a compromise and here to answer any questions.

Mr. Doennig closed the public hearing.

**COMMISSION ACTION:**

Mr. Colony motioned to **approve** item Conditional Use Permit 447 (1640 & 1650 East Sunshine Street). Ms. Broekhoven seconded the motion. Ayes: Doennig, Knuckles, Colony, Bruce, Ogilvy, Broekhoven and Lebeck. Nays: None. Abstain: None. Absent: none. King Coltrin and Britton Jobe have recused themselves.

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 May 6, 2021 Planning and Zoning Commission meeting.

**COMMISSION ACTION:**

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

**PUBLIC HEARINGS:**

Z-9-2021  
1650 East Sunshine Street  
**Applicant:** JRW Family Prop, LLC, c/o J Randolph Wilson

King Coltrin and Britton Jobe have recused themselves.

Mr. Hosmer states that this a request to rezone approximately 0.07 acres of property generally located at 1640 East Sunshine Street from R-SF, Residential Single-family to GR, General Retail District. The Comprehensive Plan identifies the property as Medium Intensity Retail, Office, or Housing. The Transportation Plan classifies Sunshine Street as a Primary Arterial roadway. A Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain or a stream buffer area. A fee in lieu of on-site stormwater detention will be allowed. During the review process of the CUP, it was discovered that the existing car wash development had a paved parking lot in the area where a bufferyard should have been installed per the site plan. The rezoning and revised CUP site plan will correct this issue. Staff recommends approval.

Mr. Bill Knuckles asked about the rezoning and extension of the area further to the south and does it extend north of Washita Avenue.

Mr. Hosmer stated that he was not sure and to ask the developer.

Mr. Doennig opened the public hearing.

Mr. Chris Wynn, representing the owner, and stated that it does goes to the southern line and is the north line of Washita Avenue and this takes care of a problem from 2012 with the bufferyard. He also noted that this property is unique and that it has two different zoning districts on one lot, and we will put in the appropriate plantings.

Mr. Greg Byler, owner and wanted to thank the City for willing to work with them on a compromise and here to answer any questions.

Mr. Doennig closed the public hearing.

**COMMISSION ACTION:**

Ms. Broekhoven motioned to **approve** item Z-9-2021 (1650 East Sunshine Street). Ms. Colony seconded the motion. Ayes: Doennig, Knuckles, Colony, Bruce, Ogilvy, Broekhoven and Lebeck. Nays: None. Abstain: None. Absent: none. King Coltrin and Britton Jobe have recused themselves.

Z-7-2021 w/COD #197

1727 North Washington Avenue

**Applicant:** 540 Commercial Properties, LLC

Mr. Hosmer stated that this is a request to rezone approximately 0.18 acres of property generally located at 1727 North Washington Avenue from R-MD, Medium-density Multi-family Residential District with Urban Conservation District No. 3 to CC, Center City with Urban Conservation District No. 3 and establishing Conditional Overlay District No. 197. The Comprehensive Plan identifies the property as Medium Intensity Retail, Office, Housing. The Comprehensive Plan and the Mid-Town Plan both support the CC district zoning. The Transportation Plan classifies Washington Avenue as a Collector roadway and Blaine as a local roadway. A Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain or a stream buffer area. A fee in lieu of on-site stormwater detention will be allowed. The applicant intends to develop a commercial off-street parking lot at this location. The Conditional Overlay District will limit any future development of the property with a maximum structure height of three stories to match the COM-1 district and require a bufferyard adjacent to R-MD property. The Mid-Town UCD-3 Area E will remain. Staff recommends approval.

Mr. Bill Knuckles wanted to know about the 5' and 10' bufferyard requirements.

Mr. Hosmer stated that it is the option of the developer if they wanted to increase the bufferyard.

Mr. Doennig opened the public hearing.

Mr. Eric Albers, representative, intending to rezone with Center City rezoning for a private on-site parking and developing a larger bufferyard to the south and be dedicated for the tenants. There was a neighborhood meeting and no concerns were presented.

Mr. Doennig closed the public hearing.

#### **COMMISSION ACTION:**

Mr. Jobe motioned to **approve** item Z-7-2021 w/COD #197 (1727 North Washington Avenue). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Ogilvy, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: None.

Z-8-2021 w/COD #198

844 South National Avenue

**Applicant:** Springfield Lutheran Student Center, Inc.

Mr. Hosmer stated that this is a request to rezone approximately 0.18 acre of property from R-SF, Single-Family Residential District with Urban Conservation District No. 2 to R-HD, High Density Multi-Family Residential District with Urban Conservation District No. 2 and establishing Conditional Overlay District No. 198. The Comprehensive Plan identifies the property Low Density Housing. The Rountree Neighborhood Plan, and UCD both support the rezoning of the subject property. The Transportation Plan classifies National Avenue as a primary arterial and Page Street is classified as a local roadway. A Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain. A stream buffer area will be required. A fee in lieu of on-site stormwater detention will not be allowed. The subject property is currently being administratively combined with the property to the west. Both properties are owned by the Lutheran Student Center, Inc. The COD will limit residential density on this portion to 11 dwelling units per acre. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Billy Kimmons, architect and here to represent the applicant. Owner wants to clean up the lot and rezone into one lot and this allows them not to have a required bufferyard. The conditional overlay district is to ensure that this rezoning does not cause any density issues and follows the Comprehensive Plan.

Mr. Doennig closed the public hearing.

**COMMISSION ACTION:**

Mr. Knuckles motioned to **approve** item Z-8-2021 w/COD #198 (844 South National Avenue). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Ogilvy, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: None.

Street Name Change 78

4500 blk South Main Avenue

**Applicant:** City of Springfield

Mr. Hosmer states that this is a request to rename the 4500 block of South Main Avenue to West El Camino Alto Drive. This request to re-name Main Avenue to El Camino Alto Drive. This will provide for an efficient addressing system to reduce confusion and improve emergency responses. The Main Avenue segment was named and dedicated on the Final Plat of James River Commons. The Final Plat to the south (The Ridge at Ward Branch) named the street to West El Camino Alto Drive. The property was posted, notices were advertised in the and letters were mailed to all affected property owners. If approved staff will notify property owners, E911 and Post Office of the changes. Staff recommends approval.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

**COMMISSION ACTION:**

Mr. Knuckles motioned to **approve** item Street Name Change 78 (4500 blk South Main Avenue). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Ogilvy, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: None.

Street Name Change 79

500 blk East Weaver Road

**Applicant:** City of Springfield

Mr. Hosmer states that this is a request to rename the 300 Block of East Weaver Road & the 500-600 Block of West Weaver Road to Old Weaver Road within Springfield City limits. In 2012, Weaver Road was re-routed to the north due to safety concerns with the intersection with Campbell Avenue. The old alignment has remained to allow access to the existing properties, but it was never renamed. This request to re-name Weaver Road to Old Weaver Road within Springfield City limits to improve emergency responses. Staff has coordinated with Greene County about changing the eastern segment within the county. The property was posted, notices were advertised, and letters were mailed to all affected property owners. If approved, staff will notify property owners, E911 and Post Office of the changes. Staff recommends approval.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

**COMMISSION ACTION:**

Ms. Bruce motioned to **approve** item Street Name Change 79 (500 blk East Weaver Road). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Ogilvy, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: None.

East Cherry Neighborhood Redevelopment 2nd Amendment

1365 East Cherry Street  
**Applicant:** Say You Can, LLC

Mr. Matt Schaefer stated that this is a Second Amended and Restated Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area.

Original Redevelopment Plan

- Approved January 2019 (Commission recommended approval, 8-0).
- Proposed six-unit pocket neighborhood development oriented around a central courtyard with covered off-street parking (six-stall detached garage) accessible via alley.
- (Former) Scorecard provisions of Workable Program limited abatement to 65% for 10 years.

First Amended and Restated Redevelopment Plan

- November 2020 (Commission recommended approval, 7-0).
- Increased level of abatement to 100% for 10 years – consistent with Workable Program.

Second Amended and Restated Plan

- Proposes 11-space paved parking lot in lieu of a six-stall detached garage.
- All other details and characteristics remain unchanged.

Findings

- Minimal impact on character and appearance from street.
- Will increase off-street parking capacity and help mitigate demand for on-street parking.
- Complies with the Zoning Ordinance, including the Rountree UCD.
- Amended Redevelopment Plan remains consistent with the Comprehensive Plan.

Recommendations

- Land Clearance for Redevelopment Authority recommended approval, 5-0.
- Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Matt Wine from Spencer Fane, representing Say U Can, LLC and here to answer any questions.

Mr. Doennig closed the public hearing.

**COMMISSION ACTION:**

Ms. Bruce motioned to **approve** item East Cherry Neighborhood Redevelopment 2nd Amendment (1365 East Cherry Street). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Ogilvy, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: None.