



City of Springfield

Agenda

Administrative Review Committee

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June 4, 2026

3:30 PM

Via Zoom/ Development Review  
Conference Room 199  
840 Boonville Avenue  
Springfield, Mo 65802

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**1. ROLL CALL.**

**2. MINUTES FROM LAST MEETING.**

2.1. May 21, 2026

**3. HEARINGS.**

3.1. ARC2026-00016

1815 N GLENSTONE AVE ~ Purcell Tire 1815 N Glenstone Ave Project ~ ARC  
Applicant: PURCELL TIRE & RUBBER CO  
Work Type: Fee-in-lieu of sidewalk

3.2. ARC2026-00021

737 N BROADWAY AVE ~ Broadway Cottages ~ ARC  
Applicant: JARED DAVIS  
Work Type: 06.Planned Development - Final Development Plan (Administrative)  
745 N BROADWAY AVE SPRINGFIELD MO; 751 N BROADWAY  
AVE SPRINGFIELD MO; 761 N BROADWAY AVE SPRINGFIELD MO; 801 N  
BROADWAY AVE SPRINGFIELD MO; 732 N WEAVER AVE SPRINGFIELD MO; and  
742 N WEAVER AVE SPRINGFIELD MO

3.3. ARC2026-00022

3625 E REPUBLIC RD ~ Bo Chastain Properties LLC ~ ARC  
Applicant: BO CHASTAIN PROPERTIES  
Work Type: 06.Planned Development - Final Development Plan (Administrative)

**4. JOIN ZOOM MEETING.**

Meeting ID: 912 8621 5381  
Passcode: 334931

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.



The Administrative Review Committee met in regular session in Development Review Conference Room #199 and/or via Zoom.

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**ARC2026-00013**

1515 E INDEPENDENCE ST

**Applicant:** BRYON OSTER

**Work Type:** 06.Planned Development - Final Development Plan (Administrative)

**ATTENDANCE:** Kellie Foster (zoom), Justin Crighton, Chad Zickefoose. Staff: Michael Sparlin

**REPRESENTATIVE:** Bryon Oster

**PUBLIC:**

Staff/Rep: Review of the Final Development Plan for an existing car dealership, primarily focusing on landscaping compliance triggered by a new Quick Lube facility on an adjacent lot (part of the same Planned Development). The existing car dealership triggered landscaping compliance issues when the adjacent Quick Lube was permitted. The site is an existing car dealership with a priority for overall landscaping, with perimeters first, and interior auto use areas (parking) second and the current landscaping meets minimum requirements, but further details were requested.

Rep: Noted difficulty in providing a new survey to determine exact pervious vs. impervious areas and detailed plant schedules, as the site is not within their current scope and they proposed using existing public records or previous plans. The applicant asked about a possible variance or hardship for internal landscaping due to several issues:

1. Maintenance: Lack of irrigation leads to plants dying (especially in a "heat island" area near the highway), making replanting costly and ineffective.
2. Suitability: The lot is primarily for car storage, not customer enjoyment of trees/shrubs.
3. Vehicle Damage: Falling branches and bird nests from trees in internal islands have damaged expensive vehicles (\$80,000 pickup trucks). The applicant noted that they are willing to increase perimeter landscaping, potentially reducing interior counts.

Staff: Requesting a plant schedule identifying the number of trees by symbol, botanical name, and caliper sizes and also requested identification of auto use areas and impervious surfaces, with general takeoffs to verify the site's impervious-to-pervious ratio (stated as 90:10 isn't negatively impacted).

Staff: Stated that a direct variance from the standard is unlikely but acknowledged that re-establishing "dead-by-design" landscaping doesn't make sense given the site conditions and they they have accepted the submitted "sketch plan" due to the exceptional nature of the situation but emphasized this is not a typical submission standard.

**ARC ACTION:**

Justin motioned to approve the Final Development Plan for the Landscaping with the following conditions (listed below). Chad seconded the motion. 3/0 Approved w/Conditions

1. The applicant shall submit a revised landscape plan addressing each of the conditions below for staff review and approval prior to issuance of any building permits or certificates of occupancy associated with the triggering accessory use.
2. The revised plan shall include a tabular plant schedule per Sec. 36-482(5)(b) keyed to plan symbols and listing, for each plant: botanical and common name, quantity, size at planting, and type (canopy, understory, ornamental, evergreen, or shrub).
3. All landscape installation shall be in place prior to issuance of a certificate of occupancy, except as provided in Sec. 36-482(4)(c) for seasonal or weather-related installation delays, in which case a letter of credit or escrow deposit shall be provided per that subsection.
4. The owner shall be responsible for ongoing maintenance of all required landscaping in a healthy and growing condition per Sec. 36-482(6). Dead or missing plant material shall be replaced with healthy material of similar variety and size.

**Result:** ApprvCond

**May 21, 2026**  
**MINUTES OF THE Administrative Review Committee (ARC)**  
Springfield, Missouri

The Administrative Review Committee met in regular session in Development Review Conference Room #199 and/or via Zoom.

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**ARC2026-00014**

508 W ATLANTIC ST

**Applicant:** OZMO ARCHITECTURE

**Work Type:** 06.Planned Development - Final Development Plan (Administrative)

**ATTENDANCE:** Kellie Foster (zoom), Justin Crighton, Chad Zickefoose. Staff: Michael Sparlin

**REPRESENTATIVE:** Rufus Louderback

**PUBLIC:**

Staff/Rep: Review of the final development plan for an addition to the Quality Auto Works shop.

Rep: Noted that the demolition of an existing structure has already been demolished on the property and they are waiting to add a new addition, i.e., 60-foot by 100-foot building addition (originally 60x80) is planned for the alley side of the property that will provide additional shop space for body repair and painting, connecting to the existing building which faces Atlantic Street. He noted the ancillary features will include additional parking, new landscaping and stated that the project has gone through civil, mechanical, structural, and architectural reviews, with no major issues brought up in this second round. The owner has agreed to dedicate a 10-foot diagonal triangular corner (northeast of the property) to the city. The city will handle related sidewalk and driveway improvements as well as adding green space on the north side, rain gardens, and clearing sidewalks and driveway approaches.

**ARC ACTION:**

Justin motioned to approve the Final Development Plan . Chad seconded the motion. 3/0 Approved

Justin motioned to approve the April 30, 2026 minutes. Chad seconded. 3/0 Approved

**Result:** Approved

The Administrative Review Committee met in regular session in Development Review Conference Room #199 and/or via Zoom.

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**ARC2026-00016**

1815 N GLENSTONE AVE

**Applicant:** PURCELL TIRE & RUBBER CO

**Work Type:** Fee-in-lieu of sidewalk

**ATTENDANCE:** Brad Musik, Justin Crighton, Chad Zickefoose. Staff: Bob Hosmer, Laura Vales and Samantha Payne(Zoom)

**REPRESENTATIVE:** Brent Lambert and Doug Karsch

**PUBLIC:**

Staff/Rep: Went over request and it was stated that Purcell Properties uses the site for tire and vehicle storage. They are requesting a "fee in lieu of sidewalk installation." They noted the property's location at Glenstone and Commercial lacks connecting sidewalks, making a new section "go to nowhere" and cost-prohibitive due to potential street closures and ADA compliance issues. Staff: Staff noted the **overall Non-Compliance:** The project presents multiple, complex issues related to zoning, fencing, sidewalk requirements, curb cut closure, and outside storage:

1. **Unpermitted Fence:** A security fence was installed without a permit. The installer incorrectly advised no permit was needed.
2. **Fence Location/Height:** The fence closes off a former driveway approach. City code requires the complete removal of such approaches and restoration of curbing and sidewalk.
3. **Zoning and Storage:** Under the *old* GR district code (applicable when the building permit was submitted in 2025), outside storage was not permitted. The *new* code may allow it under specific criteria. The current fence and storage practice conflict with existing regulations.
4. **Loss of Storage Space:** Moving the fence to comply with setback regulations would result in a significant loss (1400-2800 sq ft) of critical tire storage space.

Staff: Advised Purcell Tire to submit a "pre-application review" this will provide comprehensive guidance from all city departments on how to bring the property into full compliance with current codes and regulations. The existing ARC case will remain active during this postponement period to facilitate the pre-application review and subsequent compliance efforts.

**ARC ACTION:**

Justin motioned to postpone to June 4, 2026. Brad seconded the motion. **Postponed.**

Justin motioned to approve the April 2, 2026 minutes. Chad seconded. 3/0 **Approved**

**Result:** Tabled