

June 4, 2020
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), Natalie Broekhoven, Britton Jobe, Dee Ogilvy, Melissa Cox, Joel Thomas, and David Shuler. Absent: Cameron Rose. Staff in attendance: Bob Hosmer, Planning Manager, Kyle Tolbert, Assistant City Attorney, and Mary Lilly Smith, Planning Director.

MINUTES: The minutes of May 7, 2020 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 900
2202 North Belcrest Avenue
Applicant: SFC Real Estate, LLC

Relinquishment of Easement 901
6317 South Creeksedge Drive
Applicant: St. Andrews Club Owner Association, Inc.

COMMISSION ACTION:

Ms. Cox motioned to **approve** consent item Relinquishment of Easement 900 (2202 North Belcrest Avenue) and Relinquishment of Easement 901 (6317 South Creeksedge Drive). Mr. King seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Shuler, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Rose.

UNFINISHED BUSINESS:

PUBLIC HEARINGS:

Planned Development 374
3503, 3521, 3527, & 3535 South Lone Pine Avenue
Applicant: Elevation Enterprises, LLC

Staff is requesting Planned Development 374 be tabled to the next Planning and Zoning Commission meeting on July 16, 2020.

COMMISSION ACTION:

Ms. Cox motioned to **TABLE** item Planned Development 374 (3503, 3521, 3527, & 3535 South Lone Pine Avenue). Mr. King seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Shuler, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Rose.

Z-12-2020
405 North Jefferson Avenue
Applicant: Missouri State Board of Governors and Vecino Group

Staff is requesting Z-12-2020 be tabled to the next Planning and Zoning Commission meeting on July 16, 2020.

COMMISSION ACTION:

Ms. Cox motioned to **TABLE** item Z-12-2020 (405 North Jefferson Avenue). Mr. King seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Shuler, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Rose.

Preliminary Plat of IDEA Commons
405 North Jefferson Avenue

Applicant: Missouri State Board of Governors

Mr. Hosmer stated that this is a request to approve a 5.3 acre five-lot commercial subdivision located 405 North Jefferson Avenue & 410 North Boonville Avenue. The Comprehensive Plan identifies this area as Greater Downtown. High-Intensity uses with a strong emphasis on pedestrian walkability are some of the characteristics applicable to this designation. The Major Thoroughfare Plan classifies Boonville as a Collector, Phelps Avenue as Local Street, and Jefferson Avenue as a Secondary Arterial. The property is currently zoned HM, Heavy Manufacturing District. Public improvement plans are required for the street and sidewalks improvements. The final plat cannot be approved until public improvement plans have been submitted, approved, and the improvements constructed or escrowed. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department. If Planning and Zoning Commission approves the preliminary plat, the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public hearing.

Jane Earnhardt, 550 E. Saint Louis, representing the project and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Preliminary Plat of IDEA Commons (405 North Jefferson Avenue). Mr. King seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Shuler, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Rose.

Preliminary Plat of Kirkland Commons
3502 East Chestnut Expressway

Applicant: Burks Development Corporation, c/o Gary M. Burks

Mr. Hosmer stated that this is a request to approve a 49.1 acre 3-lot commercial subdivision located at 3502 East Chestnut Expressway. The Comprehensive Plan identifies this as an appropriate area for Medium Intensity Retail, Office or Housing, except for the far northwest corner which is identified as appropriate for Low Density Housing. Zoned PD 298. The Transportation Plan classifies Chestnut Expressway Road as a Primary Arterial and Eastgate Avenue as a Collector which support the proposed land use. The property is currently zoned Planned Development 298 which allows for commercial uses. A Final Development Plan to develop "Lot 1" has been submitted and is running concurrently with the Preliminary Plat. The subdivision is proposing to relocate Eastgate Avenue to allow for a larger development area for Lot 1. Public improvement plans are required for the street and sidewalks improvements. The final plat cannot be approved until public improvement plans have been submitted, approved, and the improvements constructed or escrowed. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department. If Planning and Zoning Commission approves the preliminary plat, the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public hearing.

Jared Rasmussen, 550 E. Saint Louis, representing the developer and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Preliminary Plat of Kirkland Commons (3502 East Chestnut Expressway). Mr. King seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Shuler, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Rose.

Planned Development 298 FDP
3414 East Chestnut Expressway

Applicant: Burks Development Corporation, c/o Gary M. Burks

Mr. Hosmer stated that this is a request to approve the Final Development Plan for Planned Development 298 on approximately 44.70 acres of property located at 3414 E. Chestnut Expressway. The Comprehensive Plan identifies this as an appropriate area for Medium Intensity Retail, Office or Housing, except for the far northwest corner which is identified as appropriate for Low Density Housing. The Transportation Plan classifies Chestnut Expressway Road as a Primary Arterial and Eastgate Avenue as a Collector which support the proposed land use. The Planning and Zoning Commission is to review and make a recommendation to the City Council for final action on the FDP. The Final Development Plan was determined to be consistent with the intent of Planned Development 298. The proposed final development plan was reviewed by all City departments without any issues. Staff recommends approval.

Mr. Doennig opened the public hearing.

Jared Rasmussen, 550 E. Saint Louis, representing the developer and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Planned Development 298 FDP (3414 East Chestnut Expressway). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Shuler, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Rose.

Z-13-2020 w/COD #186
3221 West Kearney Street

Applicant: The Agron H. Selencia & Lele L. Selenica Family Trust

Staff is requesting Z-13-2020 w/COD #186 be tabled to the next Planning and Zoning Commission meeting on July 16, 2020.

COMMISSION ACTION:

Ms. Cox motioned to **TABLE** item Z-13-2020 w/COD #186 (3221 West Kearney Street). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Shuler, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Rose.

Preliminary Plat of Catalpa Cottages
2531 East Catalpa Street

Applicant: LK Building Group

Mr. Hosmer stated that this is a request to renew the preliminary plat of Catalpa Cottages Subdivision a nineteen-lot, 4.46 acre, single-family residential subdivision located in the 2300 block of East Catalpa Street. The Comprehensive Plan identifies this area as appropriate for Low Density Housing. The Transportation Plan classifies Catalpa Street as a collector roadway which supports the proposed land uses. The property is currently zoned R-SF, Single Family Residential District. There is an existing administrative lot in the northeast corner which is not part of this subdivision but does have access through the cul-de-sac. There is existing sidewalk along the south side of East Pine Grove Street. This sidewalk will need to be extended along at least one side of the new proposed new street(s). Sidewalk is also required to be constructed along the entire length of the property frontage on East Catalpa Street. Public improvement plans are required for the street and sidewalks improvements. The final plat cannot be approved until public improvement plans have been submitted, approved, and the improvements constructed or escrowed. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department. If Planning and Zoning Commission approves the preliminary plat, the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public hearing.

Jared Davis, 3213 S. West Bypass, here to answer any questions and this is just a renewal.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Preliminary Plat of Catalpa Cottages (2531 East Catalpa Street). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Shuler, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Rose.

Vacation 820

600 East Commercial Street

Applicant: E. Joseph Hosmer

Mr. Hosmer stated that this is a request to vacate a portion of a street right-of-way in order to correct an encroachment of the existing building located at 600 East Commercial Street. The applicant is proposing to vacate approximately 16.3 square feet of public street right-of-way in order to correct an encroachment of an existing building. The building deviates into the public right-of-way approximately 0.8 feet. The existing building was constructed in early 2018. All adjacent property owners have given consent to the vacation. No replacement easements are needed. The request for vacation meets the approval criteria. Any person objecting may petition the City Council to review the request to vacate by filing an appeal within 15 days with the City Clerk from the date the resolution was passed by the Planning and Zoning Commission. Staff recommends approval.

Mr. Doennig opened the public hearing.

Rick Wilson, 1835 S. Stewart Avenue, insignificant encroachment in a wide right-of-way and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Vacation 820 (600 East Commercial Street). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Shuler, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Rose.

Vacation 821

914 South Jefferson Avenue

Applicant: Bryan Properties I, LLC

Mr. Hosmer stated that this is a request to vacate a portion of platted alley adjoining the 900 block S. Jefferson and Roanoke Avenue. The applicant is proposing to vacate 0.08 acres of a alley right-of-way. The applicant is proposing to combine their adjoining lots and construct an off-street parking lot to the east side of the alley. The applicant is dedicating replacement easements to accommodate the existing sanitary sewer, AT&T and CU utilities. The request for vacation meets the approval criteria. Any person objecting may petition the City Council to review the request to vacate by filing an appeal within 15 days with the City Clerk from the date the resolution was passed by the Planning and Zoning Commission. Staff recommends approval.

Mr. Doennig opened the public hearing.

Jared Davis, 3213 S. West Bypass, representing the owner and here to answer any questions.

Ms. Cox asked if the comments from the neighbor have been taken care of.

Mr. Davis stated that he has spoke to one of the commenters and believes there are no problems.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Vacation 821 (914 South Jefferson Avenue). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Shuler, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Rose.

Vacation 819

Crenshaw Road from Kissick Avenue to Ridgecrest Street

Applicant: City of Springfield

Staff is requesting Vacation 819 be tabled to the next Planning and Zoning Commission meeting on July 16, 2020.

COMMISSION ACTION:

Ms. Cox motioned to **TABLE** item Vacation 819 (Crenshaw Road from Kissick Avenue to Ridgecrest Street). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Shuler, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Rose.