

August 13, 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), David Shuler, Dee Ogilvy, and Cameron Rose.
Absent: Natalie Broekhoven, Melissa Cox, Joel Thomas, and Britton Jobe. Staff in attendance: Bob Hosmer, Planning Manager, Kyle Tolbert, Assistant City Attorney, and Mary Lilly Smith, Planning Director.

MINUTES: The minutes of July 16, 2020 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

PUBLIC HEARINGS:

Planned Development 375
1452 North Eastgate Avenue
Applicant: Eastgate Office, LLC

Applicant is requesting Planned Development 375 be tabled to the next Planning and Zoning Commission meeting on September 10, 2020.

COMMISSION ACTION:

Mr. Coltrin motioned to **TABLE** item Planned Development 375 (1452 North Eastgate Avenue). Mr. Shuler seconded the motion. Ayes: Doennig, Ogilvy, Shuler, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Broekhoven, Cox, Thomas, and Jobe.

Z-17-2020
6177 South Farm Road 189
Applicant: Frank and Kimberly Steed

King Coltrin recused himself.

Mr. Hosmer states that this is a request to rezone approximately 38 acres of property generally located at 6177 South Farm Road 189 from County R-1, Suburban Residence District to R-SF, Single-Family Residential District. This application is consistent with the Comprehensive Plan, which identifies the property as appropriate for Low Density Housing. The Transportation Plan classifies South Farm Road 189 as a Secondary Arterial roadway. 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 is not allowed, and detention is required. Annexation is being processed concurrently with the zoning. The current County R-1 District is most like the City's R-SF District when translating the allowed uses. Staff recommends approval.

Melissa Cox asked if this property was being annexed into the City of Springfield.

Bob Hosmer stated that there is a request for annexation and will be presented at the September 21, 2020 City Council meeting.

Mr. Doennig opened the public hearing.

Mr. Chris Wynn, representative to the applicant and noted that the initiate to annex has been previously heard at City Council and noted that this is consistent with Single-Family Residential zoning with 83 residential lots like Millwood and quality. He

also believes that this will benefit the Millwood golf course and there will be a bufferyard adjacent to the golf course and the development, however he did note that there have been comments regarding traffic concerns and stating that Hwy 60 is easily accessible.

Mr. Dane Seiler, representative to the applicant and stated the quality of the homes will be compatible with Millwood and noted the neighborhood concerns regarding traffic but said that details are still being worked out.

Donna Cleous, 6139 S. Bluff Ridge Road, voiced her concerns regarding the increased traffic with the goal of not allowing no trucks to utilize the Millwood neighborhood during construction, but stated that Springfield is in need of this type of housing/development and believes it will increase property values.

Ms. Becky Cameron, 6097 South Lookout Ridge, Ozark has been a resident of Millwood for 17 years and questioned the zoning commitment with regards to the Masterplan regarding specific restrictions on new develop to confirm to the surround area. She also noted that the 230 homes as well as the roads have not changed in 30 years and is extremely concerned for the increase of traffic while noting that golf carts and bikes utilize the are various streets in the neighborhood and noted that on Sunday there has to be physical traffic control due to the increase of people coming and leaving the church in the area.

Ms. Vicki Campbell, 6251 S. Woodside Circle is against the development and cannot see the advantage to the development. She also noted that traffic is a concern due to width of the local roads and the usage of golf carts and bicycles and believes the roads need to be fixed before development.

Doug Evans, 6172 South Riverglen Road noted that he walks a lot in the neighborhood and believes any unregulated truck traffic will cause problems, won't object R-1 zoning, against townhome construction and voiced his concern against proposed various streets/roads connections within the neighborhood due to runners, bicyclists and dog walkers and would not like the area to be over developed.

Mr. Walt Cameron, 6097 South Lookout Ridge, Ozark is a 17-year resident and has seen a change and voiced his concerns regarding traffic and believes that the infrastructure is compromised and believes that doubling the number of homes in the area is ill conceived as well as the proposed annexation. He stated that the area streets/roads are a liability to the City of Springfield and noted the increase of people and stated that it cannot be controlled.

Mr. Doennig closed the public hearing.

Melissa Cox asked about R-1 zoning vs R-SF zoning and if the development will be on city sewer.

Mr. Bob Hosmer stated that it will be on City sewer, but Farm Road 189 will not be part of the annexation.

Mr. Joel Thomas asked about the annexation.

Mr. Bob Hosmer noted that the property could be developed without the annexation.

Mr. Randall Doennig asked about the size of the proposed lots and the connection to sewer.

Mr. Bob Hosmer noted that the lot size depends on the annexation and sewer and it goes from 10,000sq ft for county and 6,000sq ft for City with sewer connection.

Mr. Hosmer also noted that development is within a stream buffer and the staff report will reflect the correction.

COMMISSION ACTION:

Mr. Thomas motioned to **approve** item Z-17-2020 with amended stream buffer comments (6177 South Farm Road 189). Mr. Jobe seconded the motion. Ayes: Doennig, Ogilvy, Rose, Cox, Thomas, and Jobe. Nays: None. Abstain: None. Absent: Broekhoven and Shuler. King Coltrin recused himself.

Z-18-2020

6177 South Farm Road 189

Applicant: Frank and Kimberly Steed

King Coltrin recused himself.

Mr. Hosmer stated that this a request to rezone approximately 6.68 acres of property generally located at 6177 South Farm Road 189 from County R-1, Suburban Residence District to R-TH, Residential Townhouse. This application is consistent with the Comprehensive Plan which encourages that each neighborhood should contain a range of housing types, densities, and building configurations including single-family detached, townhouses, and apartments. The Transportation Plan classifies South Farm Road 189 as a Secondary Arterial roadway. A Traffic Impact Study is not required. The development will take primary vehicular access to Farm Road 189. The property is not located in a FEMA designated floodplain or in a stream buffer area. A fee in lieu of on-site stormwater detention is not allowed. Staff recommends approval.

Mr. Doennig asked about Millwood zoning.

Mr. Bob Hosmer stated that it is a County PAD (Plot Assignment District).

Mr. Doennig opened the public hearing.

Mr. Chris Wynn, representative to the applicant noting that there is a need for more town homes in this area and noted that it is willing to work with the neighborhood regarding their traffic concerns and said that there will not be 3 story townhomes and states that it should have less traffic versus the traffic in Millwood. He also noted that the developer does not necessarily want annexation.

Mr. Randall Doennig questioned the placement of townhomes on the 13th fairway of the Millwood golf course.

Mr. Wynn stated that the development of this type is in demand next to golf courses.

Mr. Dane Seiler, representative to the applicant stated that they would be patio homes with low maintenance and believes they will be in a good location.

Donna Cleous, 6139 S. Bluff Ridge Road, says she there is a need due to baby boomers and believes upscale patio homes are desired.

Mr. Walt Cameron, 6097 South Lookout Ridge, Ozark asked about annexation and sewer and suggest the developer get in touch with City Utilities in order not to annex into Millwood.

Ms. Melissa Cox asked about the town home zoning and noted no preliminary plat and that anyone can come and do whatever they choose and may not look like Millwood and said that she is okay with patio homes but has concerns regarding this zoning. She would prefer single family zoning for the entire development.

Mr. Bob Hosmer noted that the zoning will dictate the size, but not the design.

Mr. Randall Doennig asked if R-TH is the only option for patio homes.

Mr. Bob Hosmer said yes, for patio homes, but can do a Planned Development, but they will incur more costs and design.

Mr. Joel Thomas noted that if this stays as R-TH and the developers patio homes do not materialize, then anyone could put any type of R-TH (i.e., 4-story town home) and believes this should have been a Planned Development.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** item Z-18-2020 (6177 South Farm Road 189). Mr. Rose seconded the motion. Ayes: Rose and Jobe. Nays: Doennig, Ogilvy, Cox, and Thomas. Abstain: None. Absent: Broekhoven and Shuler. **Motion failed.** King Coltrin recused himself.

Preliminary Plat of Publisher's Corner
1710 North Eldon Avenue

Applicant: Heritage Bookshop, Inc.

Mr. Hosmer stated that this is a request to approve a two-lot industrial subdivision on 23.52 acres of property located at 1630 North Eldon Avenue. The application is consistent with the Comprehensive Plan which identifies this property as appropriate for General Industrial, Transportation and Utilities. The property is zoned GM, General Manufacturing. The Transportation Plan classifies Division Street as a Primary Arterial roadway and Eldon Avenue as a Collector roadway which supports the proposed land use. The property is located in a FEMA designated floodplain and is not located in a stream buffer area. A fee in lieu of on-site stormwater detention is not allowed, and detention will be required. 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.

Mr. Derek Lee, 1200 E. Woodhurst Drive representing the owner and planning on placing a warehouse on one of the lots and sewer will be provided and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Preliminary Plat of Publisher's Corner (1710 North Eldon Avenue). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Rose, Cox, Thomas, and Jobe. Nays: None. Abstain: None. Absent: Broekhoven and Shuler.

Amended East Cherry Pocket Neighborhood Redevelopment Plan
1365 East Cherry Street

Applicant: Say You Can, LLC

Mr. Schaefer stated that this is the First Amended Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area. The Original Redevelopment Plan was approved in January 2019 (Planning Zoning Commission recommended approval, 8-0). The proposed new pocket neighborhood development with six attached, single-unit residential dwellings oriented around a central courtyard is subjected to the recently expired scorecard provisions of Workable Program, which limits abatement to 65% for 10 years. The Amended Redevelopment Plan seeks to increase level of abatement in Redevelopment Area to 100% for 10 years – consistent with the current provisions of the Workable Program. All other details remain identical to the original Redevelopment Plan. Commission must make recommendation as to the conformity of the Amended Plan to the Comprehensive Plan and remains consistent with the Comprehensive Plan, which suggests the Redevelopment Area is an appropriate location for the proposed pocket neighborhood development. Located along a collector street immediately adjacent to an area designated as Medium- or High-Density Housing and incorporates design elements that address neighborhood compatibility, relate to the street, and promote walkability/pedestrian activity. The project is underway and is constructing a six-unit pocket neighborhood development and remove the score-guard the provision. The Land Clearance for Redevelopment Authority recommended approval by vote of 4 to 0 and staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Doennig noted that the Commission is here to reaffirm the Redevelopment Plan.

Mr. Matthew Wine, representing the developer and seeking reaffirmation that our plans confirms to the Redevelopment Plan and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Amended East Cherry Pocket Neighborhood Redevelopment Plan (1365 East Cherry Street). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Rose, Cox, Thomas, and Jobe. Nays: None.

Abstain: None. Absent: Broekhoven and Shuler.