

July 7, 2022
MINUTES OF THE PLANNING AND ZONING COMMISSION
Workshop for FORWARD SGF
Springfield, Missouri

The Planning and Zoning Commission met in special session at the Planning Studio.

Roll Call - Present: Randall Doennig (Chairman), Britton Jobe (Vice-Chairman), Natalie Broekhoven, Bruce Colony, Kuleya Bruce, King Coltrin, Christopher Lebeck, and Eric Pauly. Absent: Bill Knuckles. Staff in attendance: Bob Hosmer, Susan Istenes, Randall Whitman, Ben Tegler, Matt Schaefer, Brendan Griesemer, Alana Owen, and Jill Burris.

Mr. Randall Whitman went over the introduction and set up and noted what Springfield should look like in 20 years and have received over 1000 comments in the draft and revisions.

Commission members all expressed their thoughts and comments throughout the presentation by Randall.

Agenda

- Forward SGF - Plan Purpose, Vision, and Guiding Principle
- Community Input and Top Issues - Direction
- Land Use Plan – Approach, Application, and Use / Design Emphasis
- Feedback - Appropriate Plan Depth / Balance
- Plan Draft - Messaging, Missing Content, and Revision
- Land Use Plan - Approach, Implementation, and Interim steps – Code update
- Timeline – Community Feedback and Adoption

Quality of Place (The creation a more livable and desirable city to live, work, and play/Key Priorities)

- Creating Complete Neighborhoods
- Creating a Vital Economy
- Stewardship

Complete Neighborhoods (Amenity-rich neighborhoods represents a unique opportunity)

- 15-Minute walk
- Diverse housing options
- Mix of uses – Neighborhood-scale markets and districts
- Proximity to trails and parks
- Access day-to-day essentials

Vital Economy

- Investing and reimagining commercial corridors and mixed-use districts
- Promoting flexibility and incentives to attract entrepreneurs, start-ups, and a remote workforce
- Providing an amenity-rich environment for the modern workforce that chooses place before profession
- Prioritizing flexibility in exchange for quality design and construction

Stewardship

- Neighborhoods and Districts (Increased maintenance and care for core community elements)
- Environment (Responsible use and protection of the natural and built environment; Basecamp of the Ozarks)
- Community Image (Strategic investment to leave a lasting good impression)

Document Structure

INTRODUCTION

COMMUNITY PROFILE

VISION, GUIDING PRINCIPLE & THEMES

LAND USE & DEVELOPMENT

GROWTH AREAS & ANNEXATION

POLICY CHAPTERS

- ✓ Housing & Neighborhoods
- ✓ Transportation & Transit
- ✓ Economic Development
- ✓ Parks, Greenways & Natural Resources
- ✓ Community Facilities & Infrastructure

THEMES (Across all Chapters)

- ✓ Community Image
- ✓ Health
- ✓ Arts, Culture & Historic Preservation

SUBAREA PLANS

- ✓ Glenstone Avenue
- ✓ Trafficway Street
- ✓ Chestnut Expressway
- ✓ Lake Springfield

DOWNTOWN

Land Use Plan

Vision 20/20 – Established Neighborhoods “Maintain Traditional Urban Character by focusing less on separating different land uses and more on the size, design, and position of buildings, and relationship to the street, users, and neighborhoods.”

Forward SGF Approach

- Focuses on the overall character of an area and how parcels function together, rather than at the parcel-level
- The Land Use Plan IS NOT ZONING – Not Regulatory
- Provides a foundation to help / guide decision-making
- Provides a balance between too prescriptive and providing some flexibility
- Places an equal or greater focus on form and design, rather than just use
- Provides for flexibility in development and design approach where there is uncertainty around market forces
- Enables land use plan to encapsulate complex issues best dealt with at a neighborhood scale (e.g. preservation, housing diversity, placemaking)
- Opportunities for change where form is more important than end use
- More easily translated to zoning since placetypes are more akin to zoning districts
- Is not a revolutionary Silver-Bullet approach to land planning

Adoption Timeline

Community Feedback

- July 20 – Forward SGF Advisory Team Meeting (1:00pm) FWD SGF Planning Studio
- July 20 – Forward SGF Downtown Advisory Team Meeting (3:00pm) FWD SGF Planning Studio
- July 21 – Commercial Street Advisory Team Meeting (10:00am) White River Brewing Co.
- July 21 – Community Reveal Open House (3:00 – 6:00pm) Hammons Field
- July / August - Evening Open House Events (4) in each Council Zone (TBD)
- August 18 - Planning and Zoning Commission Workshop (TBD)

Public Hearings and Adoption

- Thursday, September 15th – Planning and Zoning Commission Public Hearing (Special Meeting)
- Monday, October 3rd – City Council, Public Hearing and adoption (Finish line)

OTHER BUSINESS:

ADJOURN: