April 11, 2019
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session April 11, 2019 in the City Council Chambers. Chairman Randall Doennig called the meeting to order.

Roll Call - Present: Randall Doennig (Chairman), King Coltrin (Vice-Chairman), Melissa Cox, Dee Ogilvy, Britton Jobe, Natalie Broekhoven, and David Shuler. Absent: Joel Thomas and Cameron Rose. Staff in attendance: Bob Hosmer, Principal Planner, Thomas Rykowski, Assistant City Attorney, and Randall Whitman, Principal Planer.

MINUTES: The minutes of March 28, 2019 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 879
1363 East Lark Street
Applicant: Benson PMC Properties – Fremont, LLC Acquire

Acquire 531
3148 East Chestnut Expressway
Applicant: City Utilities

COMMISSION ACTION:
Ms. Cox motioned to approve consent items Relinquishment of Easement 879 (1363 East Lark Street) and Acquire 531 (3148 East Chestnut Expressway). Mr. Shuler seconded the motion. Ayes: Doennig, Coltrin, Shuler, Broekhoven, Ogilvy, Jobe, and Cox. Nays: None. Abstain: None. Absent: Rose and Thomas.

UNFINISHED BUSINESS:

PUBLIC HEARINGS:

Z-8-2019
2745 South Maple Leaf Lane and Maple Leaf Lane (private street)
Applicant: A & A West JSW, LLC and Cornelius Datema

Mr. Hosmer states that this a request to rezone approximately 8 acres of property located at 2745 Maple Leaf Lane from a GR, General Retail District to a HC, Highway Commercial District. Applicant is proposing to expand an existing self-storage facility. The Comprehensive Plan identifies this property as light industrial, office and office-warehouse. The 2009 West Sunshine/Highway 60 Corridor Study identifies the property as part of a Community Activity Center. The Major Thoroughfare Plan classifies West Sunshine as an Expressway Maple Leaf Lane is a private street. MoDOT may require a Traffic Impact Study at the time of development depending on the intensity of the development. The property is not located in a FEMA designated floodplain or a stream buffer area. There is an existing detention on-site. Staff recommends approval.

Melissa Cox asked if the site was non-conforming.

Bob Hosmer noted that the property was non-conforming and was annexed by the City in August 2005 from County M-1 to General Retail and is a major activity center.

Ms. Cox asked when the area land was zoned for Highway Commercial and asked about surrounding land uses.

Mr. Hosmer noted that it was zoned Highway Commercial several years ago.

Randall Doennig asked about the property to the north and east and if County zoning.

Mr. Hosmer noted that the properties mentioned are not County zoning.

Mr. Doennig opened the public hearing.

Mr. Dolph Woodman, 314 Cherokee Path, Clever, MO purchased the property one year ago and expanding out-door storage and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Mr. Jobe motioned to approve consent items Z-8-2019 (2745 South Maple Leaf Lane and Maple Leaf Lane (private street)). Ms. Cox seconded the motion. Ayes: Doennig, Coltrin, Shuler, Broekhoven, Ogilvy, and Jobe. Nays: Cox. Abstain: None. Absent: Rose and Thomas.

Z-10-2019 w/COD #171
3303 West Division Street
Applicant: Jet View, LLC

Mr. Hosmer states that this is a request to rezone approximately 5 acres of property generally located at 3303 West Division Street from a LI, Light Industrial District to a CS, Commercial Service District and establishing Conditional Overlay District No. 171. The applicant is proposing to develop the site into a recreational vehicle park. The Comprehensive Plan identifies the property as appropriate for Low-Density Housing land uses, however, this property is currently zoned LI, Light Industrial District and adjacent to Industrial/Manufacturing districts on three sides. The Major Thoroughfare Plan classifies Division Street as a primary arterial roadway and O'Hara as a Local Roadway. A Traffic Impact Study will be required at the time of development. A fee in lieu of on-site stormwater detention will not be allowed, and detention will be required. A stream buffer of 50 ft on each side of the stream measured from top of bank is required. The normal bufferyard required between CS and R-TH zoning would be a Bufferyard "Type F" at least twenty (20) feet wide. Perimeter landscaping is required if a parking lot is within 50 feet of the right-of-way and there is no intervening building. A 30-degree bulk plane is required adjacent to R-TH zoning.

The Conditional Overlay District will require:
- A traffic impact study at the time of development.
- Dedication of additional right-of-way.
- Dedication of a stream buffer easement.
- A sidewalk along O'Hara Avenue.

Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Aaron Wiley Loyd, 1340 W. Normal Street, representing the agent and this was a donation to the Gathering Tree, a non-profit organization and here to answer any questions.

Mr. Nate Schlueter, 2400 E. Latoka Street, chief operating officer for Eden Village. This property was donated, and its use will be for 100% disabled and chronic homeless. He also acknowledges that people do not want this type of development in their back yard, however there is a need and will have 4 to 5 more developments like the proposed in Springfield over the next several years. He also asked for people who are in favor of this development to please stand (a majority of the full room stood).

Mr. Bryan Smith, 2320 West Deer Trail, Nixa, MO operations/manager of the metal recycling and representing several addresses on West Division. He stated that this type of development is not in the location and read GM and HM ordinances and commented on the noise, dust, and traffic around the businesses.

Mr. Aaron Greer, 3244 W. Division Street, owns a business on W. Division and believes that this type of development will not work for the area due to big trucks, unloading equipment, and the noise and dust, etc. He also stated that this may reduce his property value due to businesses possibly relocating if not staying Heavy Manufacturing and if any legal ramifications on their rights to run their businesses.

Mr. Steve Hodges, 1527 N. Western Avenue, has concerns about the pedestrian traffic and that there is no grocery store located close to the proposed development and believes this may cause more foot traffic on Division Street.

Mr. Bob Hopkins, 3304 W. Division Street, owns the sand-blasting business across from the proposed development and has been there for 45 years. He stated that noise and dust is not a good place for this type of development and voiced his concerns that businesses may leave this location area if problems arise to the noise, dust, etc. He also stated that water drains from his property and has concerns about stormwater runoff and believes this type of development may reduce his property values.

Mr. Coltrin asked about any complaints from the neighbors across the street.

Mr. Hopkins said that there has been no complaints or concerns.

Ms. Dolores Demore, 409 S. York Avenue, owns a business and property in the proposed area and has concerns with the increased traffic and crime/vandalism and noted that grocery stores are not located close by.

Mr. David Doolittle, 1555 N. O'Hara Avenue is concerned about land values and crime problems and stated that it is loud and dusty in the location.

Mr. Doennig asked about living in that area.

Mr. Doolittle said that they have been there their whole life and have had problems with fencing being cut (had cattle on the land).

Mr. Robert Hopkins, Jr., 3304 W. Division Street, stated that it is a non-conforming use for Heavy Manufacturing and has been at this address for 46 years. He stated his concerns were noise, dust, flooding, crime, and homeless people and noted that the property north (N. Nixon Avenue) is trying to rezone area for buffer from Heavy Manufacturing.

Mr. Doennig closed the public hearing.

Ms. Cox asked if the Commission is looking at a (temporary) RV Park and that it is flanked by Highway Commercial and Heavy Manufacturing and believes it is an awkward step-down in zoning.

Mr. Hosmer noted that we are not looking at end uses and is stepping down from Light Industrial to Commercial Services.

Mr. Coltrin asked the law department if there is a rise in the complaints and if there is a safety for current businesses from being forced out.

Mr. Doennig stated that if they are operating within the applicable noise and light standards they should not have concerns regarding any complaints.

Mr. Jobe commented about the jurisdiction of the Planning and Zoning and its limits to the examination of the intended use as proposed to a specific development. He also asked if from Planning's standpoint, is it common to have a Commercial Service zone abut to a Heavy Manufacturing zone.

Mr. Hosmer stated that this is not a perfect situation, but it does act as a stepdown (transition).

Mr. Doennig asked when the R-TH was zoned.

Mr. Hosmer believes it was in 1995.

Mr. Doennig asked about the number of complaints regarding noise, odor, etc. in that area.

Mr. Hosmer said he is not aware of any complaints.

Mr. Doennig also asked about stormwater/detention and noted that the owner is planning on cleaning up the stream buffer.

Ms. Julie Hawkins stated they are required to build a detention and if they disturb more than an acre then they must provide water quality and they will have to have a 50-foot stream buffer on each side of the stream.

Ms. Broekhoven made a statement about Commission making recommendations to City Council and feels that both sides made compelling statements, however as a Commissioner they are to only look at what the property to be zoned and not its end use and Commercial Services is an agreeable step-down and will be voting in favor.

Mr. Coltrin asked if the chief operating office can come back to the podium and asked if he understands the neighborhood he is moving into (industrial area with noise, dust, etc.).

Mr. Nate Schlueter, 2400 E. Latoka Street, chief operating officer for Eden Village said that they do understand what type of neighborhood they are moving into and believes that his residents will be great neighbors. He stated that he believes that people who have been homeless and sleeping under bridges will not have any problems with the neighborhood.

COMMISSION ACTION:
Ms. Cox motioned to approve consent items Z-10-2019 w/COD #171 (3303 West Division Street). Ms. Broekhoven seconded the motion. Ayes: Doennig, Coltrin, Shuler, Broekhoven, Ogilvy, Cox, and Jobe. Nays: None. Abstain: None. Absent: Rose and Thomas.

Z-11-2019 w/COD #172
3250 East Sunshine Street
Applicant: Sunshine RE Holdings LLC

Mr. Hosmer states that this is a request to rezone approximately 2.39 acres of property generally located at 3250 East Sunshine from a Planned Development District No. 9 to a GR, General Retail District and establish Conditional Overlay District No. 172. The Comprehensive Plan identifies the subject property as appropriate for Medium Intensity Retail, Office or Housing. The Major Thoroughfare Plan classifies Sunshine Street as a primary arterial, Ingram Mill as a collector and Washita as a local roadway. A Traffic Impact Study shall be prepared at the time of development. A fee in lieu of on-site stormwater detention is not applicable as the site is already built. The property is not located in a stream buffer area. The normal bufferyard between a GR and R-SF with public street (Washita) that is 70 feet or less is a "Type S2" at least fifteen (15) feet wide/ plantings.

The Conditional Overlay District will require:

- A 20' feet bufferyard shall be provided along the south property line (except were the access to Ingram Mill (50 feet into the property). The bufferyard shall require a 3' foot tall berm with a 6' feet wooden privacy fence located 10 feet from the property line and require 6 ft evergreens planted every 30 feet.
- If the building along Ingram Mill is not demolished; 6 feet wooden fence along Washita Street the length of the drive and remainder of south property line shall have the required 20 feet bufferyard/fence/berm/plantings.
- Access to Washita Street will be prohibited and require the existing driveway on Sunshine to be removed or limited to a right-in / right-out only.
- Access to Ingram Mill can be retained or shall be relocated across from the existing access from the property to the east if the building along Ingram Mill is demolished.
- A traffic impact study. Five (5) feet of right-of-way along Sunshine Street and a 30-foot by 30-foot right-of-way sight triangle at the corner of Sunshine and Ingram Mill. Four (4) feet of ROW dedicated on Ingram Mill. The right-of-way will be required if the building along Ingram Mill is demolished and additional building square footage is constructed.

Staff recommends approval.

Mr. Coltrin asked about the extra buffers and berms and if voluntarily or if staff required.

Mr. Hosmer stated they are coming from the neighborhood meeting and what the developer will do.

Mr. Doennig opened the public hearing.

Mr. Geoff Butler, 319 N. Main Avenue representing the applicant. This is a former Meeks Lumberyard and the buyer wants General Retail to do something in the future and the buildings on the property may be demolished and will possibly rebuild later.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Ms. Cox motioned to approve consent items Z-11-2019 w/COD #172 (3250 East Sunshine Street). Ms. Broekhoven seconded the motion. Ayes: Doennig, Coltrin, Shuler, Broekhoven, Ogilvy, Cox, and Jobe. Nays: None. Abstain: None. Absent: Rose and Thomas.

Amend the 2019 Capital Improvements Program
Citywide
Applicant: City of Springfield

Mr. Whitman stated that these are proposed amendments to the 2019 Capital Improvement Program and wants to add six new projects and have updated the report.

- Infor software implementation – additional stage
- Jordan Valley Ice Park cooling tower
- College Station Car Park maintenance and improvements
- Busch Building exterior improvements – east and south sides
- Heer's Car Park maintenance and improvements
- Boonville and Central parking lot improvements

Completed projects and programs concluded in 2018 - 38 entries, totaling $37,631,022.12.

Mr. Doennig asked about the work on the Busch Building.

Mr. Whitman said it is all maintenance.

Mr. Jobe wanted clarification on what they will be voting on tonight.

Mr. Whitman said they are voting on the amendment to the entire report that includes the six new projects.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Ms. Cox motioned to **approve** the Amend the 2019 Capital Improvements Program (Citywide). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Rose, Broekhoven, Thomas, Shuler, and Jobe. Nays: None. Abstain: None. Absent: None.