

July 15, 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), Dee Ogilvy, Bill Knuckles, Bruce Colony, Kuleya Bruce, and Christopher Lebeck. Absent: Britton Jobe and Natalie Broekhoven. Staff in attendance: Bob Hosmer, Planning Manager, Jill Burris, Assistant City Attorney's, and Brendan Griesemer, Acting Planning Director.

MINUTES: The minutes of June 3, 2021 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

UNFINISHED BUSINESS:

Vacation 822
500 blk of North Robberson Avenue, between Tampa Street and Phelps Street
Applicant: MSU Board of Governors and Stove Works Lofts, LLC

Mr. Hosmer states that the applicant requests this be TABLED to the August 12, 2021 Planning and Zoning Commission meeting.

COMMISSION ACTION:

Ms. Bruce motioned to **table** Vacation 822 (500 blk of North Robberson Avenue, between Tampa Street and Phelps Street). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Jobe and Broekhoven.

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 Hosmer states that the applicant requests this be WITHDRAWN from the Planning and Zoning Commission meeting.

COMMISSION ACTION:

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

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

Mr. Hosmer states that this a request to approve a preliminary plat for a six-lot commercial subdivision located at 3900 West Sunshine and a request for subdivision variance. The applicant is proposing to subdivide 65 acres into a six-lot phase 4 subdivision. The property is zoned PD 343, which permits uses in the HC, Highway Commercial District. Transportation Plan classifies McCurry and Zimmer as collectors and Seminole (future extension) as a Secondary Arterial. A Traffic Study is required for improvements and for the Zimmer Road connection to McCurry. Requires an amendment to the Major Thoroughfare Plan prior to issuance of any building permits. The property is not located in a FEMA designated floodplain or stream buffer area. There are several sinkholes onsite. On-site stormwater detention is already provided. Sidewalks are

required on all new streets. The applicant is requesting a subdivision variance, to not extend Jonathan Ave from the residential subdivision to the south.

- Better facilitate future development
- Limits residential connection to HC property
- Jonathan is less than 150 feet/ turnaround not required/ vacate in future (The City Public Works Dept unnecessary road).

Staff recommends the subdivision variance be approved to not extend Jonathan Avenue into commercial development. 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. Colony asked about future connections (Seminole).

Mr. Hosmer stated that it will link up with Farm Road 152 with some type of connection.

Mr. Doennig opened the public hearing.

Mr. Derek Lee, 1200 E. Woodhurst, representing the owner and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

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

Z-15-2021

2000 East Commercial Street

Applicant: SPFD Plaza, LLC

Mr. Hosmer states that this is a request to rezone approximately 1.84 acres of property generally located at 2000 East Commercial Street from GM, General Manufacturing to HM, Heavy Manufacturing District. The Comprehensive Plan identifies the property appropriate for Medium Intensity Retail, Office, or Housing; however, the entire area is zoned manufacturing. The Transportation Plan classifies Blaine Street as collector and Nias Avenue as a local roadway. A Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain, stream buffer or sinkhole area. A fee in lieu of on-site stormwater detention will not be allowed. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Geoff Butler, 319 N. Main Avenue representing the applicant. This property was acquired by Superior Oil and their business requires HM zoning and they are remapping and reworking their entire site and are combining into one property. Neighborhood meeting was conducted with no problems.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Z-15-2021 (2000 East Commercial Street). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Jobe and Broekhoven.

Z-16-2021

1136 & 1144 East Sunshine Street and 1816, 1820 & 1826 South Florence Avenue

Applicant: BJ Marsh Etal, Monte M. Marsh, and Joni M. Marsh

Mr. King Coltrin recused himself.

Mr. Hosmer states that this is a request to rezone approximately 1 acre of property generally located at 1136 & 1144 E. Sunshine Street and 1816, 1820 and 1826 S. Florence Avenue from R-SF, Single-Family Residential District to O-1, Office District with conditions. The Comprehensive Plan identifies a majority of the property as Low Density Housing and the southern portion as Medium-Intensity Retail, Office, or Housing. Within the Sunshine Street and National Avenue (Community) Activity Center. The Transportation Plan classifies Sunshine as primary arterial and Florence as a residential local roadway. A Traffic Impact Study is not required. No access directly to Sunshine Street. Any access to Florence will need to be at least 50 feet from the Right of Way of Sunshine. One access point on National will be allowed, however if future traffic volumes/safety, access to Sunshine or National could be limited. The property is not located in a FEMA designated floodplain, stream buffer or sinkhole area. A fee in lieu of on-site stormwater detention will not be allowed. The O-1 restricts the height of all structures to 35 feet, all structures shall remain below a 45-degree bulk plane as measured from the boundary of any R-SF or R-TH district (1to1 ratio setback to height). The property along Florence will require a 15 feet wide landscaped area with plantings across the street from residentially zoned properties on the west. Staff recommends approval with conditions:

- An administrative lot combination of all properties. If this condition is not met within two (2) years of City Council's approval, then the rezoning approval is null and void and the subject property will remain zoned R-SF, Single-Family Residential District.

Mr. Lebeck asked about credit for existing trees and what does the City have for tree preservation.

Mr. Hosmer stated there is no tree preservation at this time and could be credit for keeping some of the trees especially along Florence Avenue and would need a Conditional Over District (COD)

Mr. Colony asked about access for the property and traffic questions.

Mr. Hosmer stated that they would have one driveway cut along National Avenue as well access from Florence Avenue.

Ms. Ogilvy asked about tree preservation with the recommendation of a COD.

Mr. Hosmer gave out a prior project where a COD was utilized and said that commission can make a motion.

Mr. Knuckles asked about the Planned Development on the south and any restrictions.

Mr. Hosmer said that they do not have connection to Florence and possible cross- access if the properties were combined.

Mr. Doennig asked about the access for the property (closing the current three accesses on National to only one) and tree preservation.

Mr. Hosmer stated that it is correct regarding the access and commission would need to recommend tree preservation to City Council using a possible COD.

Ms. Bruce asked about the access on National (right in right out – left in only turn lane).

Mr. Hosmer said that it is correct.

Mr. Colony asked about shared parking agreement to Planned Development 55 and possible new parcels to the south.

Mr. Hosmer stated that it is a possibility.

Mr. Lebeck asked about traffic concerns.

Ms. Gardner stated that if any problems with safety then Traffic would be able put a medium down National and a possible traffic study would be implemented before development.

Mr. Doennig asked about height limitations on O-1.

Mr. Hosmer stated that 2^{1/2} to 3 stories.

Mr. Doennig opened the public hearing.

Mr. Rod Schaeffer, developer for applicant and gave a brief overview of their process and noted that the purchase contract has 9 contingencies in order to develop. The back half of the property would need to be rezoned to O-1 and not sure what will be put on the properties and here to answer any questions.

Ms. Ogilvy asked about tree preservation.

Mr. Schaeffer said that he has had conversations regarding the trees but reminded that they property is only 2 acres and that it would hard to save all of the trees but would hope to save the trees on Florence Avenue as part of the buffer area and may not be able to save any of the trees along Sunshine/National.

Mr. Colony asked about plans for their use.

Mr. Schaeffer stated that O-1 zoning would suit their needs but have made no decisions on type of clinic at this time.

Mr. Dane Seiler, 5051 S. National and representing the applicant and there is a 15' bufferyard on Florence and maybe able to save some of those trees, but still need to design plans. Along Sunshine there are 5 trees and 4 of them are close to the 10' deep perimeter, but still need to review on the access to the site. At the neighborhood meeting they would glad that no additional access from Sunshine and possible access off of Florence.

Ms. Ogilvy asked if an arborist was involved.

Mr. Seiler stated that they did not have an arborist but did review the trees and gave some types of trees.

Mr. Knuckles asked about the trees on Sunshine and National (quadrant) and if typical of what could be expected/bufferyard requirements. He noted that he finds it concerning that commission/public is asking for more than what was expected from the developments on the other three corners.

Mr. Seiler was not sure how many trees were there and the trees that are the other quadrants they would be more in the perimeter than actual bufferyard.

Mr. Colony asked parking requirements and storm drainage issue hopes that the trees can be saved.

Mr. Seiler stated they may have to go to an underground system to maximize the space and will have detention.

Mr. Knuckles asked about the neighborhood meeting and noted that University Heights agrees with the project and if the houses on Florence were part of the University Heights neighborhood.

Mr. Seiler stated that 4 or 5 neighborhood associations were in attendance and happy with O-1 zoning to restrict building height and did have a question on stormwater as well as access to the project. People that live in the area were concerned about who and what was being designed and property value.

Mr. Rob Haik, architect for Cox Health, and went over the neighborhood meeting stated that they do have neighborhood support and the building will be 2 stories and will have a good parking model. He mentioned the trees and that the trees most impacted would be the ones in the middle of the site. The owners on Florence Avenue had concerns on stormwater issues and will try to work with to preserve the trees but cannot commit at this time.

Ms. Mindy Spitz, 1316 S. Maryland Avenue had concerns regarding preserving the trees and noticed a trend with developers in Springfield to just bulldoze the trees instead of working around them and asking for a Conditional Overlay District (COD) to be part of the recommendation. She also cited the corner opposite where they have taken down the trees and put in a barren

water detention area and has spoken with Mr. Schaeffer who stated that Cox is committed to preserving trees. Citizens of Springfield want green space and have a chance to set a standard of preserving trees by creating a COD.

Mr. Knuckles noted his concerns requiring an COD, stating that we are requiring more than the other properties in the quadrant and feels that these are additional requirements.

Mr. Colony asked if staff has looked at a Conditional Overlay District (COD) and if Mr. Haik has considered one.

Mr. Hosmer noted that this has been part of the discussion, however the applicant did not want to pursue one.

Mr. Haik noted that originally an O-2 or GI, but O-1 was best option, but the COD was not part of the buy/sell agreement/contract.

Ms. Bruce if any examples of Cox models (future designs).

Mr. Haik noted that the mode is clinics and cited locations and said that Cox spends large amounts on landscaping.

Ms. Ogilvy commented that she is not voting against the project but believes that City Council needs to take a firmer stance on preserving trees due to the loss of Ash trees in Missouri in the very near future and noted that the northeast corner is ugly.

Mr. Haik again noted that Cox has high standards for landscaping and that if a COD was implemented then as part of the buy/sell agreement they would not pursue purchasing.

Ms. Ogilvy will be voting for this project without the COD requirement.

Mr. Doennig commented that he had voted "nay" on the northwest corner project and wants to be part of the record that this corner is different from the northwest corner and has better (National and Florence) access and will support the request, however like the developer to preserve as many trees as possible.

Mr. Lebeck noted that citizens have put their trust into Cox Health and if they say they will try to preserve as many trees as possible, we should listen, however has concerns and also noted Mr. Knuckles comments and would like to see an arborist review the trees.

Mr. Hosmer went over language that was used in previous cases, but if we are not pursuing a COD and then this would not be a likely option.

Mr. Doennig confirmed the commission's role as being a recommending party for any amendments however the COD would need to come from the developer but can recommend to City Council tree preservation.

Mr. Hosmer noted that the correct statement from Mr. Doennig.

Ms. Bruce noted that this conversation is in the beginning stages and believes that people should not be disappointed at this time and if the City is not satisfied that there will be plenty of opportunity for change.

Mr. Colony also seconded Ms. Bruce comments.

Ms. Ogilvy would not like to see that Cox lost interest in this project at this stage of the process.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Bruce motioned to **approve** Z-16-2021 (1136 & 1144 East Sunshine Street and 1816, 1820 & 1826 South Florence Avenue). Mr. Colony seconded the motion. Ayes: Doennig, Ogilvy, Knuckles, Colony, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Jobe and Broekhoven. Mr. King Coltrin recused himself.

Z-17-2021

3482 & 3839 South State Highway FF and 4003 West Farm Road 168

Applicant: Hoover Brothers Farms Inc., Rick Hoover Properties, LLC, and Hometown Commons, LLC

Mr. King Coltrin recused himself.

Mr. Hosmer states that this is a request to rezone approximately 73 acres of property zoned County R-1, Suburban Residence District and approximately 17 acres of County C-2, General Commercial District to R-SF, Single Family Residential District and GR, General Retail District located at 3482 and 3839 State Highway FF and 4003 West Farm Road 168. The Comprehensive Plan identifies a majority of the property as appropriate for Medium-Intensity Retail, Office or Housing and the portion to the northwest of State Highway FF and Farm Road 168 for Business Park. The Transportation Plan classifies State Highway FF as an expressway, Farm Road 166, and Farm Road 168 east of State Highway FF as local and Farm Road 168 on westside as a collector roadway. A Traffic Impact Study is not required. The northwest corner of the property is located in a FEMA designated floodplain. There are several sinkholes on the property. The property is not located in a stream buffer area. A fee in lieu of on-site stormwater detention will be allowed. The property is currently being considered for annexation into the city limits in August. Staff recommends approval.

Mr. Knuckles asked about the annexation of moving county zoning to city zoning and if the rezoning reflects the annexation.

Mr. Hosmer noted that it does reflect the rezoning and annexation goes directly to Council.

Mr. Colony asked about the "thumb" presented on the map and if the Greenway Trail will be affected.

Mr. Hosmer believes it may be an old ROW reverting back to the owners and the Greenway Trail will not be affected.

Mr. Doennig opened the public hearing.

Mr. Dane Seiler, 5051 S. National and representing the applicant and rezoning from county zoning to City's standards. There were no participants in the neighborhood meeting.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to **approve** Z-17-2021 (3482 & 3839 South State Highway FF and 4003 West Farm Road 168). Mr. Knuckles seconded the motion. Ayes: Doennig, Ogilvy, Knuckles, Colony, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Jobe and Broekhoven. Mr. King Coltrin recused himself.

Preliminary Plat of Cresthaven Park

3221 West Kearney Street

Applicant: Cresthaven Avenue, LP

Mr. Hosmer states that this is a request to approve a two-lot 14.7 acre commercial and multi-family subdivision located at 3221 West Kearney Street. The property is currently zoned HC, Highway Commercial and R-MD, Medium Density Multi-Family Residential COD 186. The Transportation Plan classifies Kearney Street as a primary arterial and Cresthaven as a collector roadway. The property is not located in a FEMA designated floodplain or in a stream buffer area. There are sinkholes located onsite. On-site stormwater detention will be required. 50-feet of right of way has been dedicated for the future collector on the northern end of the property as shown on the Major Thoroughfare Plan. Any new driveway approaches on Kearney Street must be approved by MoDOT. Any new driveway approaches on Cresthaven Street must be approved by the City of Springfield. 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. Colony asked if this is related with Planned Development 274.

Mr. Hosmer stated that he does not believe it is related.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to **approve** Preliminary Plat of Cresthaven Park (3221 West Kearney Street). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Jobe and Broekhoven.

Request to Initiate New Amendments to the Grant Avenue Parkway District

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

Ms. Alana Owen stated that this was previously presented in June 2021, however they have determined that the City needs to modify some of the plan and will need to initiate some of amendments and then will proceed with the regular process of a text amendment.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

Mr. Coltrin will be glad to support the initiation of the Grant Avenue Parkway Amendments

COMMISSION ACTION:

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