



City of Springfield

Agenda

Planning and Zoning Commission

Randall Doennig, Chair

Dan Scott, Vice Chair
Brandi Morris
Helen Gunther
David Jacquez

Christopher Souliere
Eric Pauly
Jennifer McClure
Layne Hunton

July 16, 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. June 11, 2026
3. **COMMUNICATIONS.**
 - 3.1. June 2026 Planning and Zoning / City Council Actions
4. **CONSENT ITEMS.**
5. **UNFINISHED BUSINESS.**
 - 5.1. 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.)
 - 5.2. Preliminary Plat of Horizons at the Ridge 1st Addition - ADMINISTRATIVE ACTION:
SUBDIVISION (**POSTPONED**)
1012 West Buena Vista Street (Applicant: Westward Land Co., LLC)
6. **PUBLIC HEARINGS.**
 - 6.1. Z-16-2026
1006 West Buena Vista Street (Applicant: Westward Land Co., LLC)

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.

6.2. Z-17-2026
701, 717, 731, 737, 753, 801, 804, 807, 815, 823 & 834 South Kansas Avenue
(Applicant: Adam Stacey)

6.3. Preliminary Plat of Gott's Valley - **ADMINISTRATIVE ACTION: SUBDIVISION**
3830 East Division Street (Applicant: East Division Development, LLC; Fairfield Village
Property Investors, LLC & Park Place Meridan SPE, LLC)

7. OTHER BUSINESS.

7.1. Short Term Rental Type 2 Appeal
2458 South Roanke Avenue (Applicant: Amanda Quint)

8. ADJOURN.

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

Helen Gunther
Jennifer McClure
David Jacquez
Brandi Morris

Randall Doennig, Chair

Christopher Souliere
Eric Pauly
Dan Scott, Vice Chair
Layne Hunton

June 11, 2026

6:30pm

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

ROLL CALL.

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

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

APPROVAL OF MINUTES.

The minutes of May 21, 2026 were approved.

COMMUNICATIONS.

CONSENT ITEMS.

Relinquishment of Easement 981
2734 & 2746 North Kansas Expressway
Applicant: 2 Combs Enterprises, Inc.

COMMISSION ACTION:

Planning and Zoning Commissioner Pauly moved to approve Consent Item (Relinquishment of Easement 981). Commissioner Jacquez seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Jacquez, Commissioner Pauly, Commissioner McClure, Commissioner Gunther, and Commissioner Morris. Nays: None. Absent: Commissioner Souliere and Commissioner Hunton. Abstain: None.

UNFINISHED BUSINESS.

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

This item has been requested to be postponed to the July 16, 2026 meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Jacquez moved to postpone Vacation 845. Commissioner Morris seconded the motion. The item was **postponed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Jacquez, Commissioner Pauly, Commissioner McClure, Commissioner Gunther, and Commissioner Morris. Nays: None. Absent: Commissioner Souliere and Commissioner Hunton. Abstain: None.

PUBLIC HEARINGS.

Z-14-2026

2852 West Republic Road

Applicant: B&B Rental & Real Estate, LP

Michael Sparlin stated that this is a request to rezone approximately 1 acre of property from County C-2 to GC, General Commercial.

Mr. Doennig opened the public hearing.

Mr. Liam Judson, 3213 SW Bypass representing the owner and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner McClure moved to approve Z-14-2026. Commissioner Pauly seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Jacquez, Commissioner Pauly, Commissioner McClure, Commissioner Gunther, and Commissioner Morris. Nays: None. Absent: Commissioner Souliere and Commissioner Hunton. Abstain: None.

Z-15-2026

233 East Norton Road

Applicant: Maranatha Village, Inc.

Daniel Neal stated that this is a request to rezone approximately 130 acres of property from County R-1, Suburban Residence District, R-SF, Single-Family Residential District and PD, Planned Development No. 165 and 165 Amended to the GI, Government and Institutional District.

Commissioner Pauly questioned the multi-family to the north and east with the limitations of the 45-degree bulk plane for the building height. Mr. Neal noted that they would be limited, but believes the current Planned Development has a height limit of 2-stories. Additional questions regarding the bulk plane, i.e., if they want a structure to be 45 feet tall then it would need to be 45 feet away from the property line.

Mr. Doennig opened the public hearing.

Teresa Davison, 535 W. Battlefield, clarified that initial expansion plans involve similar single-family and duplex units and an immediate project includes an 80-unit independent living apartment building with community features, connecting to the existing campus.

She also noted that the additional properties can add a buffer for their current campus, but there's no current development plans yet. Neighbors expressed satisfaction with the development serving as a buffer.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner McClure moved to approve Z-15-2026. Commissioner Scott seconded the motion. The item Passed with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Jacquez, Commissioner Pauly, Commissioner McClure, Commissioner Gunther, and Commissioner Morris. Nays: None. Absent: Commissioner Souliere and Commissioner Hunton. Abstain: None.

Preliminary Plat of Horizons at the Ridge 1st Addition
1012 West Buena Vista Street

Applicant: Westward Land Co., LLC

This item has been requested to be postponed to the July 16, 2026 meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Jacquez moved to postpone Preliminary Plat of Horizons at the Ridge 1st Addition. Commissioner Pauly seconded the motion. The item was **postponed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Jacquez, Commissioner Pauly, Commissioner McClure, Commissioner Gunther, and Commissioner Morris. Nays: None. Absent: Commissioner Souliere and Commissioner Hunton. Abstain: None.

OTHER BUSINESS.

Marijuana & Medical Marijuana Uses Drive-Through Hours of Operation Amendment
Citywide

Applicant: V3 MO Vending 5, LLC

Daniel Neal states that this is a request to allow marijuana dispensaries with drive-through facilities to operate until 1:30am.

Commissioner McClure wanted to verify if this request, if adopted, applies to all dispensaries in the city and Mr. Neal noted that it would apply to all the dispensaries in town. Additional questions regarding how many dispensaries have drive-through compacity and Mr. Neal stated that he is not sure.

Mr. Doennig opened the public hearing.

Mr. Ryan DeBoef, 950 E. Brookside, noted that the request aims to capture additional commercial sales and tax revenue. The initial request for 24/7 operation was revised after collaboration with city staff, police, and city council to align with liquor store hours, accommodating police department staffing protocols and the amendment would apply to all 9 licensed dispensaries in Springfield (not just the applicant's single location).

He also stated the heavily regulated dispensaries from unregulated "vape shops" selling similar products that can operate 24/7 without oversight and that their dispensary has had no security incidents and believes aligning with liquor store hours addresses police concerns.

Commissioner Jacquez asked if the City of Springfield has a code or requirement for dispensaries to have security on site during operating hours. Mr. DeBoef believes that they have some requirements through State amendments.

Commissioner Scott questioned direct correlation between alcohol and marijuana sales for regulatory purposes, particularly regarding open container laws and lack of a long track record for marijuana sales. Mr. DeBoef noted there's a belief that some of the same security incidents would exist around alcohol and liquor stores.

Commissioner Pauly asked about different correlations between a lot of established companies within the city of Springfield asking if he views the dispensary being recreational, or being medicinal? Mr. DeBoef stated that he believes it is both and say people both with a medicinal marijuana card and people from a recreational perspective on marijuana are using the dispensary.

Commissioner McClure questioned DUI and the reason for police officers working until 1:30am for potential DUI's. Mr. DeBoef stated that he did not have the data, but believes DUI's correlate more toward sales by the drink of liquor than liquor store sale of liquor. Additional questions about selling vape products and was informed that they sell various forms of marijuana.

Mr. Doennig closed the public hearing.

Commissioner Pauly stated, "Since this came before us and listening to our speaker here this evening as well, looking at what this Commission had put forward recently with the improvements along Kearney Street. I looked at the number of identified dispensaries that we have in the City of Springfield, which are currently 9 and we don't have a number of how many that do have a drive-through. I feel some concern that we're putting some of these businesses at a disadvantage, not only along Kearney Street as we're trying to improve that area of Springfield, but also those dispensaries around the rest of the City of Springfield that don't currently have a drive-through ability. I also asked the speaker how he and his client viewed their dispensary, their business and I find it kind of interesting that, yes, it is being viewed as both recreational and medical. You have a foot in both camps, and I think we need to figure out exactly what this is before we go forward with it and because of these different items that I've just pointed out, I will not be supporting this tonight."

Commissioner Scott stated, "I have trouble drawing the equivalency between alcohol sales and marijuana sales and in particular Commissioner Harris kind of got close to touching on this, we still have an open container law inside of vehicles for alcohol, but I presume that someone can lawfully crack open their package of marijuana and light up as they're driving and I see some danger with that and I'm not comfortable. We have talked about the fact that there's a track record with alcohol sales, the first reported liquor store was opened in Charleston, South Carolina in 1686 and so we have a track record of how alcohol sales are handled and the challenges around that, but I don't see the track record for this yet, it may happen at some point in time. But I must respect the fact that whoever put these regulations in place did their own due diligence, and I don't feel comfortable unwinding their due diligence in a 10-minute presentation or 15-minute presentation and for those reasons, I won't be supporting this either."

Commissioner Morris and Commissioner Jacquez asked how many dispensaries the owner has and was told the applicant has 9 dispensaries in Missouri and 1 in Illinois. Mr. Daniel Neal stated that he researched the total amount of dispensaries for the City of Springfield, and they have 9 licensed dispensaries.

Commissioner Jacquez stated that he appreciated the applicant's due diligence by working with the staff and police and feels like there is a comparison in terms of drive-through on a controlled substance, alcohol and a drive-through on a controlled substance for the dispensary. He stated that he would be voting in support of this proposal.

Commissioner Doennig stated, "In the City of Springfield, drive-through liquor stores must be closed from 1:30 to 6:00am, so if you want to drink and drive, you buy your liquor before 1:30am. I would also argue that anybody who wants to have marijuana or whatever, is going to do the same thing, so the hours that a place is open are going to change necessarily the outcome of how that plays out in terms of automobile accidents or anything like that. Where I really struggle with this question is this - before we had recreational marijuana, we as a State approved medical marijuana. Currently you can't go to Walgreens and get medical marijuana because they don't have it, so there's no other drug that's out there that we say, 'Oh, I'm sorry, you can't buy your amoxicillin after 10:00pm.' You can buy any other drug after 10:00pm but you can't buy amoxicillin, so to me, we're talking about a drug that has been proven to work for people for several medical reasons. We're

saying, okay, people, I'm sorry, but because your drug is also recreational, we're not going to allow you access to it after 10:00pm and I have a big problem with that. For me personally, I feel very strongly that it should be 24/7 as we dispense every other drug, federally regulated, state regulated. Walgreens doesn't have all of their pharmacies that are open 24 hours, there are just some that are open 24 hours because obviously the number of people who are out there at later hours goes down and you don't need all those places open and I see marijuana as nothing different than any other drug that's out there, so I intend to support this for all those reasons."

COMMISSION ACTION:

Planning and Zoning Commissioner McClure moved to approve Marijuana & Medical Marijuana Uses Drive-Through Hours of Operation Amendment. Commissioner Jacquez seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Jacquez, Commissioner McClure, Commissioner Gunther, and Commissioner Morris. Nays: Commissioner Scott and Commissioner Pauly. Absent: Commissioner Souliere and Commissioner Hunton. Abstain: None.

Land Development Code Text Amendment 3

Citywide

Applicant: City of Springfield

Bob Hosmer stated that this is a request to update the adopted ordinance language and improves the usability, clarity, and internal consistency of the Land Development Code. Staff and stakeholders have identified several technical corrections, and clarifications that would improve the functionality and interpretation of the code.

Mr. Doennig opened the public hearing.

No speakers

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Pauly moved to approve Land Development Code Text Amendment 3. Commissioner Jacquez seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Jacquez, Commissioner Pauly, Commissioner McClure, Commissioner Gunther, and Commissioner Morris. Nays: None. Absent: Commissioner Souliere and Commissioner Hunton. Abstain: None.

ADJOURN.

PNZ City Council Results

Meeting Dates From: 06/01/2026 **To:** 06/30/2026

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Marijuana & Medical Marijuana Facilities Amendment 850 E KEARNEY ST	6/11/2026 Approved		
WITHDRAWN 2406 S CAMPBELL AVE	6/29/2026 NA		
Z-14-2026 2852 W REPUBLIC RD	6/11/2026		
Relinquishment of Easement 981 2746 N KANSAS EXPY 2734 N KANSAS EXPY A	6/11/2026 Approved		
Z-15-2026 233 E NORTON RD	6/11/2026		
Land Development Code Text Amendments3 Citywide	6/11/2026 Approved		
Chapter 36 Article 9 Sign Code Text Amendment Citywide	5/21/2026 Approved	6/8/2026 Complete	6/22/2026 Approved
WITHDRAWN 2406 S CAMPBELL AVE	6/29/2026 NA	6/29/2026 NA	6/29/2026 NA

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

DATE: July 9, 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 August 13, 2026.

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

DATE: July 8, 2026

TO: Planning and Zoning Commission

FROM: Andrew Menke
Senior Planner

SUBJECT: Preliminary Plat of Horizons at the Ridge 1st Addition

This case is postponed to the next Planning and Zoning Commission meeting on August 13, 2026.

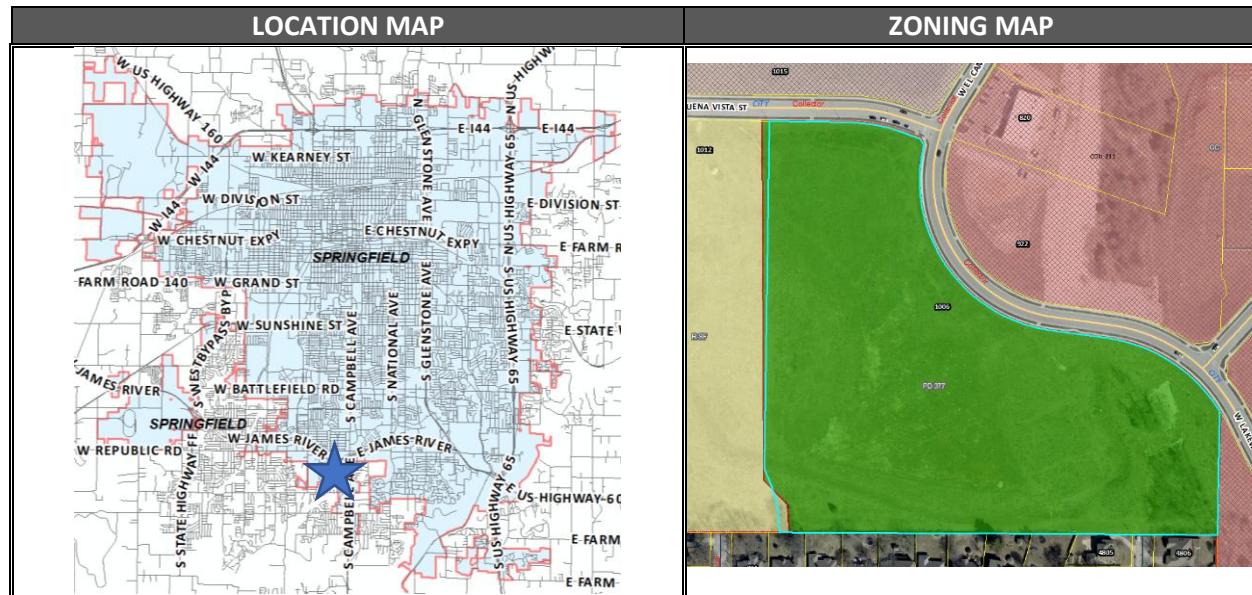
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-16-2026
Location:	1006 W. Buena Vista St.
Total Acres:	15.5 acres
Applicant:	Westward Land Co. LLC
Existing Land Use:	Vacant
Neighborhood Meeting:	June 23, 2026
Planning and Zoning Commission:	July 16, 2026
City Council:	August 10, 2026
Public Notification:	Mail, posted property, and legal in Springfield News-Leader
Staff:	Monica Percy, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-16-2026 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

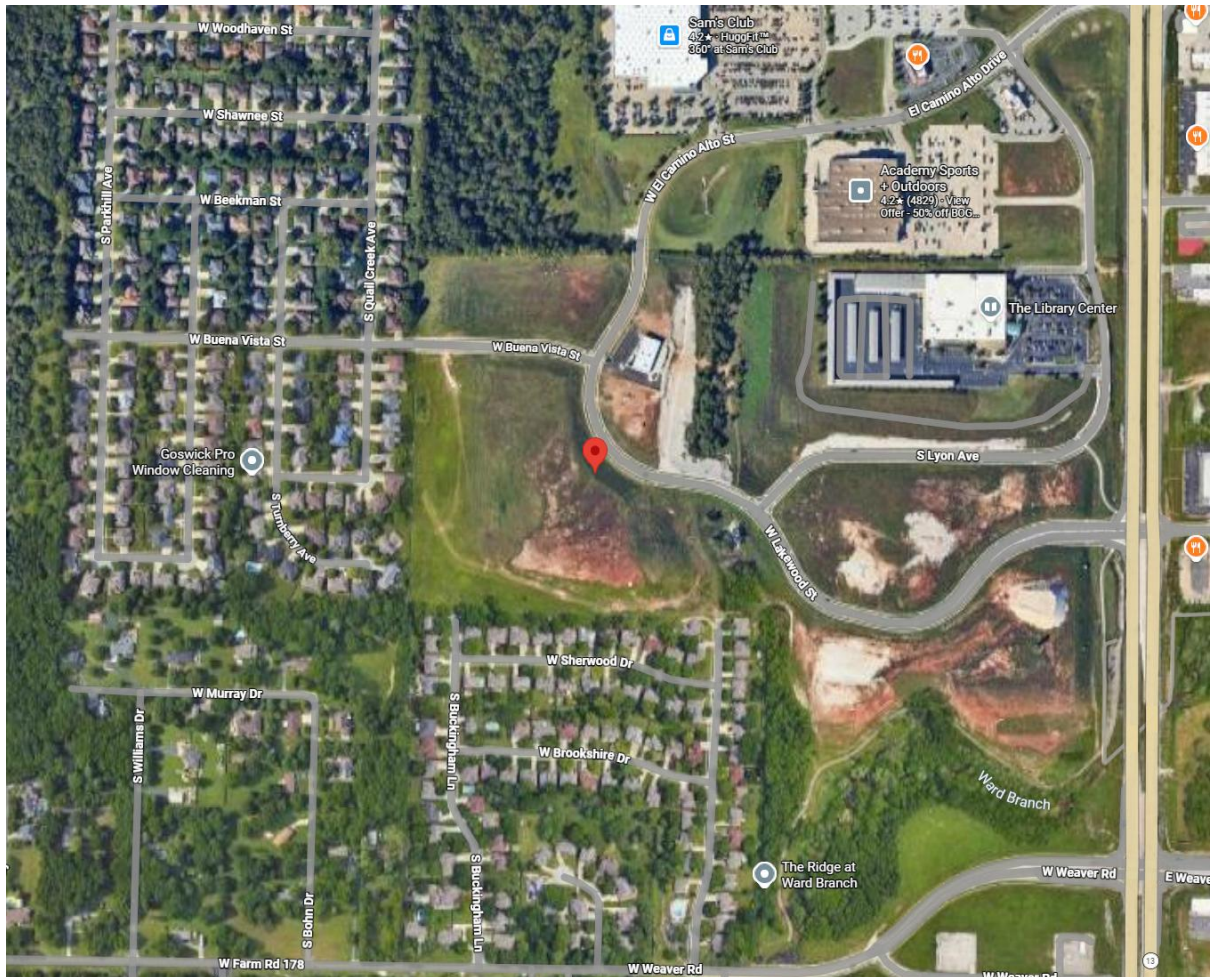
PROJECT SUMMARY:

Request to rezone approximately 15.5 acres of property from Planned Development No. 377 to GC, General Commercial, R-MX2, Mixed-density Neighborhood – Medium, and R-MX3, Mixed-density Neighborhood – High.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



Looking South at the corner of Lakewood and Buena Vista

DEVELOPMENT REVIEW STAFF REPORT



Looking South from Buena Vista

PROPERTY HISTORY:

The subject property has been zoned PD 377 since 2021. In early 2026, the subject site was subdivided from the lot to the West.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-2.05 Rezoning

B. Review Criteria. Review, recommendations, and decisions for a proposed rezoning shall be based on evaluating and balancing the following criteria:

1. The proposed district is consistent with the goals and objectives of the comprehensive plan and any other plan, policy or guidance adopted pursuant to that plan.
2. Whether the area has changed since the existing zoning has been in place, or it is changing to a degree that it advances the public interest to rezone the property.
3. The proposed district will enable development in character with existing or anticipated development in the area considering:
 - a. The design of streets, civic spaces, and other open space;
 - b. The mix, density, or intensity of potential uses;
 - c. The pattern, scale, and format of buildings and sites enabled by district standards;
 - d. The compatibility with and transition to other districts, development, or uses in the vicinity; and
 - e. Any reasonably anticipated negative impacts can be mitigated by applicable development standards or planning, design, and engineering practices applicable to the site.
 - f. Any rezoning application conditioned on a zoning site plan may be evaluated based on that plan; otherwise, the entirety of what may be enabled by the zoning district shall be considered with the above criteria.
4. The City or other agencies can provide services, facilities, and infrastructure that may be necessary for anticipated uses in the proposed district, including capacity of the surrounding street network and access on specific street frontages.
5. Reasonable viable economic use of the subject property will be precluded if the proposed rezoning is denied.
6. The recommendations of any professional staff or advisory review bodies, and any additional testimony or evidence on the record.
7. Any relevant information submitted or presented at the public hearing.

DEVELOPMENT REVIEW STAFF REPORT

C. Review Procedure. In addition to the general requirements in Table 2-1 and Section 36-2.01, the following procedures shall apply to rezoning applications:

1. Applications may be accompanied by a conceptual, non-binding zoning site plan to demonstrate conformance with the comprehensive plan. In the instance that staff requires more information to ensure conformance with the comprehensive plan, the PD Director may require that applications for rezoning include a zoning site plan where:
 - a. The request presents a potentially incompatible transition to adjacent property based on intensity of potential uses, scale of potential development, or other operational characteristics permitted in the proposed district;
 - b. The generally applicable site design and development standards of the proposed district may not adequately address the potential adjacencies or compatibility issues considering the context and scale of the proposed rezoning; and
 - c. The rezoning criteria in Section 36-2.05.B cannot be adequately evaluated absent some type of plan framing the extent and characteristics of future development beyond what is generally allowed in the district.
2. Applicants may propose that a rezoning request be conditioned on a zoning site plan for a specific development application.
 - a. In this case, the zoning site plan shall be evaluated according to the criteria in Section 36-2.03.B.
 - b. The Planning and Zoning Commission may recommend and the City Council may approve the request based on any specific elements, conditions, or limitations proposed in that plan, including uses, scale, and intensity of development.
 - c. Any such rezoning shall be designated by a “-C” on the zoning map with a numeric and/or date reference to the specific ordinance and zoning site plan included.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR GC
Lot Width Minimum	50 feet
Building Setbacks	30-90 feet front building line
Maximum Height	None, except non-residential districts and/or structures, except in CC, abutting R-SF or R-MX1 are required to have a 45-degree bulk plane.
Minimum Open Space	20 percent of the total lot area.
Buffering and Landscaping	The required landscape shall be based on different elements of the site according to Table 8-1. Buffer types shall be required and applied as indicated in Table 8-3 of the Land Development Code. A Type III buffer will be required along the West property line.
Frontage Type	The default frontage type is “Frontage C”.
Front Entry Feature	A front entry feature is required on all front facades at the interval specified in Table 6-3.
Building Design Features	Maximum wall plane without massing and modulation – 2,000 s.f. or 150 linear feet Transparency - 40%; within 50' of entry

DEVELOPMENT REVIEW STAFF REPORT

CODE ITEM	REQUIREMENTS FOR R-MX2
Lot Width Minimum	25 - 100 feet
Building Setbacks	10 - 25 feet front building line
Maximum Height	25 – 65 feet; Any portion of a multi-unit building taller than 32' shall be setback at least 15' when property adjoins an R-SF district, and any apartment building taller than 32' shall comply with the 45- degree bulk plane when property adjoins a R-SF district.
Minimum Open Space	20 - 30 percent of the total lot area.
Buffering and Landscaping	The required landscape shall be based on different elements of the site according to Table 8-1. Buffer types shall be required and applied as indicated in Table 8-3 of the Land Development Code. A Type II buffer will be required along the West property line.
Frontage Type	The default frontage type is "Terrace Frontage".
Front Entry Feature	A porch, stoop or entry court is required according to Table 5-4.
Building Design Features	Building design standards will vary based on building type according to Table 5-5.
CODE ITEM	REQUIREMENTS FOR R-MX3
Lot Width Minimum	25 - 100 feet
Building Setbacks	10 - 25 feet front building line
Maximum Height	25 – 65+; Any portion of a multi-unit building taller than 32' shall be setback at least 15' when property adjoins an R-SF district, and any apartment building taller than 32' shall comply with the 45- degree bulk plane when property adjoins a R-SF district.
Minimum Open Space	20 - 30 percent of the total lot area.
Buffering and Landscaping	The required landscape shall be based on different elements of the site according to Table 8-1. Buffer types shall be required and applied as indicated in Table 8-3 of the Land Development Code. A Type II buffer will be required along the West property line.
Frontage Type	The default frontage type is "Terrace Frontage".
Front Entry Feature	A porch, stoop or entry court is required according to Table 5-4.
Building Design Features	Building design standards will vary based on building type according to Table 5-5.

DEVELOPMENT REVIEW STAFF REPORT

ARTICLE 3: CONNECTIVITY & BLOCK SIZES:

Where oversized parcels are platted for special land uses or development patterns that accommodate large-scale buildings, such as campuses, employment centers, or regional commercial areas, platted blocks may be larger provided private internal access lanes match the block structure of Table 3-1. Private internal access lanes shall be used to mimic public street networks and streetscapes for over-sized parcels and large-scale development

Private internal access lanes shall provide streetscape and design amenities similar to the street design types in Article 3 and create logical extensions and connections to the public street network beyond the project. They are intended to organize parcels, tracts, and lots similar to the surrounding block structure and development patterns; provide efficient access for all applicable modes of transportation; and create public space and frontages similar to the street design types and streetscapes of public streets.

Table 3-1: Block Sizes & Street Connectivity		
Planning Context	Block Size	Closed-End Street Limits
Compact, Walkable – High Connectivity <i>Downtown, near downtown areas, and walkable commercial and mixed-use areas, typically in the following placetypes: Downtown; Mixed Use; Mixed Residential.</i>	150' min. 500' max. 4 ac. max.	Prohibited
General Neighborhoods & Corridors – Moderate Connectivity <i>Walkable mixed-density urban and suburban neighborhoods and other areas supporting commercial corridors or employment areas outside walkable centers, typically in the following place types: Traditional Residential Neighborhood, Center City Neighborhood, Mixed Residential, City Corridor, Institutional & Employment Center.</i>	200' min. 800' max. 7.5 ac. max.	800' per Exceptions in Section B.2 only
Campus, Rural, or Remote Areas – Low Connectivity <i>Limited to areas of low intensity/density uses with limited access needs or large-scale uses with internal circulation, where disrupting the development patterns and street network is justified, typically in the following place-types: Institutional & Employment Center, Business Flex, Industry & Logistics, rural/undeveloped areas, or to account for large urban green space & recreation areas.</i>	250' min. 1,320' max. 12 ac. max.	800' max.

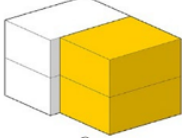
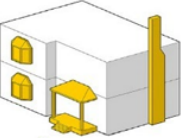
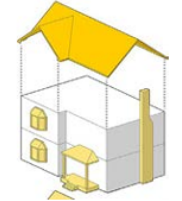
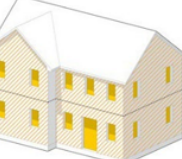
DEVELOPMENT REVIEW STAFF REPORT

ARTICLE 5: RESIDENTIAL DESIGN:

The Residential Development & Design standards have the following intent:

- Enhance the appearance and livability of neighborhoods through thoughtful neighborhood design, including streetscapes, parks and trails, and other focal points that shape neighborhood character.
- Strengthen the unique character and identity of distinct neighborhoods including suburban and urban contexts.
- Provide housing variety throughout the city and a compatible mix of building types within neighborhoods.
- Restore and revitalize neighborhoods with appropriate-scale infill and rehabilitation projects.
- Foster “complete neighborhoods” by ensuring proximity and access to neighborhood-supporting uses and housing integrated into mixed-use districts and corridors.
- Promote lasting and sustained investment in neighborhoods with quality design.

Table 5-5: Residential Building Design Standards

Design Detail			Building Type			
			Detached House (all)	Duplex	Multi-unit House, Townhouse	Apartment (all)
Wall Plane.	Maximum wall plane without a massing variation of 4'+ on at least 25% of elevation.		250 s.f. or 25 linear feet	250 s.f. or 25 linear feet	500 s.f. or 40 linear feet	1,000 s.f. or 50 linear feet
	Maximum wall plane without modulation on at least 20% of the wall plane.		250 s.f. or 25 linear feet	250 s.f. or 25 linear feet	250 s.f. or 25 linear feet	300 s.f. or 25 linear feet
Roof Plane Limits. Maximum roof plane without an offset of at least 2', complex planes, dormers, or gables.			n/a	n/a	600 s.f. or 50 linear feet	1,000 s.f. or 70 linear feet
					Does not apply to flat roofs provided there is a parapet, cornice or other defined edge at the roof line	
Transparency. Minimum window and door openings per elevation.			20% on all street-facing facades; 10% on all non-street-facing facades			30% on all street-facing facades; 20% on all non-street-facing facades; 50% on first story if ground floor is non-residential
Materials.			No fewer than 2, but no greater than 5 materials total	Primary – at least 55% Secondary – 20-30% (limit 2) Accent – 5-15% Limit – 5 materials total		Primary – 55-80% Secondary – 20-30% Accent – 5-15% Limit – 5 materials total
			See 36-5.04.C.4.a			

DEVELOPMENT REVIEW STAFF REPORT

ARTICLE 6: NONRESIDENTIAL DESIGN:

The Nonresidential Development & Design Standards have the following intent:

- A. Improve the appearance and vibrancy of distinct places throughout the city with good civic design.
- B. Strengthen the value and accessibility of places by coordinating site access and internal circulation systems with street networks and streetscape design.
- C. Reinforce the distinct character of different corridors, centers, and districts with compatible building and site design.
- D. Enable an appropriate scale and range of buildings and development patterns that meets the intent of each zoning district.
- E. Promote sustainable development and design practices and connections to natural elements throughout the community.
- F. Stimulate lasting and sustained investment in corridors, centers, and districts with quality design.

Table 6-2: Nonresidential Frontage Design

	Frontage A	Frontage B	Frontage C	Frontage D
Front Building Line (build-to range)	0' – 15'	0' – 30'	30' – 90'	90' +
Required Front Building Line	80% +	60% +	40% +	n/a
Maximum Access Width [1]	26'	26'	30'	42'
Access Spacing	Frontage designs and access shall be coordinated with requirements of Section 36-7.03			
Minimum Parking Setback	Behind rear of building	Behind front building line	6' min. 20' min. See Section 36-7.05.B	
Maximum Extent of Parking Frontage	0%	35%	n/a	n/a
Maximum Extent of Garage Bays	Prohibited	10% of facade	25% of facade	Limited only by screening in Section 36-8.04
Landscape	See Sections 36-3.03 and 36-3.04		See Section 36-8.03	

Table 6-3: Nonresidential Building Design

	Frontage A	Frontage B	Frontage C	Frontage D
Massing & Modulation	50' / 500 s.f.	100' / 1K s.f.	150' / 2K s.f.	200' / 4K s.f.
Entry Feature Spacing	50' max.	75' max.	150' max.; 1 / 100' avg.	1 / building
Minimum First Story Transparency	60%	40%	40%; w/in 50' of entry	40%; w/in 25' of entry
Minimum Upper Story Transparency	25%	20%	15%; n/a for industrial buildings in LIC, HM	15%; n/a for industrial buildings in LIC, HM
Applicability	CC, C-MX2	■	□	
	C-MX-1	□	■	
	GC, GI, LIC		■	□
	HM		□	■

DEVELOPMENT REVIEW STAFF REPORT

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype.

The City Corridor placetype predominantly consists of commercial and service related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment, and employment destinations for both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.

City Corridors contribute significantly to Springfield's economy and local tax base with a regional customer draw. City Corridors are locations of significant redevelopment opportunity, where absorption of underserved housing, employment, sales, and service, can be accommodated. Underutilized properties may be redeveloped into higher density multifamily or mixed-use developments where appropriate to increase activity within the placetype. The City's most traveled corridors are prioritized for streetscaping, beautification, and multimodal improvements to enhance the character and connectivity of Springfield. As this placetype receives the highest volume of visitors aside from the Downtown placetype, it is essential that the quality of development and visual appeal of the corridors are attractive and representative of the City's desired image.

Placetypes are not as rigid as zoning districts and allow for supporting or ancillary uses which complement and enhance its sense of place; as an extension of this, a single placetype is not likely to be defined by a single zoning district or even a collection of closely related zoning districts (e.g. industrial districts), but rather a mix of tangentially related zoning districts which together form a cohesive sense of place when developed with similar character, scale, and form.

Primary Land Uses:

- Office, hospitality, retail sales and service
- Multi-family
- Sports complexes and recreation facilities
- Maker, artisan and innovation spaces

Supporting Land Uses:

- Public and private schools and places of worship
- Parks, greenways and open space
- Urban agriculture
- Universities, colleges and vocational schools
- Personal and outdoor storage

DEVELOPMENT REVIEW STAFF REPORT

Characteristics

TRANSPORTATION & INFRASTRUCTURE

1. Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
2. Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors, installed at key destinations, and incorporated into private development plans.
3. As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
4. Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY

1. Residential development and commercial buildings should be oriented to the street.
2. Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
3. Pedestrian pathways within large parking lots provide safe access to business entrances.
4. A greater focus on site design, parking access, massing, and building orientation are adopted to ensure development that is complementary to adjacent lower density residential development.
5. Multi-story buildings designed with active ground floor spaces should be visible and inviting to increase a vibrant pedestrian environment.
6. Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
7. A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
8. Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.
9. Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.
10. Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
11. Encourage code adjustments regarding parking minimums instead of parking maximums.

Transitions:

1. Office and multifamily uses can be placed on the periphery of the placetype to transition into adjacent lower density residential placetypes.

DEVELOPMENT REVIEW STAFF REPORT

2. Higher density residential development should be integrated along existing commercial corridors in need of reinvestment, transitioning aging commercial properties to new uses and focusing future commercial development at high activity nodes.
3. Commercial and higher density residential is sufficiently screened and buffered between low-density residential development.
4. Multi-story buildings should be sited and designed to reduce the impact on adjacent lower intensity residential development.

PLACETYPE ASSIGNMENTS AND TRANSITIONS

Assignments

Placetype designations are based on a variety of factors but largely represent desired future land use patterns. Placetype assignments also reflect existing development patterns, take into consideration historical value, as well as the impact and relationship to the built and natural environment. The following conditions and land characteristics should be considered when changes or amendments are proposed to and within a placetype.

Primary use - The predominate historical use and development pattern of a geographic area that exists within the built and natural environment.

Proximity – The location with respect to significant landmarks and geographic places

Edges and boundaries – Natural boundaries and geographic edges, including major roadways, railways, waterways, parks, and geographical land features.

Roadway classifications – Functional use and type of roadways on the edges or at crossroads.

Regulatory – Existing zoning, permitted and conditional uses, historic designations, and redevelopment plans.

Forecasts – Anticipated major land use shifts, changes in use, or trends.

Other Considerations –

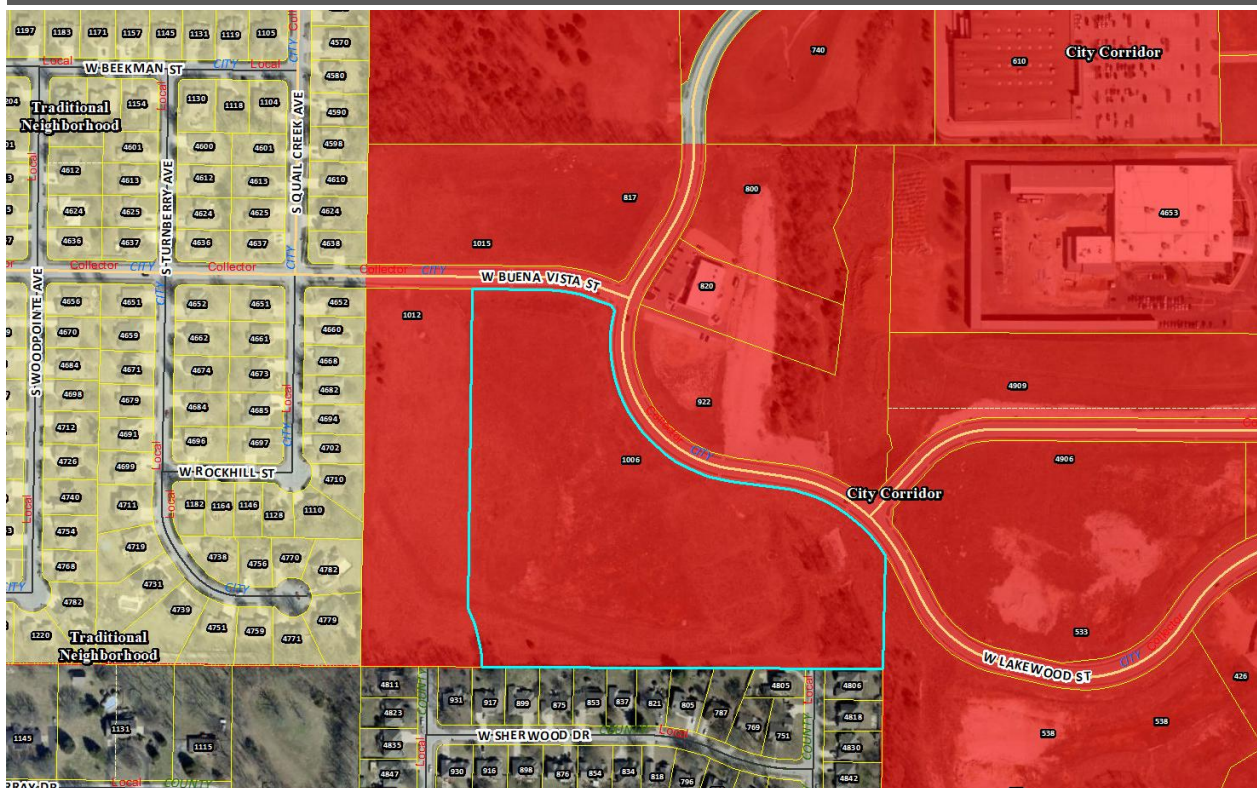
- Decreasing or increasing market demand for commercial or housing in non-traditional districts or corridors
- Greater focus on integrating diverse uses at the edges and areas of transition.
- Community expectations
- More walkable, livable integrated neighborhoods and districts
- Documented increases in nuisances, code violations, disinvestment, and other related trends
- More diversity in housing types, affordability, and availability
- Increased beautification, aesthetics, and identity
- Greater focus on preservation, adaptation, and reuse of existing homes and Structures

DEVELOPMENT REVIEW STAFF REPORT

Transitions

In every city, dissimilar land uses converge at some point. Transitioning within, between, and along the edges is one of the most critical elements to align as Placetypes are implemented, changed, or amended. Typically, a one-to-two-block transition zone on either side of both placetype boundaries would be a practical zone to complete the transition from one placetype to another.

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES													
	Single-Family Detached	Single-Family Attached	Multi-Family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spokes	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry
Residential Neighborhood	●	○	◇	○	◇	◇	○							
Mixed Residential	●	●	○	○	◇	◇	○							
Downtown			●	●	●	●	●	○	○	○				
Mixed-Use	○	○	●	○	○	●	●	○						
City Corridor			●	○	●	○	●	○	○	○				
Institutional & Employment Center			○	○	○	○	○	○	○	○				
Business Flex			○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics			○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation			○	○	○	○	○	○	○	○	○	○	○	○

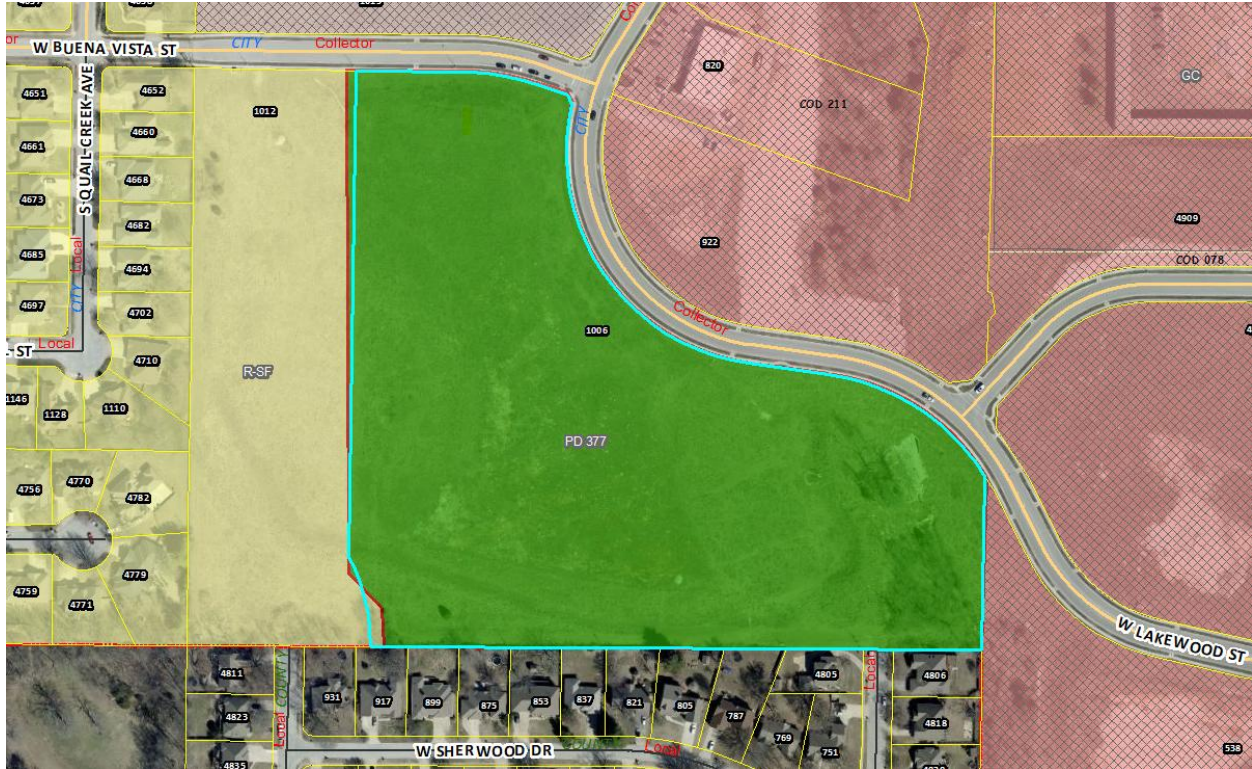
● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype

○ Supporting Land Use: Less prevalent and serve to support the primary land use.

◇ Low Intensity Supporting Land Use: Less prevalent and serve to support the primary use at neighborhood scale

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	C-MX1 & GC	County R-1	GC	R-SF
LAND USE	Vacant	Single-family residential uses	Office uses	Vacant
PLACETYPES	City Corridor	Traditional Neighborhood	City Corridor	City Corridor

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No issues with the proposed rezoning.

CITY UTILITIES:

No issues with the proposed rezoning.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to the rezoning. Public improvement plans will still be required in order to subdivide this property.

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FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

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 Buena Vista Street	Collector	City	35	30	NA	No	Yes	Yes
Street 2	W Lakewood Street	Collector	City	35	30	NA	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 - The Ward Branch Greenway Trail is southeast of this property. There are bus stops on Lakewood St. and Lyon Ave. near the property.

IMPROVEMENTS - No improvements are required for this rezoning. A traffic study is not required for this rezoning.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
1006 W Buena Vista	Ward Branch	No	No	Yes	No	No

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DETENTION AND DISCHARGE REQUIREMENTS

1. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. In accordance with the City of Springfield Code and the manual, if the additional impervious is minimal then a fee in lieu of detention may be allowed per the Director of Public Works.

a. Stormwater detention has already been bought out and water quality is provided in regional detention basin constructed as part of the public improvement project for the subdivision

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(2018PW0065). Site must route to water quality basin, a PIP will be required based on current site plan.

WATER QUALITY REQUIREMENTS

1. Constructed under 2018PW0065. Site must route to water quality basin, a PIP will be required based on current site plan.
2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

FLOODPLAIN

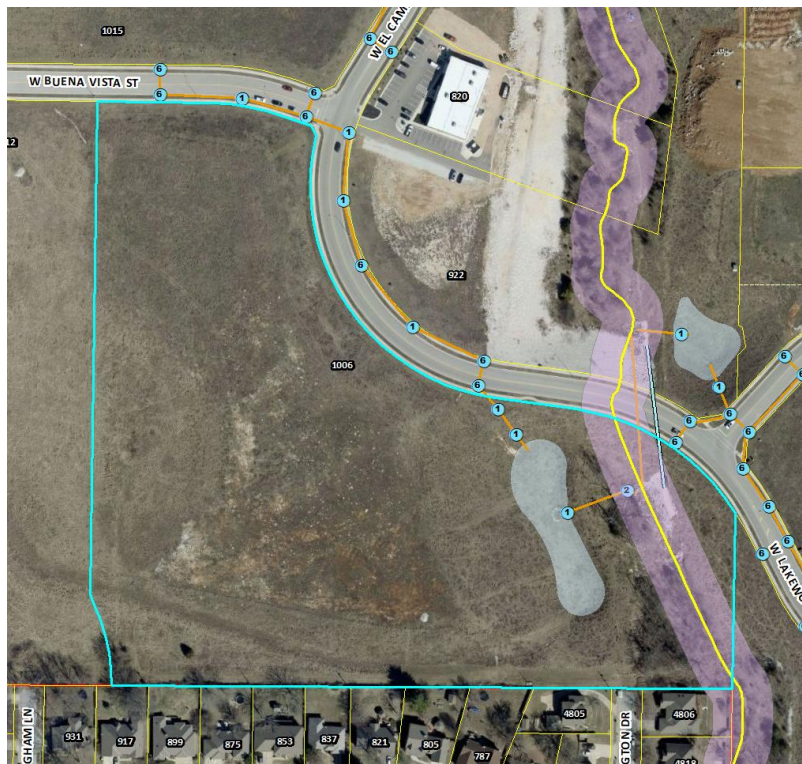
N/A

NATURAL CHANNEL & STREAM BUFFERS

1. Stream Buffer was recorded with the Ridge at Ward Branch PH2 Subdivision Plat. The rezoning does not change the requirements for protection of the stream or drainage easements.

SINKHOLES & KARST FEATURES

N/A



DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone 15.5 acres of property from Planned Development No. 377 to GC, General Commercial, R-MX2, Mixed-density Neighborhood – Medium, and R-MX3, Mixed-density Neighborhood – High.
2. PD 377 only allows single-family detached dwellings, duplexes, and single-family semi-detached dwellings. The PD's maximum residential density is 8 dwelling units per acre.
3. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype.
4. This application is consistent with the City Corridor placetype that lists office, hospitality, retail sales, service, and multi-family as primary land uses.
5. The City Corridor placetype predominantly consists of commercial and service-related development varying in scale. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers.
6. This rezoning request includes a non-binding conceptual zoning site plan. The conceptual site plan shows compliance with the comprehensive plan and indicates that a private internal access lane can align with the required block structure. (Attachment 2)
7. The GC district provides a mix of moderate and large-scale, high- intensity commercial uses (retail, service, office) that can serve as anchors to support adjacent districts and corridors, or which have a community-wide reach and are therefore located on busier corridors in non urban contexts. The character of the area includes large-scale buildings and sites which feature monumental gateways or entrances at key locations, and automobile-oriented features are mitigated by streetscape designs and landscape buffers.
8. The R-MX2 district provides residential living in compact, walkable neighborhood settings and along corridors, allowing strategic location of moderate density housing near supporting uses. The character of these areas emphasizes human- scale, moderate intensity uses and access to amenities, recreation, and daily needs. The predominant building types are moderate-scale and multi-unit buildings. Well-designed streetscapes, open and civic spaces provide the focal point to integrate a variety of building types with a consistent neighborhood character. The R-MX2 district allows for a range of densities from detached house-urban lot at one dwelling per lot (approximately 10 units per acre) to Apartment-Medium Lot building type at 13-40 dwelling units per lot (approximately 40 units per acre).
9. The R-MX3 district provides residential living in high-density patterns in urban areas or larger-scale multi-family projects in suburban areas where there are appropriate transitions and buffers between neighborhoods and supporting uses along corridors. The character of these areas emphasizes high-activity environments with proximity to or integration with other uses in walkable formats. The predominant building type is large-scale, multi- unit buildings

DEVELOPMENT REVIEW STAFF REPORT

in compact formats in urban areas, or large-scale multi-building complexes in suburban areas. Well-designed urban streetscapes and civic spaces provide amenities for residents. The R-MX3 district allows for density ranges between; Detached-House-Small-Format Lot building types at one unit per lot (approximately 22 units per acre) to Apartment-Large Lot buildings at 13+ dwelling units per lot built on ½ block format (1,100 SF per unit). An Apartment Complex is capped at 17.7 du/ac if not built on a ¼ or ½ block building types format. Multiple building sites are designed and situated within a street block pattern or utilize a private internal access lane to mimic a street system to meet the standards and are not used in a manner to avoid or disrupt street connectivity.

10. A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
11. The property will have to meet the residential and non-residential design standards and frontage types, access and parking, landscaping and buffering, and any subdivision activity needed to match the proposed zoning districts.
12. This application advances the public interest by allowing a development opportunity, where absorption of underserved housing, employment, sales, and service, can be accommodated.
13. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
14. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
15. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
16. The applicant held a neighborhood meeting on June 23, 2026, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
17. The public notice was advertised in the Springfield News-Leader at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

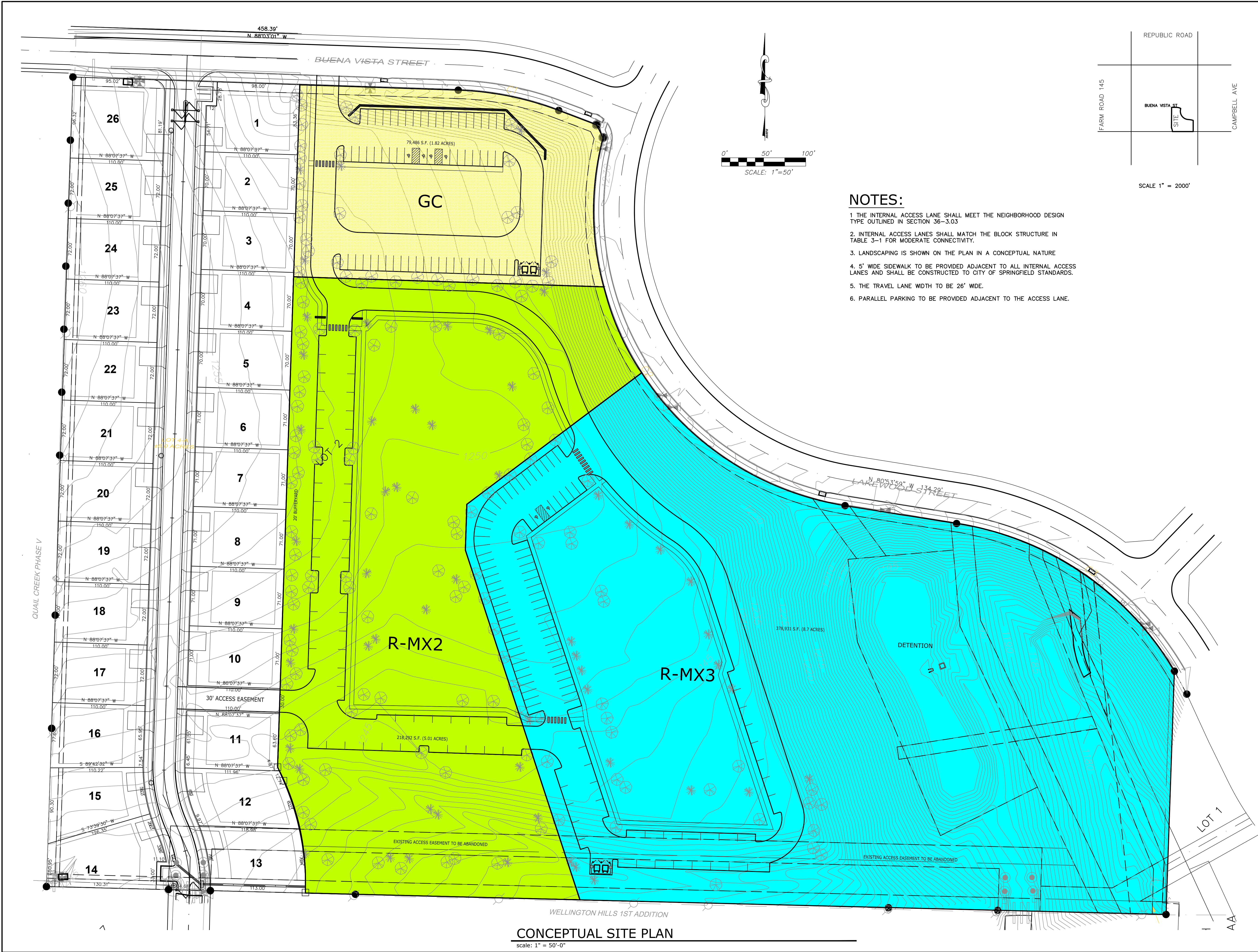
1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's City Corridor placetype and on the finding of facts above.

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

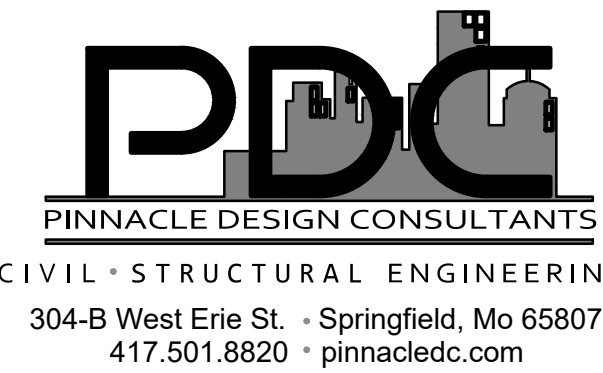
1. Recommend against the proposed change in the zoning district classification.
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.



NOTES:

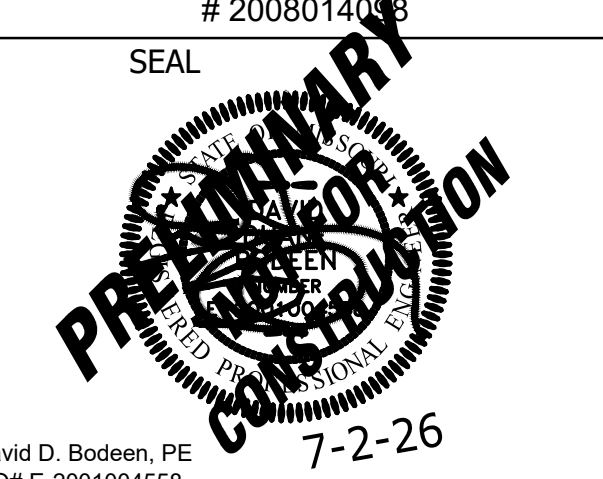
1. THE INTERNAL ACCESS LANE SHALL MEET THE NEIGHBORHOOD DESIGN TYPE OUTLINED IN SECTION 36-3.03
2. INTERNAL ACCESS LANES SHALL MATCH THE BLOCK STRUCTURE IN TABLE 3-1 FOR MODERATE CONNECTIVITY.
3. LANDSCAPING IS SHOWN ON THE PLAN IN A CONCEPTUAL NATURE
4. 5' WIDE SIDEWALK TO BE PROVIDED ADJACENT TO ALL INTERNAL ACCESS LANES AND SHALL BE CONSTRUCTED TO CITY OF SPRINGFIELD STANDARDS.
5. THE TRAVEL LANE WIDTH TO BE 26' WIDE.
6. PARALLEL PARKING TO BE PROVIDED ADJACENT TO THE ACCESS LANE.

PINNACLE DESIGN CONSULTANTS



PINNACLE DESIGN CONSULTANTS, LLC
MISSOURI STATE CERTIFICATE
OF AUTHORITY

SEAL



David D. Bodeen, PE
MO# E-2001004558

DISCLAIMER OF RESPONSIBILITY

I hereby specify, that this document is authenticated by my seal. I hereby disclaim any responsibility for all other plans, specifications, estimates, reports, or other documents, or instruments relating to be used for any part or parts of the architectural or engineering project or survey.

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REVISIONS

- | | |
|--------------------------------------|-------|
| ☐ REVISION #1 | _____ |
| ☐ REVISION #2 | _____ |
| ☐ REVISION #3 | _____ |



CONCEPTUAL SITE PLAN

FOR
THE RIDGE HZ
1006 W. BUENA VISTA ST.
SPRINGFIELD, MO

DATE
06/22/2026

COMM. NO.

SHEET
C1
OF
1

CONCEPTUAL SITE PLAN
scale: 1" = 90'-0"

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION and MEETING SUMMARY

1. Request change to zoning from: PD-377 to GC, RMX2, and RMX3
(existing zoning) (proposed zoning)
2. Meeting Date & Time: June 23, 2026 from 4:00 to 6:30 pm
3. Meeting Location: 1012 W. Buena Vista St. - Near the fire gate.
4. Number of invitations that were sent: 125 (185' envelopes: 22 and 500' envelopes: 103)
5. How the mailing list was generated: City provided mailing labels
6. Number of neighbors in attendance (attach a sign-in sheet): 8
7. List the verbal comments and how you plan to address any issues:

(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

-Neighbors want the fire gate on Buena Vista to stay.

8. List or attach the written comments and how you plan to address any issues:

NA

I, Lillie Bodeen (print name), attest that the neighborhood meeting was held on 06/23/2026 (month/date/year) and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Lillie Bodeen
 Signature of person completing affidavit

Lillie Bodeen
 Printed name of person completing affidavit

Name	Phone Number	Email	Address
TIM BERTHOLDI	417-848-1266	rtube70@msn.com	110 W. ROCKHILL
JEFF FIERKE	417, 988.1580	JFIERKE@att.net	818 W. S. WOOD
David Cobb	417 430-0072	---	4651 S. PARENTS
Levi Wilson	417-676-5859	levi.w0419@gmail.com	4900 S BUCKINGHAM
Ryan Steck	417-536-3524	v2vertigo77@gmail.com	4638 S. Quail Creek
Beth Hall	417-839-9495	bethhall66@yahoo	4470 S. Quail Creek
Rob Smith	417-244-3095	1205575@mcn.com	4650 S. Quail Creek
Sam Watts	417-521- 0468 ⁹⁰⁶⁸	swatts1126@yahoo.com	4685 S. Quail Creek

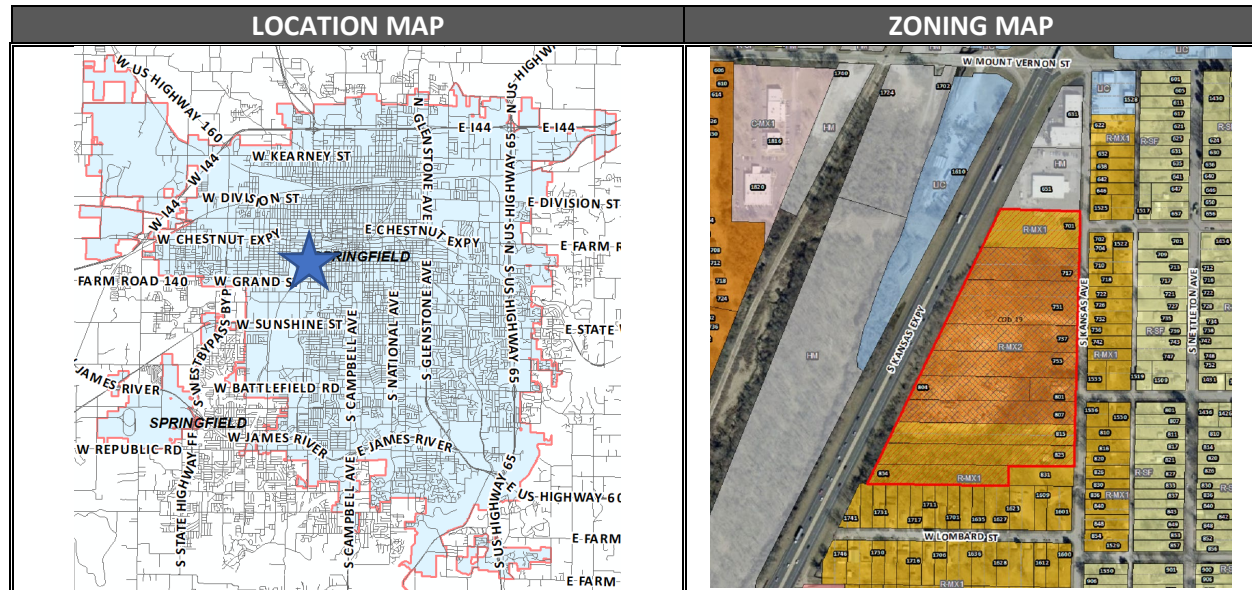
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PROJECT INFORMATION

Case Number:	Z-17-2026
Location:	701, 717, 731, 737, 753, 801, 804, 807, 815, 823, & 834 South Kansas Avenue
Total Acres:	15.35 acres
Applicant:	Ege Properties, LLC, Ege Holdings, LLC etal
Existing Land Use:	Single-family homes and vacant/undeveloped land
Neighborhood Meeting:	June 25, 2026
Planning and Zoning Commission:	July 16, 2026
City Council:	August 10, 2026
Public Notification:	Mail, posted property, and legal in Springfield News-Leader
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-17-2026 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

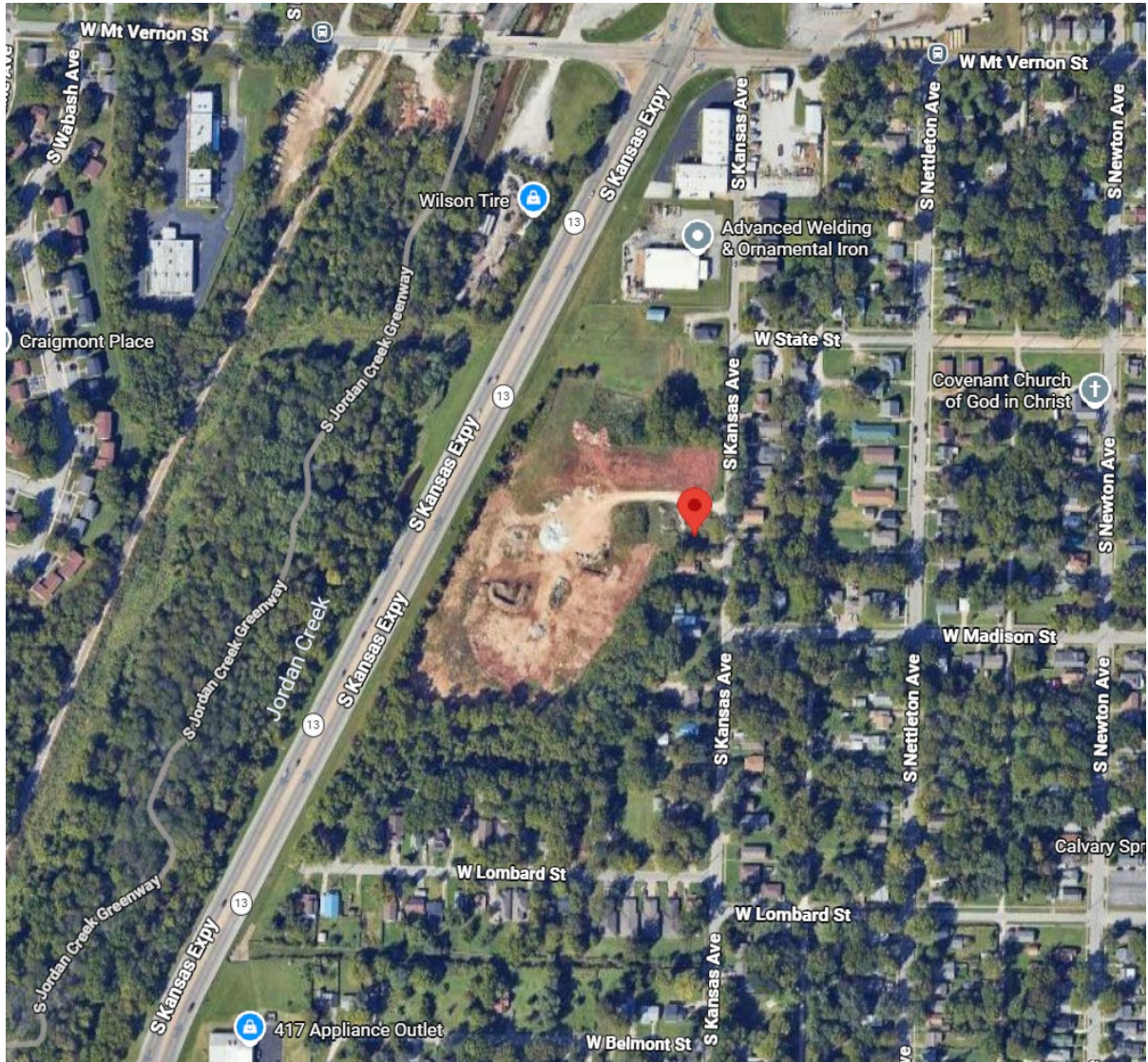
PROJECT SUMMARY:

Request to rezone approximately 15.35 acres of property generally located at 701, 717, 731, 737, 753, 801, 804, 807, 815, 823, & 834 South Kansas Avenue from R-MX1, Mixed Density Neighborhood - Low District and R-MX2, Mixed Density Neighborhood – Medium with Conditional Overlay District No. 19 to R-MX3, Mixed Density Neighborhood - High District.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



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PROPERTY HISTORY:

The subject property was annexed into the City in 1950. It was originally zoned R-TH as part of the 1995 Citywide rezoning and a portion of it rezoned to R-LD with Conditional Overlay District No. 19 in 2008. The 2026 Citywide rezoning translated the R-TH to R-MX1 and R-LD to R-MX2. The Conditional Overlay District which restricts the density still applies.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-2.05 Rezoning

B. **Review Criteria.** Review, recommendations, and decisions for a proposed rezoning shall be based on evaluating and balancing the following criteria.

1. The proposed district is consistent with the goals and objectives of the comprehensive plan and any other plan, policy or guidance adopted pursuant to that plan.
2. Whether the area has changed since the existing zoning has been in place, or it is changing to a degree that it advances the public interest to rezone the property.
3. The proposed district will enable development in character with existing or anticipated development in the area considering:
 - a. The design of streets, civic spaces, and other open space;
 - b. The mix, density, or intensity of potential uses;
 - c. The pattern, scale, and format of buildings and sites enabled by district standards.
 - d. The compatibility with and transition to tother districts, development, or uses in the vicinity; and
 - e. Any reasonably anticipated negative impacts can be mitigated by applicable development standards or planning, design, and engineering practices applicable to the site.
 - f. Any rezoning application conditioned on a zoning site plan may be evaluated based on that plan; otherwise, the entirety of what may be enabled by the zoning district shall be considered with the above criteria.
4. The City or other agencies can provide services, facilities, and infrastructure that may be necessary for anticipated uses in the proposed district, including capacity of the surrounding street network and access on specific street frontages.
5. Reasonable viable economic use of the subject property will be precluded if the proposed rezoning is denied.
6. The recommendations of any professional staff or advisory review bodies, and any additional testimony or evidence on the record.
7. 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 procedures shall apply to rezoning applications:

1. Applications may be accompanied by a conceptual, non-binding zoning site plan to demonstrate conformance with the comprehensive plan. In the instance that staff requires more information to ensure conformance with the comprehensive plan, the PD Director may require that applications for rezoning include a zoning site plan where:
 - a. The request presents a potentially incompatible transition to adjacent property based on intensity of potential uses, scale of potential development, or other operational characteristics permitted in the proposed district;

DEVELOPMENT REVIEW STAFF REPORT

- b. The generally applicable site design and development standards of the proposed district may not adequately address the potential adjacencies or compatibility issues considering the context and scale of the proposed rezoning; and
 - c. The rezoning criteria in Section 36-2.05.B cannot be adequately evaluated absent some type of plan framing the extent and characteristics of future development beyond what is generally allowed in the district.
- 2. Applicants may propose that a rezoning request be conditioned on a zoning site plan for a specific development application.
 - a. In this case, the zoning site plan shall be evaluated according to the criteria in Section 36-2.03.B.
 - b. The Planning and Zoning Commission may recommend and the City Council may approve the request based on any specific elements, conditions, or limitations proposed in that plan, including uses, scale, and intensity of development.
 - c. Any such rezoning shall be designated by a “-C” on the zoning map with a numeric and/or date reference to the specific ordinance and zoning site plan included.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-MX3
Lot Width Minimum	50 feet
Building Setbacks	25 feet front, 5 feet side, and 10 feet rear
Maximum Height	35 feet/2.5 stories. Any portion of a multi-unit building taller than 32 feet shall be setback at least 15 feet when property adjoins R-SF district and any apartment building taller than 32 feet shall comply with the 45 degree bulk plane when property adjoins a R-SF district.
Minimum Open Space	20 percent of the total lot area.
Buffering and Landscaping	The required landscape shall be based on different elements of the site according to Table 8-1. Buffer types shall be required and applied as indicated in Table 8-3 of the Land Development Code.

ARTICLE 3: CONNECTIVITY & BLOCK SIZES:

Where oversized parcels are platted for special land uses or development patterns that accommodate large-scale buildings, such as campuses, employment centers, or regional commercial areas, platted blocks may be larger provided private internal access lanes match the block structure of Table 3-1. Private internal access lanes shall be used to mimic public street networks and streetscapes for over-sized parcels and large-scale development

Private internal access lanes shall provide streetscape and design amenities similar to the street design types in Article 3 and create logical extensions and connections to the public street network beyond the project. They are intended to organize parcels, tracts, and lots similar to the surrounding block structure and development patterns; provide efficient access for all applicable

DEVELOPMENT REVIEW STAFF REPORT

modes of transportation; and create public space and frontages similar to the street design types and streetscapes of public streets.

Table 3-1: Block Sizes & Street Connectivity

Planning Context	Block Size	Closed-End Street Limits
Compact, Walkable – High Connectivity <i>Downtown, near downtown areas, and walkable commercial and mixed-use areas, typically in the following placetypes: Downtown; Mixed Use; Mixed Residential.</i>	150' min. 500' max. 4 ac. max.	Prohibited
General Neighborhoods & Corridors – Moderate Connectivity <i>Walkable mixed-density urban and suburban neighborhoods and other areas supporting commercial corridors or employment areas outside walkable centers, typically in the following place types: Traditional Residential Neighborhood, Center City Neighborhood, Mixed Residential, City Corridor, Institutional & Employment Center.</i>	200' min. 800' max. 7.5 ac. max.	800' per Exceptions in Section B.2 only
Campus, Rural, or Remote Areas – Low Connectivity <i>Limited to areas of low intensity/density uses with limited access needs or large-scale uses with internal circulation, where disrupting the development patterns and street network is justified, typically in the following place-types: Institutional & Employment Center, Business Flex, Industry & Logistics, rural/undeveloped areas, or to account for large urban green space & recreation areas.</i>	250' min. 1,320' max. 12 ac. max.	800' max.

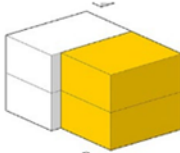
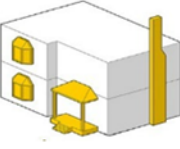
ARTICLE 5: RESIDENTIAL DESIGN:

The Residential Development & Design standards have the following intent:

- A. Enhance the appearance and livability of neighborhoods through thoughtful neighborhood design, including streetscapes, parks and trails, and other focal points that shape neighborhood character.
- B. Strengthen the unique character and identity of distinct neighborhoods including suburban and urban contexts.
- C. Provide housing variety throughout the city and a compatible mix of building types within neighborhoods.
- D. Restore and revitalize neighborhoods with appropriate-scale infill and rehabilitation projects.
- E. Foster “complete neighborhoods” by ensuring proximity and access to neighborhood-supporting uses and housing integrated into mixed-use districts and corridors.
- F. Promote lasting and sustained investment in neighborhoods with quality design.

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Table 5-5: Residential Building Design Standards

Design Detail			Building Type			
			Detached House (all)	Duplex	Multi-unit House, Townhouse	Apartment (all)
Wall Plane.	Maximum wall plane without a massing variation of 4'+ on at least 25% of elevation.		250 s.f. or 25 linear feet	250 s.f. or 25 linear feet	500 s.f. or 40 linear feet	1,000 s.f. or 50 linear feet
	Maximum wall plane without modulation on at least 20% of the wall plane.		250 s.f. or 25 linear feet	250 s.f. or 25 linear feet	250 s.f. or 25 linear feet	300 s.f. or 25 linear feet
Roof Plane Limits. Maximum roof plane without an offset of at least 2', complex planes, dormers, or gables.			n/a	n/a	600 s.f. or 50 linear feet	1,000 s.f. or 70 linear feet
					Does not apply to flat roofs provided there is a parapet, cornice or other defined edge at the roof line	
Transparency. Minimum window and door openings per elevation.			20% on all street-facing facades; 10% on all non-street-facing facades			30% on all street-facing facades; 20% on all non-street-facing facades; 50% on first story if ground floor is non-residential
Materials.			No fewer than 2, but no greater than 5 materials total	Primary – at least 55% Secondary – 20-30% (limit 2) Accent – 5-15% Limit – 5 materials total		Primary – 55-80% Secondary – 20-30% Accent – 5-15% Limit – 5 materials total
			See 36-5.04.C.4.a			

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Mixed Residential placetype.

The Mixed Residential placetype contains primarily higher density single-family attached and multi-family residential dwellings. This includes townhomes, rowhomes, duplexes, apartments,

DEVELOPMENT REVIEW STAFF REPORT

student housing, and single-family detached homes that have been converted into multiunit dwellings. Residential uses are supported by key cultural and institutional centers, such as schools and places of worship. Housing for university and college students, young professionals looking for housing close to work, and seniors desiring to downsize are prioritized within this placetype. Encouraging investment to enhance existing properties as well as attracting new high-quality development with attention to scale and building design is a key focus to ensure desirable character within the placetype.

Placetypes are not as rigid as zoning districts and allow for supporting or ancillary uses which complement and enhance its sense of place; as an extension of this, a single placetype is not likely to be defined by a single zoning district or even a collection of closely related zoning districts (e.g. industrial districts), but rather a mix of tangentially related zoning districts which together form a cohesive sense of place when developed with similar character, scale, and form.

Primary Land Uses:

- Single-family attached
- Single-family detached
- Multi-family

Supporting Land Uses:

- Parks, greenways and open space
- Low-intensity urban agriculture
- Public and private schools and places of worship
- Low-intensity neighborhood commercial

Characteristics

TRANSPORTATION & INFRASTRUCTURE

1. Access management is improved for vehicles through curb cut consolidation and cross-access between properties, reducing traffic conflicts and backups
2. Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors and integrated into private development plans.
3. Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
4. Quality of place and identity is enhanced through preserving and planting trees, and other landscaping and traffic calming improvements are made that double as streetscape elements
5. Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
6. Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
7. Street network is well-connected, designed for slow traffic, and includes pedestrian facilities.

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8. As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
9. Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.
10. The higher density nature of the placetype prioritizes these areas for future transit access and Transit-Oriented Development (TOD) as the City looks to expand the system in the long term.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY

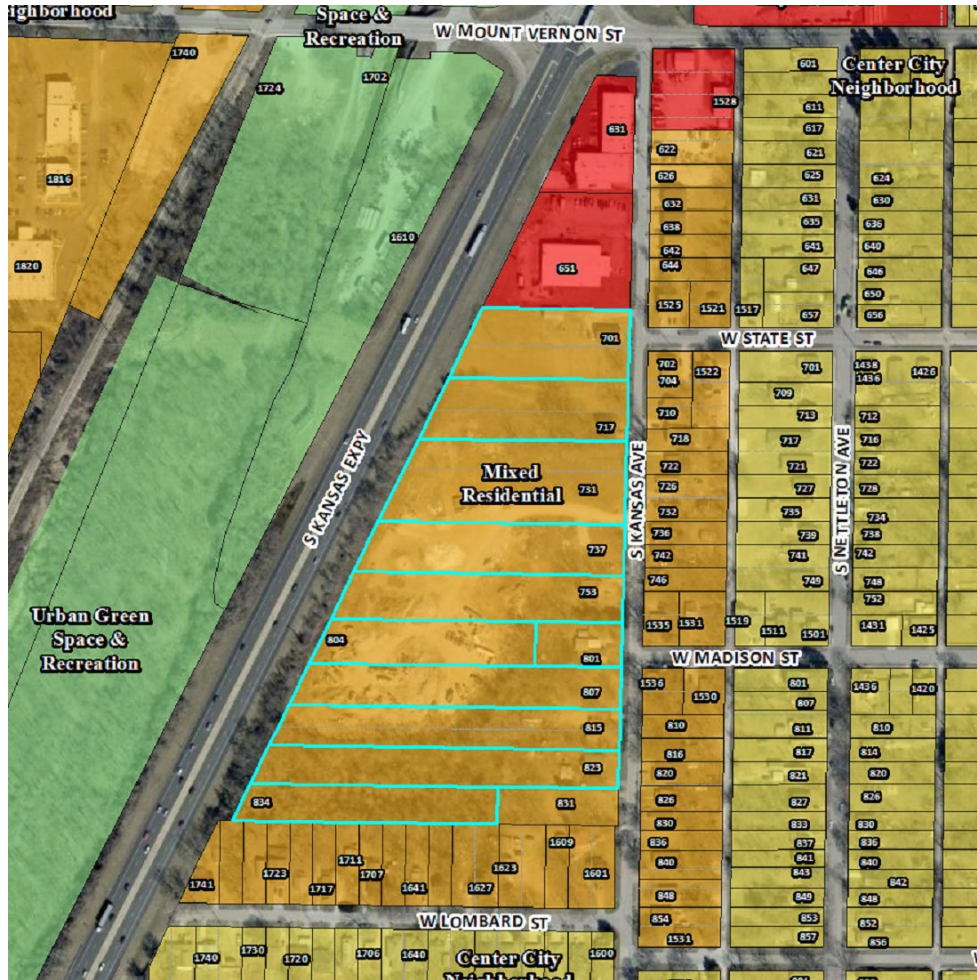
1. Residential development and neighborhood-scale commercial buildings are oriented to the street and focus on pedestrian scale.
2. Parking is to be located behind or beside the primary buildings with abundant landscaping and screening. Pedestrian pathways to provide safe access to business entrances.
3. Preservation of neighborhood schools and adaptive reuse of existing residential and non-residential structures is encouraged.
4. New structures reflect the character and context of the historic neighborhood fabric and developed area.
5. A greater focus on site design, parking access, massing, and building orientation are adopted to ensure new development is complementary to adjacent lower density residential development.
6. Multi-story buildings designed with active ground floor spaces are visible and inviting to the pedestrian with transparent, glass windows and doors.
7. Quality materials, construction methods, workmanship, and design are incorporated into new development and redevelopment.
8. A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
9. The main entrance of new development is oriented towards the primary street.
10. Windows, balconies, and porches are encouraged on upper stories to provide informal security with “eyes on the street” and activation.
11. Lighting, signage, landscaping, mail, and delivery accommodations are proactively incorporated into the site design.
12. Mechanical equipment, trash receptacles, and recycling bin storage areas are fully screened or located away from major roadway view.

Transitions:

1. Mixed Residential placetypes near the Downtown and city corridors help generate activity and increase access to local shoppers, while providing high-quality, affordable housing options.
2. Mixed Residential developments are prioritized and supported in locations adjacent to major employment centers, activity centers, healthcare facilities, higher education facilities, schools, major parks, greenways, recreational facilities, and existing city corridors in need of an expanded customer-base and reinvestment.
3. Higher density residential is sufficiently screened and buffered from lower density uses.

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FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES												
	Single-Family Detached	Single-Family Attached	Multi-Family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Health Care & Institutional Facilities	Personal Storage, Outdoor Sales & Service
Residential Neighborhood	●	○	◇	○	◇	◇	○						
Mixed Residential	●	●	○	◇	◇	◇	○						
Downtown		●	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor		○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center			○	○	○	○	○	○	○	○	○	○	○
Business Flex			○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics			○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation			○	○	○	○	○	○	○	○	○	○	○

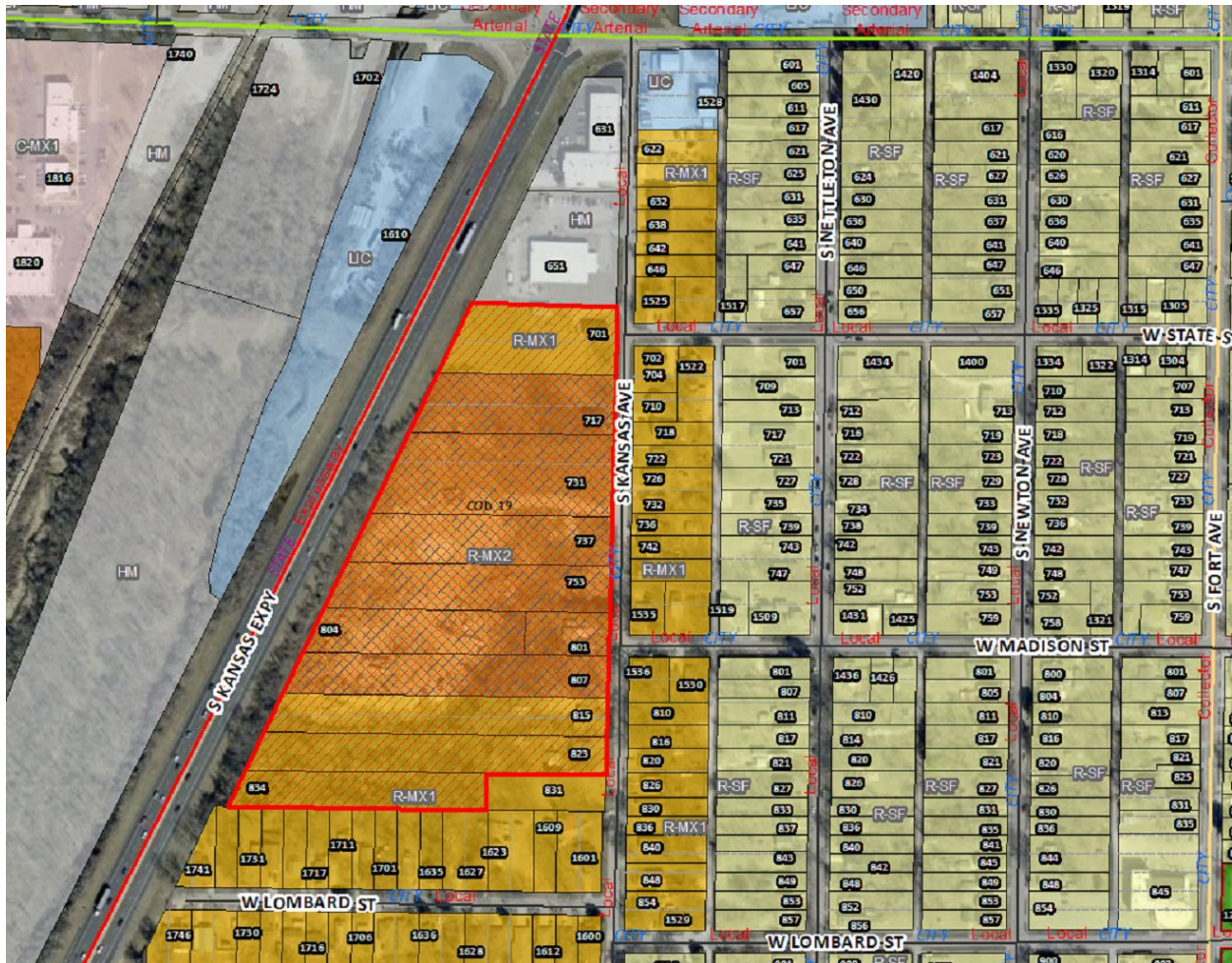
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **Supporting Land Use:**
Less prevalent and serve to support the primary land use.

◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM	R-MX1	R-MX1	HM & LIC
LAND USE	Industrial uses	Single-family residential uses	Single-family residential uses	Industrial & vacant uses
PLACETYPES	City Corridor	Mixed Residential	Mixed Residential	Urban Green Space

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments on rezoning.

CITY UTILITIES:

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No issues with the rezoning, however the site plan appears to conflict with CU's existing overhead transmission line and easement near the north end of the development. Relocation of this facility is not likely to be practical.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with the rezoning. Public sewer still needs to be extended to serve the site.

FIRE DEPARTMENT:

No comments.

MISSOURI DEPARTMENT OF TRANSPORTATION:

No comments on rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

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 Kansas Avenue	Local	City	25	25	NA	No	Yes	Yes
Street 2	S Kansas Expressway	Expressway	MoDOT	65	100	33,000	No	Yes	No

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 - The Jordan Creek Greenway Trail is just west of the property. There are bus stops Mount Vernon Street and Grand Street near the property.

IMPROVEMENTS - No improvements are required for this rezoning. A Traffic Impact Study (TIS) is required at the time of development. The requirements of said study shall be incorporated in the site plan, public improvement plans, or other permits as applicable. All public improvements required for the development must be constructed or escrowed prior to approval of any building permit or plat.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
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DEVELOPMENT REVIEW STAFF REPORT

701 S Kansas Ave	Jordan Creek Lower Branch	No	No	No	No	Yes
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All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DETENTION AND DISCHARGE REQUIREMENTS

1. Flood Control required for development on the proposed rezoning properties.
 - a. The site is draining to the SW area draining to S Kansas Expy drainage channel. Drainage Channel is under MODOT jurisdiction. Stormwater Control Measure required for preventing increase of peak flowrate.
 - b. Known downstream flooding issues will prevent any fee in lieu of detention applications.

WATER QUALITY REQUIREMENTS

1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.
2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.
3. Water Quality Credits are available to use in design for preserved trees and new planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

FLOODPLAIN

1. Floodplain is present on the southwest area of the property along the S Kansas Ave drainage channel. The floodplain presence will require the drainage channel and flood plain elevations analyzed to confirm the future proposed stormwater control measure can still drain during flooding events.

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

1. City does not have records of a sinkhole or karst feature on property. The site used to be a burrow and fill site along the western and south areas. Green County formally used to have a karst feature marked on the site. Contours and adjacent properties reporting sinkholes will require the future development(s) to have a geotechnical evaluation prior to permit approval.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 15.35 acres of property generally located at 701, 717, 731, 737, 753, 801, 804, 807, 815, 823, & 834 South Kansas Avenue

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from R-MX1, Mixed Density Neighborhood - Low District and R-MX2, Mixed Density Neighborhood – Medium with Conditional Overlay District No. 19 to R-MX3, Mixed Density Neighborhood - High District. The applicant intends to build a mixed residential development with townhomes and apartments.

2. The current Conditional Overlay District No. 19 limits the density in the R-MX2 zoned area to 11 dwelling units or less per acre.
3. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Mixed Residential placetype.
4. This application is consistent with the Mixed Residential placetype that lists single-family attached and multi-family as primary land uses. The Mixed Residential placetype contains primarily higher density single-family attached and multi-family residential dwellings. Housing for university and college students, young professionals looking for housing close to work, and seniors desiring to downsize are prioritized within this placetype.
5. The R-MX3 district provides residential living in high-density patterns in urban areas or larger-scale multi-family projects in suburban areas where there are appropriate transitions and buffers between neighborhoods and supporting uses along corridors. The character of these areas emphasizes high-activity environments with proximity to or integration with other uses in walkable formats. The predominant building type is large-scale, multi-unit buildings in compact formats in urban areas, or large-scale multi-building complexes in suburban areas. Well-designed urban streetscapes and civic spaces provide amenities for residents.
6. The R-MX3 district allows for density ranges between; Detached-House-Small-Format Lot building types at one unit per lot (approximately 22 units per acre) to Apartment-Large Lot buildings at 13+ dwelling units per lot built on ½ block format (1,100 SF per unit). An Apartment Complex is capped at 17.7 du/ac if not built on a ¼ or ½ block building types format. Multiple building sites are designed and situated within a street block pattern or utilize a private internal access lane to mimic a street system to meet the standards and are not used in a manner to avoid or disrupt street connectivity.
7. This rezoning request includes a non-binding conceptual zoning site plan (Attachment 2). The conceptual site plan shows compliance with the comprehensive plan and indicates that a private internal access lane can align with the required block structure. The property will have to meet the residential and non-residential design standards and frontage types, access and parking, landscaping and buffering, and any subdivision activity needed to match the proposed zoning districts.
8. A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.

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9. The property will have to meet the residential and non-residential design standards and frontage types, access and parking, landscaping and buffering, and any subdivision activity needed to match the proposed zoning districts.
10. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
11. There are few changing conditions in the area affected that make the proposed rezoning necessary.
12. The range of uses in the proposed R-MX3 district is compatible with the uses permitted on other property in the immediate vicinity.
13. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
14. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
15. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
16. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
17. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
18. The applicant held a neighborhood meeting on June 25, 2026, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
19. The public notice was advertised in the Springfield News-Leader at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Mixed Residential placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

DEVELOPMENT REVIEW STAFF REPORT

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification.
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

Attachment 1

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION and MEETING SUMMARY

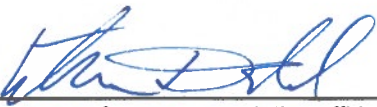
1. Request change to zoning from: R-MX1 to R-MX3
(existing zoning) (proposed zoning)
2. Meeting Date & Time: June 25th, 2026. From 4:00 PM - 6:30 PM
3. Meeting Location: Christ Episcopal Church
4. Number of invitations that were sent: 237
5. How the mailing list was generated: City Generated List
6. Number of neighbors in attendance (attach a sign-in sheet): 6
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

See Attachment.

8. List or attach the written comments and how you plan to address any issues:

N/a.

I, Ethan Dahl (print name), attest that the neighborhood meeting was held on
6/25/26 (month/date/year) and is at least twenty-one (21) days prior to the Planning and Zoning
Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

Ethan Dahl
Printed name of person completing affidavit

Kansas Expressway Apartments Rezoning
Neighborhood Meeting Verbal Comments

06-25-26

- People speed up and down Kansas Ave. to avoid having to use Kansas Expy. during rush hours.
 - The concern regarding vehicle speeds and traffic volumes on Kansas Avenue was acknowledged. As part of the rezoning review, the City has required a Traffic Impact Study, which is currently under review. In addition, the City has required a 4-foot roadway widening along the west side of Kansas Avenue for the full frontage of the subject property. Any additional transportation improvements will be determined through the City's review process.
- Both north and south intersections of Kansas Ave. at Mt. Vernon, and Grand back up during rush hours.
 - The City has required a Traffic Impact Study as part of the rezoning application, and the study is currently under review. Any recommended roadway or intersection improvements will be evaluated by the City based on the findings of the study.
- The neighborhood could use some sprucing up. There is some crime in the neighborhood east of Kansas Ave.
 - The proposed development represents a significant private investment in the area and is intended to improve currently underutilized properties. While crime and public safety are beyond the scope of the rezoning request, investment in new development can contribute to the continued revitalization of the surrounding neighborhood.
- The neighbors requested that the town home don't look like the duplexes across from Advanced Welding & Ornamental Iron.
 - The applicant understands the neighbors' desire for a high-quality architectural design and will consider this feedback during the final design process, consistent with applicable development standards.
- The lots to be rezoned are run down and could use improvements.
 - The applicant agrees that the properties would benefit from reinvestment. The proposed development represents a substantial investment that will improve the appearance and functionality of the site while replacing existing deteriorated conditions.
- A neighborhood garden would be nice in the some of the open space at the southwest corner of the rezoned lots.
 - The current site plan includes a significant area of open space along the southern portion of the development, which may provide opportunities for community-oriented amenities. The feasibility of a neighborhood garden will be evaluated as the project design progresses.

Sign In Sheet

<u>Name</u>	<u>Phone #</u>	<u>Email</u>
Trist Mindy Johnson	417-693-3728	mkj21312@gmail.com
CHRIS McGwier	417-380-9900	_____
awar Haggin	417-493-5500	_____
Abtham Steinbaugh	417-414-1720	_____
Kaleb Steinbaugh	(417) 773-7150	_____
Charlotte Rohrer	(417) 315-0677	_____
Doug Pyle	417/365-4695	_____

COMMENT CARD

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500-feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notifications by mail to the property owners within 185-feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500-feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185-feet notification from subject property)
4. 1st City Council Public Hearing
5. 2nd City Council Meeting to decide to approve or deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions. Staff will submit a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission.

You can provide comments below by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

City of Springfield / Development Review Office Staff
840 Boonville Avenue
Springfield Missouri 65801

DATE:	7-9-26	Phone No.	417 693 - 3728
YOUR NAME:	Tim L. Johnson		
EMAIL ADDRESS:	tim@springfieldmo.gov trailboss2025@gmail.com		
YOUR ADDRESS:	651 S. Kansas Ave		
PROJECT ADDRESS:	701, 717, 731, 737, 753, 801, 804, 807, 815, 823 + 834 S. Kansas Ave		
COMMENTS:	I have owned my property for 20 years and know the area very well. My problem with the proposed project is the road. I do not agree with the road only being widened only in front of the development. The entire road from Mt. Vernon St to Grand needs to be widened for this project to work. As the road is now there are problems getting on to Mt. Vernon St. from Kansas Ave. due to the closeness of the traffic light @ Kansas Expy + Mt. Vernon St. The north end is also very narrow. Two cars can barely meet due to the width of the road. I also feel there should be a better buffer between our property and the proposed project than what they have planned.		

DWG NAME: W:\SW-Projects\SW26-777 - Kansas Expressway Apartments - Valiant Group - Springfield, MO\AutoCad Drawings\XXXX - Exhibits\Conceptual Plan\Conceptual Plan 1.2.dwg LAYOUT TAB: 24x36 Eng PLOTTED ON: Jul 13, 2026 - 11:41am PLOTTED BY: edahl

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OWNER/DEVELOPER
VALIANT MANAGEMENT GROUP LLC
C/O JOSH MANNING
1838 E. BENNETT STREET
SPRINGFIELD, MO 65804
JOSH@VALIANTGROUP.COM

ZONING REQUIREMENTS
ALL UTILITIES TO BE PROVIDED BY:
CITY UTILITIES OF SPRINGFIELD
301 E. CENTRAL
SPRINGFIELD, MO 65802
417-863-9000

SITE AREA: 15.35 AC.
ZONING: R-MX3

MINIMUM OPEN SPACE REQUIRED = 20%
MAXIMUM IMPERVIOUS ALLOWED = 80%

EXISTING IMPERVIOUS IMPERVIOUS SURFACE = 9,578 SF
EFFECTIVE IMPERVIOUS (9,578/668,646) = 1.432%

INTERIOR LANDSCAPING FOR PROPOSED PARKING LOT:
LIVING INTERIOR LANDSCAPING AREA = 26,053 SF
PARKING AREA = 99,696 SF
MIN. % OF INTERIOR LANDSCAPING/ PARKING AREA = 8%
INTERIOR LANDSCAPING/ PARKING AREA PROVIDED= 26.1%

INTERIOR LANDSCAPING: A MINIMUM OF ONE CANOPY TREE SHALL BE PROVIDED FOR EVERY PARKING LOT ISLAND. PARKING LOT ISLANDS SHALL BE PLACED AFTER 15 CONTIGUOUS PARKING SPACES. TREES ON SITE CURRENTLY MAY BE UTILIZED IF THEY MEET CHARACTERISTICS.

BUFFERYARDS:
BUFFERYARD TYPE II (MEDIUM TO LOW)

SOUTH PROPERTY LINE:
10' WIDE MINIMUM BUFFERYARD REQUIRED WITH (1) OVERSTORY TREE PER 40' OF FRONTAGE, (1) UNDERSTORY OR EVERGREEN TREE PER 25' OF FRONTAGE, (1) SHRUB PER 10' OF FRONTAGE.

10' WIDE BUFFERYARDS PROVIDED
REQUIRED PLANTINGS: LENGTH = 868', 22 OVERSTORY, 35 UNDERSTORY OR EVERGREEN, 87 SHRUBS.

NORTH PROPERTY LINE:
10' WIDE MINIMUM BUFFERYARD REQUIRED WITH (1) OVERSTORY TREE PER 40' OF FRONTAGE, (1) UNDERSTORY OR EVERGREEN TREE PER 25' OF FRONTAGE, (1) SHRUB PER 10' OF FRONTAGE.

10' WIDE BUFFERYARDS PROVIDED
REQUIRED PLANTINGS: LENGTH = 313', 8 OVERSTORY, 13 UNDERSTORY OR EVERGREEN, 31 SHRUBS.

WEST PROPERTY LINE FRONTAGE:
STREETSCAPE - (1) OVERSTORY TREE PER 40 LINEAR FEET OF FRONTAGE.

5' WIDE STRIP PROVIDED
REQUIRED PLANTINGS: LENGTH = 868', 22 OVERSTORY, 35 UNDERSTORY OR EVERGREEN, 87 SHRUBS.

SOUTH PROPERTY LINE FRONTAGE:
FRONTAGE & FOUNDATION - (1) OVERSTORY TREE PER 40 LINEAR FEET AND (1) SHRUB PER 5 LINEAR FEET OF LOT FRONTAGE FOR BUILDINGS SETBACK MORE THAN 10' FROM THE FRONT LOT LINE.

WITHIN 25' FROM BUILDING STRIP PROVIDED FOR TREES AND 6' FROM FOUNDATION FOR SHRUBS AND OTHER PLANTINGS:
REQUIRED PLANTINGS: LENGTH = 868', 22 OVERSTORY, 35 UNDERSTORY OR EVERGREEN, 87 SHRUBS.

LANDSCAPING NOTES
QUALITY: ALL TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED LEADERS AND TOPS, AND ROOT CHARACTERISTIC OF THE SPECIES, CULTIVAR OR VARIETY AND SHALL SHOW EVIDENCE OF PROPER NURSERY PRUNING. ALL PLANT MATERIALS MUST BE FREE OF INSECTS, DISEASE, MECHANICAL INJURIES AND OTHER OBJECTIONABLE FEATURES AT THE TIME OF PLANTING.

COVERAGE: GRASS, GROUND COVER, SHRUBS AND OTHER LIVING LANDSCAPE MATERIALS SHALL BE USED TO COVER ALL OPEN GROUND.

TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

OVERSTORY TREES SHALL BE DECIDUOUS TREES THAT HAVE A MINIMUM HEIGHT OF THIRTY FEET AT MATURITY. ALL CANOPY TREES SHALL HAVE A CALIPER WIDTH OF ONE AND ONE HALF INCH AT THE TIME OF PLANTING.

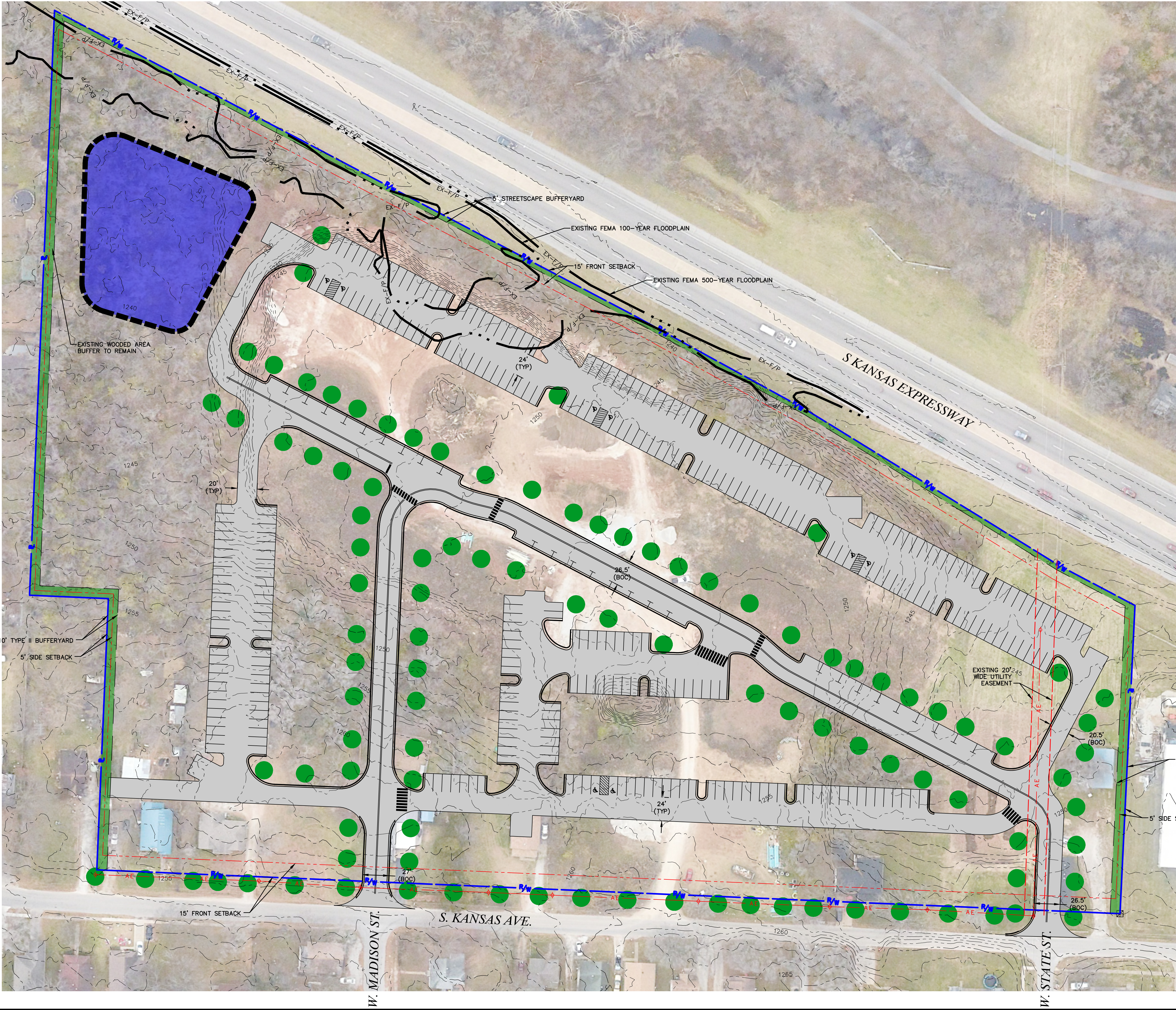
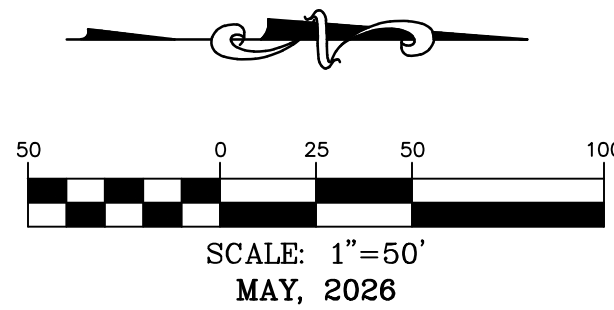
UNDER-STORY TREES SHALL BE DECIDUOUS TREES THAT HAVE A MAXIMUM HEIGHT OF LESS THAT THIRTY FEET AT MATURITY. ALL UNDER-STORY TREES SHALL HAVE A CALIPER WIDTH OF ONE INCH AT TIME OF PLANTING.

ORNAMENTAL TREES SHALL BE FLOWERING DECIDUOUS TREES. ALL ORNAMENTAL TREES SHALL HAVE A CALIPER WIDTH OF ONE INCH AT THE TIME OF PLANTING.

EVERGREEN OR CONIFER TREES SHALL HAVE A MINIMUM HEIGHT OF TWENTY FEET AT MATURITY. ALL EVERGREEN OR CONIFER TREES SHALL BE AT LEAST SIX FEET HIGH AT TIME OF PLANTING

SHRUBS AND HEDGES: SHRUBS SHALL BE A MINIMUM OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE AT LEAST THREE FEET HIGH WITHIN ONE YEAR AFTER TIME OF PLANTING.

CONCEPTUAL PLAN 1.2



417-595-4108 (tel.)
417-595-4109 (fax)
mail@ochran.com

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

2804 N. Biagio St.
Ozark, Missouri 65721

COCHRAN

Missouri State Certificate
of Authority Numbers:
Engineering : 2017032025

Three working days prior to
the start of any excavation
work, the contractor shall
call 1-800-HG-RITE for utility
location information.

All OSHA rules & regulations
shall be followed by these
construction required by these
plans and be strictly followed
(ie. trenching, blasting, etc.)

CONCEPTUAL PLAN 1.2

DATE:	REVISION:	DWN. BY:	APPR. BY:
		BCC	TES
DATE: MAY, 2026			
SCALE: 1" = 50'			
PROJ. NO.: SW26-777			
DWG. NO.:			

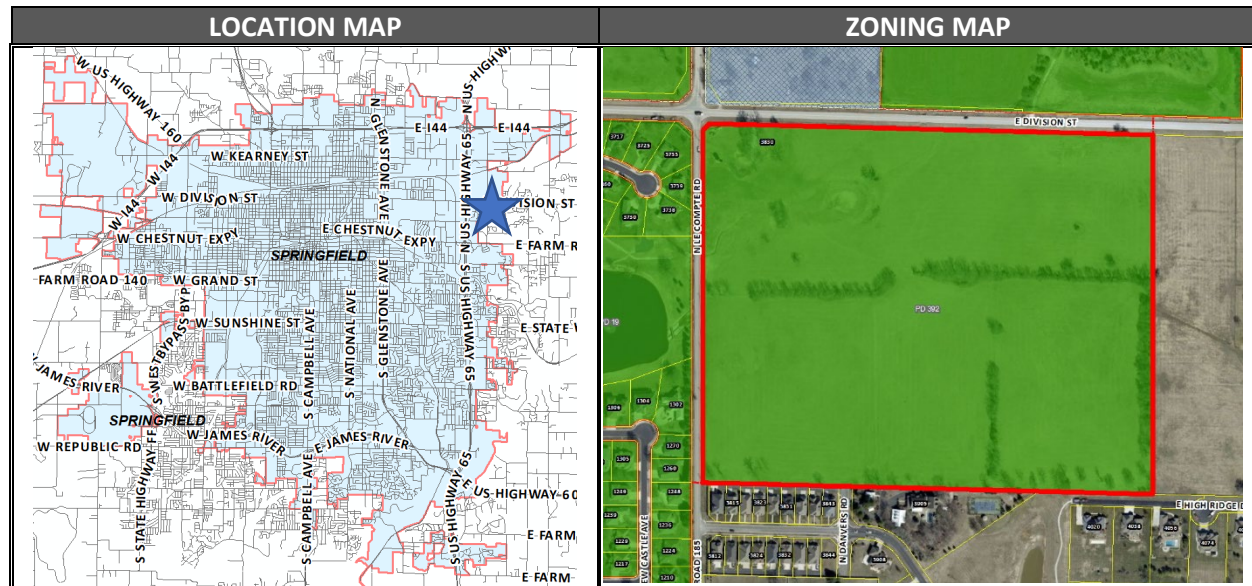
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DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of Gott's Valley
Location:	3830 East Division Street
Total Acres:	48.17 acres
Applicant:	East Division Development, LLC; Fairfield Village Property Investors, LLC; & Park Place Meridian SPE, LLC
Existing Land Use:	Undeveloped
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	July 16, 2026
City Council:	August 10, 2026
Public Notification:	Posted property
Staff:	Andrew Menke, Senior Planner, (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve the preliminary plat of Gott's Valley subject to the conditions listed in Attachment 2 of the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

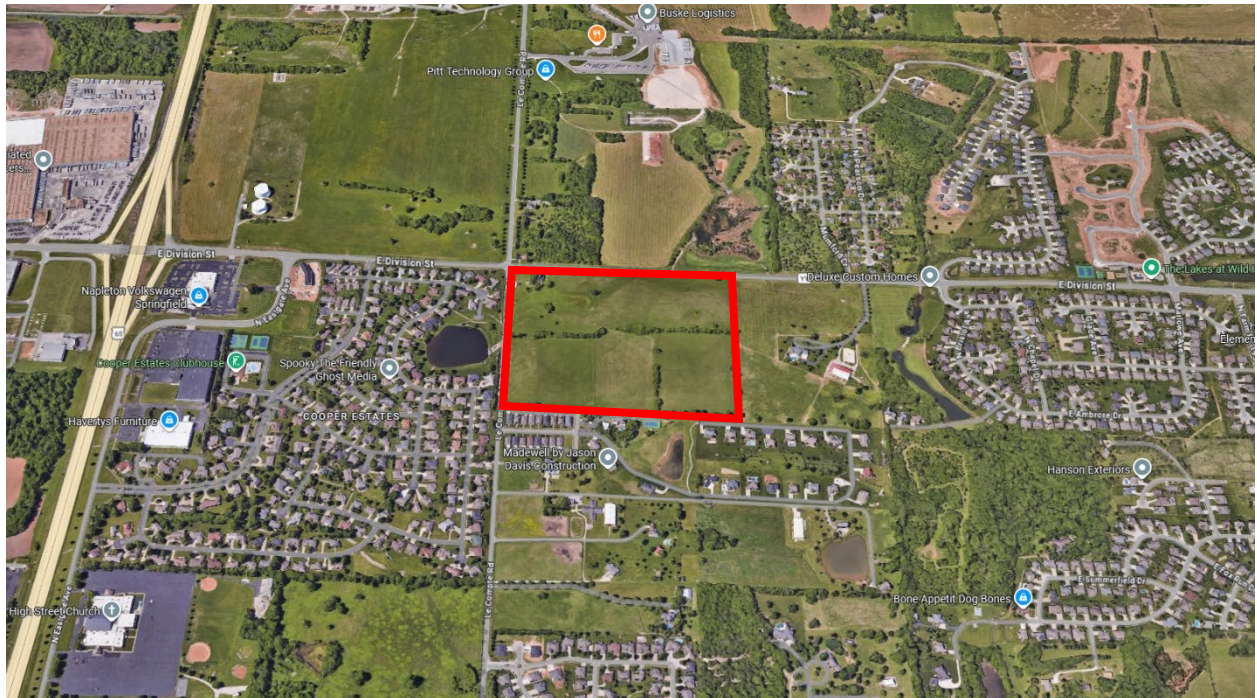
PROJECT SUMMARY:

Request to subdivide approximately 48.17 acres of property generally located at 3830 East Division Street into sixty-three (63) residential lots to facilitate the development of the site.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



View from intersection of
LeCompte Rd & Division St

DEVELOPMENT REVIEW STAFF REPORT



View from northeast corner of
subject property



View from Danvers Rd

PROPERTY HISTORY:

The subject property was annexed into the city in 2025. In November of that year, the property was rezoned from County A-1, Agriculture to Planned Development No. 392.

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Action Type: Administrative.

A subdivision is the legal process to divide a surveyed tract of land into lots for the purposes of sale of the property. Platting is the process of mapping those lots and is considered part of the subdivision process. Subdivision is an administrative action. An administrative action is ministerial and non-discretionary. In reviewing a preliminary plat, the role of the Planning and Zoning Commission is to determine whether the plat meets the minimum requirements set forth in the subdivision statutes and the subdivision regulations in the Land Development Code. If the plat meets these standards, approval is required.

Relevant Authority

Revised Statutes of Missouri: Sections 89.400 through 89.470

City Charter: Sec. 11.7. – Legal status of master plan.

- (1) *Master plan to provide general guidelines.* The master plan shall be prepared and maintained as a general guide for the orderly and efficient development and redevelopment of the City of Springfield. The master plan shall be kept current through review not less than every five years. When required by this Charter or otherwise deemed necessary, such review shall include proposed revisions or alterations in the master plan and public hearings thereon.
- (2) *Regulations to generally conform to master plan.* All rezoning of land, subdivision plats, development proposals, and the zoning ordinance, subdivision ordinance and the zoning map should generally conform with the guidelines set forth in the master plan and should be reviewed for consistency with the master plan; provided, however, inconsistencies with the master plan shall not constitute cause to invalidate any such matter. The master plan shall not have the effect of a regulatory ordinance.
- (3) *Master plan to guide public improvements.* The master plan shall provide guidelines for the location of public streets, parks and other public ways, grounds and spaces, public buildings and structures, facilities of public or private utilities, and the acquisition of real property by the city for public use. To that end the planning and zoning commission shall review the following:
 - (a) All proposals to construct or extend public streets.
 - (b) All proposals to improve land as a park.
 - (c) All proposals to lay out or improve other public ways, grounds or spaces.
 - (d) All proposals to construct public buildings and structures.
 - (e) All proposals to lay out and construct facilities of public utilities, whether publicly or privately owned.
 - (f) All proposals to acquire real property for public purposes.

DEVELOPMENT REVIEW STAFF REPORT

In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted and approved by the planning and zoning commission.

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land, sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled.

In the event the commission shall fail to act within thirty days after the date of official submission of a proposal (which date shall be the date that the matter is placed upon the agenda of the commission) to the commission, then the proposal shall be deemed to have been approved by the commission, unless a longer period for review by the commission shall have been authorized by the council or by the public officials submitting the proposal. In any case in which the commission finds that it is not reasonably able to complete its review of a proposal within thirty days, it may extend the time for such review for not more than thirty days.

City of Springfield Land Development Code

Sec. 36-2.02. - Plats.

- C. **Major Subdivision – Preliminary Plat.** Any subdivision not eligible as an administrative subdivision is a major subdivision that shall require approval of a preliminary plat. A preliminary plat shall be processed according to the following specific procedures.
1. *Applicability.* The preliminary plat provides detailed planning review of development patterns, street networks and design types, block and lot layout, and the ability to meet public facility and utility requirements for future development, prior to preparation of detailed construction and engineering plans. The PD Director may allow a preliminary plat and final plat to be processed simultaneously for more routine applications, provided the submittal requirements and criteria for both applications can be met.
 2. *Review Criteria.* A preliminary plat shall be reviewed according to the following criteria:
 - a. The development and infrastructure are arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.
 - b. The arrangement and proposed design of streets, open spaces, and blocks meet the development and design standards of the subdivision regulations.

DEVELOPMENT REVIEW STAFF REPORT

- c. The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district, including lot and development standards, frontage design standards, and access standards.
 - d. The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.
 - e. Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.
 - f. Any impacts identified by specific studies or technical reports, including a review of storm water, traffic impacts, and access management are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
 - g. The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area.
 - h. The recommendations of professional staff or any other public entity or review agencies asked to officially review the preliminary plat.
3. *Review Procedure.* In addition to the general requirements in Table 2-1 and Section 36-2.01, the following requirements apply to preliminary plat applications:
- a. Any application may be coordinated with a rezoning in Section 36-2.05 or a planned zoning in Section 36-2.06.
 - b. The PD Director shall schedule complete applications for a public hearing before the Planning and Zoning Commission.
 - c. The Planning and Zoning Commission shall review the preliminary plat, and a preliminary plat that conforms with the standards of this chapter and criteria of this section shall be forwarded to the City Council for a recommendation to accept any dedicated land. A preliminary plat that does not meet the standards or criteria may be denied by the Planning and Zoning Commission.
 - (1) Any street or public facility included in a major street plan approved by the Planning and Zoning Commission or other specific plan for public facilities, regardless of local, state, or federal status, shall not be accepted or constructed unless it is first approved as a preliminary plat by the Planning and Zoning Commission prior to construction through a preliminary plat or other capital improvements and design review.
 - (2) Any street or public facility not approved by the Planning and Zoning Commission in this manner shall only be accepted or constructed by a two-thirds approval of the entire membership of the board having jurisdiction over the street or public facility
 - d. The applicant may appeal a denial of a preliminary plat by the Planning and Zoning Commission to the City Council.
 - e. Based on the Planning and Zoning Commission recommendation, the City Council shall reject or accept the preliminary plat, and if accepted determine if the land or easements proposed to be dedicated for public use and the proposed public improvements shall be accepted by the City.

DEVELOPMENT REVIEW STAFF REPORT

- f. The City Council may accept the land and improvements on the preliminary plat contingent on the subsequent filing and recording a final plat that substantially conforms with the preliminary plat, and upon the PW Director certifying that the public improvements have been made or secured in accordance with city standards.

4. *Effect of Decision.*

- a. The approval of the preliminary plat does not constitute an acceptance of the subdivision but authorizes preparation of the final plat and design and construction of improvements in conformance with the preliminary plat.
- b. An approved preliminary plat shall be effective for two years, except that any complete submittal of final plat for any phases indicated on a preliminary plat shall stay the two-year period, and on approval of a final plat a new two-year period may begin for remaining portions of the preliminary plat.
- c. The Planning and Zoning Commission may grant a one-year extension on a preliminary plat if the applicant demonstrates substantial progress towards the design and engineering requirements necessary to submit a final plat or other circumstances beyond their control that make the delay reasonable, and if based on finding that no substantial changes in the area will affect the originally approved application.
- d. If a final plat is not submitted within these parameters, the preliminary plat shall expire, and any further activity shall require a new preliminary plat.
- e. The approval of a new preliminary plat prior to the expiration of a previously approved preliminary plat shall automatically render any previously approved preliminary plat invalid.

DEVELOPMENT REVIEW STAFF REPORT

LAND DEVELOPMENT CODE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PLANNED DEVELOPMENT 392
Minimum Lot Dimension Requirements	<u>Single-Family</u> Lot Area: 10,000 square feet Lot Width: 80 feet Lot Depth: 125 feet <u>Duplex</u> Lot Area: 7,500 square feet Lot Width: 75 feet Lot Depth: 100 feet <u>Villas</u> Lot Area: 7,000 square feet Lot Width: 50 feet Lot Depth: 100 feet <u>Townhomes</u> Lot Area: 3,000 square feet per unit Lot Width: 25 feet per unit Lot Depth: 100 feet <u>Apartments</u> None
Minimum Open Space	20%
Maximum Structure Height	- <u>Single-Family, Duplex, Villas, & Townhomes</u>: 2 stories, excluding basement - <u>Apartments</u>: 3 stories, excluding basement
Minimum Setbacks	<u>Single-Family</u> Front: 20 feet Side: 5 feet Side Yard: 15 feet Rear: 25 feet <u>Duplex</u> Front: 15 feet Side: 5 feet Side Yard: 15 feet Rear: 20 feet <u>Villas</u> Front: 10 feet Side: 5 feet Side Yard: 10 feet Rear: 20 feet

DEVELOPMENT REVIEW STAFF REPORT

	<u>Townhomes</u> Front: 5 feet Side: 5 feet Side Yard: 15 feet Rear: 20 feet <u>Apartments</u> Front: 15 feet Side: 15 feet Side Yard: 15 feet Rear: 15 feet <i>“Side Yard” in this Planned Development refers to corner lots when the side setback is adjacent to a street.</i>
Street Classification	E Division Street – Primary Arterial N Le Compte Road – Secondary Arterial (Future) E Ambrose Street – Local (Future) E Sherwood Street – Local (Future) N Camber Avenue – Local (Future) N Danvers Avenue – Local (Future) N Brandon Avenue – Local
Sidewalks	Sidewalk is required along the frontage of all public streets within and adjacent to the site. Of those streets that already exist, there is currently no sidewalk along them.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 48.17 acres into a sixty-three (63) lot subdivision named "Gott's Valley".
2. The proposed extension of Danvers Road (designated as Danvers Avenue) will be a private street, located within common area. The common area will be maintained by a Homeowners' Association, which will be established by covenants provided at the time of final platting.
3. The southern terminus of Danvers Avenue is proposed to be gated. The connection will be used for emergency access only.
4. Sinkholes located on Lots 1, 8, & 20 have a platted, 25-foot setback to prevent construction in areas where the ground is not suitable.
5. All lots meet the minimum requirements of the City's subdivision regulations and Planned Development District No. 392.
6. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
7. The Land Development Code requires that each lot have adequate public facilities including but not limited to water, sanitary sewer, electricity, gas, open space, storm drainage, access to the public transportation system, and that any existing natural features such as floodplains, stream buffers and sinkholes have been identified on the preliminary plat.
8. The proposed preliminary plat was reviewed by City departments and comments are contained in **Attachment 1**. Conditions of Approval are provided in **Attachment 2**. The Preliminary Plat drawing can be found in **Attachment 3**.

STAFF RECOMMENDATION:

1. The proposed subdivision meets all applicable requirements of the City of Springfield's *Land Development Code* for subdivisions and is compatible with the zoning requirements of Planned Development District No. 392.
2. Staff recommends approval as submitted in the staff report.

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION OPTIONS:

In reviewing a preliminary plat, the role of the Planning and Zoning Commission is to determine whether the plat meets the requirements set forth in the subdivision statutes and the Land Development Code. If the plat meets these minimum standards, approval is required.

The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing.

1. The commission shall approve the preliminary plat.
2. The commission shall conditionally approve the preliminary plat.
3. The commission shall disapprove the preliminary plat and state for the record which requirement or requirements of the *Land Development Code* the preliminary plat fails to meet.

PUBLIC NOTIFICATION AND COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. Staff received inquiries from citizens regarding this case, but no comments were received at the time of publication.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. AT&T:

Approved.

2. CITY UTILITIES:

Critical Comments:

1) Elec/gas/water utilities will need to be extended to each new lot per city code and CU's extension policy.

2) No new connections will be permitted to the existing water main along Le Compte Rd. The lots in proposed phase 1 along Camber Ave will be provided as part of the extensions from the north along Danvers Ave. Additional easement will be needed to accommodate this, to be determined as part of the design process.

General Comments:

1) CU has 3-phase electric, gas & water available to the property. Easements as shown appear to be adequate for typical extensions along public streets. Any additional easements needed can be provided for on the final plat.

2) Elec/gas/water can be provided similar to what is shown, however CU engineering will determine final routing of all electric/gas/water public infrastructure. CU can begin design when CAD files/construction plans are provided.

3) CU has an additional 16" water main planned to be extended along Le Compte Rd to support distribution capacity provided by the Division St tanks. Due to the expansion of ROW area along Le Compte, CU desires to acquire a separately dedicated easement outside the new ROW area, in the building setback area of lots ~28-38 This will be negotiated separately from the platting process of this development.

3. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved

4. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

1. Public improvements required to serve each lot with gravity sewer. Sewer to be designed and constructed per city standards. The public improvements must be completed and accepted or escrowed before the plat or building permits can be approved.

DEVELOPMENT REVIEW STAFF REPORT

2. The lots on the west side of Danvers Ave. won't have access to public sewer on the east side of the street if there is a gap between the easement and the R/W. The sewer easement should extend all the way to the R/W.

3. Lot 27 and 28 would not be able to be served by a lateral that is perpendicular to the sewer main. Recommend extending the public sewer main further south so it can serve each lot. That may require placing the manhole on one or both lots.

4. There is no public sewer shown east of Brandon Ave. along Ambrose St. that would serve lots 9 and 8. There is a public sewer easement shown but no sewer.

5. There is a \$0.0147 per square foot trunkline connection fee to connect to the Pierson Creek drainage basin. This fee will be added to the engineering and inspection fees required to file the plans once approved.

5. FIRE DEPARTMENT:

Approved.

6. PARKS & GREENWAYS:

Comment 1 – Future Trail Easement / Corridor Preservation

Informational Comment – Future Trail Connectivity

The City's adopted trail, bicycle, and transportation plans identify a future east-west trail corridor in the general vicinity of this development. Ozark Greenways recommends consideration of a dedicated public trail easement along the northern portion of the site, generally adjacent to the proposed stormwater facilities, to preserve the opportunity for a future multi-use trail connection extending west toward the regional trail network and east toward future development areas.

While not requested as a condition of approval, preservation of a trail corridor at this stage would be consistent with the intent of Sec. 36-3.06(C)(3) regarding long-term connectivity, corridor continuity, and implementation of adopted transportation and greenway plans. Early dedication of an easement would help avoid future fragmentation of the corridor and reduce the need for retrofitting trail connections as the area develops.

Comment 2 – Multi-Use Path Opportunity

Informational Comment – Internal Multi-Use Path Connection

The applicant is encouraged to consider construction of an 8- to 10-foot-wide multi-use path along the north side of the development to provide a direct pedestrian and bicycle connection to existing and planned facilities in the area. A facility of this width would serve both residents and the broader community by improving access to nearby destinations and supporting the City's growing active transportation network.

The recently constructed trail improvements west of the site create an opportunity to extend connectivity through this corridor as future segments are developed.

DEVELOPMENT REVIEW STAFF REPORT

Comment 3 – Detention Basin Activation

Informational Comment – Open Space and Detention Basin Amenities

If the proposed stormwater facilities are designed as wet detention or amenity basins, the applicant is encouraged to consider integrating walking paths, seating areas, overlooks, landscaping, and other passive recreational features around the perimeter of the basins. Incorporating these elements can enhance the usability of open space, provide recreational opportunities for residents, and create a more attractive and functional community amenity while maintaining the primary stormwater function of the facilities.

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

Approved.

8. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION CONSTRUCTION INSPECTION DIVISION:

All required public improvements must be built and accepted by the City, or escrowed via the City's process. For information on escrow of public improvements, please contact Andrew Flippin (aflippin@springfieldmo.gov; 417-864-1946).

9. GREENE COUNTY HIGHWAY DEPARTMENT:

Did not respond in allotted review time.

10. MISSOURI DEPARTMENT OF TRANSPORTATION:

Approved.

11. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Site Description and Drainage Pattern

	Drainage Basin	Fee in Lieu of Flood Control	Fee in Lieu of Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain/Floodway
3830 E Division St	Pierson Creek	No	No	Yes	Yes	No

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

Detention and Discharge Requirements

1. Proposed Subdivision requires a public improvement project to design and construct the wetland pond stormwater control measure. The storm sewer and control measures have drainage

DEVELOPMENT REVIEW STAFF REPORT

easements or detention easements shown on the Preliminary Plat. Common Area is shown as a drainage easement.

- a. Public Improvement is designed to meet City of Springfield requirements. The wetland ponds are an approved type of stormwater control measure.

Water Quality Requirements

1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.
2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.
3. Water Quality Credits are available to use in design for preserved trees and new planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1

Floodplain

N/A

Natural Channels and Stream Buffers

1. Pierson Creek Tributary is located on the property originating from the Cooper Estates outfall under Le Compte Rd. The Stream is a Category D Small Tributary with minimal 60 feet wide buffer (30 feet on both sides).

Sinkholes and Karst Features

1. The Engineer's report from Olsson Inc has identified one (1) confirmed sinkhole and two (2) possible sinkholes on the property. The Palmerton and Parrish Sinkhole Evaluation has set 25 feet buffers on the sinkhole boundaries.
 - a. The confirmed Sinkhole will have a No Build Area within the boundary. Future Site plans must account for this sinkhole.
 - b. The two possible sinkholes will have a buffer and need further confirmation as the project continues.

DEVELOPMENT REVIEW STAFF REPORT

12. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

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	Division St.	Primary Arterial	MoDOT	50	35	13,723	No	Yes	No
Street 2	Le Compte Rd.	Secondary Arterial	City	35	20	3,073	No	Yes	No

Access

All new and existing driveway approaches shall comply with the accepted Traffic Impact Study (TIS), requirements of the planned development, and 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

A TIS has been completed and accepted by the City. The improvements required based on the TIS are required to be submitted on Public Improvement Plans (PIP) and the improvements constructed, or funds escrowed prior to approval of a building permit. Required improvements include:

- An eastbound right-turn lane is warranted at LeCompte Rd and Division St.
- An eastbound right-turn lane is warranted at Access P1 and Division St.
- An eastbound right-turn lane is warranted at Access P2 and Division St.
- The Developer, City, and MoDOT are partnering to signalize the intersection of Division St and LeCompte Rd.

All public improvements shall be designed and constructed per City of Springfield Public Works Design Standards for Public Improvements.

DEVELOPMENT REVIEW STAFF REPORT

CONDITIONS FOR APPROVAL:

ATTACHMENT 2

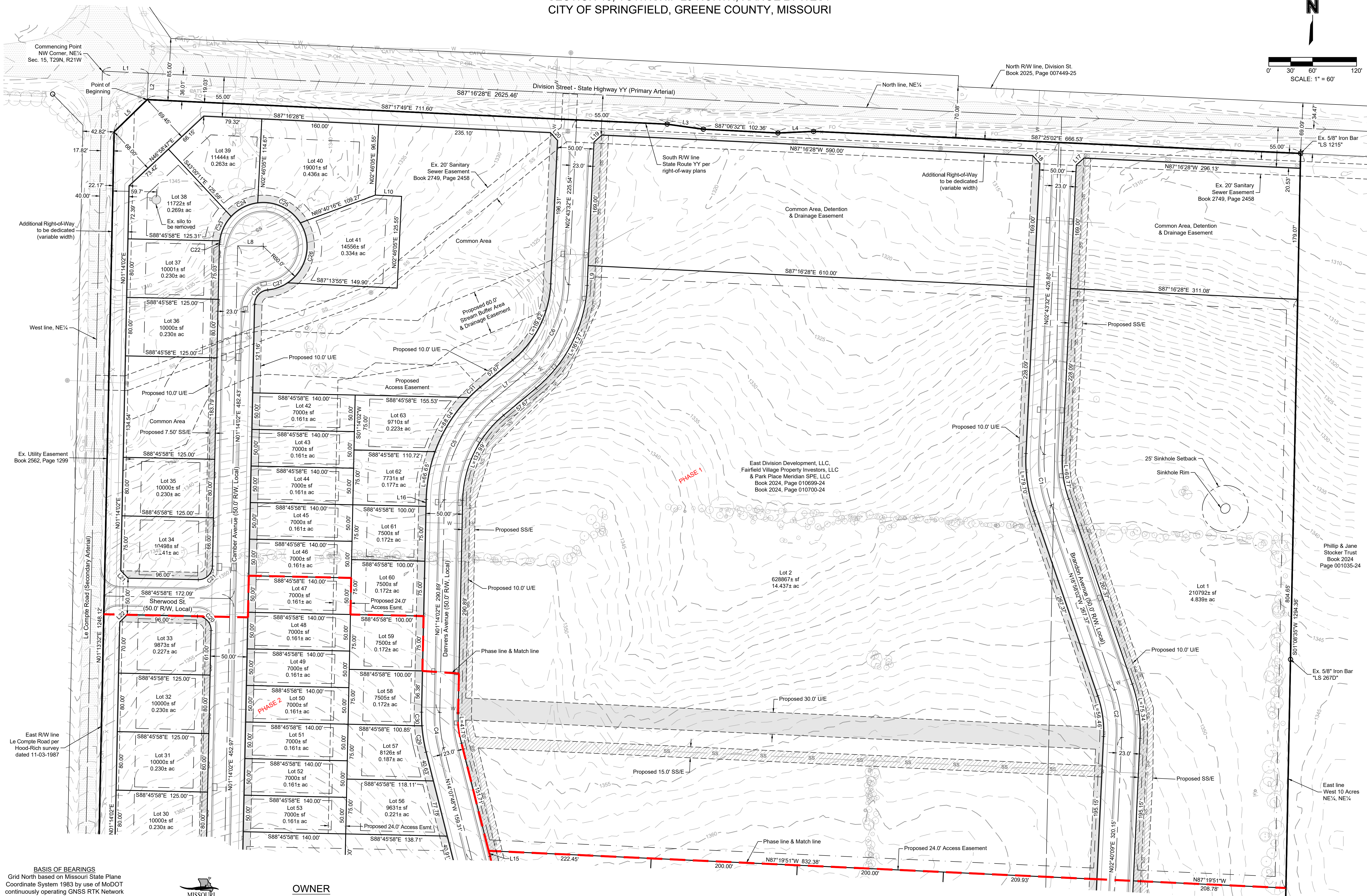
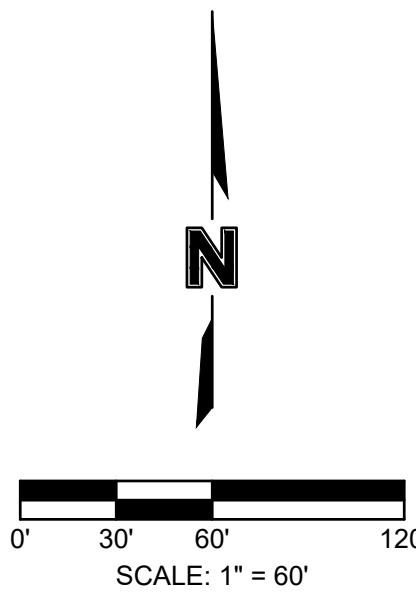
Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk, and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. The southern terminus of Danvers Avenue is proposed to be gated. The connection will be used for emergency access only.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush, and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

PRELIMINARY PLAT
GOTT'S VALLEY

PART OF THE N½ OF THE NE¼
SECTION 15, TOWNSHIP 29 NORTH, RANGE 21 WEST
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



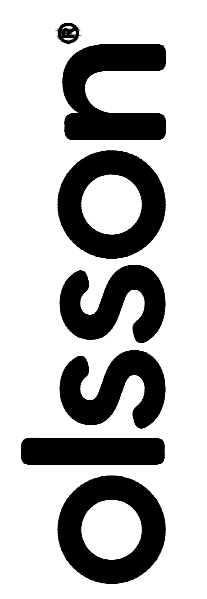
BASIS OF BEARINGS
Grid North based on Missouri State Plane
Coordinate System 1983 by use of MoDOT
continuously operating GNSS RTK Network
Central Zone

DATUM
Elevations based on NAVD 88 by use
of MoDOT continuously operating
GNSS RTK Network



OWNER
East Division Development, LLC,
Fairfield Village Property Investors, LLC
& Park Place Meridian SPE, LLC
331 Soquel Avenue, Suite 100
Santa Cruz, CA 95062

PREPARED BY
Olsson, Inc.
550 St. Louis Street
Springfield, MO 65806



550 East St. Louis Street
Springfield, MO 65806

olsson.com
TEL 417.890.8802
FAX 417.890.8805

Olsson - Survey
Missouri COA #000366



REV.	NO.	DATE	REVISIONS DESCRIPTION
1		06.17.2026	Revised per City of Springfield Comments
2		06.26.2026	Revised per Additional City of Springfield Comments

BY	CD	CD

REVISIONS

PRELIMINARY PLAT
GOTT'S VALLEY

PART OF THE N½, NE¼, SECTION 15, TOWNSHIP 29N, RANGE 21W
SPRINGFIELD, GREENE COUNTY, MISSOURI

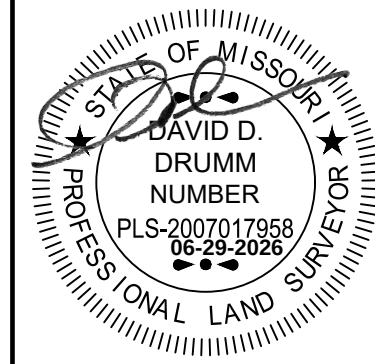
2026

drawn by: CDA
surveyed by: SVY
checked by: DDD
approved by: DDD
project no.: 025-01404
drawing no.: V PPLT 02501404
date: 05.28.2026

SHEET
2 of 3

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Missouri COA #000366



REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	06.17.2026	Revised per City of Springfield Comments	CDA
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REVISIONS

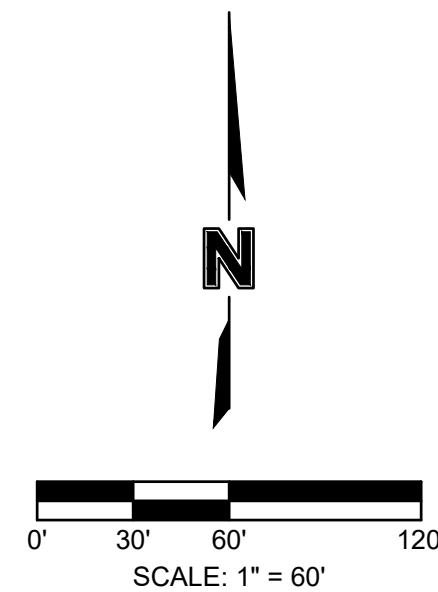
2026

PRELIMINARY PLAT
GOTT'S VALLEY

PART OF THE N¹/₂, NE¹/₄, SECTION 15, TOWNSHIP 29N, RANGE 21W
SPRINGFIELD, GREENE COUNTY, MISSOURI

drawn by: _____ CDA
surveyed by: _____ SVY
checked by: _____ DDD
approved by: _____ DDD
project no.: _____ 025-01404
drawing no.: _____ V PPLT 02501404
date: _____ 05.28.2026

SHEET
3 of 3



DATUM
Elevations based on NAVD 88 by use
of MoDOT continuously operating
GNSS RTK Network



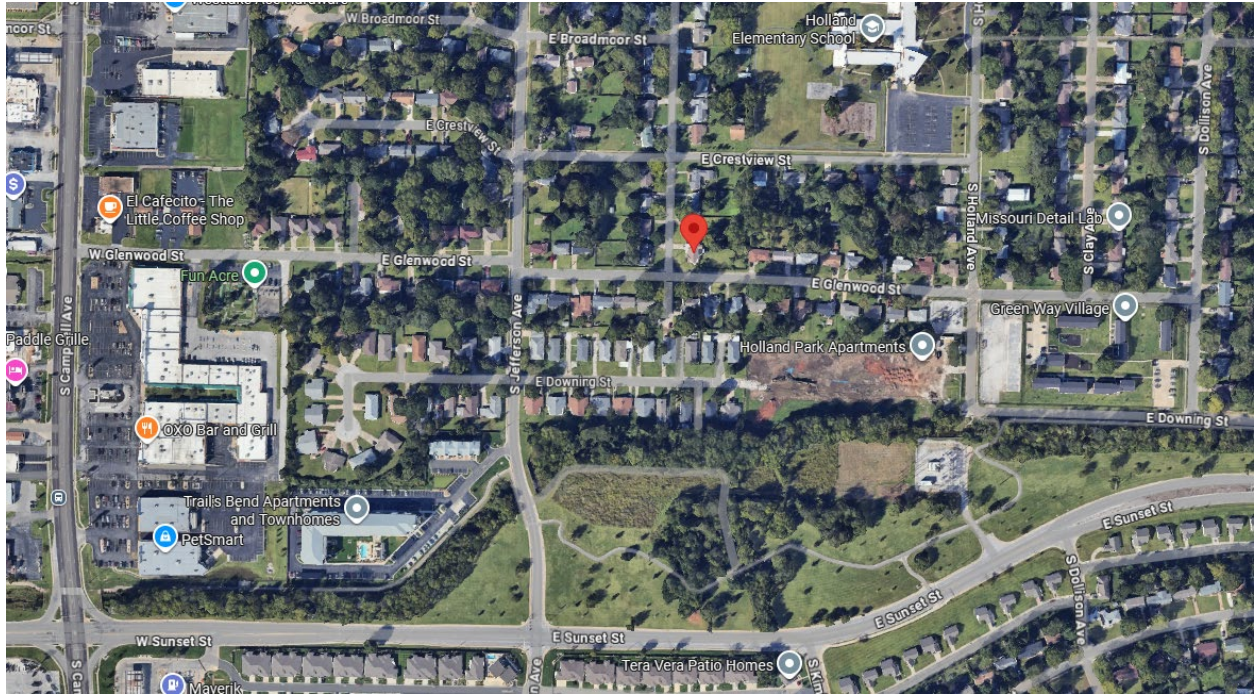
1-800-DIG-RITE OR 811
www.mo1call.com

East Division Development, LLC,
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& Park Place Meridian SPE, LLC
331 Soquel Avenue, Suite 100
Santa Cruz, CA 95062

Olsson, Inc.
550 St. Louis Street
Springfield, MO 65806

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. 36-10.08.B.3. – Short-Term Rentals

- h. If at least two (2) or at least thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street, submit a letter of objection, the application shall be denied. If the application is denied for this reason, an applicant may file an appeal to the planning and zoning commission for a resolution to approve the application. An appeal must be filed within 10 days of denial. The decision of the planning and zoning commission shall be final for the purposes of Chapter 536, RSMo.
- i. If the applicant submits a complete meeting summary and less than two (2) or less than thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street, submit a letter of objection, the application shall be approved, provided that all other requirements have been satisfied.

ZONING ORDINANCE REQUIREMENTS:

Short-Term Rental Type 2

Allowed in the R-SF or R-MX1 districts.

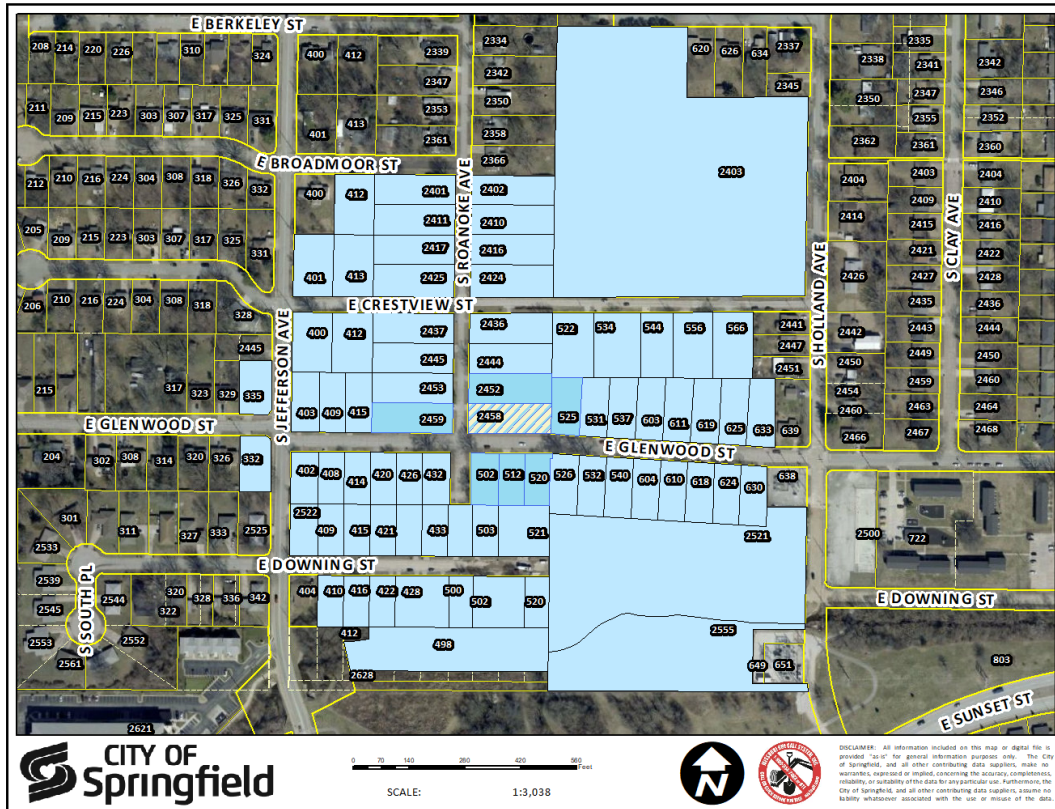
For non-operator-occupied residence, legal accessory apartment or historic carriage house.

No limitation on the number of days that it can be rented; however, all Type 2's will require a Short-Term Rental Type 2 permit.

Density Limitations: No STR Type 2 shall be located within 500 feet of another STR Type 2. This is a radial measurement of 500 feet from one STR Type 2 to another as measured by the shortest distance between the two property lines. This is not subject to appeal.

The permit requires a neighborhood meeting with property owners within 500 feet of the STR Type 2 and if the property owners within 500 have 10 days from the date of the neighborhood meeting to submit a letter objecting to the short-term rental.

DEVELOPMENT REVIEW STAFF REPORT



If at least two (2) or at least thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street, submit a letter of objection no more than ten (10) days after the neighborhood meeting, the application shall be denied. If the application is denied for this reason, an applicant may file an appeal to the Planning and Zoning Commission for a resolution to approve the application. An appeal must be filed within 10 days of denial. The decision of the Planning and Zoning Commission shall be final for the purposes of Chapter 536, RSMo.

Application Fees: \$715 (Planning fee), \$30 (BDS inspection fee) and business licensing fee, which starts at \$25.

Must obtain and continually maintain a service agent business license and certificate of occupancy. If an annual business license is not continually obtained, the owner/business risks losing the ability to operate due to the density restrictions for a Type 2.

Licensing fees are based on gross receipts and typically range from \$25 per year (\$0-\$10,000 in annual gross receipts) to \$105 per year (\$200,000 in annual gross receipts). Businesses that collect more than \$200,000 in annual gross receipts are charged an additional 25 cents per \$1,000. New applicants will be asked to estimate their gross receipts for the upcoming year. The figures can be adjusted accordingly when the business renews the following year.

DEVELOPMENT REVIEW STAFF REPORT

Process

For all Short-Term Rental Type 2 uses, applicant(s) shall hold a neighborhood meeting and invite the neighborhood surrounding their property along with any registered neighborhood organizations.

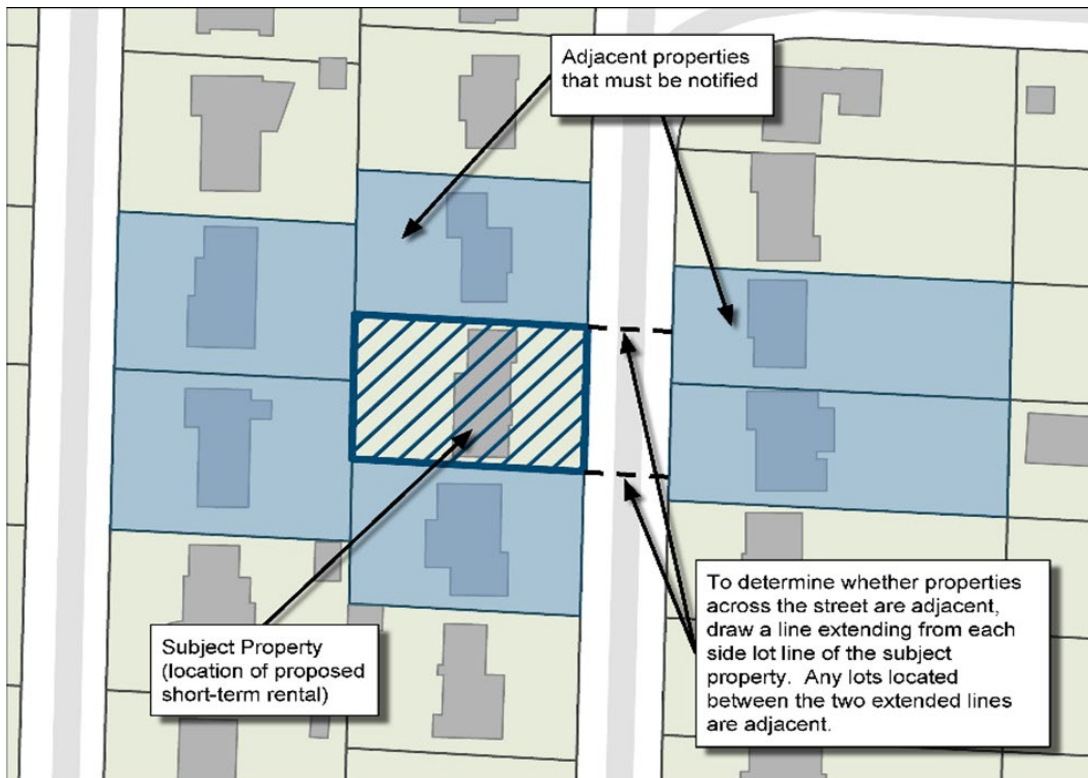
1. Notice of the meeting shall be sent by first-class mail, postage paid, at least ten (10) days prior to the meeting, to at least one (1) record owner of each real property and occupants within five hundred (500) feet of the development proposal, as shown on the records of the County Assessor, and to the president or other association officer(s) of any neighborhood association(s) as on file with the Director of Planning and Development.
2. It is recommended the meeting be held early enough to provide time for the applicant to consider any neighborhood input, allow any changes to be evaluated by staff, and to resolve any issues if possible.
3. The mailing shall be performed by the Planning and Development Department; however, the letters and envelopes themselves must be prepared, and postage placed on same by the applicant. The neighborhood letters shall be submitted to the Planning and Development Department for mailing. A file copy of the letter shall be provided to the Planning and Development Department. The notice letter shall contain the following at a minimum or any additional information as required by the Director of Planning and Development:
 - a) Description and details of proposed Short-Term Rental operation and any other proposed changes.
 - b) Meeting date, time, and location.
 - c) Property owner and/or operator's contact information.
 - d) Development Review Notice, Comment Cards, and adjacent letter of objection.
4. The meeting shall be held on the property involved in the application or in the immediate vicinity. The meeting shall be scheduled from 4:00 to 6:30 p.m.
5. Following the neighborhood meeting and within ten (10) days of the neighborhood meeting, the applicant shall submit a summary of the meeting to the Planning and Development Department using the following format as set forth below.
 - a) Description and details of proposed Short-Term Rental operation and any other proposed changes.
 - b) Meeting date, time and location.
 - c) Number of invitations that were sent.
 - d) Number of neighbors in attendance with an attached sign-in sheet.
 - e) List of issues raised, any verbal comments and how applicant plans to respond.
 - f) Additional information, such as comment cards, letters from neighbors, shall be attached to the summary.

DEVELOPMENT REVIEW STAFF REPORT

6. If the applicant does not submit the information listed above within ten (10) days of the neighborhood meeting, the application shall be considered incomplete, and the applicant will be required to conduct a new meeting.

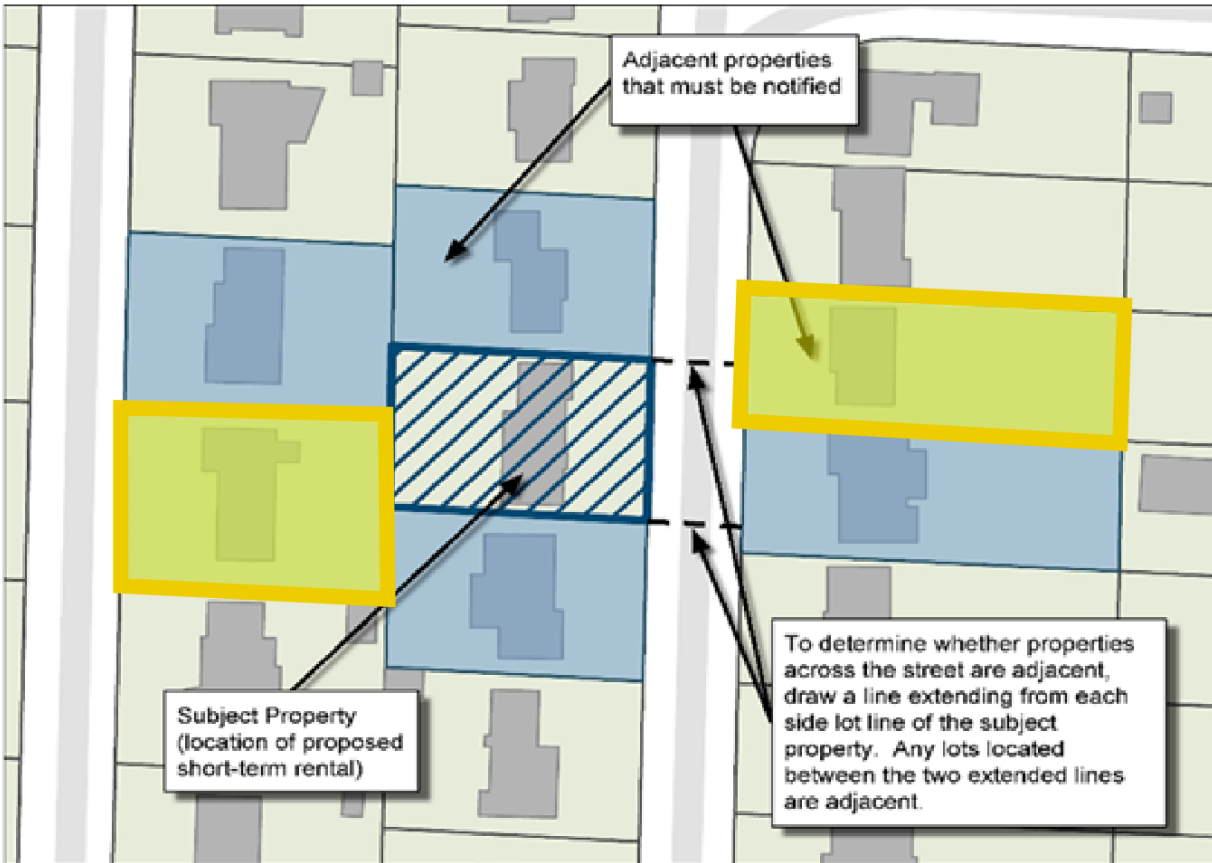
7. Section 36-10.08.B.3.h. of the Zoning Ordinance states the following:

A Short-Term Rental Type 2 application requires, “If at least two (2) or at least 30 percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street submit a letter of objection the application shall be denied. If the application is denied for this reason, an applicant may file an appeal to the Planning and Zoning Commission for a resolution to approve the application. An appeal must be filed within 10 days of denial. The decision of the Planning and Zoning Commission shall be final for the purposes of Chapter 536, RSMo. If the applicant submits a complete meeting summary and less than two (2) or less than thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street, submit a letter of objection, the application shall be approved, provided that all other requirements have been satisfied.”



DEVELOPMENT REVIEW STAFF REPORT

This scenario: Six adjacent property owners, two (highlighted in yellow) sign letters of objection, this represents 33% of the property owners as well as two letters of objection.



Adjacent Properties	Percent of 2 adjacent property owners	At least 30% or more of adjacent property owners	Required Adjacent letters of objection, whichever is greater
10	2=20%	3=30%	3
9	2=22%	2.7=30%	3
8	2=25%	2.4=30%	3
7	2=28%	2.1=30%	3
6	2=33%	1.8=30%	2
5	2=40%	1.5=30%	2
4	2=50%	1.2=30%	2
3	2=66%	0.9=30%	2
2	2=100%	0.6=30%	2

This is an aerial map of a residential neighborhood in St. Louis, Missouri. The map displays a grid of property lots, each with a unique lot number. The streets shown include Jefferson Ave, S Grand Ave, S Holland Ave, E Crestview St, E Glenwood St, E Downing St, and E Chestnut St. The map is color-coded to indicate different zoning districts: yellow for R-SF (Single-Family), orange for RMX1 (Residential Medium Density), orange with a cross-hatch pattern for RMX2 (Residential Medium Density), and pink for CC (Community Center). A large, irregularly shaped area in the lower right quadrant is shaded in a darker orange and labeled with RMX2 and CCB 181. The map also shows various other zoning codes such as RMX1, RMX2, CC, and CCB 181. The map is oriented with North at the top.

Violations: None under current ownership.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS:

1. The property owner has applied for a Short-Term Rental (STR) Type 2 permit to establish a Short-Term Rental Type 2 at 2458 S. Roanoke Avenue per Section 36-10.08 of the Zoning Ordinance.
2. Per the Zoning Ordinance short-term rental type 2's are not allowed to be located within five hundred (500) feet of another short-term rental type 2, as measured by the shortest distance between the two closest property lines. The applicant's property meets the density requirement.
3. This property is not an existing Short-Term Rental Type 2 and therefore no hotel and motel tax has been paid, which was passed July 2023.
4. The applicant has notified the property owners and occupants within 500 feet of the property and held a neighborhood meeting on April 22, 2026. The neighborhood meeting summary was submitted within the 10-day requirement and can be found in Attachment 2.
5. Letters of Objection sent to immediately adjacent property owners can be found in Attachment 3.
6. Comment cards sent to all property owners and tenants within 500 feet can be found in Attachment 4.
7. The applicant has received letters of objection from at least two (2) or at least thirty percent (30%), whichever is greater, of adjacent owners of residential real property, including those adjoining and immediately across the street.
8. The Zoning Ordinance allows the applicant to file an appeal to the planning and zoning commission for a resolution to approve the application if denied by property owners (Attachment 1).
9. Adjacent property owners of the proposed short-term rental type 2 establishment have been notified by regular mail of the, July 16th, 2026, Planning and Zoning Commission meeting.
10. If approved, all other requirements of the Short-Term Rental requirements of Section 36-10.08 of the Zoning Ordinance must be met.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed appeal of this article:

1. Recommend against the appeal.
2. Recommend approval of the appeal.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1
NOTICE OF DENIAL AND APPLICANTS APPEAL LETTER

ATTACHMENT 2
NEIGHBORHOOD MEETING SUMMARY AND SIGN-IN SHEET

ATTACHMENT 3
ADJACENT MAP AND LETTERS OF OBJECTION

ATTACHMENT 4
500' MAP AND COMMENTS CARDS

ATTACHMENT 5
RADIAL MAP OF STRS



Short-Term Rental Type 2 Appeal Application

****eCity INSTRUCTIONS****

****PLEASE FOLLOW STEPS 1 & 2 FOR SUBMITTING THIS APPLICATION****

1. Fill out the Short-Term Rental Appeal Form and upload as an attachment to your account in eCity.
2. Planning staff will review the appeal and assign a date for your appeal to Planning and Zoning.

Case No.	
Date Filed	
Received By	
Receipt No.	

This appeal is designed to help the Planning and Zoning Commission better understand the operator's compliance with city regulations. Make sure to submit everything that is required for a complete appeal application. Incomplete applications will be rejected and returned to the applicant. Complete the questionnaire to avoid a delay in your appeal being processed.

Short-Term Rental Type 2 Property Address: 2458 S. Roanoke Springfield, MO 65807

PROPERTY OWNER'S INFORMATION:

Name of current property owner: Amanda Quint & Myles Loffler

If corporation: Corporate Official: _____

Mailing Address: 2457 S. Edgewater Drive Springfield MO

Zip Code: 65804 Phone: (Amanda) 417-773-9072 (Myles) 417-233-1313

E-mail: quint068@gmail.com, myles2007@gmail.com

OPERATOR'S INFORMATION (if different):

Name: _____

Mailing Address: _____

Zip Code: _____ Phone: _____

E-mail: _____

SHORT-TERM RENTAL TYPE 2

- ☐ Has this property already been operating as a Short-Term Rental Type 2? **Check box if yes.**
- ☐ Does the property owner have any other existing Short-Term Rentals (Type 1, 2 or 3) in the City of Springfield?
Check box if yes and provide addresses in comment area.
- ☐ If operating an existing Short-Term Rental Type 1, 2 or 3, have all properties paid hotel/motel taxes since July 2023?
(or since the first month of operation if this occurred after July 2023).
Check box if yes and provide information in comment area.
- ☐ If operating an existing Short-Term Rental 1, 2 or 3, have there been any complaints from adjacent property owners? **Check box if yes and provide complaints in comment area.**

SITE DESCRIPTION

Total square footage of the Short-Term Rental. 1674.

Total beds rented out? 3.

Maximum number of occupants allowed on property? 6.

Total number of off-street parking provided on-site? 4.

- ☒ Are the parking spaces paved? **Check box if yes.**
- ☒ Will there be parking in front of the residential structure? **Check box if yes.**
- ☐ Are there any parking restrictions for on-street parking (i.e., no parking signs in front of property and along both sides of the street)? **Check box if yes.**
- ☐ Does the property reside in a Neighborhood Parking District? **Check box if yes.**
- ☐ Does property have access to an alley? **Check box if yes.**
- ☐ Is there a garage for parking? **Check box if yes.**
- ☒ Will cars be parking in the driveway? **Check box if yes.**
- ☒ Is there enough room for cars to park without blocking the sidewalk? **Check box if yes.**
- ☐ Have there been any renovations on the property that would have required any electrical, plumbing and/or building permits? **Check box if yes.**

REASON FOR APPEAL/COMMENTS/COMPLAINTS RECEIVED/RESPONSE TO LETTERS

Please see attached.

Dear Planning & Zoning Commission,

Thank you for taking the time to consider our appeal that we be allowed to operate a Short-Term Rental at 2458 S. Roanoke.

I would first like to share my personal history of this property: my grandparents originally purchased the house in the mid-1950s. My mother and her three siblings grew up there, and I personally lived there with my grandmother when I attended MSU. When she passed away in 2018, my uncle purchased the property as a rental, and family members and friends, including my sister, lived there until my wife, Amanda Quint, and I purchased the house earlier this year.

To address concerns regarding the vetting of guests and property maintenance, we are committed to the following:

- **Rigid Guest Screening** - we only plan to offer this property through trusted platforms to guests who have been verified
- **Modern Appeal** - the value and appearance of the home is important to us, and we have been refreshing the floors, paint, bathroom, and kitchen features to make the property inviting
- **Continuous Property Maintenance** - unlike a standard rental, this home will be professionally cleaned and landscaped regularly between guests
- **Noise & Occupancy Controls** - parties and loud guests are strictly prohibited, both by the rental platforms and the city itself; guests who violate these controls will be asked to vacate the property
- **Local Contacts** - my wife and I live less than 10 minutes away, and we will gladly offer direct contact information to any concerned neighbors with a promise to promptly address any issues or concerns that do may arise

As this home has been in the family for nearly 70 years, we care deeply about its value and the stability of the neighborhood. We are not a faceless corporation operating multiple properties from out of state – this is an investment that allows my wife and me to keep the property in the family and preserve it for future generations.

We are disappointed that the neighbours chose to contact the city directly rather than approach us or attend the Neighbourhood Meeting we held in April, where we could have hopefully addressed their concerns face-to-face. As a counterpoint to the concerns, the neighbors who did attend the meeting only expressed their support and well-wishes on the project.

We are happy to discuss any of these safeguards further and would like to thank you for considering this appeal.



Myles Loffler & Amanda Quint

ATTACHMENT 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request to establish a Short-Term Rental Type 2.
2. Meeting Date & Time: 4/22/2026 4pm - 6:30pm
3. Meeting Location: 2458 S. Roanoke, Springfield MO 65807
4. Number of invitations that were sent: 110
5. Number of neighbors in attendance (attach a sign-in sheet): 2
6. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the owner/operator must explain why the issues cannot be resolved.)

The two neighbors who stopped by were just curious about the project and wished us luck. No negative comments or issues.

7. List or attach the written comments and how you plan to address any issues:

N/A

I, Amanda Quint (print name), attest that the neighborhood meeting was held on 4/22/2026 (month/date/year), in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Amanda Quint

Printed name of person completing affidavit

NEIGHBORHOOD MEETING SIGN-IN SHEET

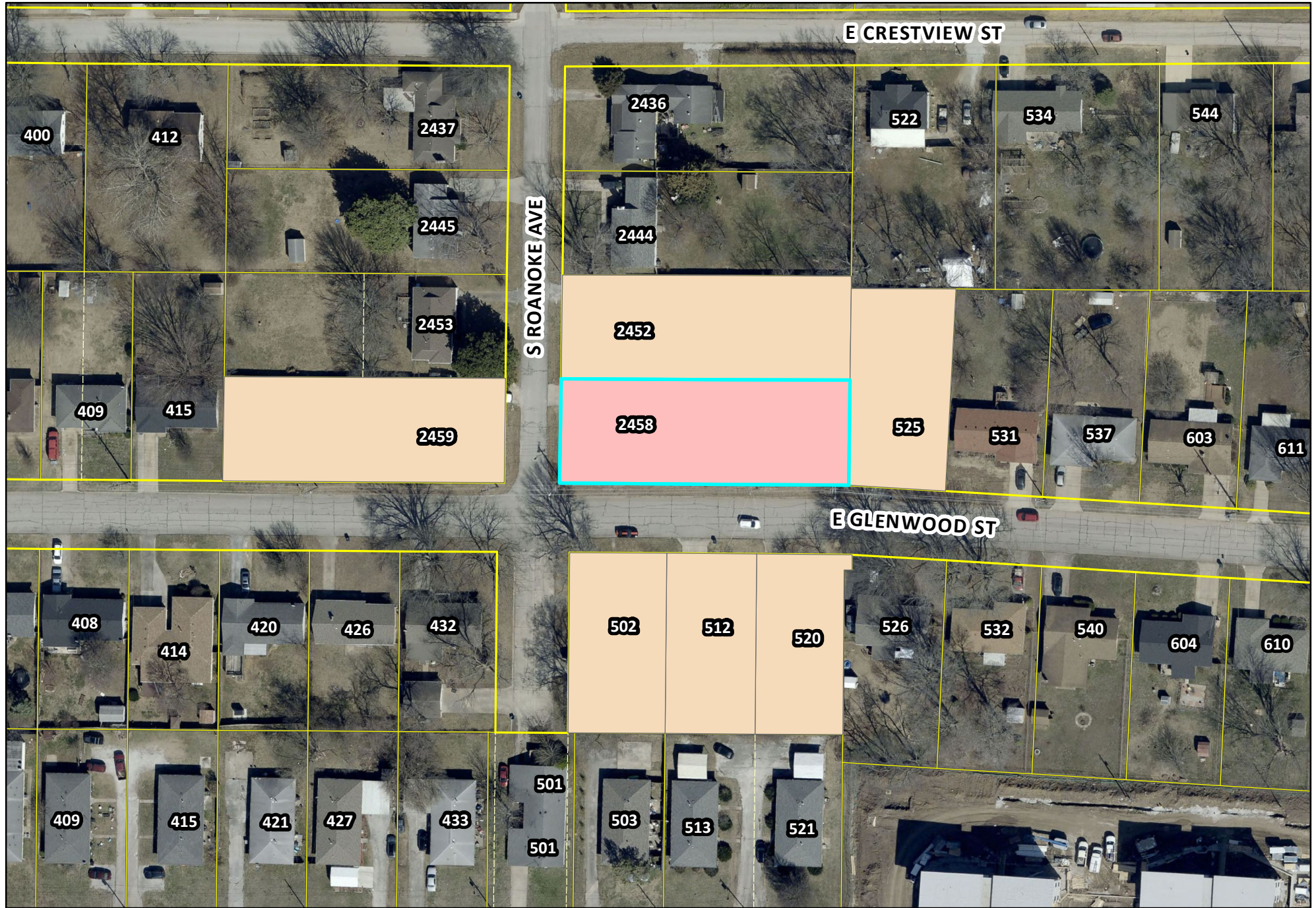
Project: 2458 S. Roanoke

Meeting Date: 4/22/2026

Owner/Operator: Myles Loffler & Amanda Quint

Location of Meeting: 2458 S. Roanoke

[illegible]



SHORT-TERM RENTAL TYPE 2 LETTER OF OBJECTION TO THE
PLANNING AND ZONING COMMISSION OF SPRINGFIELD, MISSOURI

City of Springfield, Missouri
Department of Planning and Development
840 Boonville Avenue
Springfield, Missouri 65802

SHORT-TERM RENTAL TYPE 2 ADDRESS: **2458 S Roanoke Avenue**

PROPERTY OWNER(S):

Loren Babits

PRINT NAME

and

Benjamin Breed

PRINT NAME

OWNER ADDRESS: 525 E GLENWOOD ST
PROPERTY ADJACENT TO PROPOSED STR

The undersigned hereby states that they are the verified owner(s) of property at the above-referenced address. The undersigned hereby states that they are opposed to the Short-Term Rental Type 2 located at the above-referenced address.

Signature of Owner: Loren Babits

Signature of Owner: Benjamin Breed

Reason for Objection (optional, in case of appeal):

Devalue to owner home. Lose stability in
neighborhood due to short term rentals

Denial of short term rental proposition for 2458 s Roanoke avenue springfield Mo 65807

From Jacquelyn Baxter <Jacquelyn.baxter333@outlook.com>

Date Sat 4/11/2026 4:40 PM

To Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>

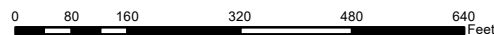
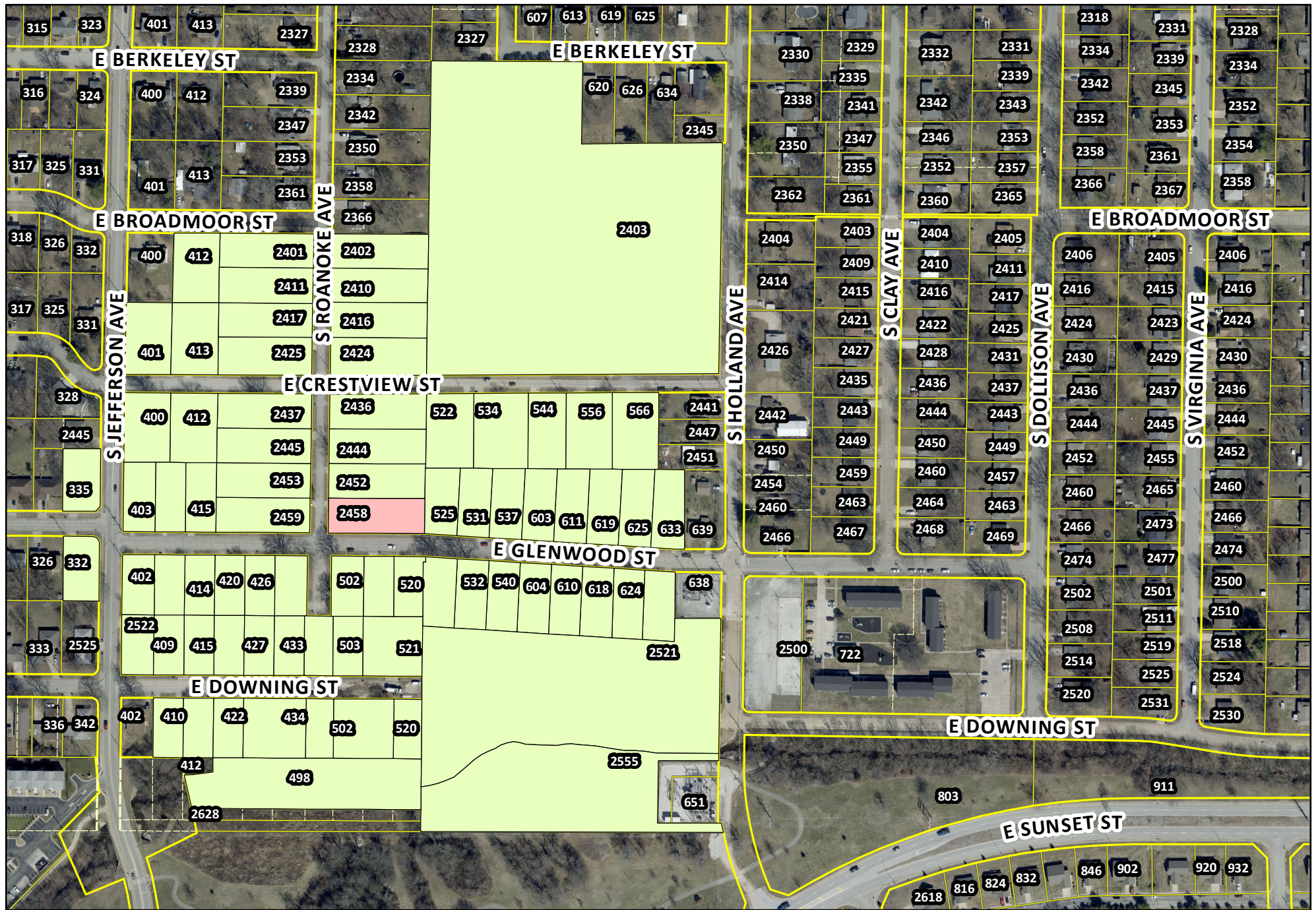
This is the first time you received an email from this sender (Jacquelyn.baxter333@outlook.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Jacquelyn Baxter would like to submit a letter of objection and deny the possibility of short term rental for 2458 S Roanoke avenue Springfield Mo 65807.

This is not good for our neighborhood and will not be accepted by our adjacent property.

Please let us know if you require any further action.

Regards,
Jacquelyn Baxter



SCALE:

1:3,287



DISCLAIMER: All information included on this map or digital file is provided "as-is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.

Comment Card - 2458 S Roanoke Ave - Neighborhood Meeting Comments

From mike derington.com <mike@derington.com>

Date Thu 4/16/2026 12:52 PM

To Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>

I live at 2437 S. Roanoke Ave. in Springfield, Mo. The following are my comments regarding a notice I received in the mail about a short-term rental application for 2458 S. Roanoke Ave.:

- I do not want a short-term rental allowed in my neighborhood.

Mike Derington

2437 S. Roanoke Ave.

Springfield, Mo. 65807

417.268.7968

ATTACHMENT 5

- 500 ft Radius
- 2458 S Roanoke
- STR Type 1
- STR Type 3

Type 2 Rental Status*

- Approved
- Pending

*Status as of: 6/5/2026

