

May 9, 2019
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session May 9, 2019 in the City Council Chambers. Chairman Randall Doennig called the meeting to order.

Roll Call - Present: Randall Doennig (Chairman), King Coltrin (Vice-Chairman), Cameron Rose, Britton Jobe, Natalie Broekhoven, and David Shuler. Absent: Joel Thomas, Melissa Cox, and Dee Ogilvy. 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 876
3811 South Weller Avenue

Applicant: Weller Development, LLC
Acquire 532

1515, 1523, 1527, 1533, & 1535 North Sherman Avenue and 824 East Locust Street and 833 East Division Street

Applicant: Springfield Public Schools

Relinquishment of Easement 880
2107 South Eastgate Avenue

Applicant: Castelbay Real Estate Holding No 9, LLC

King Coltrin recused himself.

COMMISSION ACTION:

Mr. Rose motioned to approve consent items Relinquishment of Easement 876 (3811 South Weller Avenue), Relinquishment of Easement 880 (2107 South Eastgate Avenue) and Acquire 532 (1515, 1523, 1527, 1533, & 1535 North Sherman Avenue and 824 East Locust Street and 833 East Division Street). Mr. Jobe seconded the motion. Ayes: Doennig, Shuler, Broekhoven, Rose, and Jobe. Nays: None. Abstain: None. Absent: Cox, Ogilvy, and Thomas. King Coltrin recused himself.

PUBLIC HEARINGS:

Z-12-2019 w/COD #173

1820, 1830, 1834 & 1838 North Nixon Avenue

Applicant: A&D Group, LLC

Mr. Hosmer stated that this is a request to rezone approximately 1.69 acres of property generally located in the 1800 Block of North Nixon from R-TH, Residential Townhouse to RI, Restricted Industrial and establishing Conditional Overlay District No. 173. The Comprehensive Plan identifies the subject property as appropriate for Low-Density Housing. The northern portion of the subject property is identified as appropriate for Medium or High-Density Housing land uses. The applicant is proposing a zoning district that is more intense than what is recommended by the Plan. The Major Thoroughfare Plan classifies Nixon Avenue as a local roadway and West Commercial Street as a local roadway. A Traffic Impact Study will not be required. The property is not located in a FEMA designated floodplain or a stream buffer area, but the northern half is located in a sinkhole watershed. A fee in lieu of on-site stormwater detention will not be allowed and detention will be required. The Conditional Overlay District will include the following limitations:

- All RI District uses are allowed except for Soup kitchens and Overnight shelters or transitional service shelters. (The RI district allows for light manufacturing, warehousing, wholesales with no outside except for household resource recovery collection centers).
- No structure shall exceed fifty-five (25) feet in height (District allows for 40 feet).
- The minimum open space requirement shall be thirty (30) percent (District allows for 20%).
- A bufferyard type F shall be required adjacent to residential zoned property.
- The rear setback shall be thirty (30) feet (District allows for 10').

- Refuse storage shall be located near Nixon Avenue and not be located along the property line shared with residential uses.
- Mechanical and electrical equipment shall be located near Nixon Avenue, or on building roofs, and not be located in the rear yard along the property line shared with residential uses.
- Dedicate additional right-of-way Nixon Avenue.
- Dedicate 10'x10' ROW sight triangle at Nixon Avenue and Commercial Street.

The Comprehensive Plan does not support the rezoning and states that industrial areas are generally incompatible with residential uses and should not be located adjacent to residential areas. Industrial and manufacturing uses should be developed with sensitivity to surrounding land uses, the environment, public facilities including transportation, and the community as a whole. The northern half of the subject property is within a sinkhole watershed. The proposed RI zoning would direct industrial traffic to local streets with residential uses. Staff recommends denial.

Mr. Rose asked about the sink hole and where it is located.

Mr. Hosmer noted that it is located along the adjacent street as marked on the map presented

Mr. Jobe asked about the inconsistency with the Comprehensive Plan.

Mr. Hosmer noted that there are various land uses in the area.

Mr. Doennig opened the public hearing.

Mr. Adam Dunlap, 1838 N. Nixon, owns land to the west and zoned Heavy Manufacturing and wants a transitional buffer area to help protect the neighbors and stated that there was no opposition during the neighborhood meeting. He also gave out information about various businesses who are interested in utilizing the Heavy Manufacturing zones and believes this might help with sales in the area with a clear transitional buffer.

Mr. Doennig closed the public hearing.

Mr. Jobe stated that in view of the recommendation of denial because it appears that the developer has worked with the neighbors and believes it is appropriate for the area and will be in support of the rezoning.

Mr. Coltrin stated this is a good buffering situation and will be supporting the rezoning.

Mr. Rose noted that it does not follow the Comprehensive Plan but seems that this is a compelling case and intends to support it.

Ms. Broekhoven asked about buffer zones that collide with each other and asked about other zoning that the City would recommend.

Mr. Hosmer stated that the Comprehensive Plan does recommend Office or Limited Business, but Heavy Manufacturing is not a good idea.

COMMISSION ACTION:

Mr. Coltrin motioned to approve Z-12-2019 w/COD #173 (1820, 1830, 1834 & 1838 North Nixon Avenue). Mr. Rose seconded the motion. Ayes: Doennig, Coltrin, Shuler, Rose, and Jobe. Nays: Broekhoven. Abstain: None. Absent: Cox, Ogilvy, and Thomas.

Street Name Change 77

3000-3200 blk East Farm Road 188

Applicant: One Eighty-Eight, LLC

Mr. Hosmer stated that this a request to rename the former MODOT outer road and County Farm Road 188 to South Innovation Avenue. This request will rename and reassign addressing block numbers of County Farm Road 188 to improve emergency response and to comply with City street naming standards. There were residences along the roadway when the City annexed this property in 2001. However, all residences along this street have been purchased by one owner which will be combined and developed into one development. Planning and Zoning Commission's recommendation will be sent to City Council for final approval. Staff recommends approval.

Mr. Doennig opened the public meeting.

Ms. Molly Robb, 2045 W. Woodland Avenue, representing the owner and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Rose motioned to approve Street Name Change 77 (3000-3200 blk East Farm Road 188). Ms. Broekhoven seconded the motion. Ayes: Doennig, Coltrin, Shuler, Broekhoven, Rose, and Jobe. Nays: None. Abstain: None. Absent: Cox, Ogilvy, and Thomas.

OTHER BUSINESS:

Mr. Hosmer reminded Commission Members about training in June 2019.