

May 4, 2017
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session May 4, 2017 in the City Council Chambers. Chairman Randall Doennig called the meeting to order.

Roll Call - Present: Randall Doennig (Chairman), King Coltrin (Vice-Chair), Natalie Broekhoven, Dee Ogilvy, Andrew Cline, Cameron Rose, Melissa Cox, and Joel Thomas. Absent: David Shuler.

Staff in attendance: Bob Hosmer, Principal Planner, Mary Lilly Smith, Director Planning and Development, Nicholas Woodman, Asst. City Attorney, Tom Rykowski, Asst. City Attorney, Dawne Gardner, Public Works Traffic Engineer.

Minutes: The minutes of April 6, 2017 were approved.

COMMUNICATIONS:

Bob Hosmer reported on City Council meeting actions and upcoming Planning and Zoning Commission retreat on May 18th.

CONSENT ITEMS:

Request to Dispose 519
6500 blk South Crenshaw Road
Applicant: City Utilities

Request to Dispose 519 was approved as part of the consent agenda.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Consent Agenda item – Request to Dispose 519 (6500 blk South Crenshaw Road). Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

UNFINISHED BUSINESS:

Vacation 788
1800 blk South Stewart Avenue
Applicant: City of Springfield

COMMISSION ACTION:

Mr. Cline motioned to **REMOVE** Vacation 788 from consideration (1800 blk South Stewart Avenue). Ms. Cox seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Vacation 790
3300 East Galloway Street
Applicant: Hawkins Spousal Trust and Childress Family Partnership, Eric O. Muzart and Quincy P. Ashlock

Mr. Hosmer stated that this is a request to vacate right of way located at 3300 East Galloway Street.

Applicant is requesting to vacate a stub street as part of the subdivision requirements. The City requested the street be vacated as part of the preliminary plat of Hickman Woods Subdivision. All necessary easements to accommodate existing facilities within the subject rights-of-way will be retained as part of this vacation. Meets the standards and staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Robert Hawkins, 3606 E. Gasconade. Asking for the Vacation to be approved.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Vacation 790 (3300 East Galloway Street) to May 4, 2017. Mr. Shuler seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Vacation 792

1900-1200 blks East Central Street, also parts of Florence, Hampton, Bob Barker, Clay, and Chestnut Streets

Applicant: Ozarks Technical Community College

Mr. Hosmer stated that the applicant requests that this be TABLED and presented at the Planning and Zoning meeting on June 15, 2017.

COMMISSION ACTION:

Ms. Cox motioned to **TABLE** Vacation 792 (1900-1200 blks East Central Street, also parts of Florence, Hampton, Bob Barker, Clay, and Chestnut Streets). Ms. Cox seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Z-13-2017

4406 South Reed Avenue and 4219 South Nature Center Way

Applicant: Luxury Rental Homes, Inc., and Timbercreek RV Park, LLC

Mr. Coltrin recused himself from the current item.

Mr. Hosmer stated that this is a request to rezone approximately 9.8 acres of property generally located at 4406 South Reed Avenue & 4219 South Nature Center Way from a R-SF, Residential Single-Family District and R-MHC, Manufactured Home Community District to a R-TH, Residential Townhouse District.

The Growth Management and Land Use Plan identifies this as an appropriate area for Medium or High Density Housing. Reed Avenue is classified as a collector roadway. The R-TH District is intended to function as a transition between the less intense single-family district and more intense multi-family districts. A subdivision will have to be submitted. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. David Lundstrom, 2826 South Ingram Mill Road, representing the developer. The neighborhood meeting was very welcoming and issued positive comments.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Broekhoven motioned to **approve** Z-13-2017 (4406 South Reed Avenue and 4219 South Nature Center Way). Ms. Cox seconded the motion. Ayes: Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

PUBLIC HEARINGS:

Vacation 791

2100 North Eldon Avenue

Applicant: Pioneer Advertising Company, Inc.

Mr. Hosmer stated that the applicant's representative is requesting that this case be TABLED and placed on the Planning and Zoning Commission meeting on June 15, 2017.

COMMISSION ACTION:

Ms. Cox motioned to **TABLE** Vacation 791 (2100 North Eldon Avenue). Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Z-15-2017

2220 West Chesterfield Boulevard

Applicant: Dearborn Development Inc.

Mr. Hosmer stated that this is a request to rezone approximately 3.72 acres of property generally located at 2220 West Chesterfield Boulevard from a Planned Development No. 141 2nd Amendment and Planned Development 349 to a GR, General Retail District.

The Growth Management and Land Use Plan identifies this as an appropriate area for High Intensity Retail, Office or Housing. The intent of this application is to match the existing planned development district with a similar zoning district to allow for churches and other places of worship, including parish houses and Sunday schools which were not permitted in the existing planned development. Staff recommends approval.

Ms. Cox asked if this changes the entire Planned Development to General Retail or only adding the church to the current proposed Planned Development.

Mr. Hosmer stated that they are changing the use to allow churches.

Mr. Hosmer and Ms. Smith both noted that any business requesting a liquor license within 200' from the church will need to request the license through City Council.

Mr. Doennig opened the public meeting.

Mr. Derek Lee, Lee Engineering, 1200 E. Woodhurst representing the owner. Church uses are allowed in every zoning classification in the City except for this Planned Development which are excluded. At the neighborhood meeting a significant number of people want the Palace Theatre to stay. The owner wanted the Palace Theatre to be purchase or leased and the Palace Theatre is not interested in purchasing or renewing a typical lease. The Palace Theatre has been on a month to month lease due to financial constraints and the property has been listed for sale for 18 months.

Commission members asked several questions regarding why churches were not allowed in the current Planned Development and why Planned Developments are created.

Mr. Lee and Mr. Hosmer noted that the Planned Development process is very expensive, hard to enforce, implement, and need to meet the new template requirements stating that Chesterfield Village was built with a specific look, feel and mixed uses. The lot is already set up like General Retail and works for the proposed needs.

Ms. Deby McCurter, 2304 W. Westview Street, questioned about the notification for the neighborhood meeting and wants the theatre to stay and enjoys the current atmosphere of Chesterfield Village.

Mr. Cline asked Ms. McCurter if she would have a problem with an empty building if the Palace did leave and she noted that the theatre would continue renting and would not leave. The theatre would have to leave based on a contract and if it was rezoned they would have to vacate.

Ms. Anna Crane, 3655 S. Breech Avenue, stated that she did not receive the neighborhood notice and noted that the community does not want the theatre to leave and cause lower property values. This area is not conducive to child care and is concerned that a church will offer child care services.

Mr. Cline asked Mr. Lee for clarification on the ownership and who is leasing what.

Mr. Lee states that the Palace Theatre rents from Dearborn Development. Dearborn Development was the original developer of Chesterfield Village. Dearborn Development has sold individual pieces, but retains the center city area. Dearborn wants to maintain the rent structure and the Palace Theatre did not want to maintain the rent structure so Theatre Palace is on a month to month basis and the property has been for sale for 18 months.

Mr. David Noke, 3648 S. Britain, concerned for the change of development and this type of Planned Development currently works for this area and helped with the petition signature drive that shows the public interest.

Mr. Thomas noted that some of the areas of Planned Development was changed to allow churches and ask if there were any negative feedback at that time.

Mr. Noke cannot answer that question due to only living there for the past two years and says the concerns are about the zoning change and wanting to keep the area as is.

Ms. Ogilvy wanted to confirm 150 residents of the neighborhood signed the petition and the 1700 who signed don't live in the neighborhood.

Mr. Tom Kunte, 2317 N. Winchester went over the Growth Management Plan and mixed uses and would like to keep the current community use.

Ms. Erin Palicki, 1134 N. Rogers, owner of Shultz and Dooley's, is worried about the future of liquor licenses if they do decide to sale due to the provision on liquor licenses and churches.

Mr. Coltrin asked if Shultz and Dooley's own the building.

Ms. Palicki stated that they do not own the building, but own the business.

Ms. Debbie Fremerman, 2320 W. Westview, owners do not want the theatre to go and that this is an unique development and many people who bought into this type of living.

Mr. Gary McCurter, 2304 W. Westview does not the Palace Theatre to leave and noted that it is a family theatre and when getting signatures no one had any negative thing to say about the church, just want to keep Chesterfield's retail and restaurants. He also quoted from a current business owner that is looking to sale a business will have problems selling due to the liquor license requirements.

Ms. Kristi Oetting, 231 W. Olive Street visits and utilizes the restaurants and retail and has a chance to move to Chesterfield Village, but may not move at this time due to the uncertainty of the development and possible changes.

Mr. Doennig closed the public meeting.

Mr. Rose asked the staff is there are any commercial properties within the 200' of the proposed church that might want a liquor license.

Mr. Hosmer stated that he is not aware of any properties that may be affected unless the church builds out and Ms. Smith went over the liquor license requirements/checklist and being 200' does not automatically deny a liquor license.

Commission and staff discussed use of churches, schools, parking, and other establishments in the proposed rezoning and other Planned Developments that serve alcohol in Chesterfield Village and the possible problems for future changes. Staff said that they are going toward straight zoning with Conditional Overlays instead of Planned Developments.

Mr. Coltrin noted that Planned Developments are extremely difficult and easy to miss a particular detail and will support this zoning.

Mr. Cline noted that zoning is about telling people what they can do and cannot do to their property and this Planned Development is a created community with a promise and people who move in are expecting a particular lifestyle. There is no outcome for this situation that is ideal and I will be voting no unless convinced otherwise.

Ms. Cox noted that she has reservations on approving this change and why this cannot be combined with Planned Development 349 and believes that until the entire area is taken care that this will continue to be a mess and will vote no unless someone can convince her otherwise.

Mr. Doennig noted that he supports this zoning change, however believes that businesses were enticed to this area and if churches were precluded it was to make it more comfortable for places that serve alcohol. The property owner wants to sell and this zoning request seems to be consistent with the changes that have already been made in Planned Development 349.

Ms. Broekhoven feels that a church on Planned Development 349 will have a different impact due to businesses that sale alcohol, but wondering if the church can recuse themselves from refusal on allowing a liquor license.

Mr. Rykowski stated that the City cannot require the church to forgo that request and noted that it is a State statue. He also went over information pertaining to the City's liquor license rules and procedures.

Mr. Rose noted that it does not seem out of line for the owner to ask for rezoning and will support the zoning change.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Z-15-2017 (2220 West Chesterfield Boulevard). Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Rose, and Cox. Nays: Ogilvy, Broekhoven, Cline, and Thomas. Abstain: None. Absent: Shuler.

Z-16-2017

4825 East Kearney Street

Applicant: M&L Real Estate Holdings, LLC

Mr. Hosmer stated that this is a request to rezone approximately one (1) acre of property generally located at 4825 East Kearney Street from a County M-1, Light Manufacturing District to a HM, Heavy Manufacturing District.

The Growth Management and Land Use Plan of the Comprehensive Plan designates located within an Emerging Activity Center at I-44 and Mulroy Road adjacent to Partnership Industrial Center and within proximity to the I-44 and Highway 65 Activity Center. The Plan recommends these areas be developed with greater intensity. The applicant is proposing to annex the property (initiated at City Council on May 15, 2017). The proposed rezoning is consistent with adjacent industrial zoning districts and uses in the immediate area. Staff recommends approval.

Mr. Rose asked if the property is located within the City.

Mr. Hosmer noted that it is out of City limits, however the annexation process will be initiated at City Council.

Mr. Doennig opened the public meeting.

Mr. David Bodeen, 304-B W. Erie, noting that the neighbors had no concerns.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-16-2017 (4825 East Kearney Street). Mr. Thomas seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Z-17-2017

3610 West Sunshine Street

Applicant: Atomic Distributors Midwest, Inc.

Request to rezone approximately one (1) acre of property generally located at 3610 West Sunshine Street from a County PAD 1281, Plot Assignment District No. 1281 to a HC, Highway Commercial District.

The Growth Management and Land Use Plan of the Comprehensive Plan identifies this area as appropriate for Medium Intensity Retail, Office or Housing. The HC, Highway Commercial District is a recommended zoning district for this land use category. The owner is proposing to annex and rezone to allow for the redevelopment of the property into a new retail use. A traffic study was not required by Public Works Traffic Division. There is a required sewer trunkline connection fee. Staff recommends approval.

Mr. Doennig opened the public meeting.

Juan Vasquez, 1949 S. Shiloh Rd, #440, Garland, TX, representing the owner and new developer. This property will be developed for a new discount tire retail store.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Cline motioned to **approve** Z-17-2017 (3610 West Sunshine Street). Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Z-18-2017

1748 & 1756 South Madaline Terrace

Applicant: Stephen & Kristina Stewart

Mr. Hosmer stated that this is a request to rezone approximately 0.68 acres of property generally located at 1748 & 1756 South Madaline Terrace from a R-SF, Residential Single-Family District to an O-1, Office District.

The Growth Management and Land Use Plan of the Comprehensive Plan identifies this area as appropriate for Medium Intensity Retail, Office or Housing. The O-1, Office District is identified as an appropriate zoning district for this land use category. A bufferyard is required between O-1 and R-SF zoning either a (15) feet wide with required plantings or if it meets the narrow lot exception a bufferyard of ten (10) feet and a reduction of one canopy and understory tree. A six-foot solid wood fence, masonry/brick wall or evergreen hedge shall be provided if the bufferyard is reduced to ten (10) feet. Conditions of rezoning (2 years to complete): An administrative lot combination of the lots (1748 & 1756 South Madaline Terrace) and dedicate twenty-five (25) feet of right of way for Madaline Terrace. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Jared Davis, 2045 W. Woodland, here to answer questions.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-18-2017 (1748 & 1756 South Madaline Terrace). Mr. Coltrin seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Z-19-2017

1630 West Elfindale Street

Applicant: Plaster Properties, LLC

Request to rezone approximately 0.46 acres of property generally located at 1630 and 1638 West Elfindale Street from a Planned Development No. 46 to a GR, General Retail District.

The Growth Management and Land Use Plan of the Comprehensive Plan identifies this area as appropriate for Medium Intensity Retail, Office or Housing. The intent of this application is to match the existing planned development district with a similar zoning district to allow for a veterinary clinic use which was not permitted in the existing PD and to provide for a more streamlined process for future redevelopment of the property. The GR district permits veterinary clinics but does not allow for outside kennel activities. Staff recommends approval.

Ms. Cox asked about outdoor kennels for pets being kept outside and clarification on what outdoor kennels mean.

Mr. Doennig opened the public meeting.

Ms. Anita Zimmerman, 1730 E. Republic Rd., Suite F, representing the owner. Carlson Pet Hospital would like to relocate and there will not be any outdoor or overnight boarding/kennels.

Mr. George Jones, 1717 W. Elfindale #C3, has concerns regarding additional traffic and barking/noise. He also states that they are mostly home-owners and not renters in the area and do not want this change and noted that there should not be rezoning just because realtors cannot sell the property.

Mr. Cline asked what is currently in the building.

Mr. Jones notes that it is currently empty.

Mr. Doennig closed the public meeting.

Mr. Thomas asked about the traffic in the current Planned Development.

Mr. Hosmer and Ms. Gardner noted that medical offices and others in that nature have higher traffic.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-19-2017 (1630 West Elfindale Street). Ms. Broekhoven seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Preliminary Plat – Wehr's Chestnut Plaza
501 West Chestnut Expressway
Applicant: Chestnut Center, LLC

Mr. Hosmer stated that this a request to approve the Preliminary Plat of Wehr's Chestnut Plaza Subdivision on approximately 1.93 acres into a three-lot commercial subdivision located at 501 West Chestnut Expressway.

The Growth Management and Land Use Plan identifies this area as Low-Density Housing uses, however, the property is currently zoned CS, Commercial Service District, and the property has been used for manufacturing purposes prior to the 1995 remapping. The applicant is proposing a 3-lot commercial subdivision. No direct access to Chestnut Expressway. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public meeting.

Ms. Teri Cobb, 1630 H.E. Bradford Parkway, here to answer any questions.

Ms. Broekhoven asked about the redevelopment and if commercial or residential.

Ms. Cobb stated that it is all commercial, just splitting the lot into three parcels.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Cline motioned to **approve** Preliminary Plat – Wehr’s Chestnut Plaza (501 West Chestnut Expressway). Mr. Rose seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Preliminary Plat – Vinings of Olde Ivy Subdivision
4406 South Reed Avenue & 4219 South Nature Center Way
Applicant: Luxury Rental Homes, Inc., and Timbercreek RV Park, LLC

Mr. Coltrin recused himself from the current item.

Mr. Hosmer stated that this is a request to approve the Preliminary Plat Vinings of Olde Ivy Subdivision.

The Growth Management and Land Use Plan identifies this area as Medium or High Density Housing. Subdivide 13.5 acres into (44) single-family patio court home lots and one (1) manufactured home community lot with a common area. Subdivision variances. Five feet of additional right of way is required for Reed Avenue. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Ms. Cox about the future development area location.

Mr. Hosmer clarified Ms. Cox questions. Stating that there is no connection through the manufactured home area and not extending the roads (Swallow and Cardinal Streets) due to the Park.

Mr. Doennig asked for further clarification regarding extending Vining Street to the edge of the subdivision to the north.

Mr. Hosmer stated that a motion will be needed for a variance as part of the request.

Mr. Doennig opened the public meeting.

Mr. David Lundstrum, 2826 S. Ingram Mill here to answer any questions.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Preliminary Plat – Vinings of Olde Ivy Subdivision (4406 South Reed Avenue & 4219 South Nature Center Way) with a variance to not extend Shallow and Cardinal Streets to the east and Vining Street to the north. Mr. Rose seconded the motion. Ayes: Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Robberson Avenue Multi-Family Redevelopment Plan
814-904 South Robberson Avenue
Applicant: Burning Tree Consulting, LLC

Mr. Schaefer states the Land Clearance for Redevelopment Authority Law provides incentives to encourage investment and removal of blight and blighting conditions within designated redevelopment areas. Requires adoption of a redevelopment plan. Projects consistent with the redevelopment plan are entitled to 100% abatement on increase in assessed value for 10 years. The Planning and Zoning Commission’s role is to review proposed redevelopment plans for conformance with the City’s general plan for the development of the City as a whole.

Redevelopment Plan for the Robberson Avenue Multi-Family Redevelopment Area is intended to amend and replace the existing Redevelopment Plan for the Robberson Avenue Panhellenic Redevelopment Area. The existing Redevelopment Plan was

adopted in 2015 includes 8 parcels (1.50 acres) located along east side of South Robberson Avenue between East Madison Street and East Grand Street. Occupied by vacant single-family and two-family dwelling units. Proposed fraternity and sorority development. The new Redevelopment Plan expands boundaries to include 2 additional parcels (total of 10 parcels; 1.82 acres) and proposes multi-family family residential development.

The redevelopment area is located in a blighted area. South Central "A" Urban Renewal Area and declared a blighted area in 1964, reaffirmed in 1967. The requirements of the Redevelopment Plan will supersede those of the Urban Renewal Plan, as well as those of the existing Redevelopment Plan for the Robberson Avenue Panhellenic Redevelopment Area.

Redevelopment Proposal consists of demolishing existing structures, construct multi-family residential development, three three-story buildings of 72 units (mix of 1 & 2 bedroom units).

The Redevelopment Plan conforms with the Springfield-Greene County Comprehensive Plan. The Growth Management and Land Use Element designates the Area for Medium- or High-Density Residential Housing. Includes all types of multi-family residential greater than 6 du/ac. Location criteria: Good traffic access, preferably along arterials and collectors. Between low-density housing and non-residential land uses, and near high-amenity areas.

The Center City Plan Element mentions the Center City area suffers from physical deterioration and economic obsolescence and that the overall tone of is one of an area that could use revitalization and new investment.

Ms. Cox asked if this is similar of the student housing in the area.

Mr. Schaefer noted that this probably will be geared towards student housing based on its location.

Mr. Doennig opened the public meeting.

Mr. Nick Irwen, 5016 E. Hedgerow Drive, representing the developer and here to answer any questions.

Ms. Cox asked if this was geared towards student housing.

Mr. Irwen stated that it would primarily for students and young adults.

Ms. Broekhoven asked if they are market rate.

Mr. Irwen stated that they will be market rate.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Robberson Avenue Multi-Family Redevelopment Plan (814-904 South Robberson Avenue). Ms. Cox seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

610 E. Harrison Redevelopment Plan
610 East Harrison Street

Applicant: Roza Capital Group, LLC

Mr. Doennig recused himself from this item.

Mr. Hosmer stated that the applicant requests that this be TABLED and presented at the Planning and Zoning meeting on June 15, 2017.

COMMISSION ACTION:

Ms. Cox motioned to **TABLE** 610 E. Harrison Redevelopment Plan (610 East Harrison Street). Mr. Thomas seconded the motion. Ayes: Coltrin, Ogilvy, Broekhoven, Cline, Rose, Cox, and Thomas. Nays: None. Abstain: None. Absent: Shuler.

Lantz Enterprises Redevelopment Plan
1102-1106 East Elm Street

Applicant: Lantz Enterprises, LLC

Mr. Schaefer states the Land Clearance for Redevelopment Authority Law provides incentives to encourage investment and removal of blight and blighting conditions within designated redevelopment areas. Requires adoption of a redevelopment plan. Projects consistent with the redevelopment plan are entitled to 100% abatement on increase in assessed value for 10 years. The Planning and Zoning Commission's role is to review proposed redevelopment plans for conformance with the City's general plan for the development of the City as a whole.

The Redevelopment Plan for the Lantz Enterprises Redevelopment Area consists of approximately 0.76 acres on the south side of E Elm St between S John Q Hammons Pkwy and S Florence Ave. Occupied by three dilapidated multi-family residential buildings that were constructed in 1949. Split-zoned R-HD, High-Density Multi-Family Residential District with UN, University Combining Overlay District and GI, Government and Institutional District. Applicant has submitted a blight report with the Redevelopment Plan.

Redevelopment Proposal consists of demolishing the site and constructing two fraternity/sorority houses of Max. height of up to three stories. The total design capacity of up to 66 students. (Smaller house: 24 students / Larger house: 42 students). The plan recognizes area is split-zoned. In case of a conflict, Developer will request to rezone entire area to R-HD w/ UN Overlay.

The Redevelopment Plan conforms with the Springfield-Greene County Comprehensive Plan. Growth Management and Land Use Element designates the area in and around the Redevelopment Area for Medium- or High-Density Residential Housing and identifies the Missouri State University campus and surrounding area as a Major Activity Center. One of the Plan's objectives relating to Activity Centers is to promote additional or new employment, intensified retail business, higher density housing, and convenient transit service. The Center City Plan Element mentions the Center City area suffers from physical deterioration and economic obsolescence and that the overall tone of is one of an area that could use revitalization and new investment.

Mr. Doennig opened the public meeting.

Mr. Doennig asked about the site plan and wants make sure there is a measurement of the distance between the street and the front of the building and would like the measurement. Noting that this developer has had this type of problem before.

Mr. Schaefer stated that the site plan is conceptual in nature, however the building will adhere to the City's 25' setback requirements.

Mr. Nick Irwen, 5016 E. Hedgerow Drive, representing the developer and here to answer any questions.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Lantz Enterprises Redevelopment Plan (1102-1106 East Elm Street). Ms. Ogilvy seconded the motion. Ayes: Coltrin, Doennig, Ogilvy, Cline, Rose, Cox, and Thomas. Nays: Broekhoven. Abstain: None. Absent: Shuler.

OTHER BUSINESS:

None