

June 3, 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, and Christopher Lebeck. Absent: Dee Ogilvy. Staff in attendance: Bob Hosmer, Planning Manager, Kyle Tolbert, Assistant City Attorney's, and Brendan Griesemer, Acting Planning Director.

MINUTES: The minutes of May 6, 2021 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 913
742 South Meteor Avenue
Applicant: Mark Stewart

Relinquishment of Easement 914
3101 South Glenstone Avenue
Applicant: Warren Davis Properties XXII, LLC

COMMISSION ACTION:

Ms. Broekhoven motioned to **approve** consent items Relinquishment of Easement 913 (742 South Meteor Avenue) and Relinquishment of Easement 914 (3101 South Glenstone Avenue). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

UNIFINISHED BUSINESS:

Z-6-2021
5505 West Sunshine Street
Applicant: West Sunshine Development, LLC

Mr. Hosmer states that this is a request to rezone approximately 28 acres of property generally located at 5505 West Sunshine Street from County M-1, Light Manufacturing District and GR, General Retail District to HC, Highway Commercial District. The property is located in a FEMA designated floodplain/sinkhole, unnumbered A Zone. Not in a stream buffer area. A fee in lieu of on-site stormwater detention will not be allowed. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Ryan Schweissguth, representing the developer and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Z-6-2021 (5505 West Sunshine Street). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

Preliminary Plat of Brody's Place
5505 West Sunshine Street
Applicant: West Sunshine Development, LLC

Mr. Hosmer states that this is a request to approve a preliminary plat located at 5505 West Sunshine Street for an 8-lot commercial subdivision and a request for subdivision variance. The property is zoned GR, General Retail and Greene Co. M-,

Light Manufacturing. Rezoning request to HC. The Transportation Plan classifies Sunshine as an expressway. The property is located in a FEMA designated floodplain/sinkhole; however, it is not in a stream buffer area. A fee in lieu of on-site stormwater detention will not be allowed. There will be detention onsite. The applicant is requesting a subdivision variance, to not dedicate a street proposed on the Major Thoroughfare Plan. Future collector, connecting FR 156 to Mapleleaf. The City Public Works Dept, Greene County, City of Republic, and the Ozarks Transportation Organization (OTO), have determined that the future collector is not a necessary roadway. Staff recommends the subdivision variance be approved to not dedicate the future collector on the Major Thoroughfare Plan. However, this will have to be amended by PZ and City Council prior to final platting. 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. Ryan Schweissguth, representing the developer and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION (1):

Ms. Bruce motioned to **approve** Preliminary Plat of Brody's Place subdivision variance to be removed from a future collector on the Major Thoroughfare Plan (5505 West Sunshine Street). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

COMMISSION ACTION (2):

Mr. Knuckles motioned to **approve** Preliminary Plat of Brody's Place (5505 West Sunshine Street). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

PUBLIC HEARINGS:

Z-11-2021 and Grant Avenue Parkway Corridor Amendment

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. Randall Whitman states that this is a request to rezone 72.33 acres in the GAP Corridor Plan (Z-11-2021) and establishing the development code for the Grant Avenue Parkway Corridor Amendment and gave an overview of the process.

BUILD Grant – November 2019	GAP District zoning – June 3 -28, 2021
Administrative Delay – January 11, 2021	GAP Rezoning – June 3-28, 2021
GAP Concept Plan – February 2021	Administrative Delay - Expires July 22, 2021
GAP Corridor Plan adoption – March 22, 2021	Build Grant Funds Obligated – September 2021

Key Recommendations adopted March 2021 were Transportation framework, Land use framework, Regulatory framework, and Zoning Implementation.

Existing Zoning is RSF – Single-Family Residential, R-TH - Residential Townhouse, R-MD - Medium Density Multifamily Residential, GR - General Retail, CC - Center City, and IC - Industrial Commercial.

Subdistricts

A – Mixed use	College Street to Walnut Street Prioritizes mixed use, complements existing CC- Center City Zoning and brewery Transitional scale from downtown / urban to traditional neighborhood Prioritizes adaptive reuse and conversion of existing structures CC - Bulk and area requirements (minimal) Max front setback – 10'
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	Min height – 3-stories
B – Mixed use, multi-family, adaptive reuse	Walnut Street to Elm Street Mixed use, mixed residential, live-work, and commercial / office Transitional area between sub-districts / downtown and neighborhood Prioritizes adaptive reuse and conversion Min / Max front setback – 15' / 25' Min / Max height – 3 / 4 stories
C – Mixed use, multi-family, and neighborhood-scale commercial	Elm Street to Mt. Vernon Street Mixed use, mixed residential, live-work, and commercial / office, Targeted neighborhood scale-commercial Prioritizes adaptive reuse and conversion Max front setback – 10' Min / max height – 2 / 3 stories
D – Mixed residential	Mt. Vernon Street to Grand Street Mixed residential and live/work Targeted flexibility in housing type and density Transition from higher density residential east to traditional neighborhood - single-family housing Min / Max front setback – 15' / 25' Min / Max height – 2 / 3 stories
E – Mixed use	Grand Street to Catalpa Street Mixed use, local serving neighborhood commercial uses integrated into the streetscape Emphasis on the location of the Grand Avenue Parkway and Fasnigh Park and Greenway to generate increased pedestrian traffic Min / Max front setback – 10' / 20' Min / Max height – 3 / 4 stories
F – Mixed use and Multi-family	Grand Street to Catalpa Street Multi-family, mixed use, local serving neighborhood commercial uses integrated into the streetscape Emphasis on the location of the Grand Avenue Parkway and Fasnigh Park and Greenway to generate increased pedestrian traffic Min / Max front setback – 15' / 25' Min / Max height – 3 / 4 stories

Grant Avenue Parkway District (All)

- Provisions specific to conversion of existing structures.
- No maximum housing densities established.
- Parking is not allowed in front yards or within the front setback.
- No parking required for commercial or non-residential use.
- Strongly discourage access to Grant Avenue, requiring cross access easements and shared access where possible.

Applying the Standards

Awnings and Canopies: Building awnings, canopies, or similar weather protection devices are encouraged on the first floor of non-single-family development. If provided, awnings or canopies shall project a minimum of three (3) feet and a maximum of ten (10) feet from the façade. Rounded or hooped awnings/canopies shall be prohibited.

Transparency: The ground level must offer pedestrian interest along sidewalks and pedestrian paths through the placement of window and doors. Therefore, the first floor of any building façade facing a public right-of-way with the exception of alleys shall include transparent, clear glass windows and / or doors arranged so that the uses inside are visible from and / or accessible to the street on at least forty (40) percent of the subject façade. Window and / or doors with reflective or tinted glass that impede views into a building shall be prohibited.

Story Height: The height of the first floor of new development shall be consistent with the height of the first floor of existing adjacent development and shall be emphasized using storefronts and architectural features.

Key Distinctions

- Mix of uses at nodes along the parkway, creating pedestrian-oriented neighborhood and downtown destinations for products and services.
- Detached signs allowed in limited areas.

- No commercial parking lots, except in area A.
- No required commercial parking calculation – focused and designed for the pedestrian.
- Artisan manufacturing is a new, encouraged use.
- Place is prioritized over use.

Community Input and Priorities

Neighborhood Meetings – May 5 & 19, 2021

- Over 80 individuals participated in the two combined events (in-person and remotely)
- Fielded numerous Parkway questions and anticipated impacts to adjoining properties
- Concerns about congestion, traffic, and parking
- Proponents, some frustrated in being left out of the zoning change or problem properties excluded

Grant Avenue Corridor Planning Input

- Connections to parks, greenway, and schools
- Participants supportive of proposed use mix and desired form
- Impact on the neighborhood character and fabric

Forward SGF – 2019-2020

- 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

Ms. Broekhoven asked about blighted designations in the corridor.

Mr. Griesemer stated that there are blighted properties, however the City has not done blight study however would like to complete one.

Ms. Bruce asked about setbacks and street front. Do the minimum setback allow for cases for street seating (restaurant) and if addressed for the district.

Mr. Whitman stated that the frontage types are defined and there are requirements that will allow out-door seating and it is addressed in the reports.

Mr. Rosenbury said the sections look real like residential and do apply for first floor for a commercial building but could be carved out for frontage type, i.e., out-door dining.

Mr. Colony asked about current zoning for the district.

Mr. Whitman stated that there are various zoning types throughout the subsections.

Mr. Bill Knuckles asked about the subsections and how to support the commercial uses with parking.

Mr. Whitman stated this plan does not address parking as the entire corridor is catered toward neighborhoods, downtown, and pedestrians for walking and do not have the parkway design yet but has the design code for parking.

Mr. Rosenbury stated that they are not requiring certain minimum for parking.

Mr. Coltrin commended staff and if the staff ever envisions a request for a variance in the corridor.

Mr. Whitman said that they have addressed various provisions, and this is a foray into new codes and standards and hoping that the development community step-up and have had a lot of new interest and investments.

Mr. Colony asked about the standards for lighting.

Mr. Whitman said that they have addressed light pollution within the code and Mr. Hosmer noted the standards.

Mr. Doennig opened the public hearing.

Ms. Patricia Neff, 632 W. Mt. Vernon had a question on the letter that she received stating that the Planning and Zoning Commission will not rezone her property.

Mr. Hosmer clarified the statement saying that Planning and Zoning does not rezone, however they do make a recommendation and is forwarded to the City Council.

Mr. Bentley Dyer, 1143 W. Highland asked about a bufferyard and alley, he wondered if there will be any regulations or provisions for a bufferyard on the property due to parking and traffic being moved to the back noting possible residential up against a possible 4 story building because there will not be a buffer zone. He also asked about the lot that was given to the Parks Department and if it would be turned into something.

Mr. Hosmer stated that they are no buffers for an alley unless it was vacated and noted that the lot mentioned belongs to the Parks Department and will remain with Parks.

Mr. Whitman also noted that they have several bufferyard requirements in the district and if they get redeveloped then they would have to add a bufferyard, fence, etc., in this case.

Mr. Doennig closed the public hearing.

COMMISSION ACTION: (Z-11-2021)

Mr. Jobe motioned to **approve** Z-11-2021 (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, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

COMMISSION ACTION: (Grant Avenue Parkway Corridor Amendment)

Ms. Bruce motioned to **approve** the Grant Avenue Parkway Corridor Amendment (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). Mr. Colony seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

Z-12-2021 w/COD #200

817 West El Camino Alto Drive

Applicant: RW Developments, LLC

Mr. Hosmer states that this is a request to rezone approximately 5.4 acres of property located at 817 El Camino Alto Drive from O-1, Office District with Conditional Overlay District No. 78 to R-LD, Low Density Multi-Family Residential District and establishing Conditional Overlay District No. 200. The Conditional Overlay District will limit the development to a maximum density of 11 dwelling units per acre for a total 59 units. Restrict height of buildings to one story. Require bufferyard Type C (Type B/ R-LD) and fence along the western property line. The original COD #78 is still active which limits access to Buena Vista only for fire protection and will remain gated until it connects to Kansas Avenue and this will not change this requirement. Staff recommends approval.

Mr. Bruce Colony asked about the density to the west.

Mr. Hosmer noted that could be 7 to 8 units or could be more.

Mr. Doennig opened the public hearing.

Mr. Derek Lee, representing the developer, noted the primary comments was the gate on Buena Vista, however he has no control of whether the gate stays and is in the City's right-of-way. One other comment was for a barrier fence and more trees and codify the number of units to 11 or less.

Mr. Charles Merrit, 4697 S. Quail Creek has concerns regarding the traffic and sees it as a problem and voice his concerns and wondered about a traffic study for the area.

Mr. David Cobb, 4651 S. Quail Creek also voiced his concerns regarding the traffic and noted that a possible 400 cars driving through the area and stated his concern for getting into the area and the fire gate and what will happen when the City removes it.

Mr. Gregg Peterson, 4350 S. Quail Creek noted that the fire gate is not permanent and voiced his traffic concerns as well as too many traffic signs on Campbell into the area.

Mr. Doennig closed the public hearing.

Mr. Coltrin asked about Quail Creek and their entrance.

Mr. Hosmer stated that the intent was to have collectors into the subdivision.

Mr. Doennig asked about the increase in daily trips.

Mr. Brett Foster noted that it a reduction in peak hours with the new zoning.

Mr. Colony and Mr. Knuckles asked about stormwater and if retention.is adequate for the development.

Ms. Julie Hawkins they will need to meet the City's water quality requirements because they are disturbing more than one acre.

Ms. Bruce are there any connection to Buckingham and Wellington.

Mr. Hosmer noted there will not be any crossing or access to alleviate the traffic.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Z-12-2021 w/COD #200 (817 West El Camino Alto Drive). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

Z-13-2021

1132 West Division Street

Applicant: N&K Investments, LLC

Mr. Hosmer states that this is a request to rezone approximately 0.2 acres of property generally located at 1132 West Division Street from HC, Highway Commercial District to R-TH, Residential Townhouse. The Comprehensive Plan identifies the property as Low Density Housing; however, this area was rezoned to HC, Highway Commercial in 1995. R-TH is recommended land use. The Transportation Plan classifies Division Street as a primary arterial and Commercial Street as a collector. 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 current HC commercial district has more intense land uses than the proposed R-TH district. The predominate land use in this area is residential. Staff recommends approval.

Mr. Coltrin asked about Highway Commercial.

Mr. Bob Hosmer was either a direct translation from 1995 or what we thought might have panned out, but never materialized.

Mr. Doennig opened the public hearing.

Mr. Joseph Janowski, 1468 N. Opportunity Avenue, here to answer any questions and representing the developer.

Mr. Coltrin asked if he knew was going to be constructed.

Mr. Janowski noted that it was a previous 417 property and purchased as a package and is a duplex.

Mr. Colony asked if they property needs to be zoned properly.

Mr. Janowski stated that it just needs to be zoned properly.

Mr. Robert Hill, 5636 E. Catalpa asked about the foot traffic behind the property and believes it will be a problem and the density of the area.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Z-13-2021 (1132 West Division Street). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

Z-14-2021 w/COD #201

1819 South Farm Road 133

Applicant: Sunshine Crossing, LLC
Scott Tillman

Mr. Hosmer states that the applicant requests this be TABLED to the July 15, 2021 Planning and Zoning Commission meeting.

COMMISSION ACTION:

Ms. Bruce motioned to **table** Z-14-2021 w/COD #201 (1819 South Farm Road 133). Mr. Colony seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

Planned Development 377

1012 West Buena Vista Street

Applicant: RW Developments, LLC

Mr. Hosmer states that this a request to rezone approximately 21.5 acres of property generally located at 1012 West Buena Vista Street from O-1, Office District with Conditional Overlay District No. 78 to Planned Development 377. The Comprehensive Plan designates this property as appropriate for Low Density Housing; however, this area was rezoned to O-1, Office District with Conditional Overlay District No. 78 in 2014. The Transportation Plan classifies Lakewood and Buena Vista Street as collector roadways. 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 single-family, duplex and patio court homes in a multi-family style development not to exceed eight (8) dwelling units per acre. Dwelling units throughout the development will vary in identity through the site by using alternating color palettes and by dispersing of design elements. Garages will be similar in height to the units and will be pitched roofs and be constructed with the same materials as the units. A bufferyard type "C" with a solid wooden fence on south and west property lines (normal bufferyard type "B" between the R-LD and R-SF. No shrubs will be required. Retaining walls six (6) feet in height or greater will be stepped in three (3) tiers. The steps shall be 2 feet wide. The proposed PD requires design guidelines similar in appearance to adjacent neighbors. All roofs will be pitched roofs with asphalt shingles. In some instances, metal roofing material may be applied as design accents, such as shed roofs over windows. All front elevations of each unit type will consist of a minimum of two (2) gabled elements as represented in the concept elevations. All exterior front elevations will consist of a combination of, at minimum, two (2) of the following materials: stone, brick, cement board, engineered wood lap siding, cement

board, or engineered wood board and batten siding. The original COD #78 is still active which limits access to Buena Vista only for fire protection and will remain gated until it connects to Kansas Ave. This will not change. The connection to Buckingham street shall be a gated and shall only be accessible by the Springfield Fire Department. A turnaround shall be constructed at the end of Wellington Avenue, as right of way or a public access easement. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Derek Lee, representing the owner and noted that the Buckingham Lane gate is a fire access only and single-family residences are not allowed in a multi-family district and this is a unique situation and low-density development. Have spoken with over 50 people regarding this development and they would prefer to have residences in their backyard and will add more trees throughout the development and fenced-in patios on the all the units on the south and west.

Mr. Coltrin asked about the sewer and if private and not public.

Mr. Lee noted that it is private.

Mr. Knuckles asked the size of the sewer line.

Mr. Lee said that they have not sized the sewers yet but should be 8" with man-holes and laterals.

Mr. Charles Merrit, 4697 S. Quail Creek, believes that eight houses on a 1 acre is a lot of houses and this will affect the traffic and believes it is too packed in and has issues and concerns.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Planned Development 377 (1012 West Buena Vista Street). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

Conditional Use Permit 452

2808 North Kansas Expressway

Applicant: Boing US Holdco, Inc

dba: Take 5 Express Car Wash

Mr. Hosmer stated that this is a request to allow an automobile washing business in a GR, General Retail District as a Conditional Use Permit generally located at 2808 N. Kansas Expressway. The Comprehensive Plan identifies the property as Medium Intensity Retail, Office, or Housing. The Transportation Plan classifies Evergreen as a local roadway and Kansas as an Expressway. 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 proposed car wash in a GR district requires a CUP. A sidewalk will be constructed along the frontage of Evergreen at the time of development and will require a major subdivision buffer. A Type F bufferyard 40 feet with fence will be provided between GR and residential RSF to east. The application meets the approval standards for the conditional use permit. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Janice Barbee, 10117 Kingsbridge Avenue, Tampa, FL and here on behalf of the applicant and we added additional landscaping to help with residents to the north for any possible light issues and with a 40' buffer.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Conditional Use Permit 452 (2808 North Kansas Expressway). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

Preliminary Plat of Smith Subdivision
1047 East Smith Street
Applicant: Max Sharshakov

Mr. King Coltrin recused himself.

Mr. Hosmer states that this is a request to approve a preliminary plat located at 1047 East Smith Street for a 5-lot residential subdivision. The property is zoned R-SF, Single Family Residential. The Transportation Plan classifies Smith Street as a secondary arterial and Travis as a local roadway. The property is not located in a FEMA designated floodplain, sinkhole, or a stream buffer area. A fee in lieu of on-site stormwater detention will be allowed. 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 asked about minimum lot width.

Mr. Hosmer noted that that are 50'.

Mr. Knuckles asked about the detention.

Mr. Hosmer believes that they are a buy-out.

Mr. Doennig opened the public hearing.

Mr. Jonathan Staats, property owner wants to build more single-family homes and here to answer any questions.

Mr. Colony asked about the detention.

Mr. Staats requested to buy-out the detention due to the street infrastructure already in place.

Mr. Knuckles asked if they talked with stormwater and Mr. Staats noted that they have. Mr. Knuckles also asked about the filling in back of the sidewalk.

Mr. Staats said they will have to be complying.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Preliminary Plat of Smith Subdivision (1047 East Smith Street). Ms. Broekhoven seconded the motion. Ayes: Doennig, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy. Mr. King Coltrin recused himself.

Preliminary Plat of Springfield Plaza Phase IV
3900 West Sunshine Street
Applicant: SPFD Plaza, LLC

Mr. Hosmer states that the applicant requests this be TABLED to the July 15, 2021 Planning and Zoning Commission meeting.

COMMISSION ACTION:

Ms. Broekhoven motioned to **table** Preliminary Plat of Springfield Plaza Phase IV (3900 West Sunshine Street). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

Preliminary Plat of Deer Lake Soccer Park
5544 West State Highway 266

Applicant: Deer Lake Partners, LLC

Mr. Hosmer states that this is a request to approve a 105-acre preliminary plat located at 6006 West Chestnut Expressway for a 2-lot commercial subdivision. The property is zoned HC, Highway Commercial District. The Transportation Plan classifies Chestnut as an expressway. The property is not located in a FEMA designated floodplain, sinkhole, or a stream buffer area. A fee in lieu of on-site stormwater detention will not be allowed. There will be detention onsite. There will be a private driveway access easement at the signal and one future access to Chestnut Expressway will be allowed. The applicant has requested that the detached signs along Highway 266 (Chestnut Expressway) be limited to one. A large corner monument sign advertising the proposed sports complex is planned to be located in "Lot 2" at the northeast corner near the intersection of Airport Boulevard in Highway 266 and the plat will include a note stating this. 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. Knuckles not aware of any public sewer.

Mr. Hosmer stated that they will provide public sewer and location.

Mr. Doennig opened the public hearing.

Mr. Ricky Haase, here to answer any questions and have submitted design plans that will extend the sewer.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Preliminary Plat of Deer Lake Soccer Park (5544 West State Highway 266). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

