



City of Springfield

Agenda

Administrative Review Committee

August 6, 2026

3:30 PM

Via Zoom/ 2 East Conference Room
840 Boonville Avenue
Springfield, Mo 65802

1. ROLL CALL.

2. MINUTES FROM LAST MEETING.

2.1. July 30, 2026

3. HEARINGS.

3.1. RC2026-00033

315 E WEAVER RD ~ Myron Royce Landscaping Bufferyard Requirements ~ ARC

Applicant: LEE ENGINEERING & ASSOCIATES, LLC

Work Type: 01.Land Development Code Unclear

3.2. ARC2026-00035

500 S NATIONAL AVE ~ 500 S. National ARC Review ~ ARC

Applicant: GARRETT ENGINEERING LLC

Work Type: 11.Modify sight triangle

4. JOIN ZOOM MEETING.

Meeting ID: 912 8621 5381

Passcode: 334931

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

July 30, 2026
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

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

ARC2026-00031

1700 E VALLEY WATER MILL RD

Applicant: LEE ENGINEERING & ASSOCIATES, LLC

Work Type: 11.Modify sight triangle

ATTENDANCE: Justin Crighton, Chad Zickefoose and Kellie Foster (zoom). Staff: Kyle Tolbert, Grady Porter, and Daniel Neal

REPRESENTATIVE: Don Berry and Tony Dunlap

PUBLIC:

Staff: Original request: A modified site plan, which included items such as the extension of Redbud Lane, a cul-de-sac for Redbud Lane, a right-of-way exception around an existing sign on Glenstone Avenue, and a private triangle right-of-way reduction. (The Redbud Lane extension and cul-de-sac were identified as matters that would fall under the Planning Director's decision, not ARC. Redbud Lane is located in the county, is a short street section, and the adjacent area is largely a stream, floodplain, or drainage easement).

Staff: Discussion on set-up of requests/cases. Determined to have 2 ARC cases (one Triangle/one ROW reduction).

Staff: MoDOT (Missouri Department of Transportation) supports the request and pertains to an existing 30x30 odd-shaped right-of-way.

ARC ACTION:

Chad motioned to approve the right-of-way triangle Justin seconded the motion. 3/0 Approved

Result: Approved

ARC2026-00032

422 W NORTON RD

Applicant: DAVID BODEEN

Work Type: Right of Way Reduction

ATTENDANCE: Justin Crighton, Chad Zickefoose and Kellie Foster (zoom). Staff: Kyle Tolbert, Grady Porter, and Daniel Neal

REPRESENTATIVE: Dave Bodeen

PUBLIC:

Staff/Rep: Requesting a waiver from requiring an additional 5-foot right-of-way along Norton Road.

Staff/Rep: An existing retaining wall is located on the current right-of-way line; requiring an additional 5 feet would place it behind the wall, creating grade challenges. Discussion if Norton Road were to be improved, expanding to the north would be less impactful due to more green space. A recent county assessment showed the property to be slightly smaller (about 0.1 acre less), which reduced the allowable apartment units from 30 to 29.85 (effectively 29). Relinquishing the 5-foot right-of-way would enable the development to maintain 30 units, essential for building two identical structures, and was deemed not to benefit the city.

ARC ACTION:

Chad motioned to to approve the request to require the additional 5-foot right-of-way along Morton Road Justin seconded the motion. 3/0 Approved

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

Result: Approved

July 30, 2026
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

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

ARC2026-00034

3550 N GLENSTONE AVE

Applicant: LEE ENGINEERING & ASSOCIATES, LLC

Work Type: Right of Way Reduction

ATTENDANCE: Justin Crighton, Chad Zickefoose and Kellie Foster (zoom). Staff: Kyle Tolbert, Grady Porter, and Daniel Neal

REPRESENTATIVE: Don Berry and Tony Dunlap

PUBLIC:

Staff: Original request: A modified site plan, which included items such as the extension of Redbud Lane, a cul-de-sac for Redbud Lane, a right-of-way exception around an existing sign on Glenstone Avenue, and a private triangle right-of-way reduction. (The Redbud Lane extension and cul-de-sac were identified as matters that would fall under the Planning Director's decision, not ARC. Redbud Lane is located in the county, is a short street section, and the adjacent area is largely a stream, floodplain, or drainage easement).

Staff: Discussion on set-up of requests/cases. Determined to have 2 ARC cases (one Triangle/one ROW reduction).

Staff: The right-of-way exception for the sign specifically concerned reducing the required 50-foot right-of-way to an existing 45 feet for a 40-foot length, centered 20 feet north and south of an existing "Water Mill" multi-tenant sign in front of shpping center.

ARC ACTION:

Chad motioned to approve the right-of-way reduction around the existing Water Mill sign (from 50 feet to 45 feet, 20 feet north and south of the sign) Justin seconded the motion. 3/0 **Approved**

Result: Approved