

December 17, 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), Dee Ogilvy, Melissa Cox, Britton Jobe, David Shuler, and Joel Thomas. Absent: Cameron Rose and Natalie Broekhoven. Staff in attendance: Bob Hosmer, Planning Manager, Kyle Tolbert, Assistant City Attorney, and Mary Lilly Smith, Planning Director.

MINUTES: The minutes of November 5, 2020 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 906
4109 South National Avenue
Applicant: Pasta Holding, LLC

Relinquishment of Easement 907
2148 South Glenstone Avenue
Applicant: Tower Grove Center, LLC

Request to Dispose 526
1536 East Division Street
Applicant: The Springfield-Greene County
Parks Board

COMMISSION ACTION:

Mr. Jobe motioned to **approve** consent items Relinquishment of Easement 906 (4109 South National Avenue), Relinquishment of Easement 907 (2148 South Glenstone Avenue) and Request to Dispose 526 (1536 East Division Street). Mr. Shuler seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, and Jobe, Thomas and Shuler. Nays: None. Abstain: None. Absent: Broekhoven and Rose.

PUBLIC HEARINGS:

Z-20-2020 w/COD #190
2009 West Kingsley Street
Applicant: Housing Authority of Springfield

Mr. Hosmer stated that this is a request to rezone approximately 1.59 acres of property generally located at 2009 West Kingsley Street from GR, General Retail to R-MD, Medium-density Multi-family Residential District with Conditional Overlay District No. 190. The application is consistent with the Comprehensive Plan, which designates this property as appropriate for High Intensity Retail, Office or Housing. Near Activity Center. The Housing Authority of Springfield intends to develop a Veterans Affairs supportive housing project since the site is near the Gene Taylor Veterans' Outpatient Clinic. The Transportation Plan classifies Kingsley Street as a Local-Commercial roadway. A Traffic Impact Study is not required GR to R-MD. The property is not located in a FEMA designated floodplain or a stream buffer area. On-site stormwater detention is already provided. The Multi-Family Matrix, 12 points or 21 to 24 du/ac. The applicant has requested a density of 28 du/ac. Staff supports an additional point be awarded under the "Opportunities and Constraints" section for a physical barrier (JRF) within a one-half mile of the site, to allow 25 to 28 dwelling units per acre. On December 1, 2020 the Board of Adjustment approved a variance to allow off-street parking in the front yard. The COD will require a maximum density of 28 dwelling units per acre for a total 44 units and must be in substantial conformance to the Multi-Family Location and Design Guidelines. Requires majority vote of members present. Staff recommends approval.

Mr. Doennig opened the public hearing

Mr. John Oke-Thomas, representative, The Housing Authority will operate a building that is 100% for homeless veterans where they can get the assistance from the veteran's clinic nearby and all units will be fully accessible (ADA). This new project will allow veterans to learn life skills and get back into society.

Mr. King Coltrin asked how long veterans can stay.

Mr. Oke-Thomas stated that there is no answer only that they can stay until they are whole again and will have connections to the VA clinic available to them.

Mr. Doennig closed the public hearing.

Mr. King Coltrin stated that his is fully supportive but noted the odd location/place (between bank and hotel).

Mr. Thomas questioned the multi-family matrix and about the parking.

Mr. Hosmer stated that they have met the criteria and will have an out-door picnic area and require two parking spaces and Mr. John Oke-Thomas noted that most units are one bedroom, however six units are two bedrooms.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Z-20-2020 w/COD #190 (2009 West Kingsley Street). Mr. Jobe seconded the motion.

Ayes: Doennig, Coltrin, Ogilvy, Cox, and Jobe, Thomas and Shuler. Nays: None. Abstain: None. Absent: Broekhoven and Rose.

Z-21-2020 w/COD #191

3800 & 3850 South National Avenue and 1271 East Bradford Pkwy

Applicant: Lester E Cox Medical Centers

Mr. King Coltrin recused himself.

Mr. Hosmer stated that this is a request to rezone approximately 9 acres of property generally located at 3800 and 3850 S. National Avenue and 1271 E. Bradford Pkwy from Planned Development No. 12, 1st and 5th Amendments to GI, Government and Institutional Use and establishing Conditional Overlay District No. 191. The property is not located in a FEMA designated floodplain or a stream buffer area. On-site stormwater detention is already provided. The COD will require a lot combination and traffic impact study. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Dane Seiler, representative stated that Cox Hospital is one of Springfield's largest employer and wants to be able to connect to existing Cox buildings. There were 3 neighbors at the socially distanced meeting, and they had no concerns.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** item Z-21-2020 w/COD #191 (3800 & 3850 South National Avenue and 1271 East Bradford Pkwy). Ms. Ogilvy seconded the motion.

Ayes: Doennig, Ogilvy, Cox, and Jobe, Thomas and Shuler. Nays: None. Abstain: None. Absent: Broekhoven and Rose. Mr. King Coltrin recused himself.

Z-22-2020 w/COD #192

2832 East Sunshine Street

Applicant: 2832 E. Sunshine St, LLC

Mr. Hosmer stated that the applicant requests this application be withdrawn.

COMMISSION ACTION:

Ms. Cox motioned to **WITHDRAW** item Z-22-2020 w/COD #192 (2832 East Sunshine Street). Mr. Thomas seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, and Jobe, Thomas and Shuler. Nays: None. Abstain: None. Absent: Broekhoven and Rose.

Z-23-2020 w/COD #193

5544 West State Highway 266

Applicant: JJ&J Incorporated & Deer Lake Partners, LLC

Mr. Hosmer stated that this is a request to rezone approximately 239 acres of property generally located at 5544 and 6006 W. State Hwy 266 from County PAD 1015 and 1995 to HC, Highway Commercial District and establishing Conditional Overlay District No. 193 and Airport Overlay District No. 1 & 3. This application is consistent with the Comprehensive Plan, which identifies the property as appropriate for Golf and Business Park uses. Activity Center (Emerging) at I-44 and Chestnut Expressway. An annexation is being processed with the zoning. The Transportation Plan classifies Chestnut Street as a Local-Commercial Street, Chestnut Expressway as an Expressway. A Traffic Impact Study is required at the time of development. The property is not located in a FEMA designated floodplain or a stream buffer area. There is a sinkhole on the property. A fee in lieu of on-site stormwater detention is not allowed, and detention is required. The COD will only allow GR uses and adopt the same use limitations as those in the GR, General Retail District. The intent of this rezoning application is to retain the golf course and facilitate the development of the vacant 105 acres to the west for a sports complex along with other retail, temporary lodging and office uses. Staff recommends approval.

Mr. King Coltrin asked if they are rezoning due to annexation.

Mr. Hosmer stated they are rezoning to match up with the county.

Mr. Doennig opened the public hearing.

Mr. Jared Rasmussen, representative noted that this has been rezoned three years ago and trying to find a use as a gateway to the community and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Z-23-2020 w/COD #193 (5544 West State Highway 266). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, and Jobe, Thomas and Shuler. Nays: None. Abstain: None. Absent: Broekhoven and Rose.

Planned Development 376

1610 North Broadway Avenue

Applicant: Springfield Victory Mission Inc.

Mr. Hosmer stated that this is a request to rezone approximately 1.86 acres of property generally located at 1610 North Broadway Avenue and 1701 North Irving Avenue from HC, Highway Commercial to Planned Development No. 376. The Comprehensive Plan designates this property as appropriate for Medium Intensity Retail, Office or Housing. The Mission facility and services have been operating at this location since 2001 which were allowed in HC District. In June 2013, City Council approved an ordinance to require overnight or transitional service shelters be 500 feet from a residential district and 1,000 feet from an elementary or secondary school. Victory Mission's facility is now considered a non-conforming use, which cannot be remodeled or enlarged. A Planned Development is required for Victory Mission's redevelopment of the site. The applicant's current building is a former nursing home that is outdated and obsolete and in order to better serve the community a new, modern facility is needed. The proposed PD will not change the intensity, or the type of services provided. The Transportation Plan classifies Broadway and Commercial Street as Collector roadways and Locust and Irving as Local-Residential roadways. A Traffic Impact Study is not required. The property is not in a FEMA floodplain or a stream buffer area. A fee in lieu of on-site stormwater detention is not an option. The proposed PD will locate the multi-story building towards Commercial Street (transitional service shelter). The southern portion of the property will have six residential units in order to be more compatible with existing residential units in the area. The density for the residential units is limited at eleven (11)

dwelling units per acre. The proposed PD provides a stricter structure height limitation than the existing HC zoning. All structures shall remain below a forty-five (45) degree bulk plane as measured from the boundary of any adjacent residential district. The maximum height shall be limited to 35 feet but can increase one additional foot for every two additional feet of side setbacks provided (maximum of 75 feet). The PD proposes a 10-foot bufferyard along the south and east property line with plantings per 100 foot. Staff recommends approval.

Ms. Cox asked for clarification if overnight or transitional.

Mr. Hosmer stated that they have been an overnight and transitional operation since 2001.

Ms. Ogilvy asked how many people will be accommodated.

Mr. Hosmer noted that the applicant can answer that question but should not be more intensive.

Mr. Doennig opened the public hearing.

Mr. Jason Hynson, Executive Director at Victory Mission and will be shifting focus on 3 areas: relief, rehab, and development. The people that are using this facility are generally working and trying to get their lives on track. We are combining the Broadway and Boonville facilities that included 26 working staff and added security cameras and walk-about patrols.

Ms. Ogilvy asked if more than just an overnight shelter/transition.

Mr. Hynson stated that around 50 beds are for overnight and the other beds will have a base fee for approximately 30 days.

Mr. Coltrin asked how many stories the building have.

Mr. Hosmer noted that it will be 2 stories.

Ms. Cox asked about the relocation plans for the people that are currently being housed.

Mr. Jared Davis, representative stated that the uses are not increasing, and they are 800' from Weaver Elementary school and have noted all of the negative comments and here to answer any questions. He also noted that they are keeping parts of the facilities operational as they move people around for housing.

Mr. Steve Sexton, 2324 N. Lyon, stated that the project is doing great work and these programs are what are needed to rehab people and help Springfield.

Paul Davis, citizen stated that the Victory Mission has helped in many ways and he is a good example of someone who lost everything and through their program was able to get the help needed and now has a job.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Planned Development 376 (1610 North Broadway Avenue). Mr. Thomas seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, and Jobe, Thomas and Shuler. Nays: None. Abstain: None. Absent: Broekhoven and Rose.

Airport Overlay District Amendments
Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this is a request for changes to the text amendment for the Airport Overlay District Section, Sec. 36-406. The airport overlay districts are intended to regulate the development of noise-sensitive land uses, to promote compatibility between the Springfield-Branson National Airport and the surrounding land uses, to protect the Springfield-

Branson National Airport from incompatible development and to promote the health, safety, and general welfare of property users. Certain residential, commercial and industrial uses should be strictly prohibited from being allowed in the Airport Overlay District due to their incompatibility. City Council initiated amendments to the Zoning Ordinance regarding the Airport Overlay District on November 30, 2020. These amendments are being proposed in concert with the proposed development of a sports complex and potential retail and temporary lodging uses that may support these commercial outdoor entertainment uses. If the amendment is adopted, playfield uses may be permitted in the AO-1 and AO-3 districts with the issuance of a Conditional Use Permit. It will also allow hotel and motel accessory off-street parking lots or facilities open to the sky in AO-3.

Note: Language to be added is underlined or ~~stricken~~.

1. The following land uses are prohibited in the AO-1 district, regardless of underlying zoning district, except as modified by the A)-3 district:
 - a. Residential:
 - Single-family residential, including mobile homes
 - Two-family, town houses and multifamily residential
 - Manufactured housing developments
 - Rooming, boarding and lodging houses.
 - b. Public use:
 - Schools/colleges
 - Hospitals/clinics
 - Churches, auditoriums, and concert halls
 - Community center
 - Day care center/preschool
 - Libraries/museums
 - Group homes
 - Day care homes
 - c. Recreational:
 - Outdoor carnival/circus
 - ~~Playfield/s~~Stadium
3. The following land uses are prohibited in the AO-3 district, regardless of underlying zoning district:
 - a. Hotels and motels or enclosed off-street parking facilities in a building or structure. Accessory of-street parking lots or facilities open to the sky are allowed.

(c) Conditional uses.

1. The following conditional use may be permitted in the AO-1 and AO-3 districts provided it is no closer than 1.5 miles (7,920 feet) from the ultimate end of any existing or planned runway shown on the most current Airport Layout Plan as approved by the Federal Aviation Administration, and provided it meets the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article:
 - a. Playfields.
2. Upon receiving an application for a conditional use permit in the AO-1 or AO-3 districts, the department of planning and development shall forward the application to the Springfield-Branson National Airport Board. In considering such an application, the Springfield-Branson National Airport Board shall review potential impacts to the airport and shall make its recommendation(s) to the planning and zoning commission, including any factual findings and reasoning upon which the recommendation was based, prior to a public hearing on the application. The Airport Board shall consider factors such as, but not limited to:
 - a. Federal Aviation Regulations (FAR Part 77)
 - b. Published instrument approach and departure procedures
 - c. Outdoor lighting
 - d. Radio signal or electronic emissions
 - e. Noise sensitive concerns
 - f. Public safety

The Airport Board unanimously passed a motion at their regular December board meeting to support the amendments to the Airport Overlay District to allow Playfields as an acceptable land use through a new Conditional Use Permit review process. Staff recommends approval.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

Ms. Cox is asking if they are encouraging development.

Mr. Hosmer that they are not necessarily encourage development, opening area with limited uses.

Mr. Thomas asked if the additional uses are a result of the proposed soccer complex and would like to do more than just a soccer complex.

Ms. Mary Lilly Smith stated that the additional uses are the result of the soccer complex.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Airport Overlay District Amendments (Citywide). Mr. Thomas seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, and Jobe, Thomas and Shuler. Nays: None. Abstain: None. Absent: Broekhoven and Rose.