

August 12, 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, Britton Jobe, Natalie Broekhoven, and Christopher Lebeck. Absent: None. Staff in attendance: Daniel Neal, Senior Planner, Jill Burris, Assistant City Attorney's, and Brendan Griesemer, Acting Planning Director.

MINUTES: The minutes of July 15, 2021 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 915
3101 South Glenstone Avenue

Applicant: Warren Davis Properties XXII, LLC

Request to Acquire 537

428 North Jefferson Avenue

Applicant: City of Springfield

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Relinquishment of Easement 915 (3101 South Glenstone Avenue) and Request to Acquire 537 (428 North Jefferson Avenue). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

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. Neal states that this is a request to vacate the 500 block of North Robberson Avenue between Tampa Street and Phelps Street. The applicants, Missouri State University and Stove Works Lofts, LLC, are requesting to vacate Robberson Avenue right-of-way between Tampa and Phelps Streets. This section of Robberson Avenue carries a low volume of traffic and Missouri State owns majority of the adjacent properties. All adjacent property owners have given consent to the vacation. All replacement easements have been executed and submitted to the City. The request for vacation meets the approval criteria. Any person objecting may petition the City Council by filing an appeal with the City Clerk Office within 15 days from the date the resolution was passed by the Planning and Zoning Commission. Staff recommends approval.

Mr. Doennig opened the public hearing.

Ms. Jane Earnhart, 550 St. Louis Street, representing the applicant and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to **approve** 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, Jobe, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

PUBLIC HEARINGS:

Z-18-2021 w/COD #202

1905 & 1933 North Glenstone Avenue

Applicant: TKG III Springfield, LLC

Mr. Neal states that this is a request to rezone approximately 3.9 acres of property generally located at 1905 & 1933 North Glenstone Avenue from HM, Heavy Manufacturing District to HC, Highway Commercial District and establishing Conditional Overlay District No. 202. The Comprehensive Plan identifies the property appropriate for Medium Intensity Retail, Office or Housing which supports the rezoning to HC. The Transportation Plan classifies Glenstone Avenue as a primary arterial and Atlantic Street as a local roadway. The applicant intends to construct additional self-storage facilities and is wanting to reduce the required bufferyard between the adjacent HC. A Conditional Overlay District has been requested for a Traffic Impact Study at the time of development. The property is not located in a FEMA designated floodplain, stream buffer or sinkhole area. A fee in lieu of on-site stormwater detention is not applicable because the site is already developed. Staff recommends approval.

Mr. Doennig opened the public hearing.

Ms. Teresa Davison, 535 W. Battlefield Street, reducing the zoning from HM, Heavy Manufacturing, to HC, Highway Commercial. No attendance at neighborhood meeting, no immediate plans to add any storage, just getting the bufferyard established.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approved** Z-18-2021 w/COD #202 (1905 & 1933 North Glenstone Avenue). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

Preliminary Plat of Stalzer Addition
1615 West Nichols Street

Applicant: Gerald F. Maney

Mr. Neal states that this a request to approve a preliminary plat for a five-lot residential subdivision located at 1615 West Nichols Street and a request for subdivision. The applicant is requesting a subdivision variance to deviate from the driveway approach spacing requirements in the City of Springfield Design Standards for Public Improvements.

- Access to a local street must be 150 feet or more from an Expressway. Driveway approaches for Lots 4 & 5 would not meet this spacing requirement.

Public Works Traffic Division supports variance with a shared access utilized by Lots 4 & 5 to be at least 100 feet from Kansas Expressway. Staff recommends the subdivision variance be approved. 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 these will be single family residents?

Mr. Daniel Neal stated that it is currently zoned Residential Townhouse district.

Mr. Doennig opened the public hearing.

Mr. Mike Stalzer, will be developing into duplexes and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Preliminary Plat of Stalzer Addition (1615 West Nichols Street). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

Preliminary Plat of Boing U.S. Holdco Subdivision
2808 North Kansas Expressway
Applicant: Magers Lodging, Inc.

Mr. Neal states that this is a request to approve a preliminary plat for a two-lot commercial subdivision located at 2808 N. Kansas Expressway. The applicant is proposing to subdivide 2.49 acres into a two-lot commercial subdivision. The property is zoned GR. Transportation Plan classifies Kansas Expressway as an expressway and Evergreen Street as a collector roadway. A Traffic Study is not required; however, additional right-of-way, cross access easement between Lots 1 & 2 and sidewalks will be required along Evergreen Street (or fee-in-lieu if approved by ARC). 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 be allowed due to the proximity to the floodplain. Commission and Council recently approved a Conditional Use Permit for a new car wash facility on proposed Lot 2. 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. Michael White, 222 Old Town Road, Billings, MO here to represent the applicant and here to answer any questions.

Mr. Bruce Colony asked about regarding the development and water recycling.

Mr. White stated that he was not sure about water recycling.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Preliminary Plat of Boing U.S. Holdco Subdivision (2808 North Kansas Expressway). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

OTHER BUSINESS:

Grant Avenue Parkway District 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.

Applicant: City of Springfield

Mr. Randall Whitman noted the changes to the original amendment. Allow exemption for maximum front and side street setbacks, minimum height, building orientation, siting, screening, and design for any expansion and enlargement of existing structures in Subdistrict A.

- 36-487. Bulk Standards (Table)
- 36-490. Building Orientation, Siting, and Design
- 36-493. Screening

Reduce the minimum height requirements in Subdistricts A and B from 3 stories to 2. Clarification/changes and expansion of Permitted and Conditional Uses and Use Specific Standards for all Subdistricts, specifically:

- Dwelling, Multifamily, standalone fronting and not fronting Grant Avenue
- Dwelling, Multifamily, as part of mixed use
- Dwelling, Multifamily, conversion
- Dwelling, Single family semi-detached (townhouses)
- General Office and General Office, Conversions,
- Personal service use group, less than 10,000 square foot.
- Restaurant drive-thru
- Seasonal sales
 - 36-488 and Table 36-488. Permitted and Conditional Uses.
 - 36-489. Use Specific Standards.

Clarification for the design of off-street parking location and access, to allow parking adjacent to drives on Sidestreets

- 36-491. Off-Street Parking
- 36-491. Off-Street Vehicle Parking Location and Access

Mr. Colony asked about the off-street parking.

Mr. Whitman noted a previous situation for off-street parking on Catalpa (side-street).

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

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