

September 9, 2021  
**MINUTES OF THE PLANNING AND ZONING COMMISSION**  
Springfield, Missouri

The Planning and Zoning Commission met in regular session 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: Bob Hosmer, Planning Manager, Jill Burris, Assistant City Attorney's, and Brendan Griesemer, Acting Planning Director.

**MINUTES:** The minutes of August 12 and 19, 2021 were approved.

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

**CONSENT ITEMS:**

Relinquishment of Easement 916  
3218 North Glenstone Avenue  
**Applicant:** Metro Builders Supply, Inc.

Relinquishment of Easement 917  
1506 North Farmer Branch Road; Ozark, MO 65721  
**Applicant:** City Utilities

**COMMISSION ACTION:**

Mr. Knuckles motioned to **approve** Relinquishment of Easement 916 (3218 North Glenstone Avenue) and Relinquishment of Easement 917 (1506 North Farmer Branch Road, Ozark, MO 65721). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

**UNFINISHED BUSINESS:**

**PUBLIC HEARINGS:**

Z-11-2021 - Corrected  
465 S. Grant Avenue (Part of the Grant Avenue Parkway District)  
**Applicant:** City of Springfield

Ms. Owen states that this is a request to correct legal description for the property at 645 South Grant Avenue to accurately describe the property as being located within Subdistrict B. No other changes are being proposed as part of this request. At the June 3, 2021 Planning and Zoning Commission meeting, Commission recommended approval to create a new zoning district, the Grant Avenue Parkway District, and accompanying zoning case, Z-11-2021, to rezone approximately 72.33 acres of land along Grant Avenue to the GAP District. City Council approved the new District and accompanying zoning case at their June 28, 2021 meeting. After the City Council meeting, staff discovered the legal description that accompanied the zoning case inaccurately identified the property located at 645 South Grant as being within Subdistrict C, however the intent is for the property to be located within Subdistrict B and was displayed with the information accompanying Z-11-2021 as being located within Subdistrict B.

Mr. Doennig opened the public hearing.

No speakers

Mr. Doennig closed the public hearing.

**COMMISSION ACTION:**

Mr. Jobe motioned to **approved** Z-11-2021 – Corrected (465 S. Grant Avenue - Part of the Grant Avenue Parkway District). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

## Planned Development 378

2620 West Grand Street, 1025 & 1045 South Clifton Avenue and 2620 West Grand Street

**Applicant:** Simmons First National Bank

Mr. Hosmer stated that this a request to rezone approximately 3.3 acres of property generally located at 2625 W. Delmar Street from Planned Development 269 to Planned Development 378. The Comprehensive Plan designates this property as appropriate for Light Industrial, Office and Office-Warehouse; however, this area was rezoned to Planned Development No. 269 in 2004. The applicant intends to develop independent senior housing in a multi-family development not to exceed thirty-two (32) dwelling units per acre. The Transportation Plan classifies Grand Street as a Primary Arterial and Clifton and Delmar Street as a Local roadway. A Traffic Impact Study was submitted for these two lots when the property was zoned as PD 269 for multi-family and commercial uses. The property is not located in a FEMA designated floodplain or sinkhole area. A fee in lieu of on-site stormwater detention is not applicable because detention is already provided. The proposed PD's changes from the current PD 269 are:

- There is no longer a requirement for a mixed-use development on Lot 4; however, the same residential and commercial uses are permitted on Lot 4. Lot 1 was to be developed commercially and the proposed PD will allow it to be developed residentially or commercially. The preliminary development plan submitted is for a senior housing multi-family development.
- Off-street parking for independent senior housing is proposed to be one space per dwelling unit.
- A reduction of 5% on the open space requirements for residential development from the original PD. The new open space requirement of 25% will still exceed the standard open space requirement of 20% as in the multi-family districts.

The proposed Planned Development will have the same design guidelines and generally retain the cross accesses as originally designed in the current PD 269. The proposed reduction in parking for independent age restricted senior housing has a lower demand on parking. This request is consistent with Multi-Family Location and Design guidelines and scored for a density of up to 28 dwelling units per acre. The applicant is proposing a maximum density of 32 dwelling units per acre. Staff supports this request as the proposed age-restricted senior housing's lower impact on public and onsite infrastructure and the higher density which is allowed by the guidelines. Staff recommends approval.

Mr. Bill Knuckles as for clarification on the dwelling units per acre and if regulations allow for any increase. He also asked about the on-street parking.

Mr. Bob Hosmer noted the guidelines allows flexibility for up to 32 units per acre for senior housing and noted that they will be allowed to park along the sides on the street and this is public parking, stating that the City allowed the parking as part of the Planned Development.

Mr. Doennig opened the public hearing.

Mr. Matthew Kriete, Columbia, MO representing the developer, noting the same design guidelines as the original Planned Development 269 and will be able to accommodate the water quality per staff comments. The on-street parking the ordinance allows it but they are putting 146 parking stalls and don't believe that they will exceed the one-on-one parking and here to answer any questions.

Mr. Bruce Colony asked about the stormwater issue and to make the developer aware of the sensitive nature of concern.

Mr. Matthew Kriete noted they are aware of size (large) of the detention and believes that it can accommodate access stormwater.

Mr. Doennig closed the public hearing.

### COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Planned Development 378 (2625 West Delmar Street, 1025 & 1045 South Clifton Avenue and 2620 West Grand Street). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

Conditional Use Permit 453  
4939 West Chestnut Expressway  
**Applicant:** Pilot Travel Centers, LLC

Mr. Hosmer stated that the applicant requests this application be tabled to October 7, 2021.

**COMMISSION ACTION:**

Mr. Knuckles motioned to **table** Conditional Use Permit 453 (4939 West Chestnut 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:**

Initiate Interstate Highway Commercial Sign District Amendment  
Citywide

**Applicant:** City of Springfield

Mr. Hosmer stated that this is a request to initiate amendments to the Interstate Highway Commercial Sign District requirements. Staff is proposing amendments to the Interstate Highway Commercial Sign District section, 36-454 (19), and any other relevant sections of the Zoning Ordinance to review the requirements and locations of these sign regulations. The purpose of the "Interstate Highway Commercial Sign District" is to permit detached signs in proximity to the intersection of qualifying major commercial streets with an interstate highway. Larger and taller detached signs are deemed appropriate in these areas due to the orientation of the commercial activity located at these intersections. On premise freestanding signs within the district are permitted to increase their height ranging from 40 to 50 and 70 feet and their total effective area ranging from 400 to 450 to 600 square feet. The maximum sign height for commercial signs in other areas is 40 feet high with a maximum of 400 square feet total effective area. Property along Glenstone from north of Interstate 44 to Kearney Street and any property within 1,800 feet of the center of the interchange. Property at the southwest corner of I44 and HWY 65 within 1,800-foot radius. Property within a 660-foot radius from the intersection of:

- Interstate 44 and Kansas Expressway; and
- Kearney Street and Schoolcraft Freeway (U.S. 65); and
- Sunshine Street and Schoolcraft Freeway (U.S. 65); and
- The southwest quadrant of Chestnut Expressway and Schoolcraft Freeway.

Staff requests that Commission initiate amendments to the Zoning Ordinance to consider modifications as specified.

Mr. Knuckles asked when this was last updated.

Mr. Hosmer stated that it started in 1982 and amended in 1992 (to make it consistent and cleaned up).

Mr. Jobe noted that James River Freeway is not included and what does the City hope to accomplish.

Mr. Hosmer noted that James River Freeway is considered a Scenic Corridor and stated that it requires changes to other sites, has a lot of gray areas and to clean up the amendment.

Mr. Colony asked what is driving this change.

Mr. Hosmer reinstated that it needs to be cleaned up and more consistency.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

## **COMMISSION ACTION:**

Mr. Knuckles motioned to **approve** Initiate Interstate Highway Commercial Sign District Amendment (Citywide). Ms. Broekhoven seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.

### **Major Thoroughfare Plan Amendment**

3700 - 3800 blocks of unnamed collector between McCurry Avenue and Zimmer Avenue and 5400 - 5800 blocks of unnamed collector between West Farm Road 156 to Maple Leaf Lane (Private Drive).

**Applicant:** City of Springfield

Mr. Hosmer stated that this is a request to amend Figure 20-2 and 20-9 in the City of Springfield Transportation Plan to remove two future collectors (Zimmer Road connection to McCurry Street and the connections between Farm Road 156 and Mapleleaf Lane). The Springfield-Greene County Comprehensive Plan Transportation Plan Element was adopted by City Council on June 11, 2001. The Major Thoroughfare Plan ("Exhibit A") represents future roadway functions. It is intended to provide an overall framework for making decisions on thoroughfare improvements and extensions. It identifies locations of future major transportation corridors and serves as a general guide for securing rights-of-ways. Future roads are shown in general locations, the actual location may vary. The Planning and Zoning Commission and City Council have the authority to amend the Major Thoroughfare Plan per Section 11.6. in the City Charter. The proposed amendments follow the goals set forth in the Transportation Plan which are:

- Identify and establish future thoroughfare systems that integrates land uses with transportation system needs.
- Recognize a distinct hierarchy of street classification as thoroughfare improvements and development definitions are made.
- Work with Ozarks Transportation Organization to review and update the plan every 5 years in conjunction with their Long-Range Transportation Plan review/update.

The property at 5505 W. Sunshine Street has been annexed into the City of Springfield, rezoned, and is pending future development. At the time of rezoning, a future collector was shown on the Major Thoroughfare Plan that goes through this property. After further investigation, and in consultation with the City of Republic, Greene County and OTO, it was determined that this future corridor is not needed based on current land uses in the area. The proposed future collector serves no connectivity purpose nor is needed for traffic relief for this, or any future, development.

The property at 3800 W. Sunshine Street also known as Springfield Plaza, has been partially developed and is moving forward with future phases of development. A traffic impact study has been submitted which shows required improvements to existing streets and new street connections necessary to maintain safety and traffic flow. In the best interest of the City, and to allow flexibility for future development, the proposed collector is being proposed for removal from the Major Thoroughfare Plan.

Staff has determined that the proposed collectors do not provide for an adequate system of thoroughfares to ensure logical development of the community, safe and efficient movement of people and goods, and economical expenditure of Public Funds and therefore should be removed from the Major Thoroughfare Plan. Staff recommends approval.

Mr. Jobe asked about the collectors from Southwest Springfield that is rapidly growing and noted his concerns.

Mr. Hosmer noted that Seminole will be extended as a connector and believes the areas of removal will not be an issue.

Ms. Gardner noted the vacant area (south of the developed Springfield Plaza) and will be required to do a traffic study and will show the best connection based on what is developed.

Mr. Jobe asked what Seminole Street has been designated.

Ms. Gardner stated that Seminole has been designated as a future secondary arterial and plans are moving forward.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

**COMMISSION ACTION:**

Mr. Knuckles motioned to **approve** Major Thoroughfare Plan Amendment (3700 - 3800 blocks of unnamed collector between McCurry Avenue and Zimmer Avenue and 5400 - 5800 blocks of unnamed collector between West Farm Road 156 to Maple Leaf Lane - Private Drive). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, Broekhoven, and Lebeck. Nays: None. Abstain: None. Absent: None.