



City of Springfield

Agenda

Administrative Review Committee

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June 18, 2026	3:30 PM	Via Zoom/ 2 East Conference Room 840 Boonville Avenue Springfield, Mo 65802
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**1. ROLL CALL.**

**2. MINUTES FROM LAST MEETING.**

2.1. June 4, 2026

**3. HEARINGS.**

3.1. ARC2026-00027  
2710 N WESTGATE AVE ~ Roberts Industrial Rental (PRJ2026-00420) ~ ARC  
Applicant: GARRETT ENGINEERING, LLC  
Work Type: 01.Land Development Code Unclear

**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.



**June 4, 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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**ARC2026-00016**

1815 N GLENSTONE AVE

**Applicant:** PURCELL TIRE & RUBBER CO

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

**ATTENDANCE:** Brad Musik, Steve Childers, Chad Zickefoose. Staff: Bob Hosmer, Kyle Tolbert and Samantha Payne(zoom)

**REPRESENTATIVE:** Brent Lambert and Doug Karsch

**PUBLIC**

Rep: Following a pre-development meeting and review report, concerns arose over zoning restrictions and city ordinances limiting the storage (specifically tire storage) capacity on the property and the cost of compliance (e.g., variances, fencing, sidewalk requirements) became prohibitive.

The applicant desires to withdraw the current development application, plans to remove the existing fence and vacate the property from any storage use except possibly limited employee parking. Upon removal of the fence, sidewalk installation on Commercial Street is not required.

**Timeline:** The city agreed to allow up to 90 days for fence removal and property restoration and the applicant commits to notifying the city if delays occur.

**ARC ACTION:**

Withdrawal of Application at 1815 North Winslow Avenue

**Result:** Withdrawn

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**ARC2026-00021**

737 N BROADWAY AVE

**Applicant:** JARED DAVIS

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

**ATTENDANCE:** Brad Musick, Steve Childers, Chad Zickefoose. Staff: Bob Hosmer, Kyle Tolbert, Samanta Payne (zoom), and Andrew Menke (zoom)

**REPRESENTATIVE:** Amy Blansit, Jason Cooke, Aaron Hargrave, Mike Stevens, and Brooklyn Eiserer

**PUBLIC:**

Staff/Rep: Conversion of Lot 12 into a common area incorporating a clubhouse and drainage facility. Traffic access revisions: No vehicle access allowed to Poplar Street or Broadway Avenue from this development and remaining public improvements required on Broadway include on-street parking, raised crosswalk, curb and gutter, and stormwater infrastructure.

Rep: Noted current status of public improvements mostly completed except for street work on Broadway and that escrow funds for public improvements secured and documentation pending.

Staff: Need final plat revisions based on pre-development review comments (**PREDEV2026-00191**) and recording of the final plat following the completion and escrow of improvements.

**ARC ACTION:**

Steve motioned to approve the Final Development Plan contingent on escrow being in place for public improvements and recording of the plat. Chad seconded the motion. 3/0 Approved

**Result:** Approved

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**ARC2026-00022**

3625 E REPUBLIC RD

**Applicant:** BO CHASTAIN PROPERTIES

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

**ATTENDANCE:** Brad Musick, Steve Childers, Chad Zickefoose. Staff: Bob Hosmer, Kyle Tolbert and Samanta Payne (zoom)

**REPRESENTATIVE:** Bo Chastain

**PUBLIC:**

Staff/Rep: Prospective buyer under contract contingent on permit approval. The property is part of a larger Planned Development (PD) area with a proposed roundabout on Republic Road and existing county-platted lots incorporated into city jurisdiction. Access to the lot is via a private road easement, not a fully developed public street.

Staff: Clarified responsibilities for driveway surfacing: driveways must be hard-surfaced per city code, but paving beyond the lot line may be a shared future cost with other lot owners and noted the ambiguity regarding the applicability of the PD final development plan approval to pre-existing county-platted lots.

Staff: Recognizes that lots platted prior to the PD approval and city annexation are legally valid and can be acted upon independently without requiring new final development plan approval. The PD's provisions are acknowledged as not fully realized and largely inapplicable to these pre-existing lots and driveway permits are not needed for private roads; final building inspections will include driveway evaluation on the lot.

Discussion on interpretation allowing the applicant to proceed with building permit applications without the encumbrance of PD final plan approval.

For residential development on East Republic Road, the city clarifies that pre-existing county lots can proceed without full PD final plan approval, allowing streamlined permitting.

**ARC ACTION:**

Steve motioned that any lots that were created prior to the approval of the existing PD do not need to be approved with a final development plan. Chad seconded the motion. 3/0 Other

Chad motioned to approve the May 21, 2026 minutes. Brad seconded the motion. 3/0 Approved

**Result:** Other