



City of Springfield

Agenda

Board of Adjustment

Billy Kimmons (Chair)	Tony Brown (Vice Chair)	Natalee Stinson	Shelby Lawhon
-----------------------	-------------------------	-----------------	---------------

August 4, 2026

1:30 PM

**Busch Municipal Building
2nd Floor Conference Room
840 Boonville Avenue
Springfield, MO 65802**

1. **ROLL CALL.**
2. **APPROVAL OF MINUTES.**
 - 2.1. February 2, 2026
3. **UNFINISHED BUSINESS.**
4. **COMMUNICATIONS.**
5. **INTRODUCTION OF ZONING ORDINANCE AS EVIDENCE.**
6. **HEARINGS.**
 - 6.1. Variance 593
2000 South McCurry Avenue (Applicant: Tamara Martin c/o Westhaven Springfield, LLC)
7. **NEW BUSINESS.**
8. **ADJOURN.**

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.

MINUTES OF THE BOARD OF ADJUSTMENT

DATE: February 3, 2026

TIME: 1:30 p.m.

The regular meeting and public hearing of the Board of Adjustment was held on the above date and time in the Busch Municipal Building, 2nd Floor Conference Room with the following members and personnel in attendance: Billy Kimmons, Vice Chair, Shelby Lawhon, Natalee Stinson, and Dee Ogilvy. Absent: Anthony Brown. Staff: Daniel Neal, Senior Planner, Laura Vales, Assistant City Attorney, and Justin Crighton, Planning and Development Assistant Director.

INTRODUCTION OF ZONING ORDINANCE AS EVIDENCE: Daniel Neal introduced the Zoning Ordinance.

APPROVAL OF MINUTES: The November 4, 2025 minutes were approved.

COMMUNICATIONS: None

PUBLIC HEARING:

Variance 591

320 East Locust Street

Applicant: Barrett Fisk Design Build, LLC

Mr. Billy Kimmons opened the public hearing.

Mr. Barrett Fisk, 320 E. Locust Street, noted that he purchased the two houses (320 E. Locust Street and 1539 N. Jefferson Avenue) on a single lot approximately 20 years ago. Both houses, built around 1937 and 1900, predate the current zoning ordinances of 1956. The property is currently a non-conforming use (two houses on one lot) and no longer wishes to rent out the house at 320 E. Locust and subdividing the single lot into two separate, smaller lots, will allow both houses to be sold as owner-occupied properties. Tenants in the 1539 house have expressed interest in purchasing it.

He stated that converting rental properties to owner-occupied homes would benefit the neighborhood by preventing potential problem tenants; Aligns with the community's need for "missing middle" housing, offering more affordable homeownership options than typical large single-family homes; Cited a successful precedent in Woodland Heights where similar rental clusters were subdivided and converted to owner-occupied dwellings, improving the area. The subdivision would have no significant impact on traffic or infrastructure and is agreeing to necessary sewer extensions.

Board members asked about the accessibility to the garage and questioned where the property line would be.

Mr. Daniel Neal, confirmed the two houses on one lot are non-conforming, as they were built before the 1956 zoning ordinance. He also noted the subdivision and variances requirements.

Sewer Line: The existing sewer lateral for 1539 crosses 320, which is against code. A main public sewer extension along Locust Street is required, with a new lateral for 1539, ensuring each lot has its own public sewer connection. This was a mandatory condition for approval.

Lot Dimensions: (Proposed Tract 1 – 320 E. Locust)

- **Area:** 2,865 sq ft (well below 6,000 sq ft minimum).
- **Width:** 43.5 ft (below 50 ft minimum).
- **Depth:** 65 ft (below 80 ft minimum).
- **Front Yard Setback:** Approximately 5 ft (below 15 ft minimum).

Mr. Neal stated that the applicant's engineer confirmed the proposed sewer extension is feasible and acknowledged that many other older properties in the area have similar non-conforming configurations, reflecting historical development

patterns. He also stated that if the variance were denied, the applicant would not be able to subdivide the property, the house at 1539 N. Jefferson would eventually need to be demolished for the lot to become conforming.

Board members asked about rebuilding of the houses if it was destroyed.

Mr. Kimmons closed the public hearing.

Board Action:

Mr. Shelby Lawhon motioned to approve Variance 591 (320 East Locust Street); Ms. Natalee Stinson seconded the motion. It **passed with conditions** (Prior to the administrative replat and building permits being approved, the public sewer must be extended in compliance with Environmental Services requirements for sewer extension, including section 4.06G which involves designing, constructing, and accepting public improvement plans or escrowing the project) as follows: Ayes: Kimmons, Stinson, Lawhon, and Ogilvy. Nays: None. Absent: Brown.

Variance Findings of Fact and Conclusions of Law

Approved: 4/0 The variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district nor created by an action or actions of the property owner, the applicant, or predecessors in title. That condition is as follows: With the conditions stated.

Approved: 4/0 The granting of the variance will not adversely affect the rights of adjacent property owners or residents.

Approved: 4/0 The strict application of the provisions of the Land Development Code from which a variance is requested will constitute unnecessary hardship upon utilization of the property.

Approved: 4/0 The variance desired will not adversely affect public health safety, morals, order, convenience, prosperity, or general welfare.

Approved: 4/0 Granting the variance desired will not be opposed to the general spirit and intent of the Land Development Code.

NEW BUSINESS:

2026 Board of Adjustment Schedule.

Board Action:

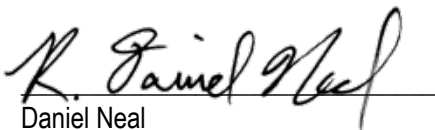
Mr. Shelby Lawhon motioned to approve the 2026 Board of Adjustment; Ms. Dee Ogilvy seconded the motion. It **passed** as follows: Ayes: Kimmons, Stinson, Lawhon, and Ogilvy. Nays: None. Absent: Brown.

2026 Election of Officers.

Board Action:

Ms. Natalee Stinson motioned to elect Billy Kimmons, Chair; Ms. Dee Ogilvy seconded the motion. It **passed** as follows: Ayes: Kimmons, Stinson, Lawhon, and Ogilvy. Nays: None. Absent: Brown.

Ms. Dee Ogilvy motioned to elect Anthony Brown, Vice Chair; Mr. Shelby Lawhon seconded the motion. It **passed** as follows: Ayes: Kimmons, Stinson, Lawhon, and Ogilvy. Nays: None. Absent: Brown.



Daniel Neal
For Executive Secretary

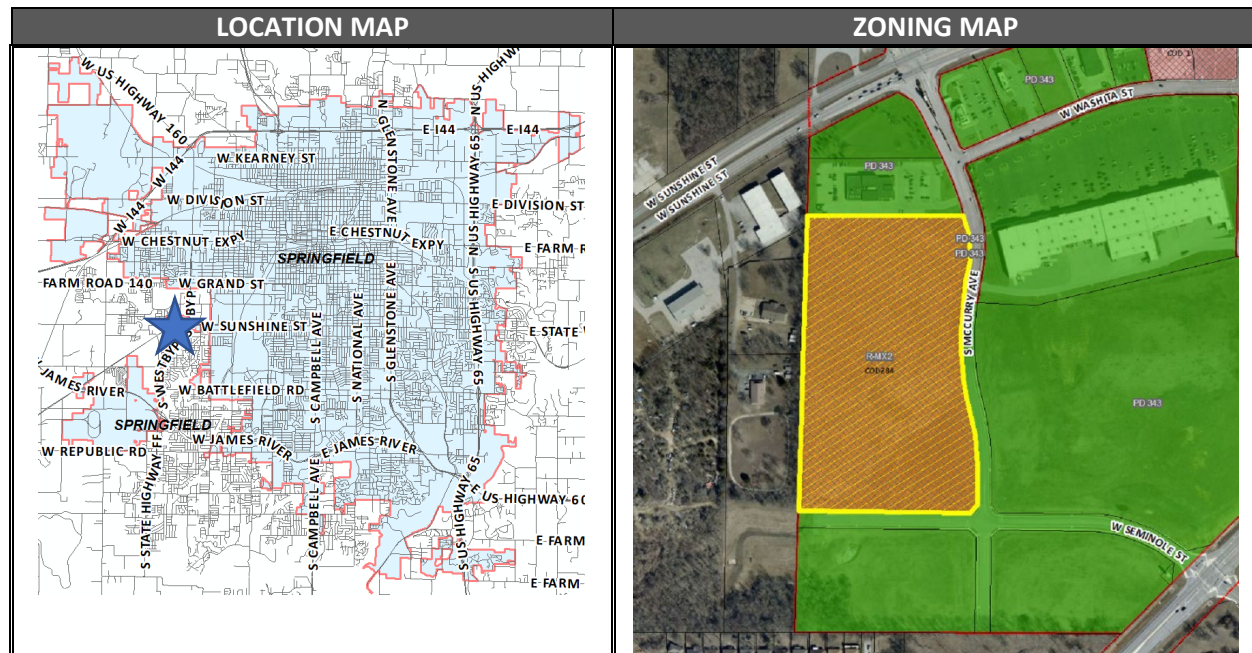
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Variance 593
Location:	2000 S. McCurry Avenue
Total Acres:	17.84 acres
Applicant:	Westhaven Springfield, LLC
Existing Land Use:	Multi-family residential development (under construction)
BOA Meeting:	August 4, 2026
Public Notification:	Mail and posted property
Staff:	Daniel Neal, Senior Planner, (417) 864-1036
Proposed motion:	I move to recommend approval of Zoning Variance 593 as submitted in the staff report (All BOA motions are made in the affirmative).
Required Vote:	Four BOA members must vote for approval (4 members are a quorum).

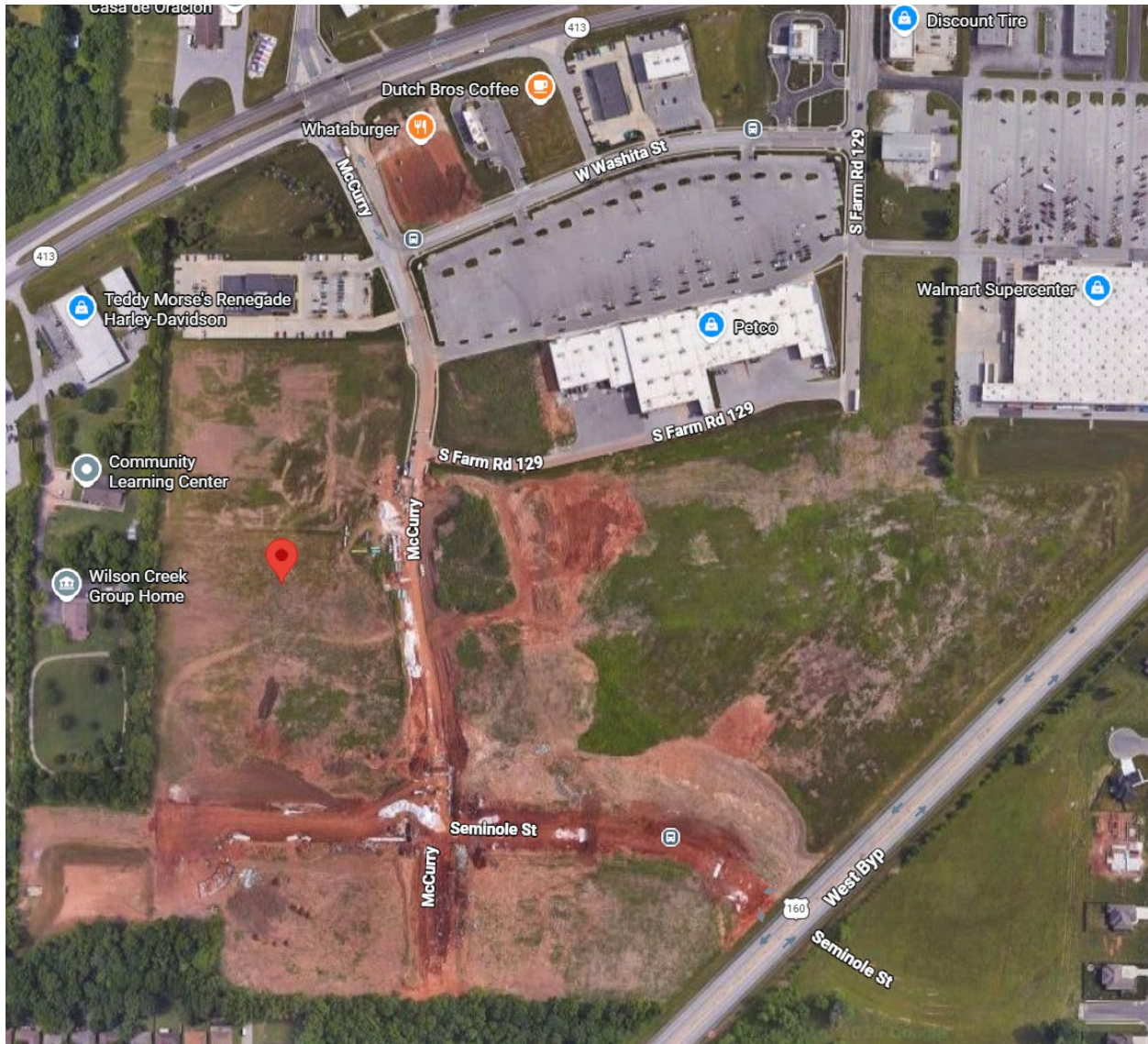
PROJECT SUMMARY:

Request a Design Variance from General Ordinance No. 6978, Conditional Overlay District No. 284, Provision 2, approved by City Council on February 23, 2026, which requires development of the subject property generally located at 2000 South McCurry Avenue be in substantial conformance to the Revised Multi-Family Location and Design Guidelines and the attached site plan and elevations.

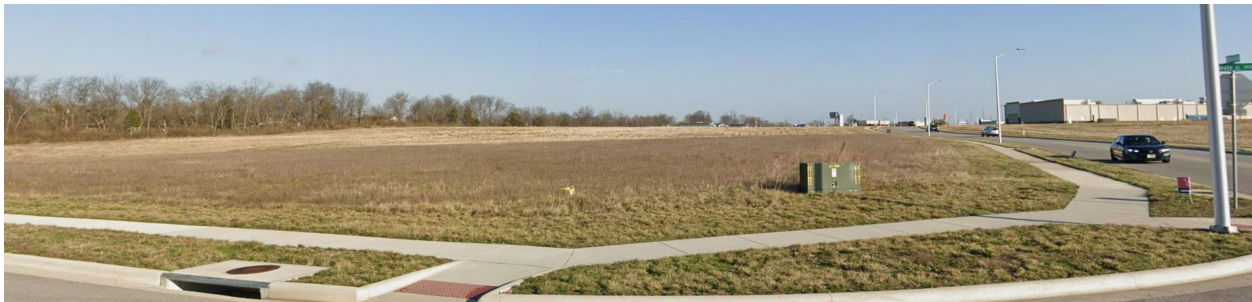


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was annexed in 2007 and was originally zoned HC, Highway Commercial District with Conditional Overlay District No. 1. It was later rezoned to Planned Development 343 and on February 23, 2026 was rezoned to R-MD, Medium Density Multi-Family Residential District with Conditional Overlay District No. 284. The 2026 Citywide rezoning translated the R-MD district to R-MX2 with COD 284.

BOARD OF ADJUSTMENT AUTHORITY:

36-2.07 Variance

A. Applicability.

1. *Design Variance.* A design variance provides relief from a strict interpretation of the zoning and site design and development standards of this chapter which, when applied to a particular property and in a specific context, limits all reasonable use of the property. Design variances may be initiated by the property owner.
2. *Use Variance.* A use variance provides relief from a strict interpretation of the use regulations which, when applied to a particular property and in a specific context, prevents all use of the property. Use variances may be initiated by the property owner.

B. Review Criteria.

1. A design variance shall be reviewed and approved only on the finding that all of the following conditions are met:
 - a. Unique physical conditions not ordinarily found in the same zoning district and that are not created by the property create practical difficulties in meeting the standard;
 - b. The strict application of the regulations constitutes an unnecessary hardship upon reasonable use of the property. Economic considerations alone shall not constitute unnecessary hardship if a reasonable use for the property exists under the standards of this chapter;
 - c. The design variance will not adversely affect the public safety or general welfare;
 - d. The design variance will not undermine the purpose of the ordinance, the intent of the zoning district or standards, or any other required professional design standard or specification;
 - e. The design variance will not adversely affect the rights of adjacent property owners or residents; and
 - f. The design variance is the minimum necessary to relieve the conditions and permit reasonable use of the property.
2. A use variance shall be reviewed and approved only on the finding that all of the following conditions are met:
 - a. Unique physical conditions not ordinarily found in the same zoning district and that are not created by the property create unnecessary hardship in meeting the standard;
 - b. The strict application of the regulations constitutes an unnecessary hardship upon all permitted use of the property, i.e., no permitted use of the property can be made absent a use variance;
 - c. The use variance will not adversely affect the public safety or general welfare;
 - d. The use variance will not undermine the purpose of the ordinance, the intent of

DEVELOPMENT REVIEW STAFF REPORT

- the zoning district or standards, or any other required professional design standard or specification;
- e. The use variance will not adversely affect the rights of adjacent property owners or residents; and
 - f. The use variance is the minimum necessary to relieve the conditions and permit any reasonable use of the property.
- C. **Review Procedure.** In addition to the general requirements in Table 2-1 and Section 36-2.01, the following requirements are specific to both design and use variance applications.
1. The Board of Adjustment shall hold a hearing at its next regularly scheduled meeting 28 days after the PD Director determination of a complete variance application.
 2. The Board may impose conditions and requirements that best assure the criteria for approval are in place and maintained, and any violation of these conditions shall be considered a violation of the ordinance.
 3. The Board shall document all decisions in writing, including the grounds for its decision based on findings of fact regarding all criteria, within 30 days after the public hearing. The decision shall be filed with the PD Director, who shall provide the decision to the applicant, other persons requested to be notified.
 4. The concurring vote of four members of the Board shall be necessary to grant a design or use variance.
1. The PD Director will record the decision with the Greene County Recorder of Deeds.
- D. **Effect of Decision.**
1. An approved variance shall become effective when recorded with the Greene County Recorder of Deeds. The PD Director shall record the written approval, and upon recording the applicant may proceed with any necessary building permits, licenses, or other permits authorized in the variance.
 2. Any decision not acted on within one year of the decision by the Board shall expire.
 3. A variance recorded and acted upon shall run with the land to the extent the zoning of the subject property remains in place, unless vacated by the Board through the same procedures and criteria for granting the variance.
 4. Any person aggrieved by a final decision of the Board may appeal the decision to the district court within 30 days of the Board's vote on the final decision.

CONDITIONAL OVERLAY DISTRICT PROVISION SUBJECT TO THE VARIANCE:

Sponsored by: Jenson
First Reading: February 9, 2026
Second Reading: February 23, 2026
COUNCIL BILL: 2026-035
GENERAL ORDINANCE: 6978

AN ORDINANCE

AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 17.84 acres of property generally located at 2000 South McCurry Avenue from Planned Development No. 343 to R-MD, Medium-Density Multifamily Residential District; establishing Conditional Overlay District No. 284; and adopting an updated Official Zoning Map.

DEVELOPMENT REVIEW STAFF REPORT

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The property generally located at 2000 South McCurry Avenue, and described in “Exhibit B,” from Planned Development No. 343 to R-MD, Medium-Density Multifamily Residential District with Conditional Overlay District No. 284. Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation,’ is hereby amended, changed, and modified consistent with this Ordinance.

Section 2 – City Council hereby establishes Conditional Overlay District No. 284, which shall contain the requirements and standards provided in “Exhibit A.” The requirements of Conditional Overlay District No. 284 shall modify the requirements of the Springfield Land Development Code Section 36-383, R-MD – Medium-density multifamily residential district, by requiring the property described in “Exhibit B” to comply with the requirements contained in “Exhibit A.”

Section 3 – City Council hereby directs the City Manager, or designee, to update the City's digital zoning map to reflect this rezoning, and City Council adopts the map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in the Springfield Land Development Code, Section 36-306, ‘Official zoning maps and rules of interpretation.’

Section 4 – The Official Zoning Map herein adopted shall be maintained and archived in the same digital form in which this Council has approved its adoption.

Section 5 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: February 23, 2026

EXHIBIT A CONDITIONAL OVERLAY DISTRICT PROVISIONS ZONING CASE Z-6-2026 COD 284

The requirements of Section 36-383 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. The maximum density shall be limited to twenty-four (24) dwelling units per acre.
2. The development of the subject property shall be in substantial conformance to the Revised Multi-Family Location and Design Guidelines and the attached site plan and elevations (Exhibit D - Attachments 4 and 5).

STAFF ANALYSIS AND RECOMMENDATION:

4. The R-MD District is intended to accommodate multi-family developments at densities up to approximately twenty-nine (29) dwelling units per acre. The applicant is requesting a maximum of twenty-four (24) dwelling units per acre. This density has been determined to be appropriate for this area based on an assessment completed under the Revised Multi-Family Development Location and Design Guidelines. That assessment resulted in a density of 21 to 24 dwelling units per acre. Further analysis of the proposed development under the Revised Multi-Family Development Location and Design Guidelines

DEVELOPMENT REVIEW STAFF REPORT

is attached (Attachment 2). The development must be in substantial conformance to the attached site plan and elevations (Attachment 4 and 5).

D. Design Guidelines (6/6 points)

A maximum of six points were given for design guideline criteria. Below are the design considerations that have been incorporated into the proposed development.

1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Lighting sources or luminaries that do not have a cutoff and are used in parking lots and pedestrian ways shall not exceed a maximum of 15 feet in height. Pedestrian scale lighting shall be provided within the development. Lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.

2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections, or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall follow the attached site plan and elevations.

3. Building Orientation and Interior Landscaping – All building orientations will address adjacent streets to receive design points for this element. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located throughout the parking lot. A landscaping plan shall be submitted conforming to these requirements for building permits.

4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features: windows; entrances; arcades; arbors; awnings (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations.

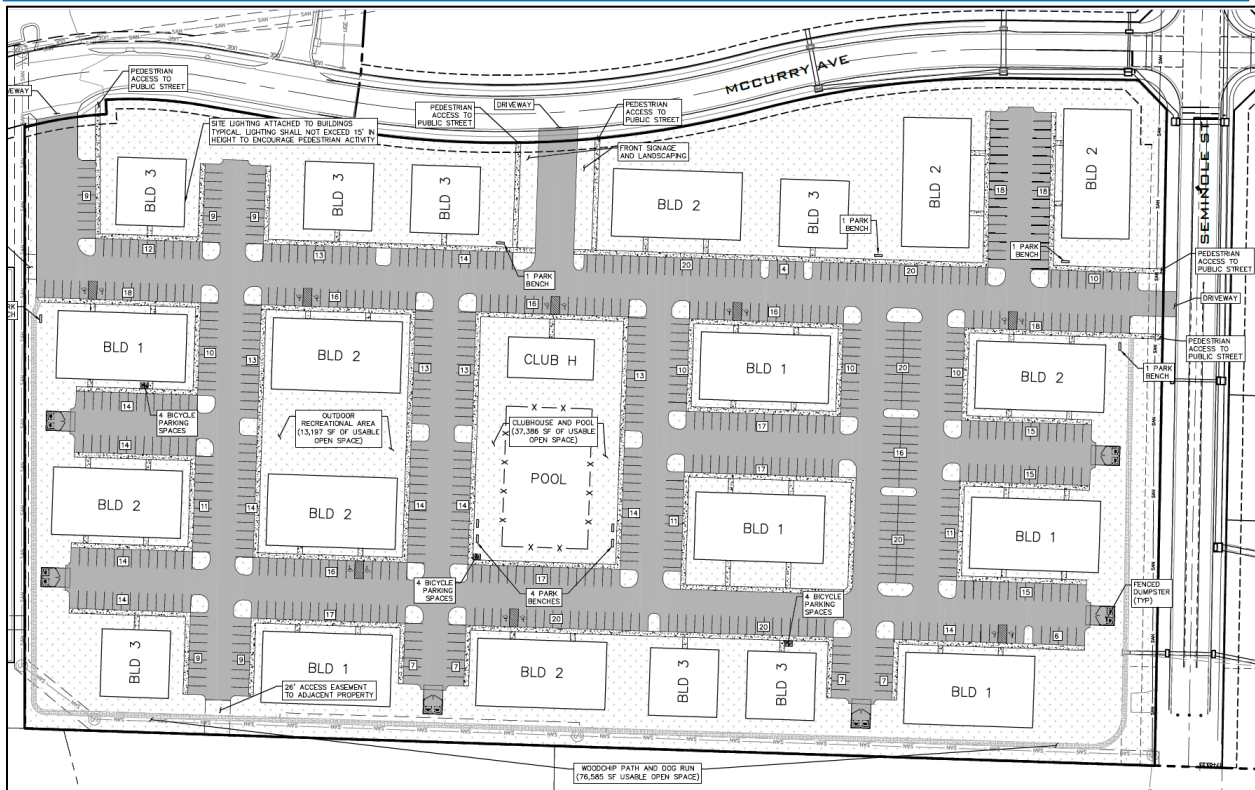
5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system in accordance with the attached site plan.

6. Useable Recreational Area/Facility – Benches will be located throughout the common areas providing for useable tenant amenities in accordance with the attached site plan; however, a minimum of 20% usable open space is required.

7. Amenity Calculation – The development includes a swimming pool, resident clubhouse and sports courts as amenities for the residents.

8. Preservation of Trees –All existing trees of 6" caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.

DEVELOPMENT REVIEW STAFF REPORT



Attachment 5



24 UNIT BUILDING 1



24 UNIT BUILDING 2



CLUBHOUSE



12 UNIT BUILDING 3

DEVELOPMENT REVIEW STAFF REPORT

PLACETYPES MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	PD 343	PD 343	PD 343	County R-1
LAND USE	Medical office	Vacant/undeveloped	Retail shopping center & vacant	Single-family residential uses
PLACETYPES	City Corridor	City Corridor	City Corridor	City Corridor

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

BUILDING DEVELOPMENT SERVICES:

No comment.

CITY UTILITIES:

No issues with proposed variance.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to variance.

FIRE DEPARTMENT:

No comment.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

No comment.

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
2000 S McCurry Ave	Wilsons Creek	No	No	No	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. Springfield Plaza Subdivisions have regional flood control basins designed through PIP 2014PW0001 and 2021PW0049.

WATER QUALITY REQUIREMENTS

1. Springfield Plaza Subdivisions have regional water quality control basins designed through PIP 2014PW0001 and 2021PW0049.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting vary from General Ordinance No. 6978, Conditional Overlay District No. 284, Provision 2, which requires development of the subject property generally located at 2000 South McCurry Avenue be in substantial conformance to the Revised Multi-Family Location and Design Guidelines and the attached site plan and elevations.
2. The applicant is currently constructing 21 multi-family buildings in an apartment complex.
3. During building permit review, it was discovered that 4 of the buildings didn't meet the Revised Multi-Family Location and Design Guidelines as required by ordinance. The applicant's representative was notified of this issue and decided to apply for a design variance instead of modifying the building to meet the code requirements.
4. The specific language states Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least 25 feet with bays, projections, or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall follow the attached site plan and elevations.
5. The approved General Ordinance with Conditional Overlay District No. 284 had multiple architectural renderings that were inferred to meet the Revised Multi-Family Location and Design Guidelines.
6. A conditional overlay district is a floating zone to be established as an overlay to a base zoning district, which limits the particular uses to be established in accordance with specific standards and conditions.
7. The applicant may apply for an amendment to the base zoning classification and jointly apply for conditional overlay district. Property may be rezoned to a conditional overlay district only in response to and consistent with a petition submitted by the owners of all of the property to be included in the district. A petition for a conditional overlay district must specify the use or uses of the base zoning district that are intended for the property and any conditions that, in addition to all general zoning ordinance requirements, will govern the development and use of the property. A conditional overlay district can only reduce the uses of the base zoning district and not allow any uses not permitted in the base zoning district. If additional uses are desired that are not permitted in the base zoning district, a rezoning to a different base zoning district or a planned development is required. A conditional overlay district may also be used to set density in accordance with the multifamily development location and design guidelines for R-LD, R-MD and R-HD districts and for planned developments, when multi-family uses are requested.
8. In this particular situation, the applicant wanted a multi-family density over 11 dwelling units per acre. The Zoning Ordinance required that the site plan and elevations be evaluated using the Revised Multi-Family Location and Design Guidelines. The scoring for these

DEVELOPMENT REVIEW STAFF REPORT

guidelines are based on the proximity of existing land uses, road network, design of the proposed buildings and existing site opportunities and constraints. The application was determined to receive 14 points and a density of 21-24 du/ac.

9. The applicant states that... *"The arrangement of the buildings is unique to this site due to parking requirements, utilities, etc. Because of these, 4 buildings had to be rotated to appropriately fit. If we are not granted this variance, these 4 buildings will look differently than the other 17 buildings onsite."*
10. The applicant or their representatives have not provided any evidence that shows the cost of providing the required articulation will make the cost of the project infeasible.
11. 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 property owners within 185 feet.
12. If the variance is approved; the 4 buildings that currently don't meet the design guidelines will be allowed to be permitted as submitted with their current building permit. An approved variance shall become effective when recorded with the Greene County Recorder of Deeds. The PD Director shall record the written approval, and upon recording the applicant may proceed with any necessary building permits, licenses, or other permits authorized in the variance.
13. The Board may impose conditions and requirements that best assure the criteria for approval are in place and maintained, and any violation of these conditions shall be considered a violation of the ordinance.
14. If the variance is denied; the applicant must redesign the buildings to meet the Revised Multi-Family Location and Design Guidelines specifically the articulation requirements and all other applicable Zoning Ordinance requirements.
15. The Board shall document all decisions in writing, including the grounds for its decision based on findings of fact regarding all criteria, within 30 days after the public hearing. The decision shall be filed with the PD Director, who shall provide the decision to the applicant, other persons requested to be notified.
16. Staff does not make recommendations on Board of Adjustment Zoning Variance applications.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1 Zoning Variance Approval Criteria

RESPONSES TO STANDARDS FOR VARIANCES:

36-2.07.B.1. A design variance shall be reviewed and approved only on the finding that all of the following conditions are met:	Applicant Response:	Staff Response
a. Unique physical conditions not ordinarily found in the same zoning district and that are not created by the property create practical difficulties in meeting the standard;	This variance, generally, would not apply to other property within the same zoning classification but arises due to building placement. The arrangement of the buildings is unique to this site due to parking requirements, utilities, etc. Because of these, 4 buildings had to be rotated to appropriately fit. If we are not granted this variance, these 4 buildings will look differently than the other 17 buildings onsite.	This property was zoned from a PD to R-MD w/ COD in February 2026. The site plan and elevations were submitted and approved with the rezoning. The site is a large 17.84 acre rectangular lot with two street frontages along McCurry and Seminole.
b. The strict application of the regulations constitutes an unnecessary hardship upon reasonable use of the property. Economic considerations alone shall not constitute unnecessary hardship if a reasonable use for the property exists under the standards of this chapter;	The variance will cause an unnecessary hardship upon the owner due to the addition of an artificial wall to meet the articulation requirements. This artificial wall is an additional, unnecessary expense and does not add to the appearance of the property but rather will detract from the appearance as it would make the area around windows asymmetrical and be an odd jut-out on that end of the building. This variance, generally, would not apply to other property within the same zoning classification but arises due to land grade and building placement.	These articulation requirements as described in the staff report and required by the COD are the same design requirements for every multi-family project in the city since 2009.
c. The design variance will not adversely affect the public safety or general welfare;	This variance will not be detrimental to the public welfare or injurious to other property. The one foot articulation variance will not alter the character of the neighborhood. It does not cause congestion or increase fire risk or public safety.	This does not appear to be an issue.
d. The design variance will not undermine the purpose of the ordinance, the intent of the zoning district or standards, or any other required professional design standard or specification;	Adding on of 1 foot of essentially dead space does not add to the appearance of the building and the extra cost involved will never be recouped nor can the space be rented. This additional 12 inches does not undermine the purpose of the ordinance or	All other multi-family dwellings since 2009 have had to meet these same design standards.

DEVELOPMENT REVIEW STAFF REPORT

	it's intent or any other design standards or specifications. It is a problem only on 4 buildings that each have over 400' linear feet compliant building façade.	
e. The design variance will not adversely affect the rights of adjacent property owners or residents; and	This variance does not adversely affect the rights of adjacent property owners or residents. It does not impair the amount of light or air to adjacent property or cause any risk to neighbors.	This doesn't appear to be an issue. The properties to the east and south are currently vacant.
f. The design variance is the minimum necessary to relieve the conditions and permit reasonable use of the property.	The design variance requested is the minimum necessary. We believe the variance is consistent with the purposes and intent of this Article and the Springfield Comprehensive Plan and the size of the variance is minimal.	This proposed design variance appears to address the specific issue.



DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 2 Legal Description

Springfield Plaza Phase 4 Lot 1 in the City of Springfield, Greene County, Missouri.

Project Name: PRJ2026-00521

Project Description: Westhaven Springfield Apartment Complex - New Building - 2000 S MCCURRY AVE

Review Comments List Date: 7/28/2026

Ref. # 24, Planning and Zoning, Andrew Menke, 4/17/26 5:45 PM, Cycle 1, Unresolved

Comment: ELEVATIONS

1) Buildings 1, 2, & 3- The cardinal directions associated with the elevations are not consistent with the orientation of these buildings on the site plan. Specify the correct cardinal directions. Since they all may not be oriented the same way, specify which building letter is oriented which way. An alternative could be to specify the orientation on each building footprint as they appear on WS ENG C1.2 - Dimension Plan North and WS ENG C1.3 - Dimension Plan South.

2) Articulations- Label the length of the articulations for elevations that are street facing. Make sure they are in compliance with the Multi-Family Development Location & Design Guidelines: Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections, or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. (Section D.2. on page 20 of COD # 284.)

Reviewer Response: Andrew Menke - 7/23/26 4:40 PM

a) Addressed. b) Addressed. c) Buildings R, S, & T (Style 2) & U (Style 1) do not appear to meet the articulation requirement, as articulations do not begin until at the 26-foot mark. See prior comment for additional information. There is currently a Design Variance application on file that is to go before the Board of Adjustment on 8/4/2026.

Responded by: Elizabeth Hale - 7/16/26 11:59 AM

Articulations: a) corrected. b) corrected. c) We have applied for a variance for this articulation as it is only 1' difference on one side of these 4 buildings out of 22 buildings. We should be on the agenda for the BOA meeting on August 4, 2026.

Reviewer Response: Andrew Menke - 6/4/26 4:47 PM

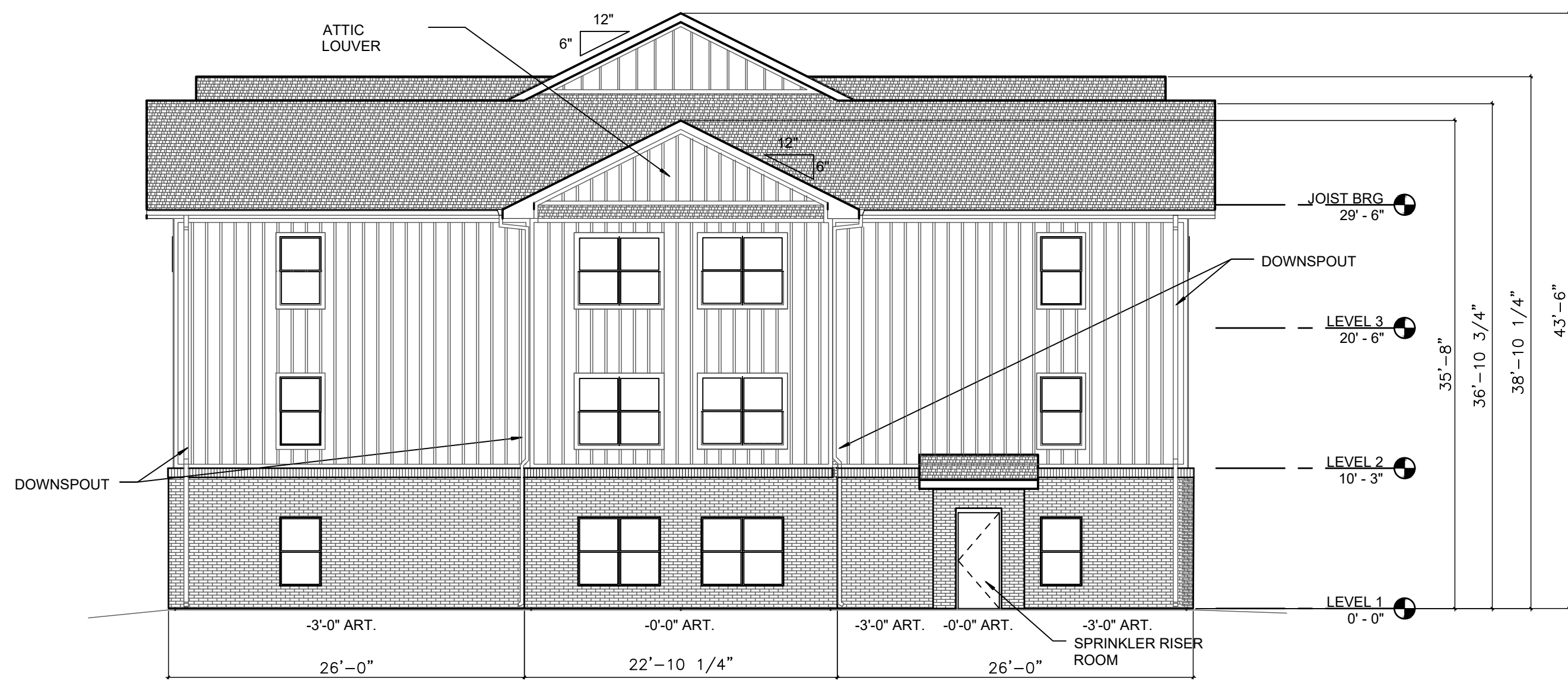
1) Addressed. 2) ARTICULATIONS: a) Building Style 1: Break up the measurement for the articulation on the Side B Elevation by the doorway. b) Building Style 2: There is a measurement for an articulation on the Side A Elevation, but the wall appears to be flush in this area. c) Buildings R, S, & T (Style 2) & U (Style 1) do not appear to meet the articulation requirement, as articulations do not begin until at the 26-foot mark. Make sure the articulations are in compliance with the Multi-Family Development Location & Design Guidelines: Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections, or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. (Section D.2. on page 20 of COD # 284.)

Responded by: Elizabeth Hale - 5/26/26 3:07 PM

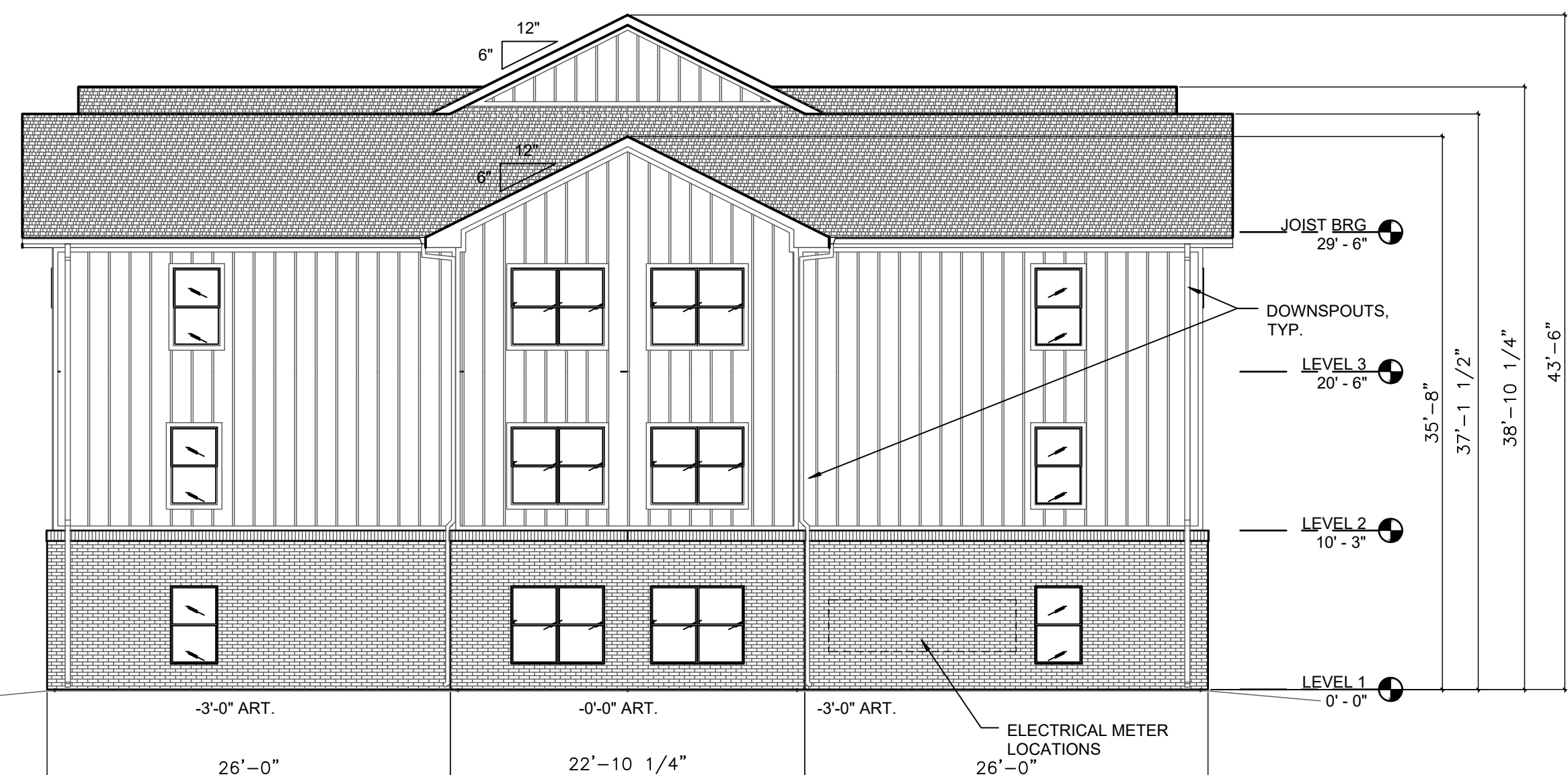
Cardinal directions have been removed for individual building plans since they face a variety of directions. See page WS ENG C1.0 for Complex layout and correct building directions.



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 SIDE B ELEVATION
SCALE: 1/8" = 1'-0"



3 SIDE A ELEVATION
SCALE: 1/8" = 1'-0"



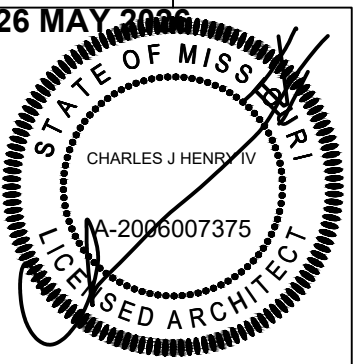
4 REAR ELEVATION
SCALE: 1/8" = 1'-0"



HENRY ARCHITECTURE

1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530.9693

DRAWN BY: MDS-BM
CHECKED BY: CJH4



JOB # 26-003

THE WESTHAVEN SPRINGFIELD

BLDG 1 - EXTERIOR ELEVATIONS

SPRINGFIELD, MISSOURI

A2.0

DATE: 05-26-2026, DESIGN VERSION V13



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



2 SIDE B ELEVATION
SCALE: 1/8" = 1'-0"



3 SIDE A ELEVATION
SCALE: 1/8" = 1'-0"

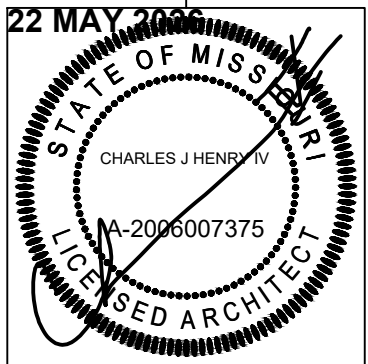


4 REAR ELEVATION
SCALE: 3/32" = 1'-0"



HENRY ARCHITECTURE

1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530.9693
DRAWN BY: MDS-BM
CHECKED BY: CJH4



JOB # 26-003

THE WESTHAVEN SPRINGFIELD

BLDG 2 - EXTERIOR ELEVATIONS

DATE: 07-01-2026, DESIGN VERSION V14

SPRINGFIELD, MISSOURI

A2.0

