



City of Springfield

Agenda

Planning and Zoning Commission

Randall Doennig, Chair

Dan Scott, Vice Chair
Bill Knuckles
Helen Gunther
David Jacquez

Christopher Souliere
Eric Pauly
Jennifer McClure
Layne Hunton

May 7, 2026

6:30 PM

Regional Police-Fire Training Center
2620 West Battlefield Road
Room 101, 102, and 103

1. **ROLL CALL.**
2. **APPROVAL OF MINUTES.**
 - 2.1. April 9, 2026
3. **COMMUNICATIONS.**
 - 3.1. April 2026 Planning and Zoning / City Council Actions
4. **CONSENT ITEMS.**
 - 4.1. Relinquishment of Easement 973
1650 South Ingram Mill Road (Applicant: J & M Tillman, LLC)
 - 4.2. Relinquishment of Easement 979
1 Convoy Drive (Applicant: Convoy of Hope)
 - 4.3. Relinquishment of Easement 980
1 Convoy Drive (Applicant: Convoy of Hope)
5. **UNFINISHED BUSINESS.**
6. **PUBLIC HEARINGS.**

In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.

- 6.1. Vacation 845 (**POSTPONED**)
2616 & 2626 West College Road and 2630, 2638, 2643 & 2646 West Olive Street and
226 North Scenic Avenue (Applicant: Preferred Family Healthcare, Inc.)

- 6.2. Vacation 846
2740, 2741, 2750, 2751, 2819 & 2820 South Park Avenue (Applicant: Dyke Industries)

- 6.3. Vacation 847
700 to 800 blk of West Chestnut Street (Applicant: Craig Steensland Family Trust)

7. OTHER BUSINESS.

- 7.1. Initiate Land Development Code Text Amendment 3
Citywide (Applicant: City of Springfield)

- 7.2. Initiate Chapter 36 Article 9 Text Amendment
Citywide (Applicant: City of Springfield)

8. ADJOURN.

**City of Springfield
Minutes
Planning and Zoning Commission**

Bill Knuckles
Helen Gunther
Jennifer McClure
David Jacquez

Randall Doennig, Chair

Christopher Souliere
Eric Pauly
Dan Scott, Vice Chair
Layne Hunton

April 9, 2026

6:30pm

**Regional Police-Fire Training Center
2620 West Battlefield Road
Room 101, 102, and 103**

ROLL CALL.

Present: Commissioner Doennig, Commissioner Hunton, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Jacquez, Commissioner Souliere, and Commissioner Scott. Absent: Commissioner Gunther.

Staff in attendance: Justin Crighton, Planning and Development Assistant Director, Bob Hosmer, Planning Manager, Laura Vales, Assistant City Attorney, Michael Sparlin and Daniel Neal, Senior Planners.

APPROVAL OF MINUTES.

The minutes of March 26, 2026 were approved.

COMMUNICATIONS.

Staff and Commission members acknowledged Commissioner Bill Nuckles' last Planning and Zoning Commission meeting after five years of service.

CONSENT ITEMS.

Relinquishment of Easement 976
3305 & 3319 North Glenstone Avenue
Applicant: WLM RE Holdco, LLC

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Consent Item (Relinquishment of Easement 976). Commissioner Pauly seconded the motion. The Consent Item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Hunton, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Jacquez, Commissioner Souliere, and Commissioner Scott. Nays: None. Absent: Commissioner Gunther. Abstain: None.

UNFINISHED BUSINESS. None

PUBLIC HEARINGS.

Z-10-2026
1125 East Thoman Street
Applicant: Barrera Family Properties

Mr. Sparlin stated that this is a request to rezone approximately 0.19 acres of property from HM, Heavy Manufacturing to R-MX1, Mixed-Density Neighborhood – Low.

Commissioner Doennig opened the public hearing

Mr. John Barrera, 1125 E. Thoman and confirmed that he intends to build a duplex with rear access via the alleyway and here to answer any questions.

Commissioner Pauly asked about the elevation difference between Thoman Street and the property itself and what is the plan for potential drive access.

Mr. Barrera noted that there will be rear access (driveway).

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Z-10-2026. Commissioner Jacquez seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Hunton, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Jacquez, Commissioner Souliere, and Commissioner Scott. Nays: None. Absent: Commissioner Gunther. Abstain: None.

Vacation 844

1404 North Forest Avenue

Applicant: City of Springfield

Mr. Neal states that this is a request to vacate the 1400 block of North Forest Avenue. The City has worked with the property owner to dedicate the existing street as Right-of-Way, allowing the remaining adjacent area to be vacated.

Commissioner Knuckles commented that the staff report did not say about the portion on the west side being acquired as right-of-way and Mr. Neal noted that it had been deeded to the city.

Commissioner Doennig opened the public hearing

Mr. Roger Dunlap, is in favor of Vacation 844.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Vacation 844. Commissioner Hunton seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Hunton, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Jacquez, Commissioner Souliere, and Commissioner Scott. Nays: None. Absent: Commissioner Gunther. Abstain: None.

Preliminary Plat Renewal of MHC Kenworth Addition

5400 East Bucees Boulevard

Applicant: TCEK Real Estate, LLC

Mr. Crighton stated that this is a request to approve renewal of a preliminary plat for a 2-lot commercial subdivision

Commissioner Knuckles raised concerns about traffic impact studies and turning radius for semi-trucks, which staff confirmed would be addressed at the building permit stage.

Commissioner Doennig opened the public hearing

Mr. Patrick Doty, 3301 E. Kearney Street, stated that they are requesting an extension due to construction timing, noting that a general contractor has been selected. He also addressed concerns about traffic flow and will be talking with the city about adjustments and roundabouts, stating similar dealerships operate without issues.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Preliminary Plat Renewal of MHC Kenworth Addition. Commissioner Jacquez seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Hunton, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Jacquez, Commissioner Souliere, and Commissioner Scott. Nays: None. Absent: Commissioner Gunther. Abstain: None.

OTHER BUSINESS.

East West Arterial Mapping Extension
Future East West Arterial extending from East Evans Road

Applicant: City of Springfield

Mr. Hosmer stated that this a request to approve the East West Arterial Mapping from U.S. Highway 65 and Riverbluff Boulevard to Kissick Avenue (Farm Road 169).

Commissioner Doennig opened the public hearing

Mr. Ben Peterson, 6446 South Ridge Crossing and a property owner that is adjacent to the proposed route and not necessarily against it. He expressed concern over discrepancies in the maps sent over five years, noting the proposed route appears to shift north into his residential property, despite having open farmland to the south.

Mr. Hosmer stated that it is the same survey that was conducted previously and that he would be glad to talk with Mr. Peterson for clarification.

Mr. Cory Eden, 2320 E. Southview, strongly opposed the mapping, emphasizing his property is in Greene County with an Ozark address, not Springfield city limits. He argued the road would cut through his 12-acre property, impact its value and natural features, and is a waste of taxpayer money, especially given the proximity of Evans Road. He questioned the justification for building in a floodplain and the perceived shift north of the route.

Mr. Chris Greene, 3654 E. Cherry Street, (attorney for Mr. Eden) stated that Mr. Eden's property is not within city limits and therefore the mapping, as presented, is inconsistent with the requirement that it applies only to property within Springfield's city limits. He suggested alternative routes might be cheaper and more logical.

Commissioner Knuckles asked staff to go over the mapping process with Ozarks Transportation Organization (OTO) and other groups.

Staff clarified that the mapping only affects property within the City of Springfield's jurisdiction. While the overall major thoroughfare plan (developed by Ozarks Transportation Organization and Greene County) guides regional transportation, the specific, detailed surveyed alignment being voted on is for areas within Springfield city limits. Any application to properties outside the city would require annexation.

Commissioner Doennig closed the public hearing.

Commissioners discussed the history of the arterial plan (general line since approximately 2000, detailed survey since approximately 2016) and the purpose of mapped streets (to prevent development in future right-of-way, referencing Kansas Expressway) for example.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Preliminary Plat Renewal of MHC Kenworth Addition. Commissioner Jacquez seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Hunton, Commissioner Pauly, Commissioner McClure, Commissioner Knuckles, Commissioner Jacquez, Commissioner Souliere, and Commissioner Scott. Nays: None. Absent: Commissioner Gunther. Abstain: None.

ADJOURN.

PNZ City Council Results

Meeting Dates From: 04/01/2026 To: 04/30/2026

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Z-10-2026 1125 E THOMAN ST	4/9/2026 Approved		
Relinquishment of Easement 976 3305 N GLENSTONE AVE 3319 N GLENSTONE AVE	4/9/2026 Approved		
Vacation 844 1404 N FOREST AVE	4/9/2026 Approved		
PPlat Renewal MHC Kenworth Addition 5400 E BUCEES BLVD	4/9/2026 Approved		
East West Arterial Mapping Extension Future East West Arterial extending from E Evans Road	4/9/2026 Approved		
Planned Development 395 3302 S MARYLAND AVE	3/12/2026 Approved	4/6/2026 Complete	4/20/2026 Tabled
First Amended/Restated Redevelopment Plan for Kear Generally located along Kearney Street between North Albertha Avenue and North Glenstone Avenue.	3/12/2026 Approved	4/6/2026 Complete	4/20/2026 Approved
Update to the Official Zoning Map Citywide	3/26/2026 Approved	4/20/2026 Complete	4/6/2026 Approved
A-1-2026 233 E NORTON RD		4/20/2026 Complete	

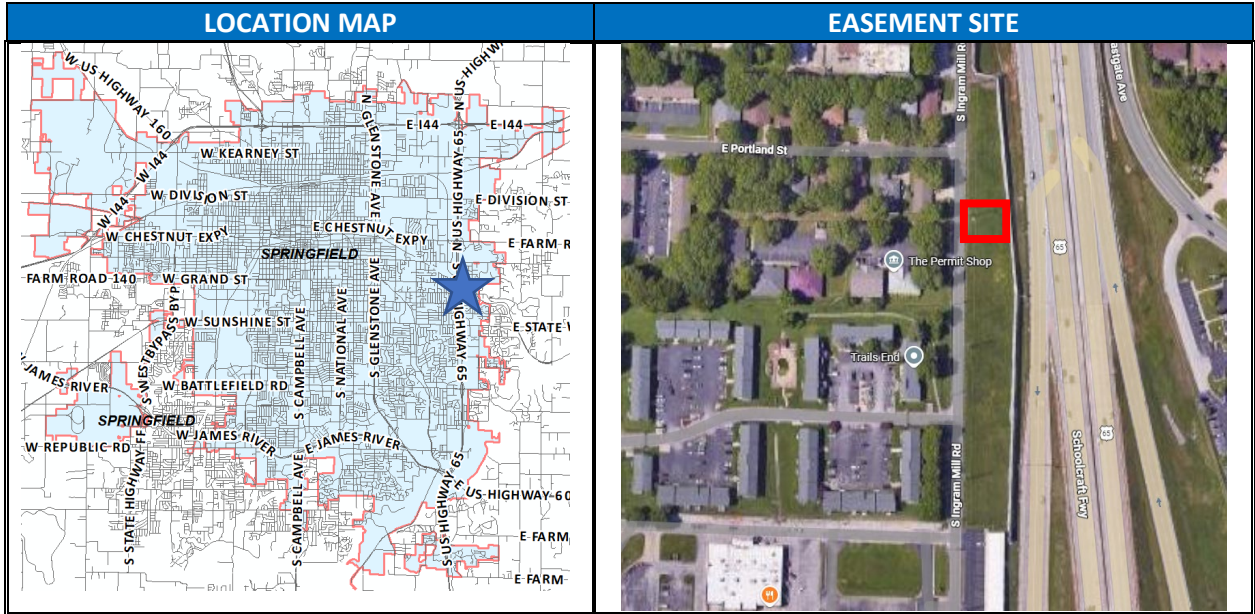
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 973
Location:	1650 South Ingram Mill
Total Acres:	2.32 acres
Applicant:	J & M Tillman, LLC
Existing Land Use:	Vacant
Planning and Zoning Commission:	May 7, 2026
City Council:	N/A
Staff:	Tyler Hession, Associate Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 973 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, J & M Tillman, LLC, is requesting to relinquish a utility easement to facilitate the development of the property. No replacement easements are to be dedicated.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-160. - Relinquishment of public utility easements.

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
 - (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

DEPARTMENT COMMENTS:

1. CITY UTILITIES:
CU has reviewed the replacement easement as proposed and has no objections to the new description/alignment.
2. ENVIRONMENTAL SERVICES – CLEAN WATER:
No issues with relinquishment. No public sewer in easement.
3. AT&T:
Approved.
4. MEDIACOM:
Approved.
5. PUBLIC WORKS – SURVEY:
Approved.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish a utility easement to facilitate the development of the property.
2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

DEVELOPMENT REVIEW STAFF REPORT

STAFF RECOMMENDATION:

1. Staff recommends approval based on the finding of facts above.

PLANNING AND ZONING OPTIONS:

1. Recommend that the relinquishment is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).
2. Recommend that the relinquishment is determined to be not consistent with the master plan (Comprehensive Plan Forward SGF).

REQUIREMENTS FOR APPROVAL:

TABLE A

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is not required to dedicate a replacement easement.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is not required to dedicate a replacement easement.

DEVELOPMENT REVIEW STAFF REPORT

LEGAL DESCRIPTION:

EXHIBIT "A"

UTILITY EASEMENT

J&M TILLMAN, LLC

1650 S. INGRAM MILL ROAD

CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

A 25' PERPETUAL UTILITY EASEMENT OVER AND ACROSS A TRACT OF LAND LYING IN THE SW1/4 SW1/4 SECTION 27, T29N, R21W OF THE 5TH PRINCIPAL MERIDIAN BEING PART

OF AS #1619, AN ADMINISTRATIVE SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, SAID PROPERTY DESCRIBED IN DEED BOOK 2023 PAGE 025855-23 OF SAID COUNTY'S RECORDER'S OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID SW1/4 SW1/4 SECTION 27;

THENCE S87°52'46"E A DISTANCE OF 20.00' TO THE EASTERLY RIGHT-OF-WAY (ROW) OF INGRAM MILL ROAD AS IT NOW EXISTS, SAID POINT ALSO BEING ON THE SOUTHERLY AND WESTERLY ROW OF STATE HIGHWAY 65;

THENCE ALONG SAID ROW THE FOLLOWING TWO (2) COURSES:

1) S88°17'33"E A DISTANCE OF 57.61' TO A POINT ON THE SOUND BARRIER / SCREEN WALL RUNNING ALONG SAID ROW;

2) S04°36'51"E A DISTANCE OF 263.23' TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID HIGHWAY 65 ROW S04°36'51"E A DISTANCE OF 25.00';

THENCE LEAVING SAID ROW S86°22'01"W A DISTANCE OF 86.48' TO A POINT ON SAID EASTERLY ROW OF INGRAM MILL ROAD;

THENCE ALONG SAID INGRAM MILL RD. ROW N01°04'37"E A DISTANCE OF 25.08' ;

THENCE N86°22'01"E A DISTANCE OF 83.99' TO SAID TRUE POINT OF BEGINNING, HAVING AN AREA OF 2130.8 SQUARE FEET, 0.049 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS.

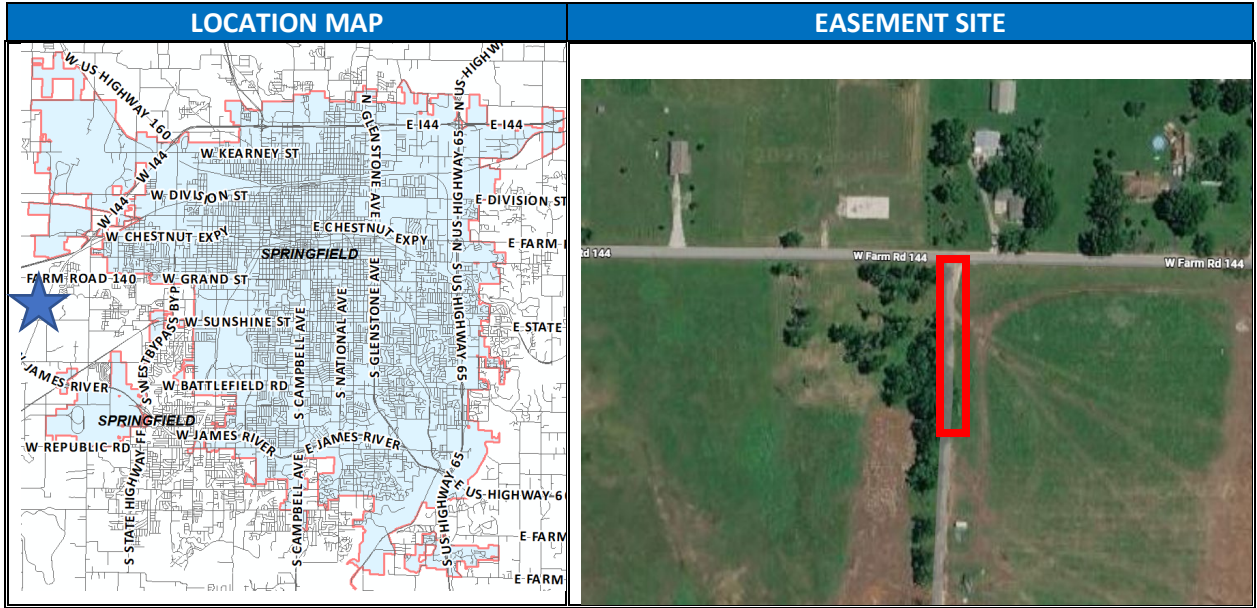
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 979
Location:	1 Convoy Drive, Republic, MO
Total Acres:	0.09 acres
Applicant:	Convoy of Hope
Existing Land Use:	Vacant
Planning and Zoning Commission:	May 7, 2026
City Council:	N/A
Staff:	Tyler Hession, Associate Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 979 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

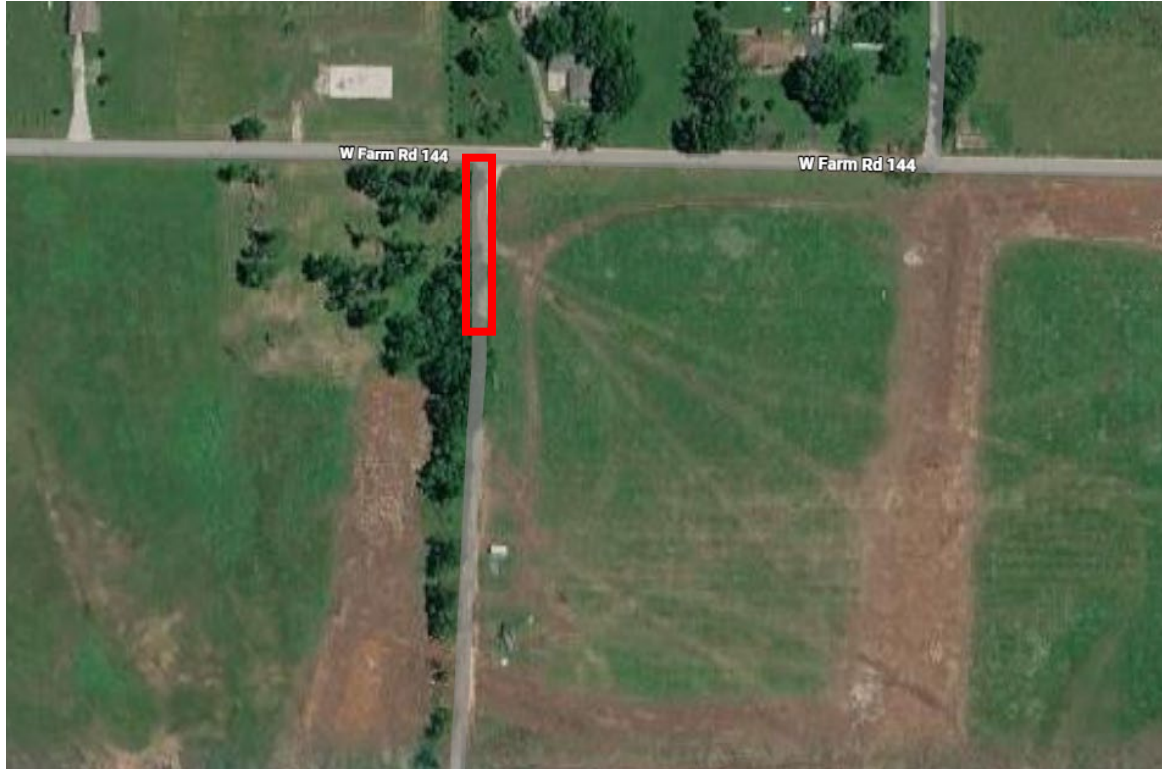
PROJECT SUMMARY:

The applicant, Convoy of Hope, is requesting to relinquish a utility easement to facilitate the development of the property. No replacement easements are to be dedicated.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-160. - Relinquishment of public utility easements.

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
 - (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

DEPARTMENT COMMENTS:

1. CITY UTILITIES:
CU acquired this easement for an electric transmission line that wound up being re-designed to follow a different route. No issues with the relinquishment.
2. ENVIRONMENTAL SERVICES – CLEAN WATER:
No city of Springfield public sewer within easement.
3. AT&T:
AT&T has no conflicts with this vacation.
4. MEDIACOM:
Approved.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish a utility easement to facilitate the development of the property.
2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the finding of facts above.

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING OPTIONS:

1. Recommend that the relinquishment is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).
2. Recommend that the relinquishment is determined to be not consistent with the master plan (Comprehensive Plan Forward SGF).

REQUIREMENTS FOR APPROVAL:

TABLE A

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is not required to dedicate a replacement easement.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is not required to dedicate a replacement easement.

DEVELOPMENT REVIEW STAFF REPORT

LEGAL DESCRIPTION:

EXHIBIT A

CITY UTILITIES ACTIVITY NO. 775000

EXHIBIT A

GRANTOR: SPRINGFIELD RUGBY FOOTBALL CLUB, INC.

A 40.00 FOOT WIDE PERPETUAL UTILITY EASEMENT BEING A PART OF THE GRANTOR'S TRACT OF LAND AS LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 23 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2837, PAGE 1828 AND SAID UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

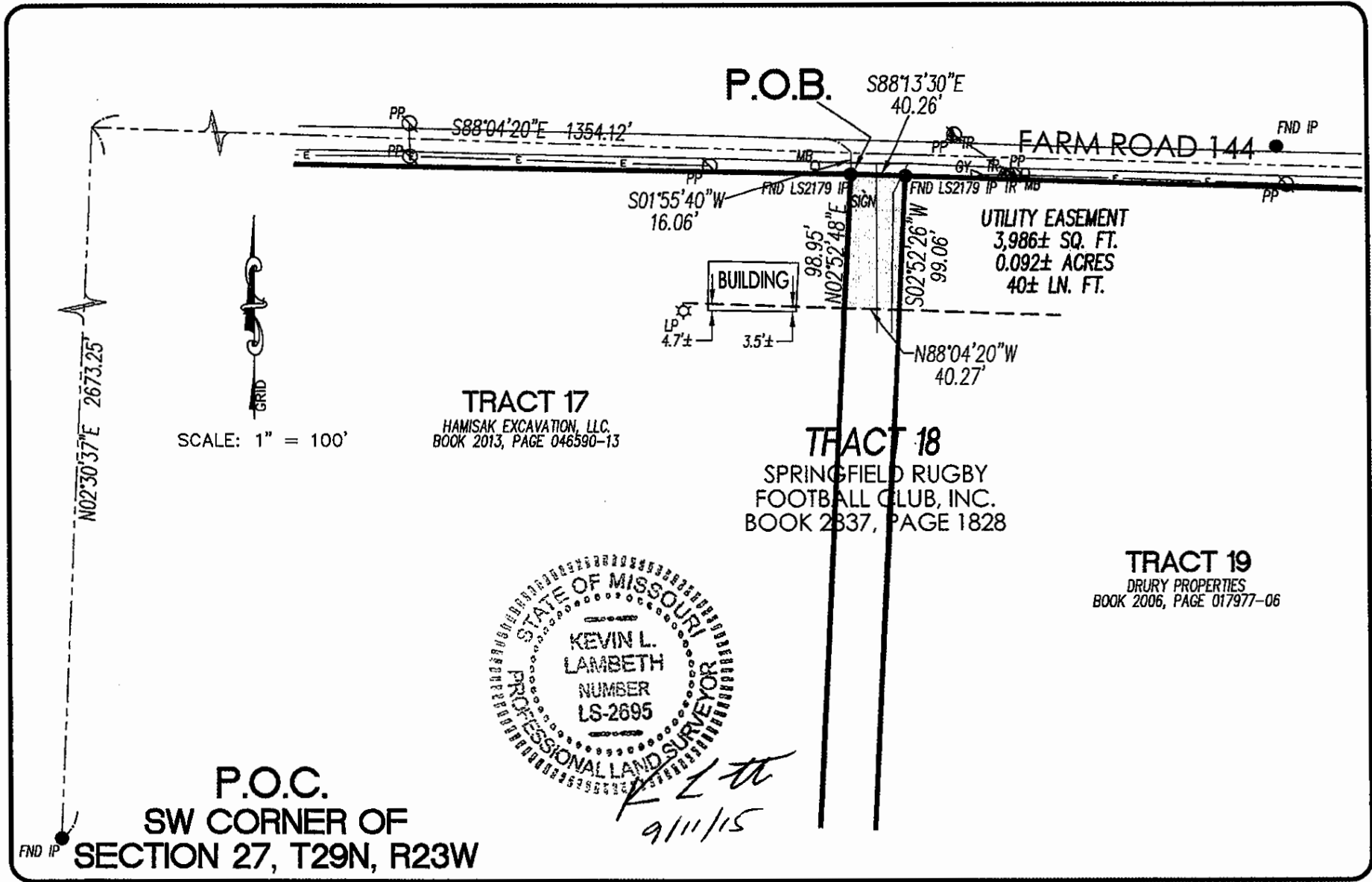
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 23 WEST; THENCE ALONG THE WEST LINE OF SAID SECTION 27, NORTH 02°30'37" EAST, 2673.25 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 88°04'20" EAST, 1354.12 FEET; THENCE SOUTH 01°55'40" WEST, 16.06 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY OF FARM ROAD 144; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 88°13'30" EAST, 40.26 FEET TO A POINT LYING ON THE GRANTOR'S EAST LINE; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID EAST LINE, SOUTH 02°52'26" WEST, 99.06 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88°04'20" WEST, 40.27 FEET TO A POINT LYING ON THE GRANTOR'S WEST LINE; THENCE NORTH 02°52'48" EAST, 98.95 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. DATE OF ADJUSTMENT 2002.

TRACT 18, WESTERN 161 KV

CONTAINING 3,986 SQUARE FEET OR 0.092 ACRES AND 40 LINEAR FEET, MORE OR LESS.

For City Utilities Index System Reference Purposes Only

NE 1/4, SW 1/4, Section 27, Township 29 N, Range 23 W



ANDERSON ENGINEERING, INC.
AE
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
2045 W. WOODLAND • SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741

CITY UTILITIES OF SPRINGFIELD
TRACT 18
UTILITY BASEMENT SKETCH
FARM ROAD 144, SPRINGFIELD, MO.

DRAWN BY:
BAC
DATE:
9-09-2015
CLIENT NO:
30220-14

FIELD BY:
KP
FIELD BK:
-
DRAWING NO:
110336.DWG

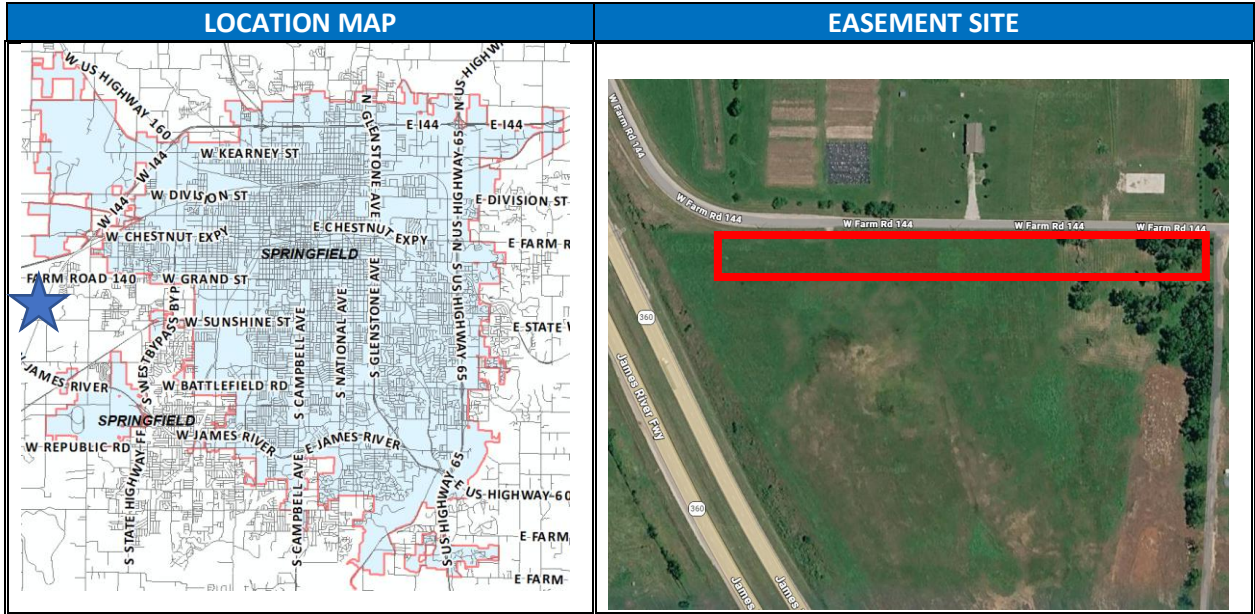
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 980
Location:	1 Convoy Drive, Republic, MO
Total Acres:	2.32 acres
Applicant:	Convoy of Hope
Existing Land Use:	Vacant
Planning and Zoning Commission:	May 7, 2026
City Council:	N/A
Staff:	Tyler Hession, Associate Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 980 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, Convoy of Hope, is requesting to relinquish a utility easement to facilitate the development of the property. No replacement easements are to be dedicated.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-160. - Relinquishment of public utility easements.

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
 - (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

DEPARTMENT COMMENTS:

1. CITY UTILITIES:
CU acquired this easement for an electric transmission line that wound up being re-designed to follow a different route. No issues with the relinquishment.
2. ENVIRONMENTAL SERVICES – CLEAN WATER:
No city of Springfield public sewer within easement.
3. AT&T:
Approved.
4. MEDIACOM:
Approved.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to relinquish a utility easement to facilitate the development of the property.
2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the finding of facts above.

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING OPTIONS:

1. Recommend that the relinquishment is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).
2. Recommend that the relinquishment is determined to be not consistent with the master plan (Comprehensive Plan Forward SGF).

REQUIREMENTS FOR APPROVAL:

TABLE A

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is not required to dedicate a replacement easement.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is not required to dedicate a replacement easement.

DEVELOPMENT REVIEW STAFF REPORT

LEGAL DESCRIPTION:

EXHIBIT A

CITY UTILITIES ACTIVITY NO. 775000

EXHIBIT A

GRANTOR: HAMISAK EXCAVATION, LLC

AN IRREGULAR SHAPED PERPETUAL UTILITY EASEMENT BEING A PART OF THE GRANTOR'S TRACT OF LAND AS LYING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 23 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2013, PAGE 046590-13 AND SAID UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

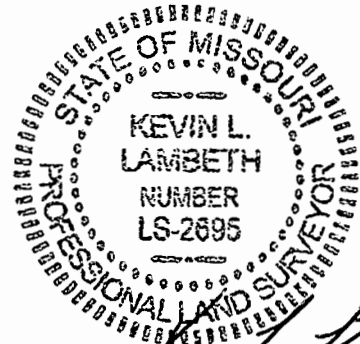
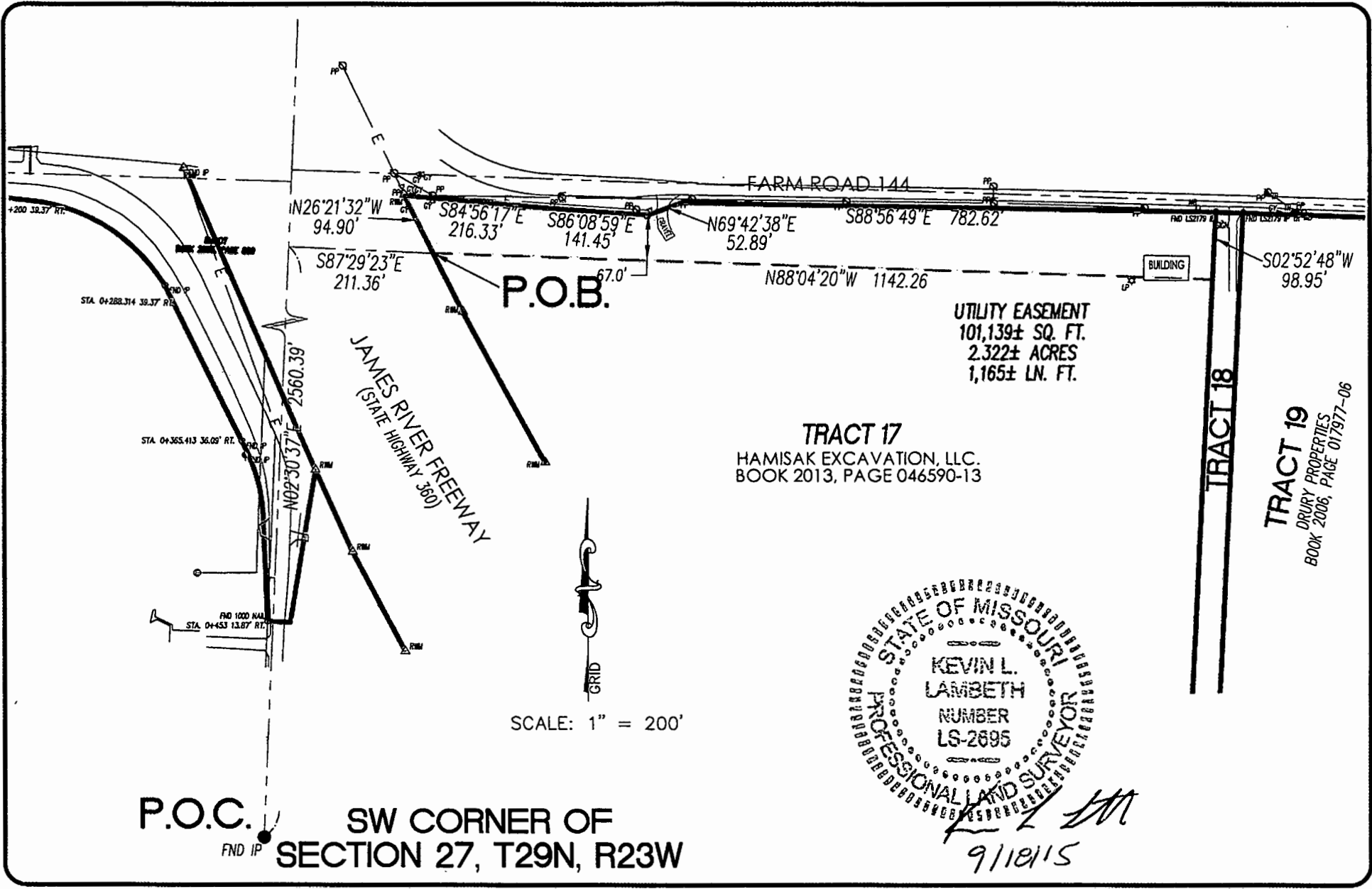
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 23 WEST; THENCE ALONG THE WEST LINE OF SAID SECTION 27, NORTH 02°30'37" EAST, 2560.39 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 87°29'23" EAST, 211.36 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 360 (JAMES RIVER EXPRESSWAY); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 26°21'32" WEST, 94.90 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF FARM ROAD 144; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING COURSES, SOUTH 84°56'17" EAST, 216.33 FEET; THENCE SOUTH 86°08'59" EAST, 141.45 FEET; THENCE NORTH 69°42'38" EAST, 52.89 FEET; THENCE SOUTH 88°56'49" EAST, 782.62 FEET TO THE GRANTOR'S EAST LINE; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID EAST LINE, SOUTH 02°52'48" WEST, 98.95 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88°04'20" WEST, 1142.26 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. DATE OF ADJUSTMENT 2002.

TRACT 17, WESTERN 161 KV

CONTAINING 101,139 SQUARE FEET OR 2.322 ACRES AND 1165 LINEAR FEET, MORE OR LESS.

For City Utilities Index System Reference Purposes Only

NW 1/4, SW 1/4, Section 27, Township 29 N, Range 23 W



ANDERSON A/E
ENGINEERING, INC
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
2045 W. WOODLAND • SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741

CITY UTILITIES OF SPRINGFIELD
TRACT 17
UTILITY EASEMENT SKETCH
FARM ROAD 144, SPRINGFIELD, MO.

DRAWN BY: BAC	FIELD BY: KP
DATE: 9-09-2015	FIELD BK: -
CLIENT NO: 30220-14	DRAWING NO: 110336.DWG

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM**

DATE: April 30, 2026

TO: Planning and Zoning Commission

FROM: Michael Sparlin
Senior Planner

SUBJECT: Vacation 845

This case is postponed to the next Planning and Zoning Commission meeting on June 11, 2026.

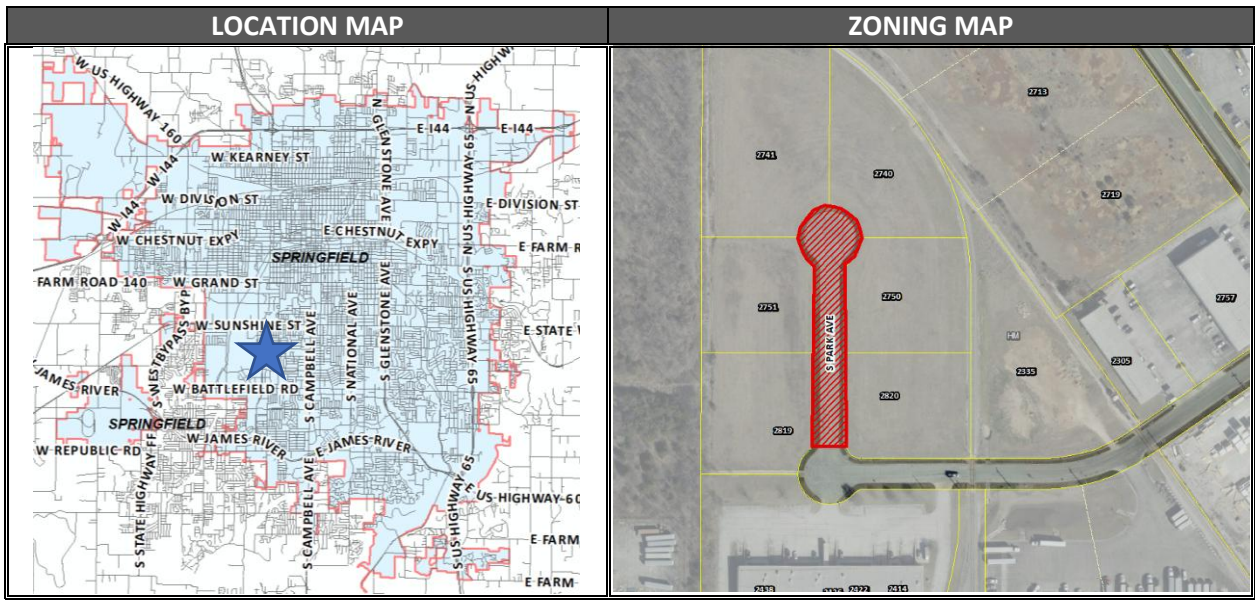
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Vacation No. 846
Location:	2700 & 2800 block of South Park Avenue
Total Acres:	0.74 acres
Applicant:	Dyke Industries
Existing Land Use:	Public street
Neighborhood Meeting:	February 19, 2026
Planning and Zoning Commission:	May 7, 2026
City Council:	N/A
Public Notification:	Mail, posted property, and legal in the Springfield News-Leader
Staff:	Monica Percy, Senior Planner, (417) 864-1104
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of Vacation case No. 846 as submitted in the staff report (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to vacate the 2700 & 2800 block of South Park Avenue, directly north of 2410 West Vista Street.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:

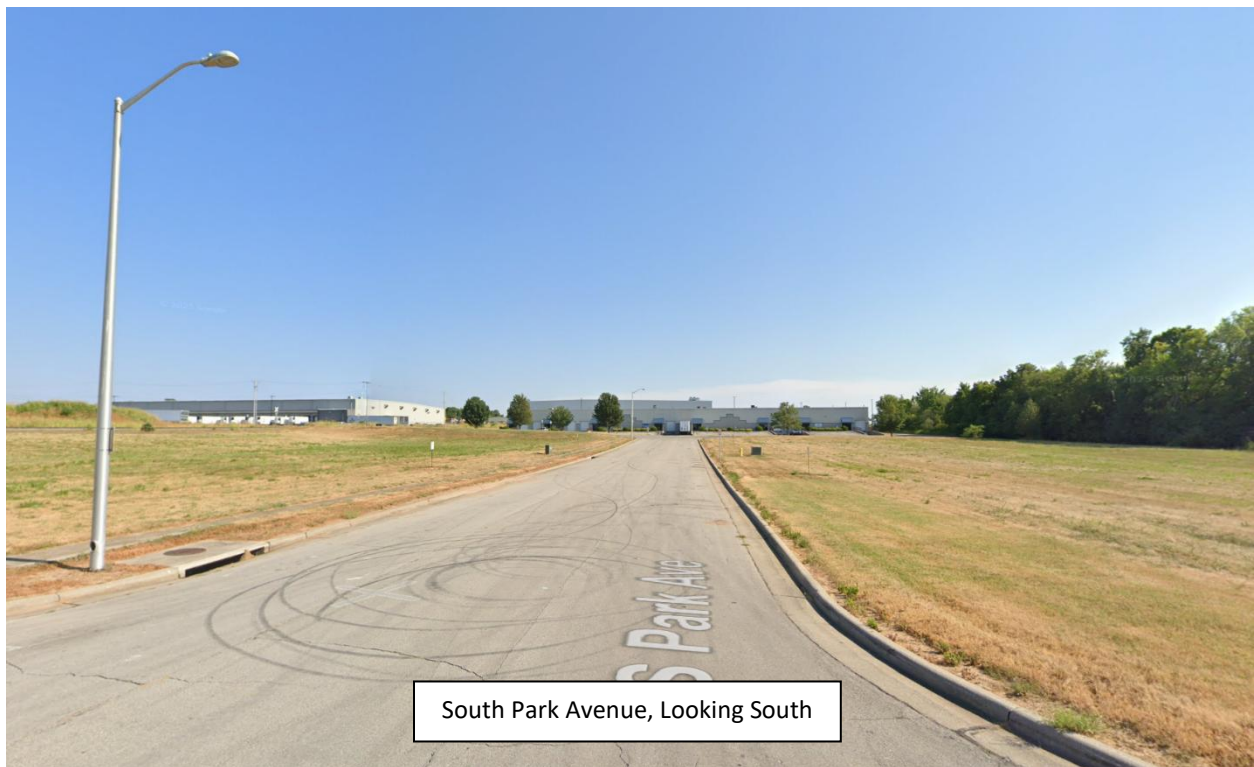


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE STREETVIEW:



South Park Avenue, Looking North



South Park Avenue, Looking South

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was annexed into the City in 1955. South Park Avenue was originally platted as part of Battlefield Business Center No. 5, which was recorded in April of 2001.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-151. - Petition for vacation; notice of proposed vacation.

Any person owning any real estate within the city which has been subdivided by a duly recorded plat may petition the city to vacate the subdivision, or any part thereof, giving a distinct description of the property to be vacated and the names of the owners thereof with proof of their ownership; and any person owning property abutting upon any alley, street, common or public square, or any part thereof, may petition the city to vacate all or any part of the alley, street, common or public square, giving a distinct description of the property to be vacated and the names of the owners of the property abutting thereon. A petition to vacate such land shall be filed with the city clerk and referred to the planning and zoning commission for consideration. Thereupon, the planning and zoning commission shall cause notices of the proposed vacation to be posted in at least three prominent places in the vicinity of the area to be vacated and the petitioner shall cause a notice of the proposed vacation to be published in the daily newspaper having the greatest number of paid subscribers in the city at least 30 days prior to the public hearing, which newspaper shall meet the requirements of RSMo 493.050. No vacation shall take place until the petitioner shall have filed with the executive secretary of the planning and zoning commission proof that notice has been given of such vacation as required in this section, except in no event shall the failure of the planning and zoning commission to post the property in any way affect the validity of the vacation, it being intended by the city council that the legal notice for such vacation shall be solely by newspaper advertisement and that other advertisements shall be for informational purposes. In addition to the methods established by this section for notice, the city manager shall endeavor to cause notices of such vacations to be circulated in the area in accordance with rules to be adopted by the city manager, which rules should be filed with the executive secretary of the planning and zoning commission; provided, however, the failure to give such notice shall in no way affect the validity of the vacation.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM	HM	HM	HM
LAND USE	Vacant land	Warehouse & logistics	Vacant land	Vacant land
PLACETYPES	Business Flex	Business Flex	Business Flex	Business Flex

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

AT&T:

Approved. AT&T clear. Facilities located on the South side of W Vista St.

MEDIACOM:

Approved.

CITY UTILITIES:

Approved. CU has received payment and issued work to construction to remove all existing facilities in the area to be vacated. No issues with the proposed vacation and no replacement easements will be needed.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objections to vacation however we will need a replacement sewer easement for the portion of sewer main in the northern cul-de-sac unless abandoning it accepting as private sewer. If abandoning it, the manhole will need to be removed and the main plugged at the northern manhole no. R17NW039. If accepting as private sewer, we would need to see a letter of acceptance from the property owners. The sewer easement could then also be relinquished.

DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved.

DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING RIGHT-OF-WAY DIVISION:

See comment from ES - Clean Water Services regarding replacement sewer easement.

FIRE DEPARTMENT:

Approved.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

Approved.

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	S. Park Avenue	Local	City	30	30	NA	Yes	Yes	Yes
Street 2	W. Vista Street	Local	City	30	30	NA	Yes	Yes	Yes

ACCESS - All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There are no bus stops near the property.

IMPROVEMENTS - No improvements are required for this Vacation. A Traffic Impact Study (TIS) is not required.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Approved. Vacation is dependent on the completion of PIP 2026PW0014

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to vacate the 2700 & 2800 block of South Park Avenue.
2. Dyke Industries Inc. owns all adjacent property and plans to incorporate the vacated right-of-way into its property.
3. A replacement easement for the sanitary sewer main has been approved.
4. The public improvement plan to relocate the public storm sewer has been completed.
5. The requested vacation meets the approval criteria listed in Attachment 1.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal meeting the approval criteria listed in Attachment 1.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1

VACATION APPROVAL CRITERIA

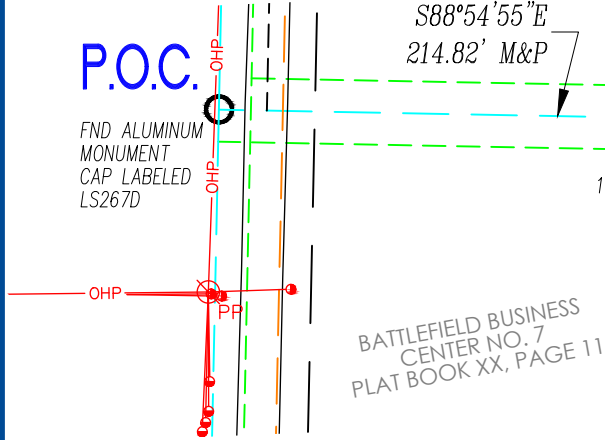
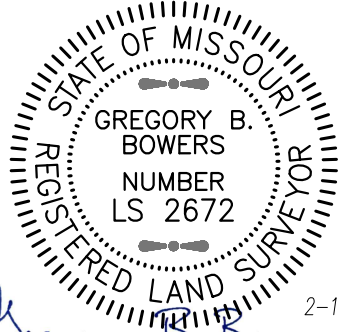
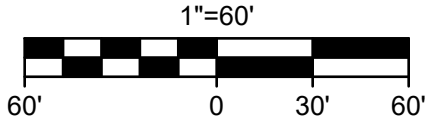
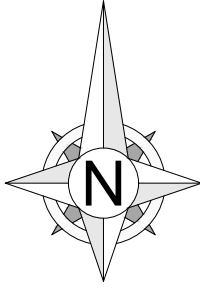
In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	All property owners adjacent to the street, alley or public way have access to another street, alley or public way.	All adjacent properties have access to other public streets.
2.	The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation.	All adjacent property owners have consented to the vacation of the right-of-way.
3.	That the retention of the street, alley, public way or subdivision serves no useful purpose.	It has been determined that the retention of the public right-of-way is unnecessary.
4.	That the vacation will not affect the ability to use utilities, public or private.	This vacation area contains public utilities, which must be relocated, abandoned, or placed within an easement prior to the vacation.

DEVELOPMENT REVIEW STAFF REPORT

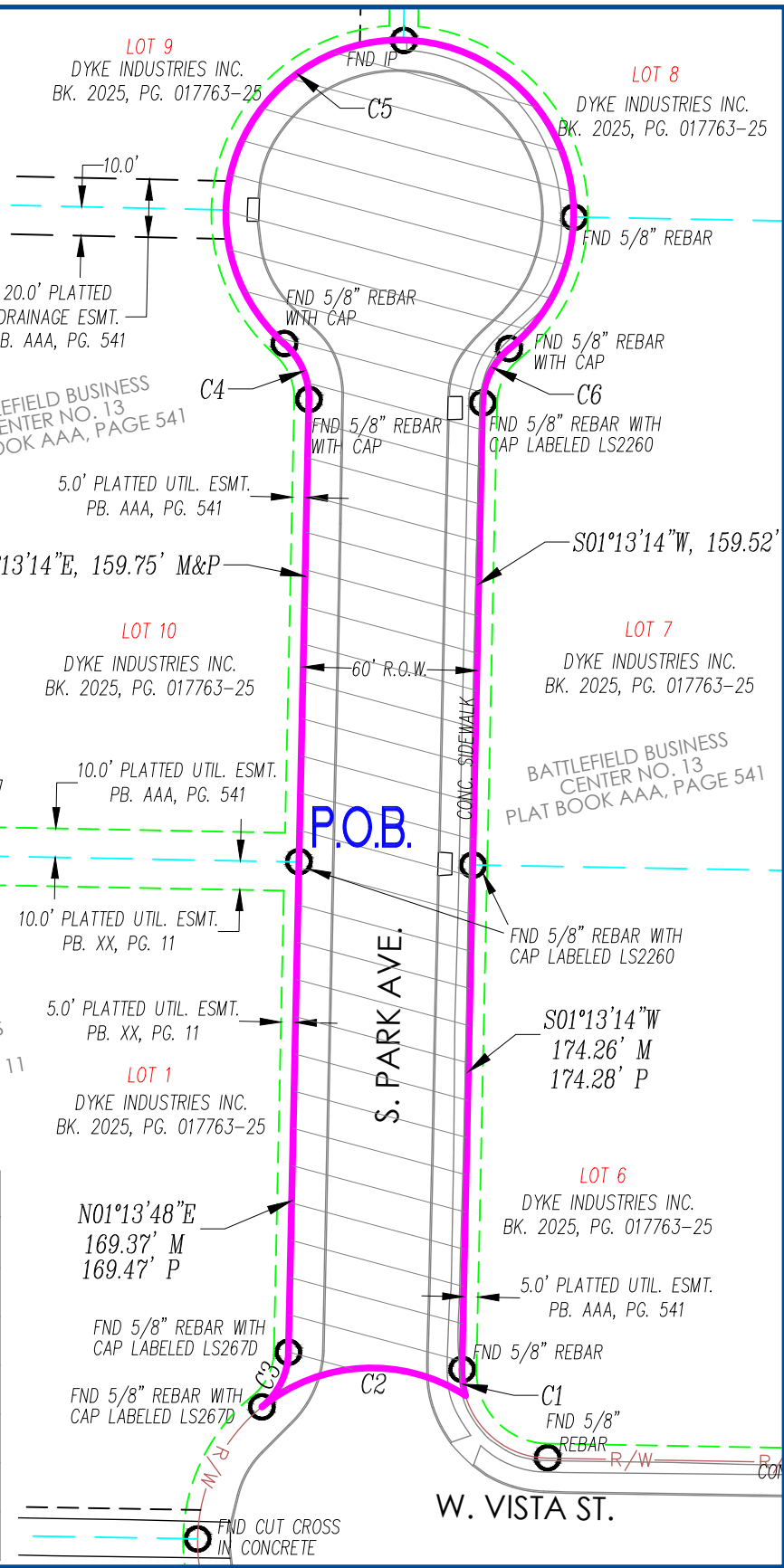
ATTACHMENT 2 Legal Description

ALL OF THE UNVACATED PORTION OF SOUTH PARK AVENUE LYING BETWEEN LOTS 6, 7, 8, 9 AND 10 IN THE FINAL PLAT OF BATTLEFIELD BUSINESS CENTER NO. 13 TO THE CITY OF SPRINGFIELD AS FILED IN PLAT BOOK AAA AT PAGE 541 AND LOT 1 OF THE FINAL PLAT OF BATTLEFIELD BUSINESS CENTER NO. 7 TO THE CITY OF SPRINGFIELD AS FILED IN PLAT BOOK XX AT PAGE 11 IN THE RECORDER OF DEED'S OFFICE IN GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM MONUMENT WITH CAP LABELED LS267D AT THE SOUTHWEST CORNER OF LOT 10 OF THE FINAL PLAT OF BATTLEFIELD BUSINESS CENTER NO. 13 TO THE CITY OF SPRINGFIELD AS FILED IN PLAT BOOK AAA AT PAGE 541; THENCE ALONG THE SOUTH LINE OF SAID LOT 10, SOUTH 88°54'55" EAST, 241.82 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED LS2260 SAID POINT LYING ON THE WEST RIGHT-OF-WAY OF SOUTH PARK AVENUE; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 01°13'14" EAST, 159.75 FEET TO A FOUND 5/8" REBAR WITH CAP; THENCE 21.67 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 23°37'09" WEST FOR A DISTANCE OF 21.00 FEET TO A FOUND 5/8" REBAR WITH CAP, SAID POINT ALSO LYING ON A 60.00 FOOT RADIUS CUL-DE-SAC; THENCE ALONG SAID CUL-DE-SAC, 292.54 FEET ALONG A 60.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 88°46'55" EAST FOR A DISTANCE OF 77.65 FEET TO A FOUND 5/8" REBAR WITH CAP AND TO A POINT LYING ON THE EAST RIGHT-OF-WAY OF SAID SOUTH PARK AVENUE; THENCE LEAVING SAID CUL-DE-SAC AND ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING COURSES, 21.67 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 26°03'38" WEST FOR A DISTANCE OF 21.00 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED LS2260; THENCE SOUTH 01°13'14" WEST, 159.52 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED LS2260; THENCE SOUTH 01°13'14" WEST, 174.26 FEET TO A FOUND 5/8" REBAR; THENCE 9.17 FEET ALONG A 30.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 07°32'11" EAST FOR A DISTANCE OF 9.14 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY 75.19 FEET ALONG A 60.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 86°50'36" WEST FOR A DISTANCE OF 70.37 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED LS267D AND SAID POINT LYING ON THE AFOREMENTIONED WEST RIGHT-OF-WAY OF SOUTH PARK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING COURSES, 21.62 FEET ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 25°52'13" EAST FOR A DISTANCE OF 20.96 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED LS267D; THENCE NORTH 01°13'48" EAST, 169.37 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 28 NORTH, RANGE 22 WEST. CONTAINS 32,021 SQUARE FEET OR 0.74 ACRES, MORE OR LESS. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DIRECTION	CHORD
C1	9.17'	30.00'	S07°32'11"E	9.14'
C2	75.19'	60.00'	S86°50'36"W	70.37'
C3	21.62'	25.00'	N25°52'13"E	20.96'
C4	21.67'	25.00'	N23°37'09"W	21.00'
C5	292.54'	60.00'	S88°46'55"E	77.65'
C6	21.67'	25.00'	S26°03'38"W	21.00'




Engineering beyond.™
 3213 S. West Bypass
 Springfield, MO 65807
 417.866.2741
 COA# 00062

DAVE GRUNDFEST COMPANY
S. PARK AVENUE
VACATION SKETCH
 2820 S. PARK AVE., SPRINGFIELD, MO.

DRAWN BY:
 BAC
DATE:
 02/04/2026
PROJECT NO.:
 25SP10123

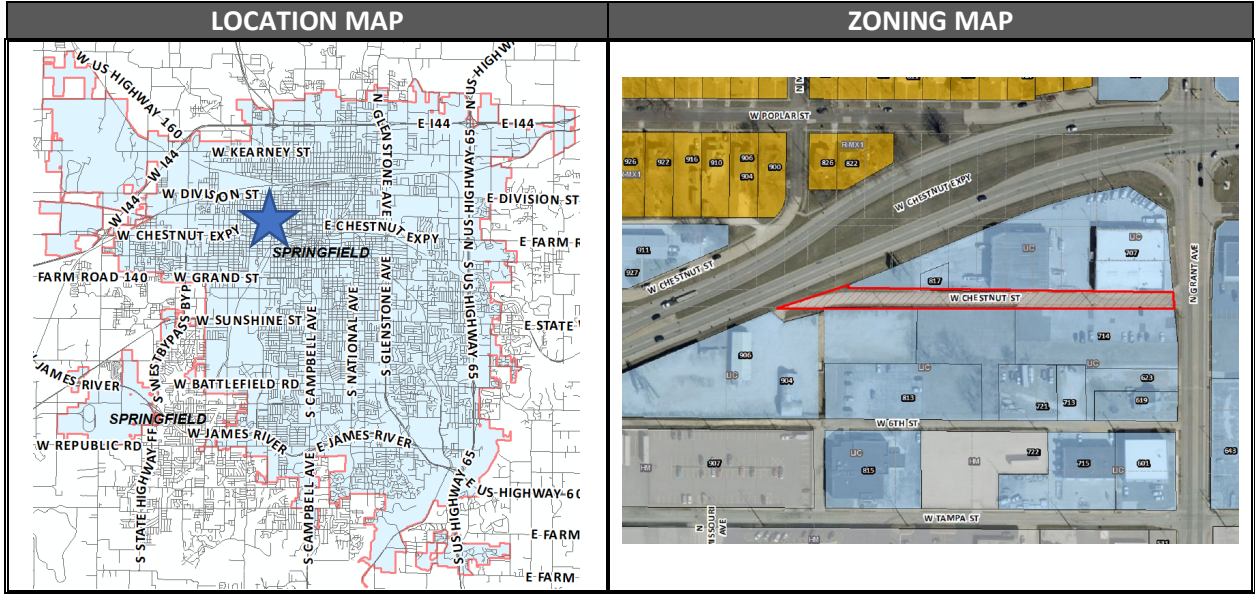
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Vacation No. 847
Location:	700-800 blocks West Chestnut Street
Total Acres:	0.45 acre
Applicant:	Craig Steensland Family Trust
Existing Land Use:	Public street and right-of-way
Neighborhood Meeting:	April 16, 2026
Planning and Zoning Commission:	May 7, 2026
City Council:	N/A
Public Notification:	Mail, posted property, and legal in Springfield News-Leader
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	None
Proposed motion:	I move to recommend approval of Vacation case No. 847 as submitted in the staff report (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

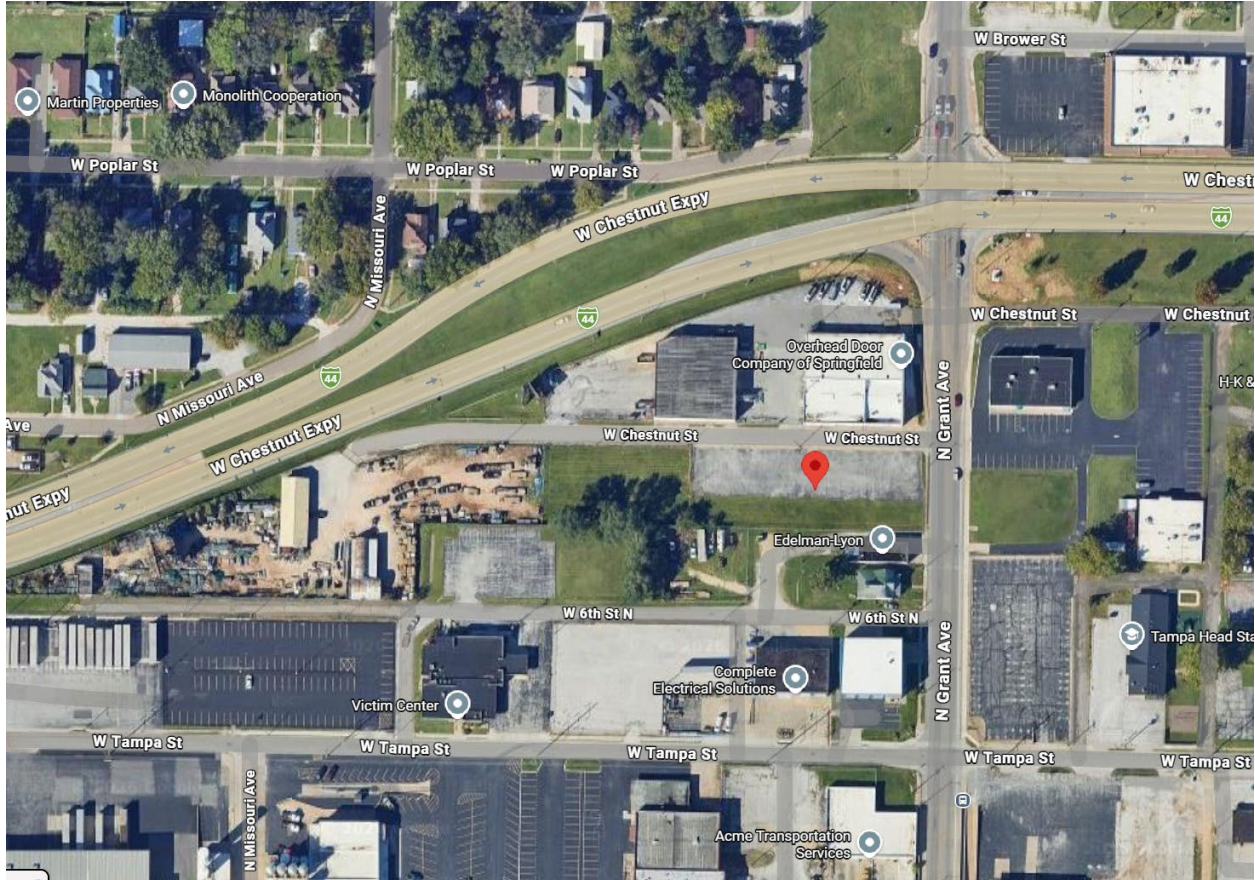
PROJECT SUMMARY:

Request to vacate the 700-800 blocks of West Chestnut Street between Grant Avenue and Chestnut Expressway.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was annexed into the City in 1869. Chestnut Street was platted as part of Inside Addition, which was recorded in 1903.

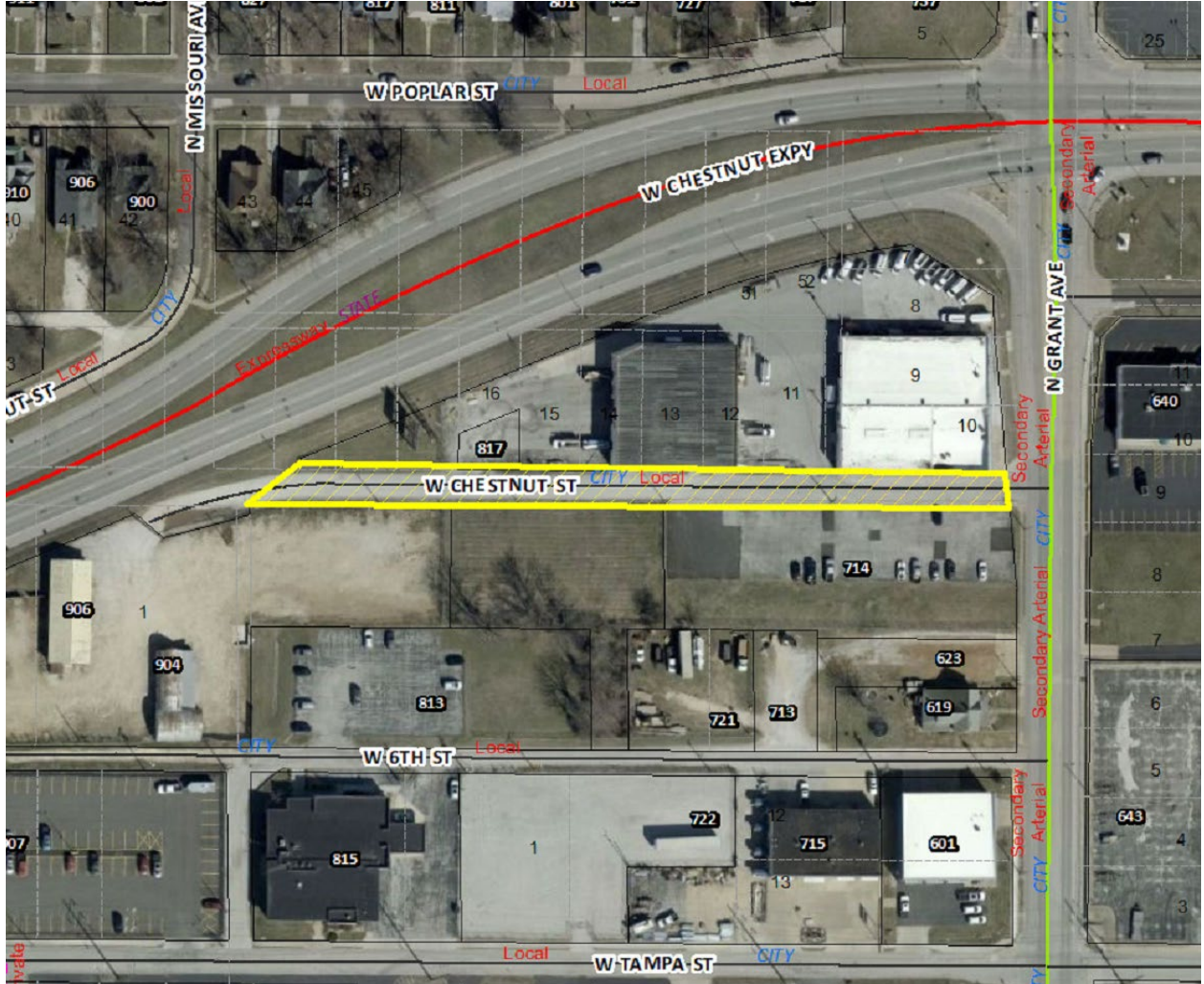
PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-151. - Petition for vacation; notice of proposed vacation.

Any person owning any real estate within the city which has been subdivided by a duly recorded plat may petition the city to vacate the subdivision, or any part thereof, giving a distinct description of the property to be vacated and the names of the owners thereof with proof of their ownership; and any person owning property abutting upon any alley, street, common or public square, or any part thereof, may petition the city to vacate all or any part of the alley, street, common or public square, giving a distinct description of the property to be vacated and the names of the owners of the property abutting thereon. A petition to vacate such land shall be filed with the city clerk and referred to the planning and zoning commission for consideration. Thereupon, the planning and zoning commission shall cause notices of the proposed vacation to be posted in at least three prominent places in the vicinity of the area to be vacated and the petitioner shall cause a notice of the proposed vacation to be published in the daily newspaper having the greatest number of paid subscribers in the city at least 30 days prior to the public hearing, which newspaper shall meet the requirements of RSMo 493.050. No vacation shall take place until the petitioner shall have filed with the executive secretary of the planning and zoning commission proof that notice has been given of such vacation as required in this section, except in no event shall the failure of the planning and zoning commission to post the property in any way affect the validity of the vacation, it being intended by the city council that the legal notice for such vacation shall be solely by newspaper advertisement and that other advertisements shall be for informational purposes. In addition to the methods established by this section for notice, the city manager shall endeavor to cause notices of such vacations to be circulated in the area in accordance with rules to be adopted by the city manager, which rules should be filed with the executive secretary of the planning and zoning commission; provided, however, the failure to give such notice shall in no way affect the validity of the vacation.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	LIC	LIC	LIC	Right-of-way
LAND USE	Commercial office & warehouse	Off-street parking, storage and vacant	Commercial/retail uses	MODOT/Chestnut Expressway
PLACETYPES	Business Flex	Business Flex	Business Flex	Business Flex

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

AT&T:

Approved, no comments.

BUILDING DEVELOPMENT SERVICES:

Clarify the location of the new property line.

MEDIACOM:

Approved, no comments.

CITY UTILITIES:

- 1) CU will need 3 utility easements for overhead electric and gas facilities as indicated on the markup.
- 2) A portion of the electric overhead will be removed. This is in design currently, but once the design is complete and any fees are collected, CU can approve the vacation even if the removal work is not completed.
- 3) There are two existing streetlights as indicated in the markup that are not currently planned to be removed. If they remain, they would become private outdoor lights and would be billed to nearby property owners (approx. \$14.00/month per light). CU will need to know which option is chosen before the vacation can be approved.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues regarding public sewer. No sewer within vacation.

DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved, no comments.

DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING RIGHT-OF-WAY DIVISION:

After other departments determine which replacement easements are required, please reach out to me at brady.ghan@springfieldmo.gov, and I will provide you with the City-approved forms.

FIRE DEPARTMENT:

Approved, no comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

DEVELOPMENT REVIEW STAFF REPORT

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W. Chestnut Street	Local	City	25	15	NA	No	Yes	Yes
Street 2	N. Grant Avenue	Secondary Arterial	City	35	25	8,500	No	Yes	Yes

ACCESS - All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There are bus stops near the property on Grant Ave.

IMPROVEMENTS - No improvements are required for this Vacation. A Traffic Impact Study (TIS) is not required.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The vacation of the street will cause issues with access to ROW/Storm Sewer. A PIP and drainage easements may be required for the vacation to be approved.

PREDEV2026-00107

Critical Comment:

Detention and Stormwater Discharge Requirements

1. Access to public storm sewer issue. The street vacation results for parcels 707, 817, 714 W Chestnut St to lose access to public storm sewer along MODOT ROW.

a. 707 N Grant Ave drains to W Chestnut St ROW and does not reach Chestnut Expy storm sewer until 733 W 6th St property line.

b. 714 W Chestnut St would not have access to storm sewer and would drain to 733 W 6th St areas.

2. Specific drainage easements or a public improvement is required for the vacation of Chestnut St.

a. Any Stormwater infrastructure serving more than one property needs to be submitted on public improvement plans. City Code 98-14 requires all PIP work completed prior to issuance of the building permit or Final Plat. PIP must be approved and Completed or Escrowed through the Bond or Security.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The Steensland Family Trust is requesting to vacate a portion of the 700-800 blocks of West Chestnut Street between Grant Avenue and Chestnut Expressway. The applicant intends on consolidating their properties and redeveloping the area to the south.
2. The applicant is proposing to dedicate a cross-access easement to property to the west over the existing public street so access to the property will not change. Planning and Traffic will not support a vacation unless a public access easement is provided to the property at 904 W. Chestnut Street. The applicant has also submitted replacement easements for CU utilities. These easements are currently under review. The vacation of the street will cause issues with access to ROW/Storm Sewer. A PIP and drainage easements may be required for the vacation to be approved.
3. If approved, the address for properties along Chestnut Street will need to be changed to Grant Avenue addresses.
4. If approved, the current zoning of the adjacent private property will be designated to the vacated right-of-way area.
5. If approved, the vacated right-of-way of Chestnut Street will go to the adjacent subdivision that originally dedicated the public street which in this instance appears that all 30 feet will go to the private property to the north.
6. The requested vacation appears to meet the approval criteria listed in Attachment 1.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1
VACATION APPROVAL CRITERIA

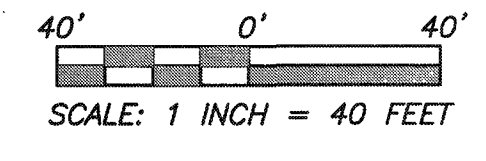
In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	All property owners adjacent to the street, alley or public way have access to another street, alley or public way.	All adjacent properties have access to other public streets and a cross-access easement will be granted for the property to the west so they won't have to change their property access; however, address changes will be required.
2.	The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation.	Craig Steensland Family Trust and Steensland Family Trust signed the vacation petition which is more than 66% of the property adjacent to the proposed street vacation area.
3.	That the retention of the street, alley, public way or subdivision serves no useful purpose.	The applicant is proposing to provide cross-access for the property to the north, south and west so that access to these properties won't change.
4.	That the vacation will not affect the ability to use utilities, public or private.	This vacation area contains public utilities, which must be relocated, abandoned, or placed within an easement prior to the vacation.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 2 Legal Description

WEST CHESTNUT STREET VACATION DESCRIPTION:

ALL THAT PORTION OF WEST CHESTNUT STREET LYING BETWEEN GRANT AVENUE AND CHESTNUT EXPRESSWAY, BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 22 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE ORIGINAL SOUTHWEST CORNER OF GRANT AVENUE AND CHESTNUT STREET, SAID CORNER BEING 1155 FEET NORTH AND 41 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 22 WEST; THENCE N83°45'53"W ALONG THE ORIGINAL SOUTH RIGHT-OF-WAY LINE OF CHESTNUT STREET, 4.77 FEET TO THE EXISTING WEST RIGHT-OF-WAY LINE OF GRANT AVENUE FOR THE POINT OF BEGINNING; THENCE CONTINUING N88°45'53"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHESTNUT STREET, 284.23 FEET; THENCE N88°33'00"W ALONG SAID RIGHT-OF-WAY LINE, 423.03 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTHEASTERLY THROUGH A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°23'14", A RADIUS OF 26.80 FEET AND A CHORD OF 6.71 FEET BEARING N67°33'12"E, AN ARC DISTANCE OF 6.73 FEET; THENCE NORTHEASTERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°39'33" A RADIUS OF 916.67 FEET AND A CHORD OF 122.45 FEET BEARING N78°34'35"E, AN ARC DISTANCE OF 122.54 FEET TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF CHESTNUT STREET; THENCE S88°33'00"E ALONG SAID RIGHT-OF-WAY LINE, 297.47 FEET; THENCE S88°45'53"E ALONG SAID RIGHT-OF-WAY LINE, 281.08 FEET TO THE EXISTING WEST RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE S04°39'07"E ALONG SAID EXISTING RIGHT-OF-WAY LINE, 30.16 FEET TO THE POINT OF BEGINNING.

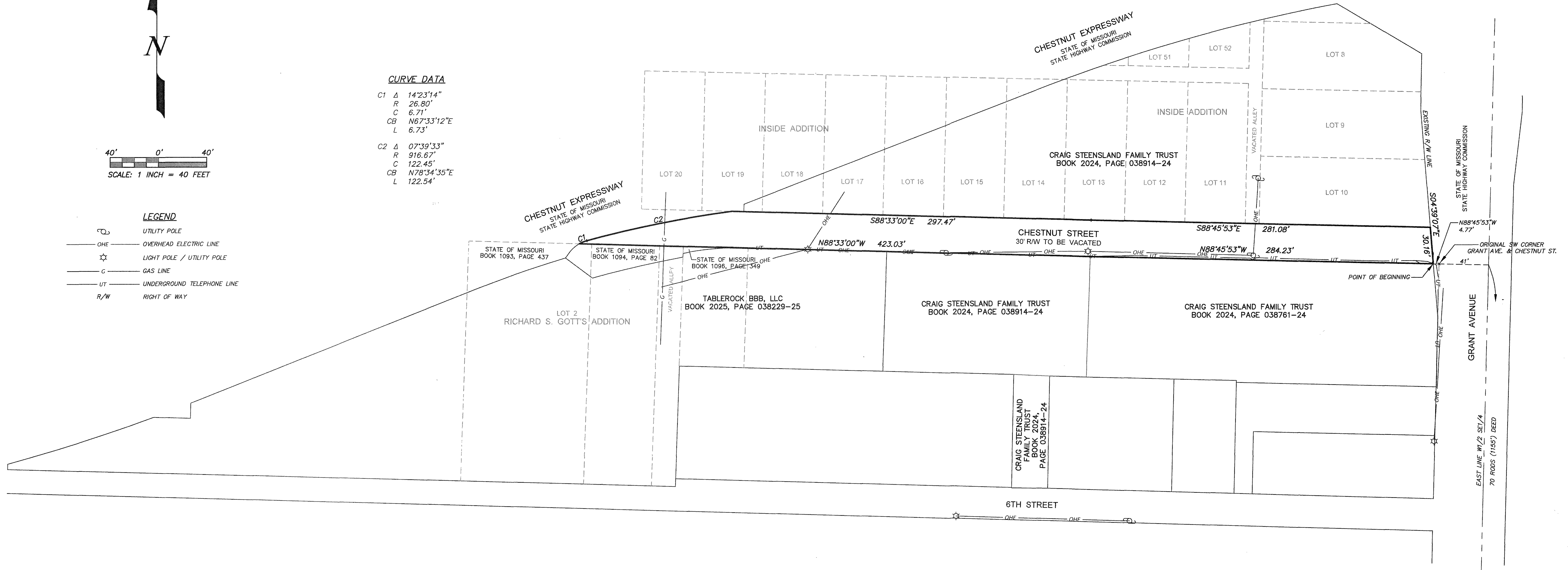


LEGEND

- UTILITY POLE
- OHE OVERHEAD ELECTRIC LINE
- LIGHT POLE / UTILITY POLE
- G GAS LINE
- UT UNDERGROUND TELEPHONE LINE
- R/W RIGHT OF WAY

CURVE DATA

- C1 Δ 14°23'14"
 R 26.80'
 C 6.71'
 CB N67°33'12"E
 L 6.73'
- C2 Δ 07°39'33"
 R 916.67'
 C 122.45'
 CB N78°34'35"E
 L 122.54'



WEST CHESTNUT STREET VACATION DESCRIPTION

ALL THAT PORTION OF WEST CHESTNUT STREET LYING BETWEEN GRANT AVENUE AND CHESTNUT EXPRESSWAY, BEING PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 22 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE ORIGINAL SOUTHWEST CORNER OF GRANT AVENUE AND CHESTNUT STREET, SAID CORNER BEING 1155 FEET NORTH AND 41 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 22 WEST; THENCE N88°45'53"W ALONG THE ORIGINAL SOUTH RIGHT-OF-WAY LINE OF CHESTNUT STREET, 4.77 FEET TO THE EXISTING WEST RIGHT-OF-WAY LINE OF GRANT AVENUE FOR THE POINT OF BEGINNING; THENCE CONTINUING N88°45'53"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHESTNUT STREET, 284.23 FEET; THENCE N88°33'00"W ALONG SAID RIGHT-OF-WAY LINE, 423.03 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTHEASTERLY THROUGH A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°23'14", A RADIUS OF 26.80 FEET AND A CHORD OF 6.71 FEET BEARING N67°33'12"E, AN ARC DISTANCE OF 6.73 FEET; THENCE NORTHEASTERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°39'33", A RADIUS OF 916.67 FEET AND A CHORD OF 122.45 FEET BEARING N78°34'35"E, AN ARC DISTANCE OF 122.54 FEET TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF CHESTNUT STREET; THENCE S88°33'00"E ALONG SAID RIGHT-OF-WAY LINE, 297.47 FEET; THENCE S88°45'53"E ALONG SAID RIGHT-OF-WAY LINE, 281.08 FEET TO THE EXISTING WEST RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE S04°39'07"E ALONG SAID EXISTING RIGHT-OF-WAY LINE, 30.16 FEET TO THE POINT OF BEGINNING. (BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.)

SURVEY NOTES

1. BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.
2. TOTAL AREA OF STREET RIGHT OF WAY TO BE VACATED: 19,534 SQUARE FEET (0.448 ACRE)
3. SURVEY RECORDS UTILIZED IN THE PREPARATION OF THIS EXHIBIT:
 - MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION PLANS FOR CITY ROUTE 66 (CHESTNUT ST. TRAFFICWAY) DATED 1958
 - PLAT OF SURVEY BY WILSON SURVEYING CO., INC. FOR PETER DATEMA DATED NOVEMBER 7, 2013, CITY OF SPRINGFIELD MINOR SUBDIVISION AS-6924
 - PLAT OF SURVEY BY WILSON SURVEYING CO., INC. FOR KEY-WAY INC. DATED JUNE 11, 2016, CITY OF SPRINGFIELD MINOR SUBDIVISION AS-6971
 - PLAT OF SURVEY BY GUNTER AND ASSOCIATES, INC. FOR STEENSLAND FAMILY TRUST DATED JULY 29, 2025, JOB NO. 5722
 - PLAT OF SURVEY BY GREAT RIVER ENGINEERING FOR CRAIG STEENSLAND FAMILY TRUST DATED JANUARY 16, 2026
4. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD MARKS PLACED BY CONTRACTORS FOR THE MISSOURI ONE-CALL SYSTEM AND/OR MAPS PROVIDED BY CITY UTILITIES OF SPRINGFIELD. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION ACCURACY OR COMPLETENESS OF THE UNDERGROUND UTILITY LINES SHOWN HEREON.
5. THAT PORTION OF CHESTNUT STREET TO BE VACATED AS SHOWN HEREON IS TO BE RETAINED AS A UTILITY EASEMENT BY THE CITY OF SPRINGFIELD, AND TO BE CONVEYED TO ADJOINING PROPERTY OWNERS AS AN ACCESS EASEMENT.

SE CORNER
 W/2 SE1/4
 SECTION 14
 T29N, R22W

VACATION EXHIBIT
 FOR
 THE CITY OF SPRINGFIELD, MISSOURI

WEST CHESTNUT STREET
 GRANT AVENUE TO CHESTNUT EXPRESSWAY

DATE PREPARED: 03/02/2026

BRIAN D. VIELE, PLS
 MO# LS-2472

CHECKED BY: BDV
 DRAWN BY: BDV
 JOB NUMBER: 5995
 FILE NAME: 5995-VAC

GRE
 GREAT RIVER
 ENGINEERING

2826 S. INGRAM MILL, SPRINGFIELD, MO 65804
 PHONE: (417) 886-7171 FAX: (417) 886-7591
 www.greeriv.com

Missouri State Certificate of Authority Numbers:
 Engineering: 2000166885, Land Surveying: 2001011476, Landscape Architecture: 2007013673

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING

I, David A. Lundstrom (*print name*), attest that the invitation letter to the neighborhood meeting (attached) was mailed ten (10) days prior to the neighborhood meeting on 04/02/2026 (*month/date/year*), the neighborhood meeting is scheduled to be held on 04/15/2026 (*month/date/year*), which is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Exhibit 1: Neighborhood Notification and Meeting Process."



Signature of person completing mailings

David A. Lundstrom

Printed name of person completing mailings

**NOTE: this affidavit must be submitted by the Friday following the application deadline.*

NEIGHBORHOOD MEETING SUMMARY

- 1. Request to vacate: W. Chestnut St. from W. Chestnut Expwy to N. Grant Ave.
(subject address)

- 2. Meeting Date & Time: 04/15/2026, 4pm-6:30pm

- 3. Meeting Location: 714 W. Chestnut St.

- 4. Number of invitations that were sent: 112

- 5. How was the mailing list generated: Generated by City of Springfield

- 6. Number of neighbors in attendance (attach a sign-in sheet): 6

- 7. List the verbal comments and how you plan to address any issues:

(See Attached)

- 8. List or attach the written comments and how you plan to address any issues:
- No written comments were provided.

906 W. Chestnut St: concerns with taking ownership of the street ROW for both maintenance costs and snow removal. Also concerned about continuing to access their business utilizing W. Chestnut St. Would prefer it remained a city street. **Response:** *Snow removal for the eastern 2/3 of the street will be handled by Overhead Door, the Tenant on the north side of the street who also uses the parking lot on the south side of the street. Also, Steensland Trust will provide a cross-access easement through the existing street corridor that will allow the property owner and his customers to continue to use the current path for continued access to their business. Steensland Trust also noted this property owner has access to their property from W. 6th Street where they also have an existing access gate.*

639 W. Chestnut Expwy: No comments or concerns.

707 N. Grant Ave: The representatives currently lease this property and also have a lease agreement to utilize the paved parking lot on the south side of W. Chestnut St. Their concern was deliveries they receive via large tractor-trailers and the continued utilization of the existing asphalt parking lot across the street for tractor-trailer loading/unloading and staging. The currently proposed site plan shows the new building construction will eliminate the west half of the parking lot from their use. **Response:** *Steensland Trust, the lessor of the property, offered to increase the width of both access drives accessing the north side property and install larger gates that would allow a tractor-trailer to pull directly into their property for loading/unloading, circle an existing building, and exit through the other drive. This eliminates the need to use the existing parking lot for this purpose and increases safety by no longer having to cross W. Chestnut St. with those loads. Steensland Trust is also looking into the option of relocating the proposed building further west to allow as much as 95% of the existing parking lot, on the south side of the street, to remain.*

Neighborhood Meeting
SIGN-IN SHEET



Job Number: 5995.000

Date: April 15, 2026

Time/Location: 4:00pm – 6:30pm

714 W. Chestnut Street

Springfield, MO 65802

Proposed Vacation of W. Chestnut Street from W. Chestnut Expressway to N. Grant Ave.

Name	Address	Phone	E-Mail
Jason Rickard	1232 Branson Hills Parkway	530-701-3362	Jason@wsd.group
Scott De Cloud	721 Country Meadows Rd.	417-353-4653	scott@wsd.group
Craig Steurhead	PO Box 9792 Springfield	417 207 6891	Craig@OLE@gsmod.com
Scott Baliste	639 W Chestnut Expy	417 300-2790	sbaliste@marm.cfire.com
Nate York	↓	417-6930527	_____
Jason Dampfer	906 W Chestnut St	573 434 1601	Jason@laketopdeck.com
Brian Kutter	1901 E 119 th St, Olathe, KS 66061	816.398.1513	brian.kutter@dhpeace.com

Job Number: 5995.000

Neighborhood Meeting
SIGN-IN SHEET



Job Number: 5995.000

Date: April 15, 2026

Time/Location: 4:00pm – 6:30pm

714 W. Chestnut Street

Springfield, MO 65802

Proposed Vacation of W. Chestnut Street from W. Chestnut Expressway to N. Grant Ave.

Name	Company and Address	Phone	E-Mail
Doris Callahan	D H Pace	417-353-0782	doris.Callahan@DHPace.com
DAVID LUNDSTROM	GREAT RIVER ENGINEERING 2826 S. INGRAM MILL SPFD, MO 65804	417-886-7171	dlundstrom@greatriv.com
TODD CHANDLER	"	"	tchandler@greatriv.com



Leigh Burke
Assistant General Counsel
leigh.burke@dhpaces.com

April 28, 2026

VIA EMAIL (zoning@springfieldmo.gov) AND FedEx overnight

Bob Hosmer, AICP
Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65802

Re: Written Comment of D. H. Pace Company, Inc., Objecting to Proposed Vacation of W. Chestnut Street Between W. Chestnut Expressway and N. Grant Avenue

Project Owner/Landlord: Craig Steensland, Steensland Family Trust dated May 15, 2013
Applicant/Representative: David Lundstrom, Great River Engineering
Project Address: 707 N. Grant Avenue, Springfield, Missouri (and adjacent ROW)
Neighborhood Meeting Notice Date: April 1, 2026
Neighborhood Meeting Date: April 15, 2026
Public Hearing: May 7, 2026

Dear Mr. Hosmer:

D. H. Pace Company, Inc. (“DH Pace”) submits this written comment in opposition to the above-referenced application, filed by David Lundstrom on behalf of Project Owner, Craig Steensland, to vacate W. Chestnut Street between W. Chestnut Expressway and N. Grant Avenue (the “Subject Street”). DH Pace is the commercial tenant in lawful possession of the premises at 707 N. Grant Avenue, Springfield, Missouri (the “Premises”), which directly abuts the Subject Street. DH Pace was a recipient of the Neighborhood Meeting Notice dated April 1, 2026 (the “Notice”) under the City’s 500-foot notification requirement, and now submits this comment following the April 15, 2026 neighborhood meeting and in advance of the public hearing before the Planning and Zoning Commission. A copy of the truck turning diagram presented by the Applicant at the neighborhood meeting is attached as **Exhibit A** and is referenced in Section II.C below.

DH Pace respectfully requests that this letter, together with Exhibit A, be (a) made part of the official file for this application; (b) included in the staff report issued one week prior to the Planning and Zoning Commission public hearing; and (c) transmitted to the Members of the Planning and Zoning Commission for their consideration. DH Pace further requests timely notice of all hearings, continuances, staff reports, and decisions concerning this application, and intends to appear and be heard at the public hearing.

DH Pace Company, Inc.

1901 E. 119th Street • Olathe, KS 66061 • P 816-221-0543 • F 816-480-2625 • DHPace.com

As described in the Notice, the Applicant’s stated purpose is to vacate the Subject Street and “essentially turn it into a driveway,” with affected adjacent property owners to be provided access via “a new cross-access easement.” For the reasons set forth below, DH Pace respectfully requests that the Commission **deny** the application.

I. DH Pace’s Interest in the Application.

DH Pace is the tenant under a written Commercial Lease Agreement dated June 16, 2025 (the “Lease”), with the Steensland Family Trust dated May 15, 2013, (“Landlord”), for the Premises at 707 N. Grant Avenue. The Premises consist of two buildings totaling 25,706 square feet, **together with use of the adjacent parking lot south of the leased buildings.** The Subject Street — W. Chestnut Street between W. Chestnut Expressway and N. Grant Avenue — lies between, and provides the principal vehicular and pedestrian connection between, the two leased buildings and the parking lot that is part of the Premises. DH Pace’s leasehold interest extends through the initial term ending June 30, 2027, plus any renewal periods exercised by DH Pace. To date, the Landlord has not approached DH Pace to negotiate any accommodation, notwithstanding the City’s express expectation that the neighborhood meeting be held “early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues.”

II. The Application Cannot Satisfy the Findings Required for Vacation.

Under Springfield Code of Ordinances, Chapter 98, Article IV (Vacation of Subdivisions, Streets and Alleys and Relinquishment of Easements), the Planning and Zoning Commission is required to find that **each** of the following requirements is met before a vacation may be approved:

- All property owners adjacent to the area to be vacated have access to another street;
- The owners of two-thirds of the property adjacent to the street or alley have given their consent to the vacation;
- Retention of the street, alley, or subdivision serves no useful purpose; and
- The vacation will not affect the ability to use utilities, public or private.

Each finding is required. The application has not demonstrated that findings (1) and (3) can be made, as set forth in Subsections A and B below. Subsections C through E address the factual record relevant to those findings, the proposed cross-access easement, and the impact on DH Pace’s existing leasehold rights.

A. Finding (1) — Access to Another Street — Has Not Been Demonstrated.

The application has not demonstrated that finding (1) can be made on the present record for at least two adjacent parcels:

- (1) **The parking lot south of the leased buildings at 707 N. Grant Avenue**, which is part of the Premises leased to DH Pace. The parking lot has no direct access to a public street other than the Subject Street. Upon vacation of the Subject Street, the parking lot would have no direct access to a public street; the only substitute proposed by the Applicant is the cross-access easement referenced in the Notice, the terms of which have not been disclosed (see Subsection D).
- (2) **Top Deck.** DH Pace understands that Top Deck, an adjacent property owner, will not have access to another street under the application as presented. The Applicant has not produced any design, plat, or instrument demonstrating Top Deck’s access to another street upon vacation of the Subject Street.

Finding (1) requires that **all** property owners adjacent to the area to be vacated have access to another street. DH Pace respectfully submits that the application has not demonstrated this finding can be made for the parking lot or for Top Deck, and that the application should not be approved unless and until the Applicant supplements the record with evidence sufficient to support the finding for each adjacent parcel.

B. Finding (3) — No Useful Purpose — Has Not Been Demonstrated.

Finding (3) requires that retention of the street serve **no useful purpose**. The Subject Street currently serves the following purposes that DH Pace asks the Commission to weigh:

- It provides the principal vehicular and pedestrian connection between the two halves of DH Pace’s leased Premises (buildings on the north; parking lot on the south).
- It provides public connectivity within an active commercial area between W. Chestnut Expressway and N. Grant Avenue.
- It accommodates truck movement, freight access, and ordinary vehicular and pedestrian travel for adjacent commercial uses.

The Applicant’s own description of the proposal supports DH Pace’s position. The Notice states that the Applicant proposes to vacate the Subject Street and “essentially turn it into a driveway,” and that affected adjacent property owners will continue to use the area via “a new cross-access easement.” The Applicant therefore proposes to retain the function of the Subject Street — vehicular passage between W. Chestnut Expressway and N. Grant Avenue, used by adjacent property owners — in privatized form. DH Pace respectfully submits that the Applicant’s own description of continued use is inconsistent with a finding that retention of the street serves no useful purpose.

C. Factual Record: The Applicant's Engineering and Proposed Loading Alternatives.

DH Pace asks the Commission to consider the following factual record from the April 15, 2026 neighborhood meeting in evaluating the application. The truck turning diagram prepared by the Applicant on behalf of the Project Owner/Landlord (Exhibit A) shows the following:

- **The diagram models a 48-foot trailer, and the modeled turning path conflicts with DH Pace's leased building footprint.** The conflict with the building footprint shown in red on the diagram is visible on the face of the Applicant's own engineering.
- **The 53-foot trailer most representative of DH Pace's operations was not modeled.** DH Pace regularly operates 53-foot trailers as part of its standard freight movement. The Applicant did not model that configuration. A larger trailer would require a larger turning radius.
- **Several proposed parking stalls are not feasible.** The diagram indicates that several parking stalls shown in the proposed reconfiguration cannot be constructed because they conflict with the turning radius required for vehicle movement on the site.

The Applicant proposed two alternative loading and unloading arrangements at the neighborhood meeting:

- **Loading and unloading flatbed trucks from the public street.** The Applicant suggested that DH Pace could load and unload flatbed trucks from the public street. DH Pace strongly objected to that proposal at the neighborhood meeting, on the basis that loading and unloading freight from a public street creates safety concerns for DH Pace personnel, members of the public, and other vehicular and pedestrian traffic.
- **A "loading lane" between the leased buildings.** The Applicant alternatively suggested that loading and unloading could occur in a "loading lane" between the leased buildings. The distance between the buildings is less than 85 feet, which DH Pace submits is insufficient for the truck maneuvering and street clearance that DH Pace's operations require.

DH Pace asks the Commission to consider this record in evaluating findings (1) and (3) and in evaluating whether the application should be approved.

D. The Proposed "Cross-Access Easement" Raises Separate Concerns.

The Notice asserts that affected adjacent property owners currently using the Subject Street "would still be able to use the drive via a new cross-access easement." DH Pace raises the following concerns regarding that proposal:

- (3) **Conflict with DH Pace’s Lease.** The Lease was negotiated and priced on the basis of the existing public-street configuration. The written terms of the Lease prohibit any modification of the parties’ rights and obligations except by a written instrument signed by all parties. The Applicant cannot substitute easement access for the existing public-street access without DH Pace’s written consent, and DH Pace has not consented.
- (4) **The terms of the proposed easement have not been disclosed.** Neither the Notice nor any document provided to DH Pace to date sets forth the scope, dimensions, duration, hours of access, maintenance obligations, gating or other restrictions, indemnification, insurance requirements, or assignability of the proposed cross-access easement. DH Pace cannot evaluate the adequacy of the proposed easement, and submits that the Commission should not be asked to do so, in the absence of that information.

E. Approval Would Place the Landlord in Breach of Its Lease with DH Pace.

Independent of the findings under Chapter 98, Article IV, approval of the application would place the Landlord in breach of its existing Lease with DH Pace. Under the written terms of the Lease, DH Pace is entitled to the covenant of quiet enjoyment of the Premises, and any modification of the parties’ rights and obligations must be made by a written instrument signed by all parties. The Landlord cannot use a municipal vacation proceeding to unilaterally alter the character or accessibility of the leased Premises — including the access route between the leased buildings and the parking lot — without DH Pace’s written consent. DH Pace asks the Commission to consider this private-contract context in evaluating whether the conditions on which the application depends can be lawfully delivered by the applicant.

III. Requested Relief.

For the foregoing reasons, DH Pace respectfully requests that the Planning and Zoning Commission deny the application to vacate W. Chestnut Street between W. Chestnut Expressway and N. Grant Avenue.

IV. Submitter Information and Request for Notice.

Per the Comment Card protocol set forth in the Notice, the following submitter information is provided:

Submitter: D. H. Pace Company, Inc., by Leigh Burke, Assistant General Counsel

Address: 1901 E. 119th Street, Olathe, Kansas 66061

Telephone: 816-221-0543

Email: Leigh.Burke@dhpaces.com

Project Address: W. Chestnut Street between W. Chestnut Expwy and N. Grant Ave



Everything Doors Since 1926

Mr. Bob Hosmer

City of Springfield Development Review Office

April 28, 2026

Page 6

Leigh Burke
Assistant General Counsel
leigh.burke@dhpac.com

Please direct all correspondence regarding this objection to Leigh Burke at the address and email above, with a copy to Brian.Kutter@dhpac.com.

Nothing in this letter constitutes a waiver of any right or remedy available to DH Pace under its Lease or applicable law, all of which are expressly reserved.

Respectfully submitted,

Leigh Burke

Leigh Burke
Assistant General Counsel
D. H. Pace Company, Inc.

Enclosure: Exhibit A — Truck Turning Diagram (presented by applicant at April 15, 2026 neighborhood meeting)

DH Pace Company, Inc.

1901 E. 119th Street • Olathe, KS 66061 • P 816-221-0543 • F 816-480-2625 • DHPace.com

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NEW HAMPSHIRE • NEW MEXICO • NORTH CAROLINA • OHIO • OKLAHOMA • RHODE ISLAND • SOUTH CAROLINA • TENNESSEE • TEXAS • WASHINGTON • WISCONSIN

From: [Jason Dampier](#)
To: Zoning@springfieldmo.gov
Subject: Formal Opposition - Street Vacation of W. Chestnut St. Severe Financial and Operational Impact
Date: Thursday, April 30, 2026 4:29:09 PM

Dear Planning & Zoning Team,

My name is Jason Dampier. I am the owner of Top Deck and the owner of the commercial property located at 906 W. Chestnut Street in Springfield, Missouri.

I am writing to formally and strongly oppose the proposed vacation of the portion of W. Chestnut Street between W. Chestnut Expressway and N. Grant Avenue.

This proposal would cause significant and direct financial harm to my property and business.

I purchased this property in November of 2025 at a value that was based on the existence of a city-maintained public street providing permanent, reliable access. If this property had been served only by a private drive and cross-access easement, I would not have purchased it at the price I paid—and in reality, I would not have considered the purchase at all. The presence of a public street was a fundamental factor in the valuation of this property.

Vacating this street removes a public asset and replaces it with a private access arrangement that is not equivalent in any meaningful way. This directly impacts:

- Current and future appraised value
- Lending relationships and bank-held valuations
- Marketability and resale value
- Long-term investment security

From an operational standpoint, this street serves a critical and ongoing function for my business. Top Deck depends on this access for:

- Customer traffic (homeowners and builders)
- Freight deliveries and outbound shipments
- Truck access, maneuvering, and material handling

The existing public street provides the necessary width, reliability, and predictability for these operations. Converting this into a private driveway introduces significant uncertainty and risk. There is no guarantee that access will remain unobstructed, properly maintained, or free from conflict.

Additionally, the proposed cross-access easement is not a true replacement for a public right-of-way. The terms of such an easement are not clearly defined, and it inherently creates the potential for future disputes, limitations, or interference. This is particularly concerning for a business that relies on consistent and unrestricted access for daily operations.

It is also important to note that this street clearly serves a useful and necessary purpose today. It provides essential connectivity for commercial activity, including truck movement and freight access. The assertion that it can simply be converted to a private drive without impact does not reflect the real-world use and demands placed on this corridor.

This proposal appears to benefit a single party while shifting the long-term burden, risk, and financial impact onto adjacent property owners, including myself.

Additionally, I want to formally note that I did not receive any direct or formal notice of this proposed street vacation prior to being informed by the applicant's engineer and a neighboring business. Given the magnitude of the impact, this lack of direct notification is concerning.

I attended the neighborhood meeting on April 15 and will be present at the Board hearing on May 7. I respectfully request that this statement be included in the official record and that the significant financial and operational impacts be given full consideration.

For the reasons outlined above, I strongly urge the City to deny this request.

Thank you for your time and consideration.

Sincerely,
Jason Dampier
Owner, Top Deck
Property Owner – 906 W. Chestnut Street
Springfield, MO

Top Deck 417-482-2415

Direct Cell 573-434-1601



**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW
MEMORANDUM**

DATE: May 4, 2026

TO: Planning and Zoning Commission

FROM: Bob Hosmer, AICP
Planning Manager

SUBJECT: Initiate the 3rd amendments and Article 9 Sign amendment to the Springfield Land Development Code

Staff is requesting that Planning and Zoning Commission initiate amendments to the Springfield Land Development Code pursuant to Sec. 36-2.09 Text Amendments.

The adopted Forward SGF Comprehensive Plan, states; the City should perform a comprehensive review and update of its Land Development Code to establish regulations that support the desired type of development and goals of the Comprehensive Plan. The process begins with either an initiation by City Council or the Planning and Zoning Commission. The following is the new process for text amendments.

36-2.09 Text Amendment

- A. **Applicability.** Amendments to the text of these regulations may be initiated by the City Council or the Planning and Zoning Commission, or by city staff on behalf of these entities.
- B. **Review Criteria.** A text amendment shall be reviewed according to the following criteria:
 - 1. It is consistent with the comprehensive plan.
 - 2. It furthers the purposes of these regulations in Section 36-1.02 and has been considered for both its long-range effects as well as immediate impacts.
 - 3. Whether it is necessitated by a change in conditions in the zoning district or specific areas impacted by the change.
 - 4. The amendment improves the effectiveness and efficiency of administering the Land Development Code.
 - 5. Any relevant information submitted or presented at the public hearing.
- C. **Review Procedure.** In addition to the general requirements in Table 2-1 and Section 36-2.01, the following requirements shall apply to text amendment applications.
 - 1. Applications may be accompanied by a related comprehensive plan amendment, or a more specific plan, provided that amendment or plan has met all of the legal and policy requirements for plan approvals independent of the proposed text amendment.

2. The City Council may recommend the application be returned to the Planning and Zoning Commission for further study or additional information at its next regular meeting. Failure by the Planning and Zoning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.

- D. **Effect of Decision.** Amendments to the text of these regulations shall be approved by the City Council in the form of an ordinance and be effective after the date specified in the ordinance. The PD Director shall incorporate approved amendments into this chapter by reference to the specific amending ordinance, and indicate the newly applicable provisions and the replaced provisions, or by recodification of the official code that incorporates the approved amendment.

This request is just for the initiation, if approved, staff will prepare and draft changes to the Land Development Code and schedule a public hearing at the next available date for both the Planning and Zoning Commission and the City Council.

Staff anticipates bringing the Article 9 Sign amendments to the Planning and Zoning Commission at its May 21, 2026 meeting and the third round of amendments to the June 11, 2026 Planning and Zoning Commission meeting.

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW
MEMORANDUM**

DATE: May 4, 2026

TO: Planning and Zoning Commission

FROM: Bob Hosmer, AICP
Planning Manager

SUBJECT: Initiate the 3rd amendments and Article 9 Sign amendment to the Springfield Land Development Code

Staff is requesting that Planning and Zoning Commission initiate amendments to the Springfield Land Development Code pursuant to Sec. 36-2.09 Text Amendments.

The adopted Forward SGF Comprehensive Plan, states; the City should perform a comprehensive review and update of its Land Development Code to establish regulations that support the desired type of development and goals of the Comprehensive Plan. The process begins with either an initiation by City Council or the Planning and Zoning Commission. The following is the new process for text amendments.

36-2.09 Text Amendment

- A. **Applicability.** Amendments to the text of these regulations may be initiated by the City Council or the Planning and Zoning Commission, or by city staff on behalf of these entities.
- B. **Review Criteria.** A text amendment shall be reviewed according to the following criteria:
 - 1. It is consistent with the comprehensive plan.
 - 2. It furthers the purposes of these regulations in Section 36-1.02 and has been considered for both its long-range effects as well as immediate impacts.
 - 3. Whether it is necessitated by a change in conditions in the zoning district or specific areas impacted by the change.
 - 4. The amendment improves the effectiveness and efficiency of administering the Land Development Code.
 - 5. Any relevant information submitted or presented at the public hearing.
- C. **Review Procedure.** In addition to the general requirements in Table 2-1 and Section 36-2.01, the following requirements shall apply to text amendment applications.
 - 1. Applications may be accompanied by a related comprehensive plan amendment, or a more specific plan, provided that amendment or plan has met all of the legal and policy requirements for plan approvals independent of the proposed text amendment.

2. The City Council may recommend the application be returned to the Planning and Zoning Commission for further study or additional information at its next regular meeting. Failure by the Planning and Zoning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.

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