



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

August 13, 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. July 16, 2026
3. **COMMUNICATIONS.**
 - 3.1. July 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. ADMINISTRATIVE ACTION: SUBDIVISION
Preliminary Plat of Horizons at the Ridge 1st Addition **(POSTPONED)**
1012 West Buena Vista Street (Applicant: Westward Land Co., LLC)
6. **PUBLIC HEARINGS.**
 - 6.1. Z-11-2026 **(POSTPONED)**
1349 North Wabash Avenue (Applicant: City of Springfield)

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-12-2026 (POSTPONED)
1348 North LaFontaine Avenue (Applicant: City of Springfield)
- 6.3. Z-13-2026 (POSTPONED)
1344 North LaFontaine Avenue (Applicant: City of Springfield)
- 6.4. Z-18-2026
520, 528 & 536 West Locust Street (Applicant: KDR Real Estate, LLC)
- 6.5. Z-19-2026
3520 East Olive Street (Applicant: Legacy Bank & Trust Company)
- 6.6. Z-20-2026
1836, 1838, 1842 & 1544 East Bennett Street (Applicant: Valiant Management Group, LLC)
- 6.7. Z-21-2026 (WITHDRAWN)
835 North Campbell Avenue (Applicant: SOOIE, LLC)
- 6.8. Z-22-2026
535 West Weaver Road (Applicant: Ridge Walk, LLC)
- 6.9. Z-24-2026
4285 South Kansas Avenue (Applicant: Southland Christian Church of Spfld, MO)
- 6.10. Conditional Use Permit 487 (POSTPONED)
1601 East Cairo Street (Applicant: All Things New Housing Solutions, LLC)
- 6.11. ADMINISTRATIVE ACTION: SUBDIVISION
Preliminary Plat of Kay Pointe Place
901 South West Bypass (Applicant: Carleton Resources, LLC)

7. OTHER BUSINESS.

- 7.1. Initiate Land Development Code Text Amendment 4
Citywide (Applicant: City of Springfield)
- 7.2. Initiate Rules of Procedure Change - Hearing Exhibits
Citywide (Applicant: City of Springfield)

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

July 16, 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 Souliere, Commissioner Hunton, and Commissioner Morris. Absent: Commissioner Gunther.

Staff in attendance: Bob Hosmer, Planning Manager, Laura Vales, Assistant City Attorney, Daniel Neal and Monica Percy, Senior Planners.

APPROVAL OF MINUTES.

The minutes of June 11, 2026 were approved.

COMMUNICATIONS.

CONSENT ITEMS.

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 August 13, 2026 meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to postpone Vacation 845. Commissioner Jacquez seconded the motion. The item was **postponed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Jacquez, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Gunther. 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 August 13, 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 Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Gunther. Abstain: None.

PUBLIC HEARINGS.

Z-16-2026

West Buena Vista Street

Applicant: Westward Land Co., LLC

Monica Percy stated that this is a request to rezone approximately 15.5 acres of property from PD 377, Planned Development to GC, General Commercial, R-MX2, Mixed-density Neighborhood – Medium, and R-MX3, Mixed-density Neighborhood – High.

Commissioner Doennig opened the public hearing.

Mr. Dave Bodeen, 304 W. Erie Street, stated there are no specific project details beyond the defined zoning lines at this stage and reported a positive neighborhood meeting with no negative comments regarding the development itself, only concerns were about maintenance of adjacent parcels.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Jacquez moved to approve Z-16-2026. Commissioner Souliere seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Jacquez, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Gunther. Abstain: None.

Z-17-2026

701, 717, 731, 737, 753, 801, 804, 807, 815, 823 & 834 South Kansas Avenue

Applicant: Adam Stacey

Daniel Neal stated that this is a request to rezone approximately 15.35 acres of property from R-MX1, Mixed Density Neighborhood - Low and R-MX2, Mixed Density Neighborhood – Medium with Conditional Overlay District No. 19 to R-MX3, Mixed Density Neighborhood – High.

COMMISSION ACTION: (amend)

Planning and Zoning Commissioner Hunton moved to approve the updated conceptual site plan for Z-17-2026. Commissioner Pauly seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Jacquez, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Gunther. Abstain: None.

Commissioner Pauly inquired about a former borrow/fill site (potential location of detention basin) and traffic safety of the re-aligned driveway (deemed safe due to favorable offset).

Lexi Hunsucker stated that she believes it could be a potential location of a detention basin and Chad Zickefoose noted that they addressed the overhead transmission line by moving the driveway further south and it still would meet the design standards.

Commissioner Scott asked about the shifting driveway and if it caused any safety hazards that the Commission should consider.

Chad Zickefoose stated that there was no requirement by code that it has to line up and have no safety concerns or issues.

Commissioner Doennig opened the public hearing.

Mr. Ethan Dahl, 2804 N. Diagio Street, confirmed plans to meet all city requirements and a traffic study required widening of the road along the development from 18 to 22 feet on their side, with no other geometric changes.

Commissioner McClure asked about the amount of investment that this would represent.

Mr. Dahl noted that he did not know the answer.

Mr. Kaleb Steinbough, 714 E. Edgewood Street, expressed concern about the narrowness of State Street (especially the north end) and potential traffic increases from the proposed 300 units and suggested reducing units to 200 if the road is not fixed and requested to review the traffic study.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Jacquez moved to approve Z-17-2026. Commissioner Souliere seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Jacquez, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Gunther. Abstain: None.

Preliminary Plat of Gott's Valley
3830 East Division Street

Applicant: East Division Development, LLC; Fairfield Village Property Investors, LLC & Park Place Meridan SPE, LLC)

Bob Hosmer stated that this is a request to approve a preliminary plat for a 63-lot subdivision.

Commissioner Doennig opened the public hearing.

Mr. Will Hoey, 550 St. Louis Street, confirmed the traffic study is complete, and improvements include signalization at Division/Le Compte, a southbound right-turn lane, and right-turn lanes at subdivision entrances off Division. He also stated the plat is consistent with previously approved zoning and subdivision regulations.

Commission Hunton asked if the plat is largely the same as what was presented before.

Mr. Hoey confirmed the plat is generally the same as previously presented and no new variances are requested.

Commissioner Pauly asked about future trail easements across the northern edge of the property.

Mr. Hoey stated that an inquiry was made about a future trail easement requested by Parks and Greenways, for which no decision had been made yet.

Mr. Mark Nelson, 4404 East Kentbrook Drive, objected to the plat, arguing it does not comply with the 2022 Comprehensive Plan for single-family residential build-out. He described it as a "slow roll" of a previous high-density proposal (PD 392 from September 2025) that included 102 residential and 410 apartment units. He believes the current presentation of 63 units on 48 acres (26 single-family, 8 duplexes, 20 villas, 7 townhouses) is misleading, with large unassigned lots (14.47 and 4.89 acres) destined for future apartments. He voiced concerns about traffic congestion from potentially 512 total units (plus other nearby developments) and called for substantial widening of Division Street for safety and greenways. He also suggested the administrative action bypassed broader public notice due to the applicant owning surrounding properties and is not in favor of this proposal.

Commissioner Doennig closed the public hearing.

Commissioner Scott reiterated Commission's previous denial of a variance to waive the requirement from the subdivision regulations to provide a connection to Danvers Road. Commissioner Scott emphasized the importance of neighborhood connectivity and encouraged City Council to consider this when reviewing the proposed gate.

Commissioner Doennig also stated that some of the complaints about the development is the low number of access points for a large development and would like to remind City Council of this as they consider the gate, as well as that Commission did deny the request for a subdivision variance at that location.

Commissioner Jacquez asked the staff if they knew if students that live in Cooper Estates have a bus service to Hickory Hills Elementary and Mr. Hosmer stated that he does not know.

COMMISSION ACTION:

Planning and Zoning Commissioner McClure moved to approve Preliminary Plat of Gott's Valley. Commissioner Morris seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Jacquez, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Gunther. Abstain: None.

OTHER BUSINESS.

Short Term Rental Type 2 Appeal
2458 South Roanoke Avenue
Applicant: Amanda Quint

Bob Hosmer stated that this is a request for an appeal to grant a Short-Term Rental Type 2 permit for the property pursuant to Section 36-10.08 of the Zoning Ordinance in a R-SF, Single-family Residential District.

Commissioner Morris asked about other short-term rentals currently on the street.

Mr. Hosmer clarified the 500-foot separation rule for Type 2 STRs.

Commissioner Hunton questioned the reason for the appeal (i.e., 2 of 5 objections from adjacent neighbors) and Mr. Hosmer stated that was the reason for the appeal.

Commissioner McClure asked what safeguards or complaint processes are available. Mr. Hosmer stated that the city does have a complaint-based process and if there are problems, they can revoke the license.

Commissioner Doennig opened the public hearing.

Mr. Myles Loffler, 2457 S. Edgewater Drive stated that the property has been a family home for 75 years and applicant purchased it to keep it in the family. They are committed to its maintenance and the neighborhood's well-being; he noted no objections were voiced during the neighborhood meeting and they received general concerns about neighborhood values via formal letters.

Commissioner McClure inquired about guest limits, noise monitoring, proximity to Mercy Hospital (potential benefit) and property maintenance status.

Mr. Loffler noted that they are committed to being good neighbors, providing contact information, and using platform tools and potential noise monitoring to ensure respectful guests. The property has recent exterior updates (roof, gutters); interior renovations are underway. Pets are planned to be allowed (fenced yard).

Commissioner Hunton asked about local residency and Mr. Loffler stated that they live just about 10 minutes away.

Commissioner Morris asked about the letters of objection and Mr. Loffler clarified that while 3 objection letters were received, only 2 were from *adjacent* properties, which is the threshold for an appeal.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner McClure moved to approve Short Term Rental Type 2 Appeal (2458 South Roanoke Avenue). Commissioner Souliere seconded the motion. The item **Passed** with the following votes:
Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Jacquez, Commissioner Pauly, Commissioner McClure, Commissioner Hunton and Commissioner Morris. Nays: Commissioner Souliere.
Absent: Commissioner Gunther. Abstain: None.

ADJOURN.

PNZ City Council Results

Meeting Dates From: 07/01/2026 **To:** 07/31/2026

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
PPlat of Gotts Valley 3830 E DIVISION ST	7/16/2026 Approved		
Z-16-2026 1006 W BUENA VISTA ST	7/16/2026 Approved		
Z-17-2026 701 S KANSAS AVE 717 S KANSAS AVE 731 S KANSAS AVE 737 S KANSAS AVE 753 S KANSAS AVE 801 S KANSAS AVE 804 S KANSAS EXPY 807 S KANSAS AVE 815 S KANSAS AVE 823 S KANSAS AVE 834 S KANSAS EXPY	7/16/2026 Approved		
WITHDRAWN 835 N CAMPBELL AVE	7/20/2026 NA		
WITHDRAWN/REFUND 4285 S KANSAS AVE	7/14/2026 NA		
Marijuana & Medical Marijuana Facilities Amendment 850 E KEARNEY ST	6/11/2026 Approved	7/13/2026 Complete	7/27/2026 Tabled
Z-14-2026 2852 W REPUBLIC RD	6/11/2026 Approved	7/13/2026 Complete	7/27/2026 Approved
Z-15-2026 233 E NORTON RD	6/11/2026 Approved	7/13/2026 Complete	7/27/2026 Approved
Land Development Code Text Amendments 3 Citywide	6/11/2026 Approved	7/13/2026 Complete	7/27/2026 Approved
WITHDRAWN 835 N CAMPBELL AVE	7/20/2026 NA	7/20/2026 NA	7/20/2026 NA

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

DATE: August 6, 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 September 10, 2026.

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

DATE: August 6, 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 September 10, 2026.

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

DATE: August 6, 2026
TO: Planning and Zoning Commission
FROM: Justin Crighton, Assistant Director
SUBJECT: Z-11-2026

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The case has been requested to be postponed to the next Planning and Zoning Commission meeting on September 10, 2026.

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

DATE: August 6, 2026
TO: Planning and Zoning Commission
FROM: Justin Crighton, Assistant Director
SUBJECT: Z-12-2026

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The case has been requested to be postponed to the next Planning and Zoning Commission meeting on September 10, 2026.

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

DATE: August 6, 2026
TO: Planning and Zoning Commission
FROM: Justin Crighton, Assistant Director
SUBJECT: Z-13-2026

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The case has been requested to be postponed to the next Planning and Zoning Commission meeting on September 10, 2026.

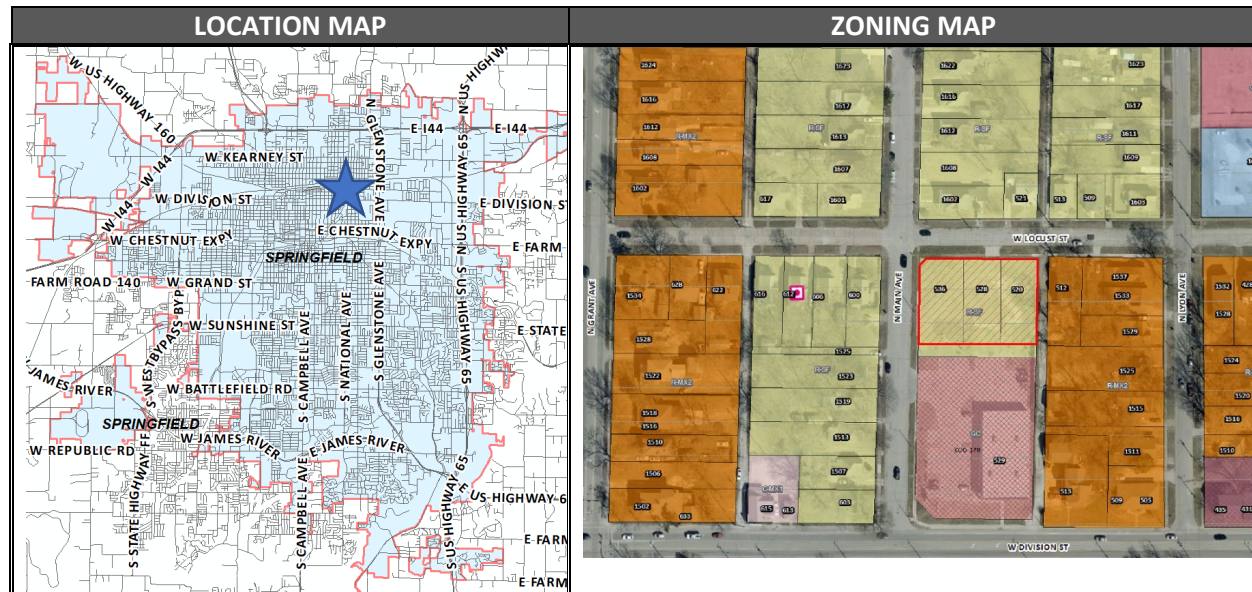
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-18-2026
Location:	520, 528 & 536 West Locust Street
Total Acres:	0.51 acre
Applicant:	KDR Real Estate, LLC
Existing Land Use:	Vacant/undeveloped land
Neighborhood Meeting:	July 23, 2026
Planning and Zoning Commission:	August 13, 2026
City Council:	September 8, 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-18-2026 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

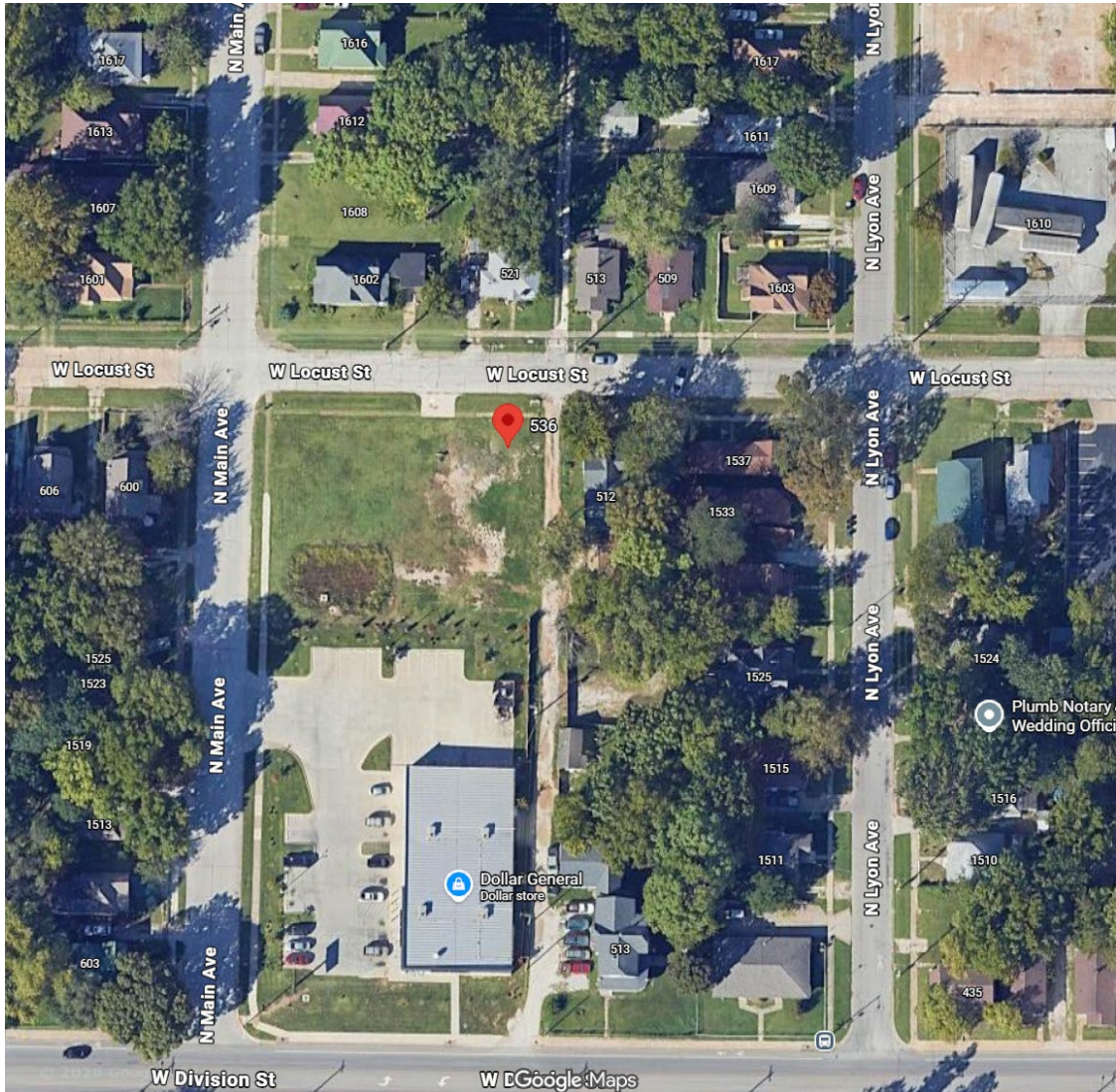
PROJECT SUMMARY:

Request to rezone approximately 0.51 acre of property generally located at 520, 528 & 536 West Locust Street from R-SF, Single-Family Residential District to R-MX2, Mixed Density Neighborhood – Medium District.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was annexed into the City in 1886. It was originally zoned R-SF as part of the 1995 Citywide rezoning. The 2006 Citywide rezoning left the zoning as R-SF as part of a legacy district.

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.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-MX2
Lot Width Minimum	50 feet
Building Setbacks	15-25 feet front, 5 feet side, and 10 feet rear
Maximum Height	55 feet/4 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.

DEVELOPMENT REVIEW STAFF REPORT

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 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.

Table 5-1: Residential Building & Lot Standards

Building Type	Zoning Districts P = Permitted C = CUP						Lot Standards					Building Standards			
	R-SF	R-M1	R-M2	R-M3	R-M4	# of Principal Dwelling Units Per Lot	Minimum Lot Area	Maximum Lot Area [4]	Minimum Lot Width	Maximum Lot Width [4]	Minimum Open Space	Maximum Height [3]	Minimum Setbacks		
													Front [2]	Side	Rear
Detached House – Standard Lot	P	P				1	6K s.f.	n/a	50'	50' +	30%	35' 2.5 stories	25'	5'	10'
Detached House – Urban Lot		P	P		P	1	4K s.f.	n/a	35'	50' [1]	30%	35' 2.5 stories	25'	5'	10'
Detached House – Small-format	C	C	P	P	P	1	2K s.f.	n/a	25'	35' [1]	30%	25' 2 stories	25'	5'	10'
Detached House – Manufactured					P	1	2K s.f.	n/a	25'	35'	30%	25' 2 stories	25'	5'	10'
Duplex / Multi-unit House		P	P	P		2 - 4	6K 3K s.f. / unit min.	12K s.f.	50'	n/a [1]	20%	35' 2.5 stories	25'	5'	10'
Townhouse – Large Lot		P	P	P		3 - 6	2.4K s.f. / unit min.	20K s.f.	20' / unit	150'	20%	40' 3 stories	15' - 25'	5'	10'
Townhouse – Small Lot		C	P	P		3 - 8	1.5K s.f. / unit min.	16K s.f.	14' / unit	125'	20%	40' 3 stories	15' - 25'	5'	10'
Apartment – Small Lot			P	P		3 - 12	1.5K s.f. / unit min.	20K s.f.	50'	150'	20%	55' 4 stories	15' - 25'	5'	10'
Apartment – Medium Lot			P	P		13 - 40	1.5K s.f. / unit min.	¼ block	100'	200'	20%	65' 5 stories	15' - 25'	5'	10'
Apartment – Large Lot				P		13 +	1.1K s.f. / unit min.	½ block	100'	300'	20%	n/a	15' - 25'	5'	25'
Apartment – Complex				P		17.7 du/ac.	8.5K s.f. min. / 2.45 K s.f. / unit min.	n/a	100'	n/a	30%	40' 3 stories	25'	5'	25'
Civic / Institutional Buildings (permitted nonresidential uses)	P	P	P	P	P	n/a	20K	n/a	n/a	200'	40%	40' 3 stories	25'	25'	n/a

[1] Smaller or narrower lots may require between 5' and 10' additional width on corner lots to allow proper building placement and orientation according to Section 36-5.03.C.2.

[2] Front setbacks may be modified on a block-by-block basis, subject to the frontage design standards in Section 36-5.04.B.

[3] 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.

[4] See Section 36-5.03.C.

DEVELOPMENT REVIEW STAFF REPORT

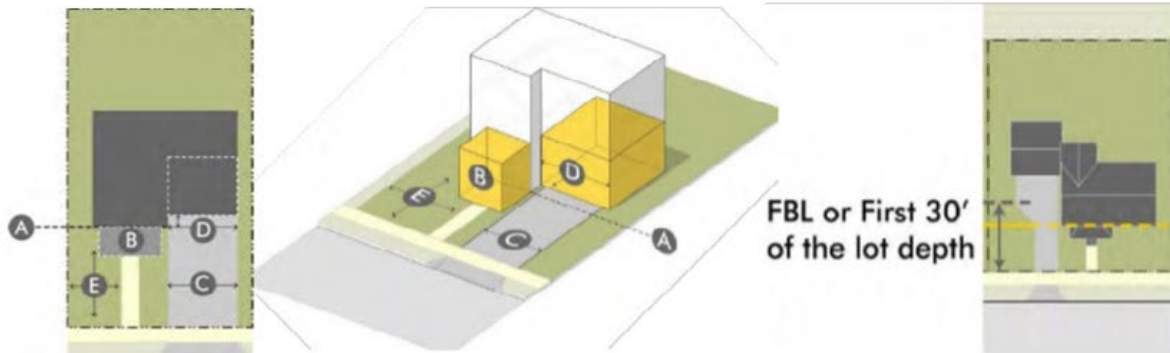


Figure 5-5 Frontage Design Standards

This diagram illustrates the key elements of frontage design in Table 5-3: (A) front building line; (B) front entry features, (C) driveway widths (applies to the first 30' of frontage depth or up to the front building line); (D) garage limitations, and (E) frontage landscape/open space areas. These elements determine the relationship between the building, the lot, and the streetscape, and affect the character of the area when applied across multiple lots on a block.

Table 5-3: Residential Frontage Types & Design Standards

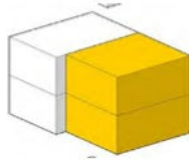
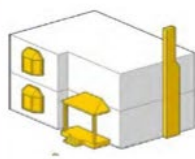
Frontage Element		Terrace Frontage	Neighborhood Frontage	Suburban Frontage
Front Building Line		10' – 25'	25' – 50'	25' +
Front Entry Feature		Required, See Section 36-5.04 B.2	Required, See Section 36-5.04 B.2	Optional
Maximum Driveway Width		15% of lot width, not less than 12', but no more than 22' for the first 30 feet of lot depth	25% of lot width, not less than 12', but no more than 22' for the first 30 feet of lot depth	40% of lot width, not less than 12', but no more than 22' for the first 30 feet of lot depth
Garage Limitations		20% of facade; 35% if 12'+ behind FBL - Setback at least 4 feet behind front building façade	40% of facade; 45% if 12'+ behind FBL - Setback at least 4 feet behind front building façade	Setback at least 4 feet behind front building façade
Frontage Landscape		75% minimum	60% minimum	45% minimum
Application	R-SF	□	■	□
	R-MX1	□	■	□
	R-MX2	■	□	
	R-MX3	■	□	
	R-MHC		■	□

■ Permitted default standard

□ Alternative standard to be applied based on context through Minor Modification. Blank is only applicable through a Major Modification.

DEVELOPMENT REVIEW STAFF REPORT

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 blank 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;			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 properties within the Center City Neighborhood placetype.

Center City Neighborhoods are Springfield's oldest residential neighborhoods, dating to before WWII. They are typically characterized by a diverse range of single-family homes with varying architectural styles, setbacks, compact and shared spaces and parcel sizes. Center City

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neighborhoods historically had small scale neighborhood supporting retail services provided at key intersection, streetcar routes, and neighborhood centers. These building types and commercial uses were integrated into the neighborhood fabric. Most Center City Neighborhoods follow a gridded block pattern with alleys, tree-lined streets, and a well-connected sidewalk network that allows residents to walk to nearby neighborhood amenities. Due to their compact form and proximity to urban centers, these neighborhoods are places where residents should reasonably be able to walk, bike, or ride transit to meet some of their educational, employment, shopping, and recreational needs. Center City Neighborhoods are also integrated with key cultural and institutional uses, such as schools and places of worship that serve surrounding residents. Center City Neighborhoods consist of housing of varying conditions, age, affordability, and vacancies. Opportunities for infill development are pursued where appropriate, diversifying the housing stock. Much of the housing stock uses traditional stick-framed construction with lap siding or masonry veneer. Elevated porches with columns and stoops are focal points common to homes in these areas. Infill can include higher density residential development that should blend with the surrounding character. Vacant and underutilized properties are considered for new uses, such as pocket parks, community gardens, or small neighborhood commercial nodes as well as housing. The creation of neighborhood-scale commercial should focus on the incorporation of context sensitive designs and low intensity uses to ensure integration into the surrounding area. These low intensity uses could include dining, personal services, office, and essential goods. These nodes could be located along historic streetcar routes or higher classification roadways on the edges of the neighborhood. Priority is given to the pedestrian environment to foster a walkable neighborhood. Planning for Center City Neighborhoods should strive to improve infrastructure and support the building types and uses that make these neighborhoods more complete, diverse, and accessible to residents.

PRIMARY USES

1. Single-family detached

SUPPORTING USES

1. Single-family attached
2. Low-intensity multifamily
3. Low-intensity, neighborhood commercial
4. Parks, greenways, and open space
5. Public and private schools and places of worship
6. Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

1. 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.
2. 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.
3. 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.

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4. Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
5. Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.
6. 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.
7. Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY - Urban design characteristics that apply to both Center City and Traditional Neighborhoods include:

1. The main entrances of new residential developments are oriented towards the primary street.
2. Preservation and adaptive reuse of neighborhood schools and surplus buildings are encouraged.
3. When appropriate, adaptive reuse of residential structures for low-intensity, neighborhood-scale nonresidential uses, including missing middle housing types, is encouraged at neighborhood nodes and along edges.
4. Accommodations are made to allow expanded home occupations, without detracting from the character of the neighborhood, being conscious of changing trends and advances in technologies.
5. New and infill buildings maintain the proportions and architectural features common in the existing block.
6. When commercial buildings are located within or adjacent to the neighborhood, they are oriented to the street, focus on pedestrian-scale, and provide limited vehicle parking.

Center City Neighborhood Urban design characteristics unique to Center City Neighborhood character area include:

1. Residential subdivisions are designed and platted in more conventional layouts with shorter blocks.
2. Lots have a variety of widths, depths, and setbacks creating unique identity from neighborhood to neighborhood.
3. While not as common, attached and detached garages provide limited parking options and create a greater demand for on-street parking.
4. Garages reflect the architectural style and scale of the primary buildings and are often setback well behind the front facade.
5. Driveways are often accessed from the rear alley and are shared or absent in exchange for sidewalks to the front door or porch, which provides increased on-street parking opportunities.
6. Properties and neighborhoods eligible for local historic designation are continually identified and preserved.
7. Key corridors that offer transit and other multimodal, trail, or greenway connections can be enhanced with increased housing and neighborhood scale services, shops, and dining.

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8. Low-impact, neighborhood-scale commercial uses should be considered at locations where community facilities and amenities or other informal neighborhood hubs already exist, at former streetcar stops, along the edges of the neighborhood or at other significant neighborhood destinations.
9. Neighborhood parks, community centers, greenway or trailheads, museums, gardens, schools, and churches can serve as anchors for neighborhood commercial hubs.

Transitions:

1. 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.
2. Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
3. The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

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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	Government, Colleges & Vocational Schools	Personal Services, Healthcare & Institutional Facilities	Light Industry	Warehouse & Distribution Facilities
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	R-SF	GC	R-MX2	R-SF
LAND USE	Single-family residential uses	Retail uses	Multi-family residential uses	Single-family residential uses
PLACETYPES	Center City Neighborhood	Center City Neighborhood	Center City Neighborhood	Center City Neighborhood

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments on rezoning.

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CITY UTILITIES:

No issues with proposed rezoning.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning. Public sewer is available to each lot.

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	W Locust Street	Local	City	25	30	NA	Yes	Yes	Yes
Street 2	N Main Avenue	Local	City	25	30	NA	Yes	Yes	Yes

ACCESS - All proposed driveway approaches shall comply with current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near this property. There are bus stops south of this property on Division Street.

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
520 W Locust St	Jordan Creek Lower Branch	No	No	No	No	No

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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. Dawns Place Lots 1-3 and Dgogs Sub Lot 1 (520, 528, 536 W Locust St) currently drain to W Locust St right-of-way. The detention basin on 536 W Locust St was designed and constructed for the development of 529 W Division St and did not provide for future development of the Dgogs Sub Lot 1. After rezoning is completed and the lots combined the future development will increase impervious area and require a stormwater control measure for flood control.

a. The modification of the existing detention basin will require it to meet the current flood control requirements under Chapter 96 and Flood Control and Water quality Protection manual.

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.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.51 acre of property generally located at 520, 528 & 536 West Locust Street from R-SF, Single-Family Residential District to R-MX2, Mixed Density Neighborhood – Medium District. The applicant intends to build a small lot apartment.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Center City Neighborhood placetype.
3. This application is consistent with the Center City Neighborhood placetype that lists low-intensity multifamily as a supporting land use.
4. Center City Neighborhoods consist of housing of varying conditions, age, affordability, and vacancies. Opportunities for infill development are pursued where appropriate, diversifying the housing stock. Much of the housing stock uses traditional stick-framed construction with lap siding or masonry veneer. Elevated porches with columns and stoops are focal points common to homes in these areas. Infill can include higher density residential development that should blend with the surrounding character. Vacant and underutilized properties are

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considered for new uses, such as pocket parks, community gardens, or small neighborhood commercial nodes as well as housing.

5. 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 approximately 10 units per acre to Apartment-Medium Lot building types at approximately 40 units per acre.
6. 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.
7. The property will have to meet the residential design standards and frontage types, access and parking, landscaping and buffering, and any subdivision activity needed to match the proposed R-MX2 District.
8. This application advances the public interest by allowing a development opportunity, where absorption of underserved housing, employment, sales, and service, can be accommodated.
9. 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.
10. There are few changing conditions in the area affected that make the proposed rezoning necessary.
11. The range of uses in the proposed R-MX2 district is compatible with the uses permitted on other property in the immediate vicinity.
12. 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.
13. 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.
14. 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.

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15. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
16. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
17. The applicant held a neighborhood meeting on July 23, 2026, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
18. 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 Center City Neighborhood placetype and on the finding of facts above.

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. The planning and zoning commission may recommend, and the city council may require any of the following conditions to meet the rezoning and zoning site plan criteria:
 - a. Restrict uses beyond those otherwise allowed in the zoning district;
 - b. Increase landscape, bufferyards, or open space beyond what is required by this chapter;
 - c. Limit building scale and location more strictly than otherwise permitted by the development standards;
 - d. Increase the district performance standards beyond those required by this chapter regarding operations, noise, lighting, compatibility, or other mitigation of off-site impacts;
 - e. Timing and concurrency of any offsite improvements necessary to support the intensity of development and according to associated technical studies; and
 - f. Any other design or development standards depicted on the zoning site plan, included by notes on the zoning site plan, or included in the ordinance adopting the rezoning.

Attachment 1

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION and MEETING SUMMARY

1. Request change to zoning from: R1 to RMX2
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 4:00 July 20, 2026 (through 6:30)
3. Meeting Location: Reed Homes 1660 E Kearney
4. Number of invitations that were sent: approximately 200
5. How the mailing list was generated: By City Planning Department
6. Number of neighbors in attendance (attach a sign-in sheet): 3 (see 7 below)
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.)

Three people were in attendance, a couple who live in Marshfield but own two single family properties nearby attended with their daughter-in-law who rents one of them (together with their son). They did not sign in.

The renter offered the opinion that apartment dwellers were likely to use drugs and leave needles and other trash on the streets. She therefore expressed her opposition to construction of an apartment dwelling.

Reed informed them of their policy to inspect their rental properties (inside and out) every six months, and that they do not tolerate such activities; Eviction will result.

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

none

I, Mark C. Young (print name), attest that the neighborhood meeting was held on July 20, 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."

Mark C. Young
Signature of person completing affidavit

Mark C. Young P.E., P.E.
Printed name of person completing affidavit

From: [Tom Browning](#)
To: Zoning@springfieldmo.gov
Subject: Public Comment for 520 W Locust, Springfield, 65803
Date: Thursday, July 2, 2026 7:23:19 PM

This is the first time you received an email from this sender (tomwbrowning67@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Good afternoon-

I recently received a notification in the mail regarding a proposed zoning change for the subject property. It is unclear as to the specifics of the project that would benefit from this potential change. Without knowing the details, I must state a position of opposition. As a real estate professional, civil engineer, and investor, it is my experience that higher density housing units in a largely single family or R-MX-1 neighborhood can have negative impacts upon the appearance of the neighborhood, the cohesiveness of the structures, and the values of the surrounding properties. This is especially true if low-end or mediocre apartments or condominiums are on the table for development.

I would be open to learning more about the reasons for the proposed change, and what development is envisioned by the applicant and the City.

In the meantime, I urge the decision making bodies to not approve the change unless I am convinced otherwise in the future.

Thank you very much for your time and attention.

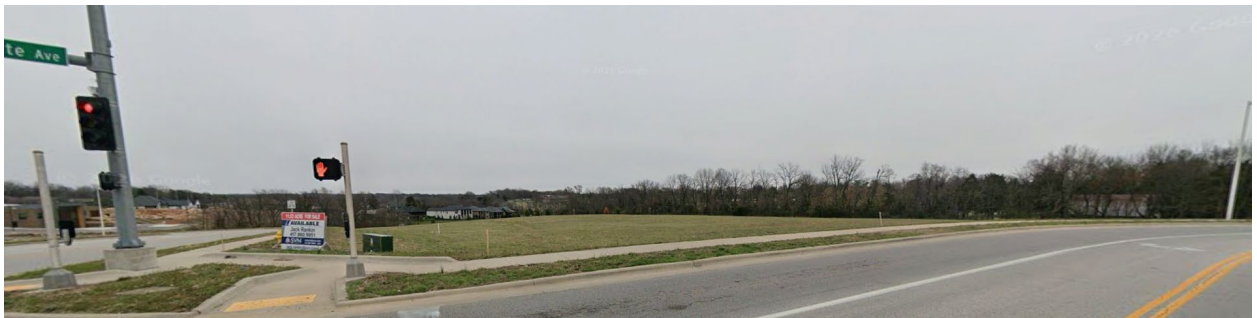
Best Regards,
Thomas Browning, P.E., MBA, D.WRE
720-289-1264

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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 two parts, 1964 and 2006. It was originally zoned R-SF as part of the 1995 Citywide rezoning and later rezoned to Planned Development No. 298 in 2006 after the annexation.

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.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR GC
Lot Width Minimum	50 feet
Building Setbacks	25 feet front, 5 feet side, and 10 feet rear
Maximum Height	None, except 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.

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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. Design Objectives. The community design standards have the following design objectives:

1. Enhance the image of districts and corridors by coordinating streetscape investment with private lot and building investment.
2. Design frontages and open spaces based on the context, particularly emphasizing more spacious and natural landscape areas to buffer intense or large scale uses and along higher-volume / speed streets, and emphasizing compact and formal social spaces in walkable areas and along multi-modal streets.
3. Arrange buildings and vary the massing in a way that defines streetscapes, public spaces, and other valuable active and social spaces on the site and creates appropriate transitions to adjacent areas.
4. Refine the scale, massing, and human-scale details of buildings to a greater degree the closer they are to the streetscapes and other publicly used spaces.
5. Use open space as an organizing element for development, creating focal points, integrating environmental features, and establishing transitions between distinct building sites.
6. Encourage unique architectural expressions and promote the use of key details and design characteristics inherent in the chosen style for a building.
7. Strengthen the identity and economic value of distinct places by reinforcing consistent pattern and character across multiple sites.

Table 6-1: Nonresidential District Lot & Building Standards

Zoning District	Lot Standards					Minimum Setbacks				Building Height
	Minimum Lot Area	Maximum Lot Area	Minimum Lot Width	Maximum Lot Width	Minimum Open Space	Front [1]	Interior Side [2]	Street Side [1]	Rear [2]	
<i>C-MX1 – Commercial Mixed-use Neighborhood</i>	n/a	30K s.f.	25'	150'	20%	0 - 25'	n/a	15'	20'	40' / 3 stories
<i>C-MX2 – Commercial Mixed-use Community</i>	n/a	60K s.f.	25'	150'	10%	0' - 15'	n/a	0' - 15'	n/a	65' / 5 stories
<i>CC – Center City</i>	n/a	60K s.f. or ½ block	25'	300'	n/a	0' - 15'	n/a	0' - 15'	n/a	n/a
<i>GC – General Commercial</i>	n/a	n/a	50'	n/a	20%	25'	n/a	25'	n/a	n/a
<i>GI – Government & Institutional</i>	n/a	n/a	50'	n/a	20%	25'	n/a	25'	n/a	n/a
<i>LIC – Light Industrial Commercial</i>	n/a	n/a	50'	n/a	15%	25'	10'	25'	10'	40'
<i>HM – Heavy Manufacturing</i>	n/a	n/a	50'	n/a	15%	25'	n/a	25'	10'	n/a

[1] Front and street side setbacks may be modified on a block-by-block basis, subject to the frontage design standards in Section 36-6.04.B.

[2] Non-street setbacks indicated as "n/a" shall be as specified by the building code for each class of building. However, greater setbacks may be necessary to meet the building design standards or landscape standards applicable to a particular district, use, or building.

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Table 6-2: Nonresidential Frontage Design

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

Table 6-2: Nonresidential Frontage Design

		<i>Frontage A</i>	<i>Frontage B</i>	<i>Frontage C</i>	<i>Frontage D</i>
<i>Applicability</i>	<i>CC, C-MX2</i>	■	□		
	<i>C-MX1</i>	□	■	□	
	<i>GC, GI, LIC</i>		□	■	□
	<i>HM</i>		□	□	■

■ Permitted default standard.

□ Alternative standard to be applied based on context through Minor Modification.

Blank is only allowed through Major Modification.

[1] Refer also to Public Works Technical Standards and Design Specifications

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Table 6-3: Nonresidential Building Design

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

■ Permitted default standard

□ Alternative standard to be applied based on context through Minor Modifications Blank is only allowed through Major Modification.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as 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.

Primary Land Uses:

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

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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

Characteristics

TRANSPORTATION & INFRASTRUCTURE

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- 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.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- 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:

- Residential development and commercial buildings should be oriented to the street.
- 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.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- 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.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.
- 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.
- 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.
- Encourage code adjustments regarding parking minimums instead of parking maximums.

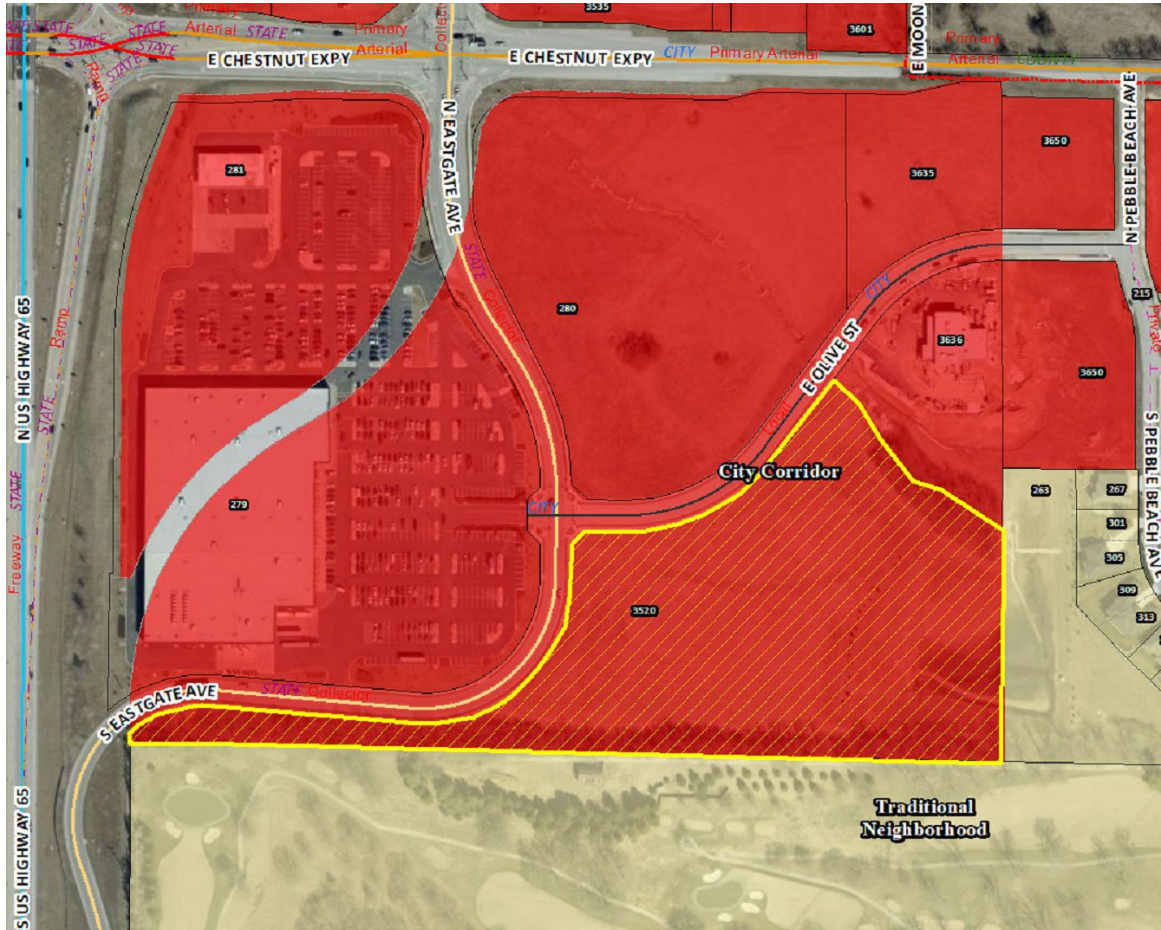
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TRANSITIONS:

- Office and multifamily uses can be placed on the periphery of the placetype to transition into adjacent lower density residential Placetypes.
- 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.
- Commercial and higher density residential is sufficiently screened and buffered between low-density residential development.
- Multi-story buildings should be sited and designed to reduce the impact on adjacent lower intensity residential development.

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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	Major Retail, Wholesale, Distribution	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Services, 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	PD 298	R-SF	R-SF	PD 298
LAND USE	Vacant/undeveloped	Golf course	Single-family residential uses	Retail uses
PLACETYPES	City Corridor	Traditional Neighborhood	Traditional Neighborhood	City Corridor

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

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CITY UTILITIES:

No issues with proposed rezoning.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning. Public sewer is available and the property is in an approved sewer district however there are two trunkline connection fees required for lot 2 of Legacy Bank Commons Revised to connect into the sewer main. The total amount for both connection fees for all of lot 2 is \$56,789.34. This fee will be added to the sewer impact permit fee when building plans are submitted.

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	E Olive Street	Local	City	30	30	NA	No	Yes	Yes
Street 2	S Eastgate Avenue	Collector	MoDOT	30	30	5,000	No	Yes	Yes

ACCESS - All proposed driveway approaches shall comply with current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no bus stops or Greenway Trails near this 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
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DEVELOPMENT REVIEW STAFF REPORT

3520 E Olive St	Pierson Creek	No	No	Yes	Yes	No
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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. Kirkland Commons/Legacy Bank Commons regional basin designed and built under 2020PW0047 provides flood control.

WATER QUALITY REQUIREMENTS

1. Kirkland Commons/Legacy Bank Commons regional basin designed and built under 2020PW0047 provides for Water Quality.

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. The Property contains a Pierson Creek Tributary. The Stream is a D Category Stream; Small Tributary. The 30 feet wide stream buffer is already platted on the Legacy Bank Commons plat. The stream buffer is maintained by the 3520 and 3636 E Olive St property owners. Disturbance of the stream buffer is prohibited for development.

SINKHOLES & KARST FEATURES

1. Excavation of the regional extended dry detention basin under 2020PW0047 for Kirkland Commons produced a spring on the southwest corner of the basin. This spring was stabilized and incorporated into the basin with a channel and vegetation. The future development of the site may require a geotechnical report or special conditions to prevent erosion on the basin perimeter. The future site plan has a retaining wall near the basin grading. A structural engineer design may be required for the spring protection and wall base layer.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 11.53 acres of property generally located at 3520 East Olive Street from PD, Planned Development 298 to GC, General Commercial District. The applicant intends to build a new church. The current PD doesn't list churches as a permitted use.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype. This 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.

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3. The GC district is consistent with the City Corridor placetype. Public and private schools and places of worship are listed as a supporting land uses in the City Corridor placetype.
4. 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.
5. The city and other agencies can provide services, facilities, and infrastructure that may be necessary for anticipated uses in the GC district. The capacity of the surrounding street network and access to street frontage is adequate for the proposed uses in the GC district.
6. The property will have to meet the nonresidential design standards and frontage types, access and parking, landscaping and buffering, and any subdivision activity needed to match the proposed GC district.
7. 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.
8. There are few changing conditions in the area affected that make the proposed rezoning necessary.
9. The range of uses in the proposed GC district is compatible with the uses permitted on other property in the immediate vicinity.
10. 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.
11. 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.
12. 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.
13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
14. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
15. The applicant held a neighborhood meeting on July 8, 2026, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).

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16. 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.

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. The planning and zoning commission may recommend, and the city council may require any of the following conditions to meet the rezoning and zoning site plan criteria:
 - a. Restrict uses beyond those otherwise allowed in the zoning district;
 - b. Increase landscape, bufferyards, or open space beyond what is required by this chapter;
 - c. Limit building scale and location more strictly than otherwise permitted by the development standards;
 - d. Increase the district performance standards beyond those required by this chapter regarding operations, noise, lighting, compatibility, or other mitigation of off-site impacts;
 - e. Timing and concurrency of any offsite improvements necessary to support the intensity of development and according to associated technical studies; and
 - f. Any other design or development standards depicted on the zoning site plan, included by notes on the zoning site plan, or included in the ordinance adopting the rezoning.

Attachment 1

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION and MEETING SUMMARY

1. Request change to zoning from: PD298 (Planned Development) to General Commercial (GC)
*(existing zoning)**(proposed zoning)*
2. Meeting Date & Time: July 8, 2026, 4:00-6:30pm
3. Meeting Location: Greenstay Hotel & Suites, 222 N Ingram Mill Ave
4. Number of invitations that were sent: 46
5. How the mailing list was generated: Provided by City of Springfield Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 5
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 attached document for list of comments and team response.

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

See attached document for list of comments and team response.

I, Mason Olson (print name), attest that the neighborhood meeting was held on 07/08/2026 (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."



Signature of person completing affidavit

Mason Olson
Printed name of person completing affidavit

Neighborhood Meeting

3520 East Olive Street

July 8, 2026

4:00 p.m. – 6:30 p.m.

Name	Address	Phone
LEO & RENEE SPAMPINATO	305 SOUTH PEBBLE BEACH AVE SP-65802	720-341-3441 LEOSPAMPINATO@GMAIL.COM
CHRIS & KYLE Taylor	321 S. Pebble Beach Ave	417-860-3630 417-849-9692
GARY CHILDESS	3702 E Cypress Cove	816-392-0847 BELLENOT@AOL.COM
Renee Spampinato	305 S. Pebble Beach Ave	303-596-2436 renee.spampinato@gmail.com

CKctaylor3@gmail.com

renee.spampinato@gmail.com

MEETING NOTES

Public Good Neighbor Meeting

Date:	07/09/2026
RE:	Neighborhood Meeting
Project #	025-05757
Attendees	Residents of Hickory Hills (x5) Seed Development Services – Developer (Brett Harrington) Olsson, Inc – Civil Engineer (Will Hoey & Mason Olson)

NEIGHBOR COMMENTS AND CONCERNS

Detention Pond Maintenance Concerns

- a. **Residents noted ongoing maintenance issues with existing pond. Concerns with trash buildup clogging the drains, pond not drying out completely, and rip-rap washing out.**
 - i. Team Response – LC confirmed that they would assume maintenance responsibilities for the pond after purchasing the property. Team acknowledged concerns and agreed to investigate any maintenance or as-built conditions that may be contributing to their concerns.
- b. **Residents noted concerns of additional water flow and flooding caused by the increase in paved areas from the church.**
 - i. Team Response – Acknowledged the resident's concern. Noted that the existing detention pond was designed to capture the increased run-off caused by development of the Kirkland commons area. The existing pond was designed to meet the City of Springfield Flood Control and Water Quality Protection Manual. A stormwater report will be required as part of the final construction documents for the development.
- c. **Residents noted concerns of flooding downstream of detention pond.**
 - i. Team Response – The existing detention pond will be evaluated and reviewed against the City of Springfield's Design Standards. Modifications to the pond will be made to bring any deficiencies up to City Design Standards.

Lighting, Landscape, and Screening

- a. **Residents noted concerns of site lighting and parking headlights spilling onto neighboring properties.**
 - i. Team response – Acknowledged concern. Noted that city code requirements limit the amount of light produced (footcandles) at the property lines. A photometric plan would be provided with site plan approval. City of Springfield landscaping requirements will be reviewed as part of construction documents review and approval.
- b. **Residents noted concern of seeing a large retaining wall in backyard.**
 - i. Team Response – Acknowledged concern. Noted that perimeter landscaping will help screen portions of the wall from view. Also noted the retaining wall would be approximately 400'+ away from the residential property lines (over a football field distance).
- c. **Residents noted that their neighborhood was supposed to be gated and desired a 6' privacy fence to be placed between residents and property.**
 - i. Team Response – Noted that an existing 20' landscape buffer with fencing is being maintained along the southern property line. Additional site landscaping would provide screening between

the residents to the east into the site. Team noted that there is a property between the residents and the church that the church would not have control over.

Traffic

- a. Residents noted concerns about additional traffic caused by the church.**
 - i. Team Response – Noted that a traffic study was completed as part of the Kirkland Commons development with the realignment of Eastgate and approval of Costco. The study extensively studies the area, including several intersections west along Chestnut, and proposed uses within the Kirkland commons development. The church use would fall well within the expected traffic generated within the development area and the existing infrastructure was adequate for the traffic load.

Security

- a. Residents noted concerns of security and crime caused by the development and operation of the church.**
 - i. Team Response – LC noted that they take site security very seriously and maintain operational staff on campus throughout the week. LC staff works diligently to maintain safe and clean campuses.

Zoning and Land Use

- a. Residents noted concerns related to the property if zoning is approved that would allow for larger assembly uses than the church.**
 - ii. Team Response – The proposed zoning, which includes assembly uses, aligns with the City's comprehensive plan for this area.

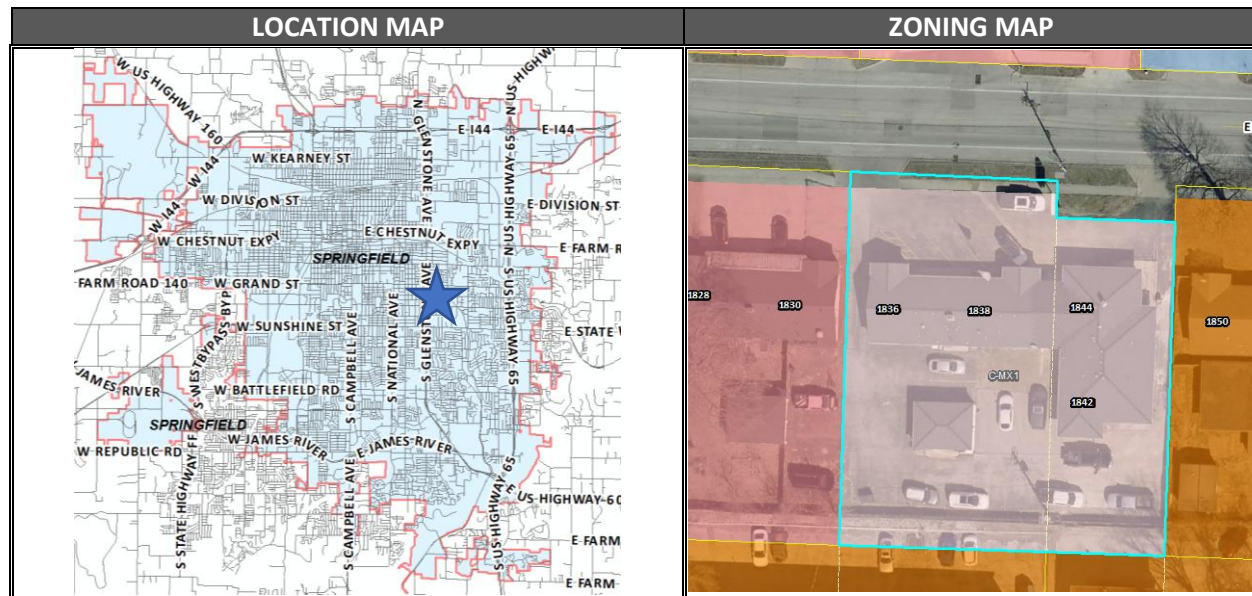
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PROJECT INFORMATION

Case Number:	Z-20-2026
Location:	1836,1838,1842, & 1844 East Bennett Street
Total Acres:	0.44 acres
Applicant:	Valiant Management Group, LLC
Existing Land Use:	Valiant Group Office
Neighborhood Meeting:	July 22,2026
Planning and Zoning Commission:	August 13, 2026
City Council:	September 8, 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-20-2026 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

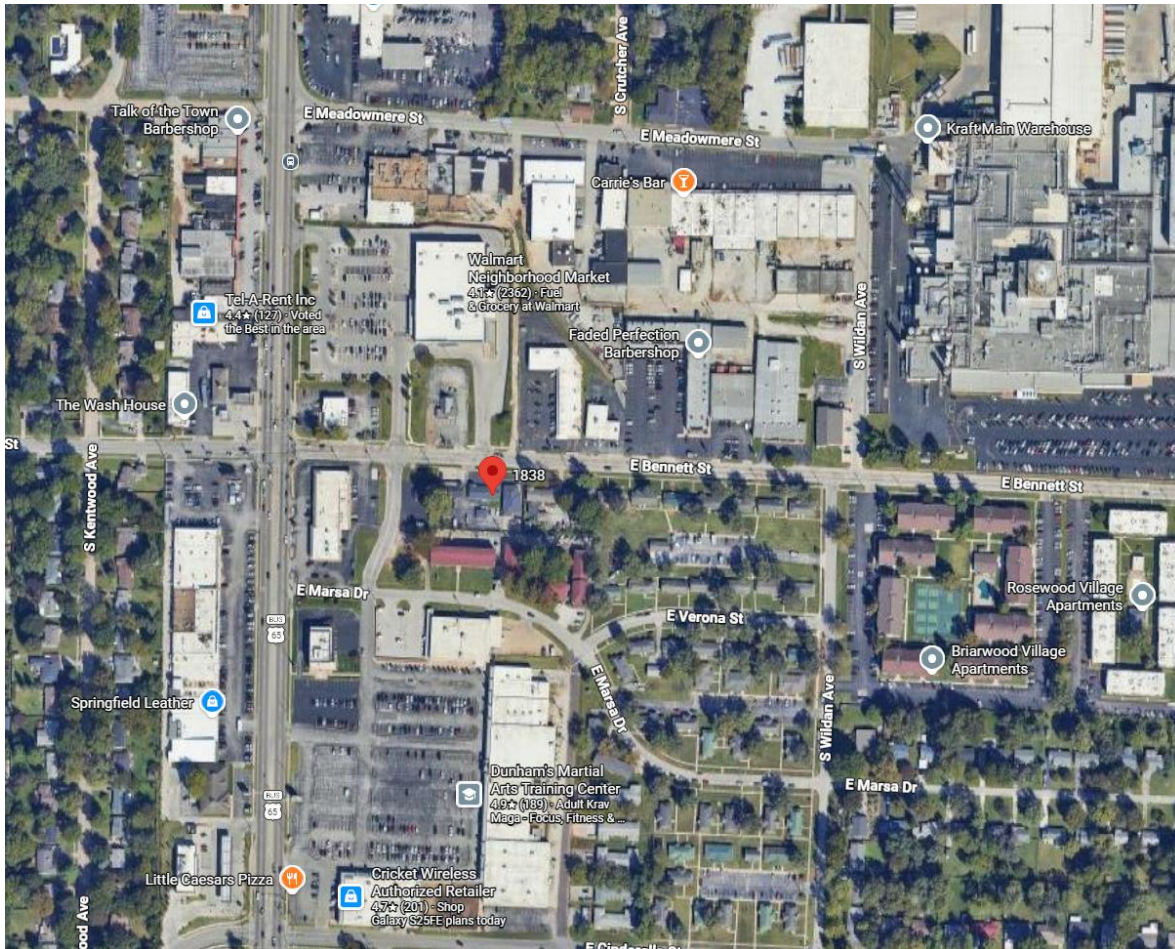
PROJECT SUMMARY:

Request to rezone approximately 0.44 acres of property from C-MX1, Commercial Mixed-use Neighborhood to C-MX2, Commercial Mixed-use Community.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



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PROPERTY HISTORY:

The western portion of the site was rezoned to O-1, Office District in 1998 while the eastern portion was rezoned to O-1, Office District in 2006. In April 2026, the property was directly translated from O-1, Office District, to C-MX1, Commercial Mixed-use Neighborhood during the Citywide Remapping.

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.

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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;
 - 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.

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ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR C-MX2
Minimum Lot Width	25 feet
Building Setbacks	0-15 feet front building line
Maximum Height	65' / 5 stories, All structures in non-residential districts, not including CC district, that abut a R-SF or R-MX1 district are required to have a 45-degree bulk plane setback as measured from the property boundary of any R-SF or R-MX1 district.
Minimum Open Space	10 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 South property line.
Frontage Type	The default frontage type is "Frontage A".
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 – 500 s.f. or 50 linear feet Transparency – first story: 60% and upper story 25%

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.

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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		□	■

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

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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

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.

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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.
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.

DEVELOPMENT REVIEW STAFF REPORT

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 –

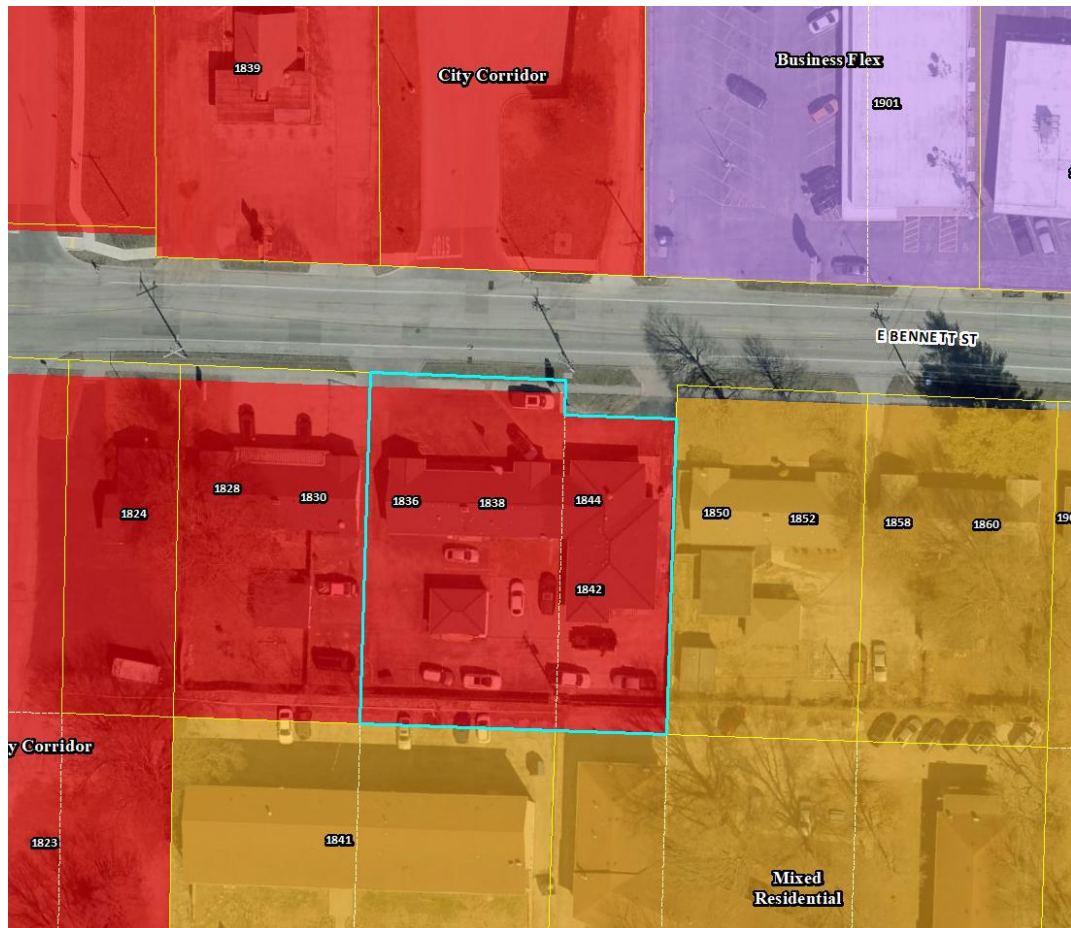
- Decreasing or increasing market demand for commercial or housing in non-traditional districts or corridors
- Greater focus on integrating diverse uses at the edges and areas of transition.
- Community expectations
- More walkable, livable integrated neighborhoods and districts
- Documented increases 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

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.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



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

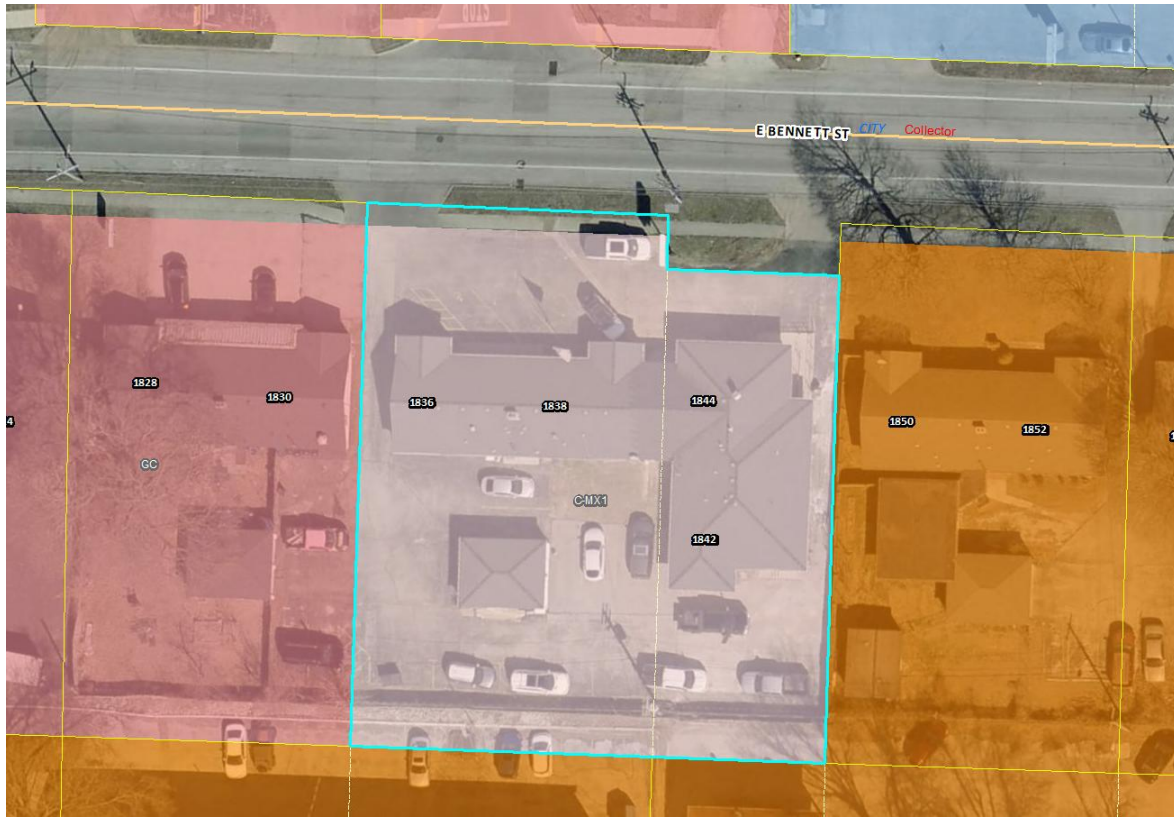
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GC & LIC	R-MX2	R-MX2	GC
LAND USE	Retail	Multi-family residential	Multi-family residential	Medical service
PLACETYPES	City Corridor & Business Flex	Mixed Residential	Mixed Residential	City Corridor

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the proposed rezoning.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to the rezoning.

DEVELOPMENT REVIEW STAFF REPORT

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	E Bennett Street	Collector	City	30	25	5,300	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 Fassnight trail is planned to be along the frontage of this property. There are bus stops on Glenstone 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
1838 E Bennett St	Fassnight 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. The rezoning of the property from CMX-1 to CMX-2 does not affect the requirements for the stormwater runoff. Proposed site plan is required to continue draining to E Bennett St ROW.

WATER QUALITY REQUIREMENTS

N/A

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 to rezone 0.44 acres of property from property from C-MX1, Commercial Mixed-use Neighborhood to C-MX2, Commercial Mixed-use Community. The applicant intends to build an addition to the rear of the existing office building. The C-MX2 district offers a reduced rear setback compared to the C-MX1 district.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype.
3. This application is consistent with the City Corridor placetype that lists office, hospitality, retail sales and service as primary land uses.
4. 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.
5. The C-MX2 district provides a mix of neighborhood, community-scaled commercial, entertainment, and/or employment uses and supporting residential and civic uses. The predominant building type is small- and moderate scaled mixed-use buildings, which are supported by strategic urban residential and commercial buildings. The character of this area emphasizes a high level of civic design, walkable urban patterns, and a concentration of diverse, small- and moderate-scale uses; however, some higher intensity or larger format commercial or employment uses may be integrated into the pattern as anchors to support the overall mixed-use environment. It is primarily intended for the transformation of automobile-oriented corridors into walkable, mixed-use areas through the integration of a walkable street network and formal civic spaces as the framework for redevelopment.
6. 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.
7. Any new building addition must comply with the non-residential design standards.
8. Nonconforming site conditions must comply with the Land Development Code based on the extent of the building expansion.
9. 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.
10. The range of uses in the proposed C-MX2 district is compatible with the uses permitted on other property in the immediate vicinity.

DEVELOPMENT REVIEW STAFF REPORT

11. 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.
12. 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.
13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
14. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
15. The applicant held a neighborhood meeting on July 22, 2026, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
16. 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.

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. The planning and zoning commission may recommend, and the city council may require any of the following conditions to meet the rezoning and zoning site plan criteria:
 - a. Restrict uses beyond those otherwise allowed in the zoning district;
 - b. Increase landscape, bufferyards, or open space beyond what is required by this chapter;
 - c. Limit building scale and location more strictly than otherwise permitted by the development standards;
 - d. Increase the district performance standards beyond those required by this chapter regarding operations, noise, lighting, compatibility, or other mitigation of off-site impacts;
 - e. Timing and concurrency of any offsite improvements necessary to support the intensity of development and according to associated technical studies; and

DEVELOPMENT REVIEW STAFF REPORT

- f. Any other design or development standards depicted on the zoning site plan, included by notes on the zoning site plan, or included in the ordinance adopting the rezoning.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION and MEETING SUMMARY

1. Request change to zoning from: C-MX1 to C-MX2
(existing zoning) (proposed zoning)
2. Meeting Date & Time: July 22nd, 2026. From 4:00 PM - 6:30 PM
3. Meeting Location: Valiant Office - 1838 E Bennett St
4. Number of invitations that were sent: 103
5. How the mailing list was generated: City Generated List
6. Number of neighbors in attendance (attach a sign-in sheet): 3
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.)

An attorney representing the owner of Walker Plaza, located across the street from the subject property, attended the meeting to obtain additional information regarding the rezoning request. It was explained that the purpose of the request is to allow reduced building setbacks necessary to accommodate a proposed addition to the existing Valiant office building. The representative expressed support for the proposed rezoning.

The owner of the nearby shopping center containing Show-Me Brewing attended the meeting with his wife to learn more about the rezoning request. The purpose and limited scope of the request were explained, including that the rezoning would allow reduced setbacks to accommodate a larger addition to the existing office building. The property owner expressed support for the request and indicated that he hoped it would be approved.

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 7-22-26 (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

Valiant Office Rezoning

Neighborhood Meeting Verbal Comments

07-22-26

- An attorney representing the owner of Walker Plaza, located across the street from the subject property, attended the meeting to obtain additional information regarding the rezoning request. It was explained that the purpose of the request is to allow reduced building setbacks necessary to accommodate a proposed addition to the existing Valiant office building. The representative expressed support for the proposed rezoning.
- The owner of the nearby shopping center containing Show-Me Brewing attended the meeting with his wife to learn more about the rezoning request. The purpose and limited scope of the request were explained, including that the rezoning would allow reduced setbacks to accommodate a larger addition to the existing office building. The property owner expressed support for the request and indicated that he hoped it would be approved.



Architecture • Civil Engineering • Land Surveying • Site Development • Geotechnical Engineering • Inspection & Materials Testing

NEIGHBORHOOD MEETING SIGN IN SHEET

VALIANT OFFICE REZONING

PROJECT NO. SW26-771
JULY 22ND, 2026

NAME	COMPANY	PHONE NO.	EMAIL ADDRESS
Tim Schowe	Cochran	417-595-4108	tschowe@cochraneng.com
Ethan Dahl	Cochran	417-595-4108	edahl@cochraneng.com
Rick McGee		417-839-0537	rick@mtney.com

8 East Main Street
Wentzville, MO 63385
Phone: 636-332-4574
Fax: 636-327-0760

737 Rudder Road
Fenton, MO 63026
Phone: 314-842-4033
Fax: 314-842-5957

530A East Independence Drive
Union, MO 63084
Phone: 636-584-0540
Fax: 636-584-0512

1163 Maple Valley Drive
Farmington, MO 63640
Phone: 573-315-4810
Fax: 573-315-4811

2804 North Biagio Street
Ozark, MO 65721
Phone: 417-595-4108
Fax: 417-595-4109

905 Executive Drive
Osage Beach, MO 65065
Phone: 573-525-0299
Fax: 573-525-0298

www.cochraneng.com

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

DATE: August 6, 2026

TO: Planning and Zoning Commission

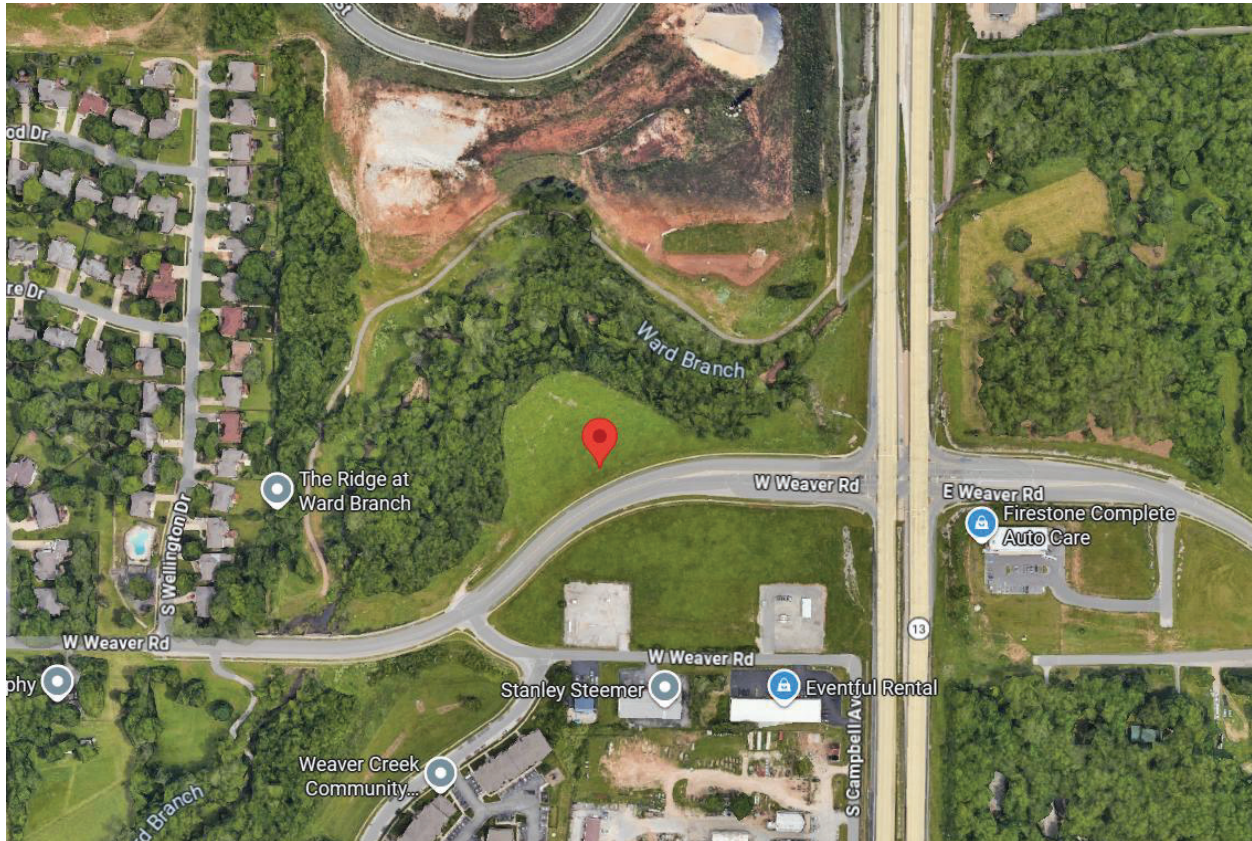
FROM: Michael Sparlin
Senior Planner

SUBJECT: Z-21-2026

The applicant has requested this rezoning application be withdrawn.

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LOCATION:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The property was annexed into the City in 2003 and was zoned as R-SF. The subject property was rezoned from R-SF to R-MD, Medium-density Multi-family Residential District with Conditional Overlay District No. 78 in 2014.

The property was zoned to R-MD, Medium-Density Multi-family Residential District with Conditional Overlay District No. 152 in August 2018.

The property was rezoned to O-2, Office District with Conditional Overlay District No. 176 in July 2019.

The property was rezoned to CMX-1 and retained Conditional Overlay District No. 176 in April 2026 during the City-wide remapping.

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 is in 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

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR GC DISTRICT
Minimum Lot area	n/a
Maximum Lot area	n/a
Minimum Lot Width	50 feet
Maximum Lot width	n/a
Minimum Open Space	20%
Maximum Height	n/a
Minimum Setbacks	Front – 25 feet Side – 25 feet Rear – n/a
Frontage Type	The default frontage type is the “Frontage C” according to Table 6-2.
Frontage Design	Front Building Line (build-to range): 30'–90' Required Front Building Line: 40%+ Maximum Access Width: 30' Access Spacing: Coordinated with Section 36-7.03 requirements Minimum Parking Setback: 6' min. Maximum Extent of Parking Frontage: n/a Maximum Extent of Garage Bays: 25% of facade Landscape: See Section 36-8.03
Building Design Standards	Massing & Modulation: 150' / 2k s.f. Entry Feature Spacing: 150' max.; 1/100' avg. Minimum First Story Transparency: 40%; min 50' of entry Minimum Upper Story Transparency: 15% (n/a for industrial buildings in LIC, HM)

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as 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.

DEVELOPMENT REVIEW STAFF REPORT

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

Characteristics

TRANSPORTATION & INFRASTRUCTURE

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- 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.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- 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:

- Residential development and commercial buildings should be oriented to the street.
- 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.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- 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.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.

DEVELOPMENT REVIEW STAFF REPORT

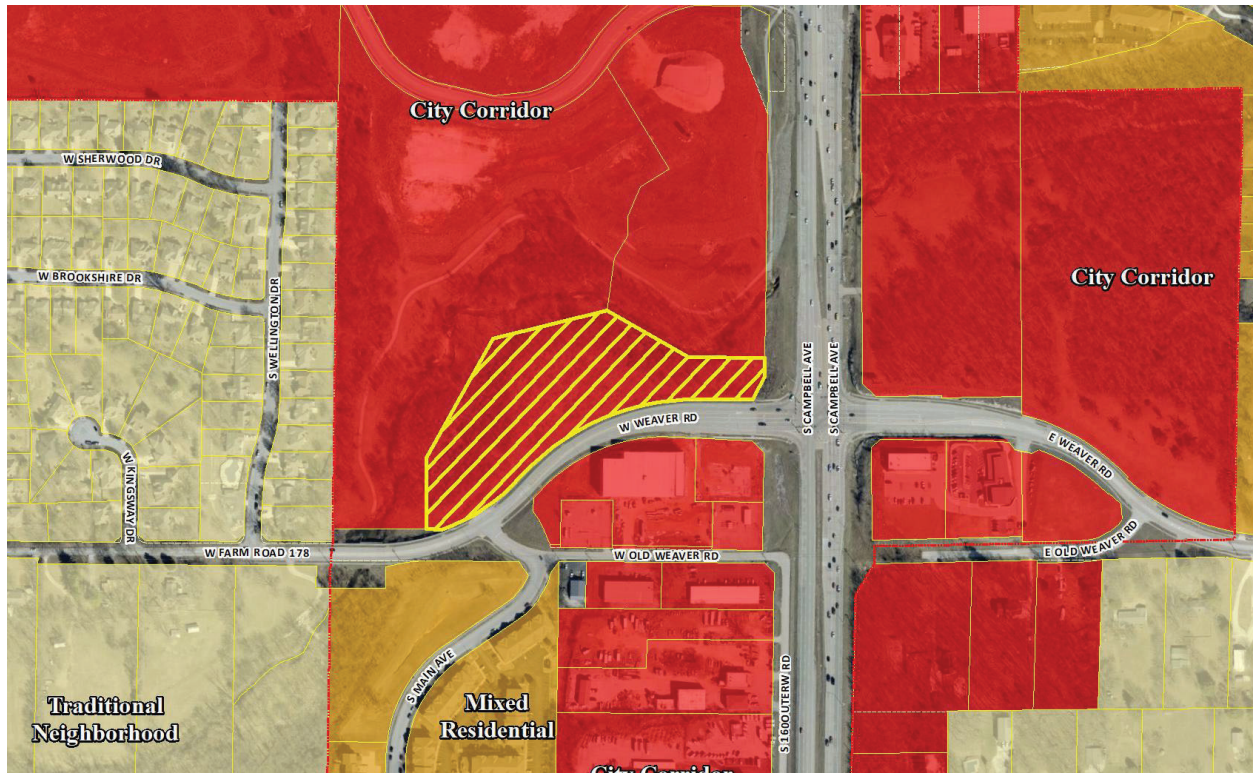
- Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Encourage code adjustments regarding parking minimums instead of parking maximums.

TRANSITIONS:

- Office and multifamily uses can be placed on the periphery of the placetype to transition into adjacent lower density residential Placetypes.
- 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.
- Commercial and higher density residential is sufficiently screened and buffered between low-density residential development.
- Multi-story buildings should be sited and designed to reduce the impact on adjacent lower intensity residential development.

DEVELOPMENT REVIEW STAFF REPORT

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	Major, Retail & Innovation Spaces	Public & Private Schools & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehousing & Distribution Facilities	Heavy Industry & Manufacturing	Airport, Railroad & Freight Facilities
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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GC COD 78	GC, PD 271 am 1	GC	GC
LAND USE	Undeveloped land, apartments	Self-service Storage facility	Campbell Avenue right-of-way	Undeveloped land, greenway trail
PLACETYPES	City Corridor	City Corridor, Mixed Residential	City Corridor	City Corridor

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning.

FIRE DEPARTMENT:

No objections to rezoning.

DEVELOPMENT REVIEW STAFF REPORT

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 Weaver Road	Secondary Arterial	City	35	30	4,500	No	Yes	Yes
Street 2	S Campbell Avenue	Expressway	MoDOT	65	140	39,000	No	Yes	No

ACCESS - All proposed 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 just north of this property. There are no bus stops near this 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
535 W Weaver Rd	Ward Branch	Yes	No	Yes	No	Yes

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. Detention for Flood Control was approved for buyout using a fee in lieu of detention application during the design and build of the public improvements under 2019PW0065. The Ridge at Ward Branch discharges directly to the Ward Branch stream and Floodway/Floodplain.

WATER QUALITY REQUIREMENTS

1. Water Quality was not provided for this lot in 2019PW0065. Future development must design and build a water quality stormwater control measure.

a. 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. The Ward Branch floodway and floodplain are present on the property and shown on the plat. Floodplain permits are required for development within the floodplain.

DEVELOPMENT REVIEW STAFF REPORT

NATURAL CHANNEL & STREAM BUFFERS

1. Ward Branch Large Stream is the northern boundary of this property. The 100 feet wide stream buffer was averaged across the site during the public improvements and platting process. The stream buffer is recorded on The Ridges at Ward Branch PH1 Subdivision plat. Disturbance is prohibited.

SINKHOLES & KARST FEATURES

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 6.18 acres of property generally located at 535 West Weaver Road from C-MX1, Commercial Mixed-use Neighborhood with Conditional Overlay District No. 176 to GC, General Commercial. The applicant intends to build a residential and commercial mixed-use development.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype. This 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.
3. The GC district is consistent with the City Corridor placetype. Retail sales and service and multi-family are listed as a primary land use in the City Corridor placetype.
4. The city and other agencies can provide services, facilities, and infrastructure that may be necessary for anticipated uses in the GC district. The capacity of the surrounding street network and access to street frontage is adequate for the proposed uses in the GC district.
5. There are few changing conditions in the area, and the predominant use is commercial in this area. This application advances the public interest by allowing commercial development in an area that has commercial uses.
6. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
7. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
8. The applicant held a neighborhood meeting on July 20, 2026, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
9. 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.

DEVELOPMENT REVIEW STAFF REPORT

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.

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. The planning and zoning commission may recommend, and the city council may require any of the following conditions to meet the rezoning and zoning site plan criteria:
 - a. Restrict uses beyond those otherwise allowed in the zoning district;
 - b. Increase landscape, bufferyards, or open space beyond what is required by this chapter;
 - c. Limit building scale and location more strictly than otherwise permitted by the development standards;
 - d. Increase the district performance standards beyond those required by this chapter regarding operations, noise, lighting, compatibility, or other mitigation of off-site impacts;
 - e. Timing and concurrency of any offsite improvements necessary to support the intensity of development and according to associated technical studies; and
 - f. Any other design or development standards depicted on the zoning site plan, included by notes on the zoning site plan, or included in the ordinance adopting the rezoning.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION and MEETING SUMMARY

1. Request change to zoning from: C-MX1 to GC

(existing zoning) (proposed zoning)
2. Meeting Date & Time: Monday, July 20th, 2026 4:00pm-6:30pm
3. Meeting Location: The Library Center Community Room A
4. Number of invitations that were sent: 38
5. How the mailing list was generated: Provided by the City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 4
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.)

Only one attendee expressed concern. She asked about plans for a pedestrian walkway, how the development would affect traffic, and general questions about the appearance and purpose of the development. She had no complaints, and felt that all of her concerns were assuaged by explanations from the hosting party. Attendee refused to sign the sign-in sheet.

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

There were no written comments submitted nor any issues to address.

I, Natalie Swofford (*print name*), attest that the neighborhood meeting was held on Monday, July 20th, 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."



Signature of person completing affidavit

Natalie Swofford

Printed name of person completing affidavit

Phone #

DAVID GARROTT 1011 W. MAIN, BUTLER, MO 417-327-9009
Bill & Peggy McKinney 945 Cavan Dr. Aurora, MO 281-979-3276

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION:

Case Number:	Z-24-2026
Location:	4285 South Kansas Avenue
Total Acres:	1.5 acres
Applicant:	Southland Christian Church of Springfield MO
Existing Land Use:	Undeveloped land
Neighborhood Meeting:	July 23, 2026
Planning and Zoning Commission:	August 13, 2026
City Council:	September 8, 2026
Public Notification:	Mail, posted property, and legal in the Springfield News-Leader
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-24-2026 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

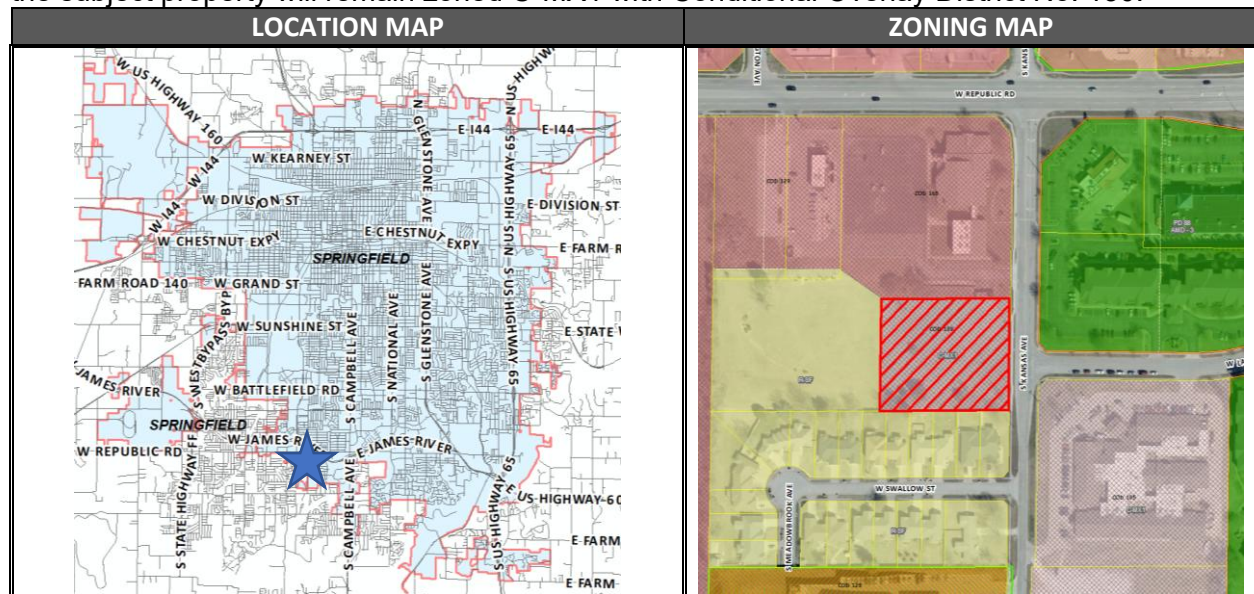
Request to rezone approximately 1.5 acres of property generally located at 4285 South Kansas Avenue from C-MX1, Commercial Mixed-use Neighborhood with Conditional Overlay District No. 130 to R-MX2, Mixed Density Neighborhood – Medium.

Staff recommends approval of this request with conditions:

This rezoning shall not become effective until the following condition is met:

- An administrative replat to subdivide Lot 1 of the Final Plat of Southland Subdivision to create a new lot for the subject property known as 4285 South Kansas Avenue.

If this condition is not met by March 31, 2027, then the rezoning approval is null and void and the subject property will remain zoned C-MX1 with Conditional Overlay District No. 130.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LOCATION:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was rezoned from R-SF to O-1, Office District with Conditional Overlay District No. 130 in July 2017.

The subject property was rezoned to C-MX1 and retained the Conditional Overlay District No. 130 during the city-wide remapping in April 2026.

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 is in 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

ZONING ORDINANCE REQUIREMENTS:

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.

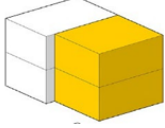
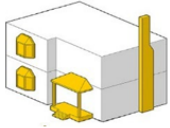
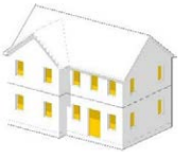
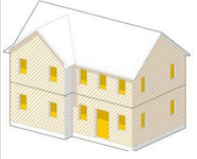
DEVELOPMENT REVIEW STAFF REPORT

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.

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

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as 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.

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

Characteristics

TRANSPORTATION & INFRASTRUCTURE

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- 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.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- 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:

- Residential development and commercial buildings should be oriented to the street.

DEVELOPMENT REVIEW STAFF REPORT

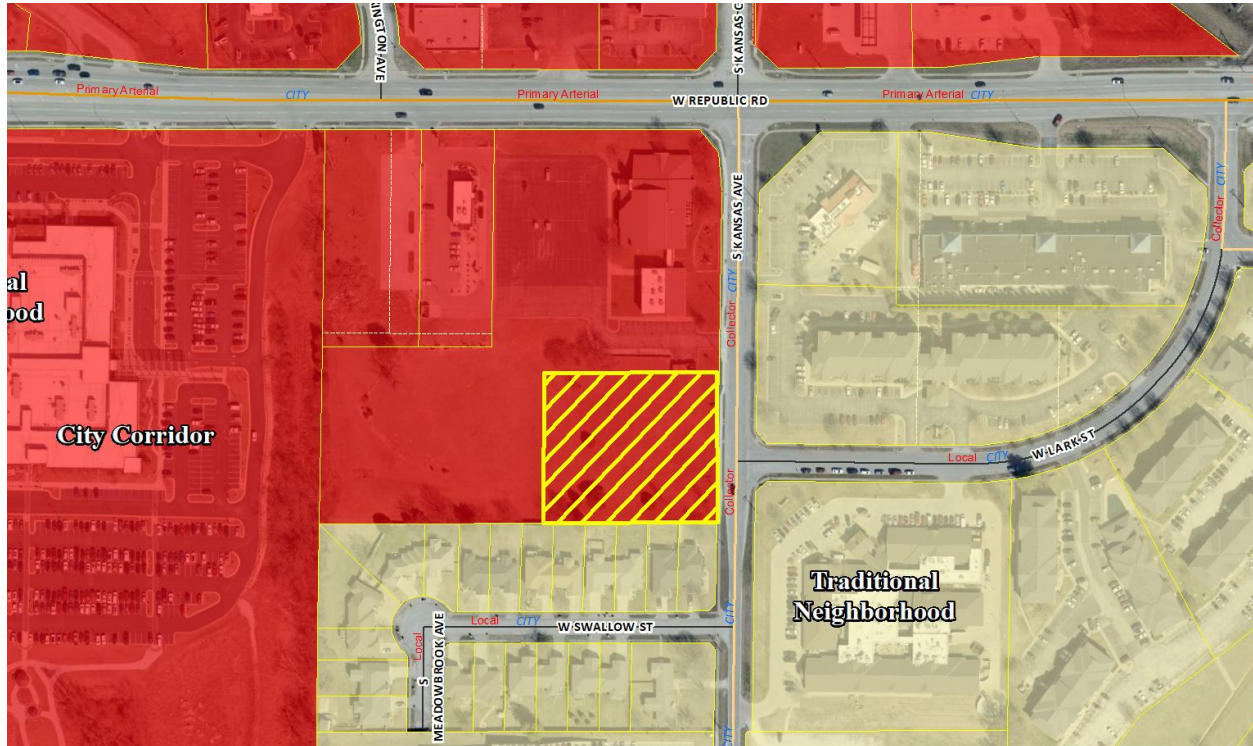
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- 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.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.
- 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.
- 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.
- Encourage code adjustments regarding parking minimums instead of parking maximums.

TRANSITIONS:

- Office and multifamily uses can be placed on the periphery of the placetype to transition into adjacent lower density residential Placetypes.
- 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.
- Commercial and higher density residential is sufficiently screened and buffered between low-density residential development.
- Multi-story buildings should be sited and designed to reduce the impact on adjacent lower intensity residential development.

DEVELOPMENT REVIEW STAFF REPORT

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, 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

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GC COD 165	R-SF	PD 88 am 3, C-MX1	R-SF
LAND USE	Church	Single-family residential	Multifamily apartments, Senior living facility	Undeveloped land
PLACETYPES	City Corridor	Traditional neighborhood	Traditional neighborhood	City Corridor

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning.

FIRE DEPARTMENT:

No objections to 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	Collector	City	30	30	1,500	No	Yes	Yes

ACCESS - All proposed driveway approaches shall comply with current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near this property. There are bus stops near the property on Republic Road.

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
4285 S Kansas Ave	Ward Branch	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. Flood Control was designed and constructed during PRJ2011-00270 with a large regional basin in the SW corner of the property. The flood control is provided for the existing footprint only, future development will require new stormwater design or basin modification.

WATER QUALITY REQUIREMENTS

1. Water Quality was designed and constructed during PRJ2011-00270 with a large regional basin in the SW corner of the property. The water quality volume provided for the existing footprint only, future development will require new stormwater design or basin modification.

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.

DEVELOPMENT REVIEW STAFF REPORT

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 CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 1.5 acres of property generally located at 4285 South Kansas Avenue from C-MX1, Commercial Mixed-use Neighborhood with Conditional Overlay District No. 130 to R-MX2, Mixed Density Neighborhood – Medium. The applicant intends to build a residential multifamily development.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype. This 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.
3. The R-MX2 district is consistent with the City Corridor placetype. Multi-family is listed as a primary land use in the City Corridor placetype.
4. 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.
5. The development of the 1.5 acre property will be limited to a maximum of 40 dwelling units. This is a density of 29 dwelling units per acre.
6. The city and other agencies can provide services, facilities, and infrastructure that may be necessary for anticipated uses in the R-MX2 district. The capacity of the surrounding street network and access to street frontage is adequate for the proposed uses in the R-MX2 district.

DEVELOPMENT REVIEW STAFF REPORT

7. There are few changing conditions in the area, and the predominant use is commercial in this area. This application advances the public interest by allowing commercial development in an area that has commercial uses.
8. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
9. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
10. The applicant held a neighborhood meeting on July 23, 2026, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
11. 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.
2. Staff recommends approval of this request with conditions: This rezoning shall not become effective until the following condition is met:
 - a. An administrative replat to subdivide Lot 1 of the Final Plat of Southland Subdivision to create a new lot for the subject property known as 4285 South Kansas Avenue.

If this condition is not met by March 31, 2027, then the rezoning approval is null and void and the subject property will remain zoned C-MX1 with Conditional Overlay District No. 130.

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. The planning and zoning commission may recommend, and the city council may require any of the following conditions to meet the rezoning and zoning site plan criteria:
 - a. Restrict uses beyond those otherwise allowed in the zoning district;
 - b. Increase landscape, bufferyards, or open space beyond what is required by this chapter;
 - c. Limit building scale and location more strictly than otherwise permitted by the development standards;

DEVELOPMENT REVIEW STAFF REPORT

- d. Increase the district performance standards beyond those required by this chapter regarding operations, noise, lighting, compatibility, or other mitigation of off-site impacts;
- e. Timing and concurrency of any offsite improvements necessary to support the intensity of development and according to associated technical studies; and
- f. Any other design or development standards depicted on the zoning site plan, included by notes on the zoning site plan, or included in the ordinance adopting the rezoning.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: C-MX1 to R-MX2
(existing zoning) (proposed zoning)
2. Meeting Date & Time: July 23, 2026 4-6:30 pm
3. Meeting Location: OWN Engineering - 3213 W. Bypass, Springfield, MO 65807
4. Number of invitations that were sent: 65
5. How the mailing list was generated: by the city
6. Number of neighbors in attendance (attach a sign-in sheet): 5

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).

The apartments will be visible from the backyards of the home owners.
We stated the Developer plans to plant a row of trees as a buffer and to help block some of the view.

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

NA

1. ASHLEY E. HARRIS (print name), attest that the neighborhood meeting was held on 7/23/26 (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."

Ashley Harris

Signature of person completing affidavit

ASHLEY E. HARRIS

Printed name of person completing affidavit

Neighborhood Meeting Sign in Sheet

PLN2026-00136 - 4285 S Kansas Ave

[illegible]



July 20, 2026

Springfield Planning and Zoning Commission
City of Springfield
840 Boonville Avenue
Springfield, MO 65802

Re: Support for Arnold Place Rezoning Request – 4285 S. Kansas Expressway, Springfield, Missouri

Dear Chair and Members of the Planning and Zoning Commission:

On behalf of Community Partnership of the Ozarks (CPO), I am pleased to express our strong support for the proposed Arnold Place affordable housing development at **4285 S. Kansas Expressway, Springfield, Missouri**, and the associated rezoning request.

CPO has long been committed to addressing homelessness and housing instability throughout Greene County. As the Lead Agency for Springfield and Greene County's Coordinated Entry System, we work daily with individuals and families experiencing homelessness, including veterans, seniors, and people living with disabilities. One of the greatest challenges we face is the shortage of quality, service-enriched affordable housing for individuals who are ready for permanent housing but have few appropriate options available.

Arnold Place directly addresses this critical community need. The development will provide high-quality, thoughtfully designed affordable housing integrated into a welcoming residential community rather than isolating vulnerable populations. We believe this approach represents the best practice for long-term housing stability, allowing veterans and individuals with disabilities to live alongside other residents while receiving the supportive services they need to remain successfully housed.

Particularly important is Arnold Place's commitment to reserving homes for disabled veterans and veterans exiting homelessness. Springfield has made significant progress in reducing veteran homelessness, but our community continues to face a shortage of permanent supportive housing options. Locating Arnold Place immediately adjacent to the Gene Taylor VA Community-Based Outpatient Clinic creates a unique opportunity for residents to access healthcare, behavioral health services, case management, and veteran benefits within walking distance of their homes. This proximity removes one of the greatest barriers to housing stability—access to essential services.

CPO is proud to partner with Cherryvale Development as the Lead Referral Agency and Lead Service Provider for Arnold Place. We will provide an onsite Resource Coordinator who will connect residents with supportive services including benefits enrollment, healthcare and

behavioral health referrals, employment assistance, financial literacy, transportation coordination, and other resources designed to promote long-term housing stability and self-sufficiency.

Arnold Place aligns with our community's ongoing efforts to expand the supply of affordable housing while ensuring residents have meaningful access to supportive services. Developments like Arnold Place help prevent homelessness, reduce reliance on emergency services, and create healthier, more stable neighborhoods for everyone.

We respectfully encourage the Springfield Planning and Zoning Commission to approve the requested rezoning. This project represents a thoughtful investment in Springfield's future and will provide lasting benefits to veterans, individuals with disabilities, and the broader community.

Thank you for your consideration of this important project and for your continued commitment to addressing Springfield's housing needs.

Sincerely,



Janet Dankert
President/CEO

July 1, 2026

Missouri Housing Development Commission
920 Main Street, Suite 1400
Kansas City, MO 64105

Re: Letter of Support for Arnold Place

Dear Commissioners:

I am pleased to offer my enthusiastic support for Arnold Place, a proposed affordable housing community to be developed by Cherryvale Development, LLC, in Springfield, Missouri.

Having spent my career serving the citizens of Greene County through public service, community leadership, and volunteerism, I understand the importance of creating communities that provide dignity, stability, and opportunity for people at every stage of life. Throughout the years, I have witnessed Springfield's tremendous growth as well as the increasing need for quality affordable housing for seniors, veterans, and individuals living on limited incomes.

Arnold Place represents exactly the type of thoughtful development our community needs. Its location near healthcare providers, public transportation, shopping, and the Veterans Health Care System will make it an ideal home for residents who benefit from convenient access to essential services while maintaining their independence.

I live just south of the proposed development, and I welcome Arnold Place as a valuable addition to the neighborhood. I believe the project will enhance the area by providing attractive, well-managed housing that reflects the high standards Cherryvale Development has established through its many successful affordable housing communities across Missouri.

Our community has long benefited from organizations and individuals willing to invest in solutions that improve lives. Arnold Place is one of those solutions. It will provide not only quality housing but also opportunities for residents to age with dignity, remain connected to supportive services, and continue participating in the life of our community.

I respectfully encourage the Missouri Housing Development Commission to give Arnold Place its strongest consideration for funding. I am confident this development will become an asset to Springfield and will positively impact the lives of its future residents for many years to come.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Annie Bush". The ink is dark and the signature is fluid.

Annie Bush



Office of the Majority Leader

Alex Riley

*State Representative
District 134*

July 22, 2026

Missouri Housing Development Commission
920 Main Street, Suite 1400
Kansas City, MO 64105

RE: Arnold Place – Letter of Support

To Whom It May Concern:

I am pleased to provide this letter of support for Arnold Place, a proposed 40-unit affordable housing community to be developed in Springfield, Missouri.

Arnold Place represents an important investment in housing stability for individuals and families in our community, particularly veterans who often face significant barriers to obtaining safe, affordable housing. The development's location adjacent to the Gene Taylor VA Clinic will provide residents with convenient access to healthcare services, case management, behavioral health resources, and other critical supports.

We are especially encouraged by the project's commitment to reserving eight units for disabled veterans and veterans exiting homelessness. Affordable housing that is paired with supportive services is essential to helping veterans maintain housing stability, improve health outcomes, and remain connected to community resources. The proximity to the VA Clinic creates a unique opportunity to connect residents with services designed to meet the specific needs of veterans while reducing transportation barriers and increasing access to care.

In addition to serving veterans, Arnold Place will provide affordable housing opportunities for other households in need throughout the Springfield community. The development team has demonstrated a commitment to creating a supportive residential environment through the provision of onsite services, resource coordination, and partnerships with local service providers. These services will help residents access healthcare, financial counseling, employment

assistance, educational opportunities, transportation resources, and other programs that promote long-term stability and self-sufficiency.

Springfield continues to experience a significant need for quality affordable housing. Arnold Place will help address this need by expanding the supply of well-designed, professionally managed housing while offering residents access to services that support successful tenancy and improved quality of life.

We believe Arnold Place will be a valuable addition to our community and will provide lasting benefits to veterans, families, and individuals who need affordable housing opportunities. We respectfully encourage the Missouri Housing Development Commission to give favorable consideration to this application.

Thank you for your commitment to expanding affordable housing opportunities throughout Missouri.

Sincerely,

A handwritten signature in cursive script that reads "Alex C. Riley". The signature is written in dark ink and is positioned above the printed name.

Majority Leader Alex Riley
Missouri State Representative – 134th District



"Everywhere Should Be Like This"

Matt Morrow
President

July 10, 2026

Missouri Housing Development Commission
920 Main Street, Suite 1400
Kansas City, MO 64105

Re: Support for Arnold Place – Springfield, Missouri

Dear Commissioners:

On behalf of the Springfield Area Chamber of Commerce, I am writing in support of Arnold Place, a proposed 40-unit affordable housing development adjacent to the Gene Taylor VA Clinic in Springfield.

The availability of quality, affordable housing is one of the most pressing challenges facing Springfield and our broader region. It is also an economic issue. An adequate supply of workforce and affordable housing is essential to attracting and retaining talent, supporting workforce stability, and sustaining long-term economic growth.

Arnold Place would address this need in a thoughtful and meaningful way. The development would provide high-quality affordable housing while reserving units for disabled veterans and veterans transitioning out of homelessness through the HUD-VASH program.

Its location next to the Gene Taylor VA Clinic is especially important. Residents would have convenient access to healthcare, counseling, benefits assistance, and other supportive services that can strengthen long-term housing stability and quality of life.

Our community has a responsibility to support those who have served our country. By reducing barriers to housing and healthcare, Arnold Place would help veterans live independently, remain connected to essential services, and continue contributing to our community.

The project has also earned support from veterans' organizations, service providers, healthcare partners, and other community stakeholders who recognize both the need and its potential impact.

For these reasons, the Springfield Area Chamber of Commerce supports Arnold Place and respectfully encourages the Commission to give favorable consideration to this application.

Sincerely,

Matt Morrow
President & CEO



CENTERSTONE

- Integrated treatment for co-occurring mental health and substance use disorders
- Crisis intervention and stabilization services, as appropriate
- Care coordination and individualized treatment planning
- Telehealth services, when clinically appropriate
- Referrals to additional medical, behavioral health, and community resources

Centerstone of Missouri recognizes the unique behavioral health needs that many veterans experience, including post-traumatic stress, depression, anxiety, substance use disorders, and challenges associated with the transition from military to civilian life. Our clinicians are committed to providing trauma-informed, evidence-based care that promotes recovery, resilience, and successful community living.

Importantly, this partnership will expand access to behavioral healthcare for veterans residing at Arnold Place by providing services to honorably discharged veterans who choose to receive care outside the Veterans Administration, as well as veterans who are not eligible for VA healthcare benefits. Centerstone of Missouri is also committed to serving veterans who are uninsured, underinsured, or have no payer source. Our staff will work collaboratively with residents to identify available insurance coverage, public benefits, financial assistance programs, or other funding resources whenever possible so that financial barriers do not prevent access to medically necessary behavioral healthcare.

Centerstone of Missouri believes that stable housing and accessible healthcare are essential components of recovery. Through this partnership, we look forward to helping Arnold Place residents improve their behavioral health, strengthen community connections, maintain stable housing, and achieve greater independence and quality of life.

Centerstone of Missouri appreciates the opportunity to partner with Cherryvale Development on Arnold Place and respectfully commits to providing behavioral health services as outlined above, subject to resident eligibility and the availability of funding and clinical resources, should the development receive an award of Low-Income Housing Tax Credits from the Missouri Housing Development Commission.

We look forward to working together to improve the lives of veterans and other residents who will call Arnold Place home.

Sincerely,

Clay Goddard, MPA
Southwest Regional President
Centerstone of Missouri

Delivering care that changes people's lives.



July 17th 2026

Missouri Housing Development Commission

Attn: Rental Production Department
920 Main Street, Suite 1400
Kansas City, MO 64105

**Re: Letter of Intent to Provide Behavioral Health Services
Arnold Place – Springfield, Missouri**

To Whom It May Concern:

Centerstone of Missouri is pleased to provide this Letter of Intent in support of **Arnold Place**, a proposed 40-unit affordable housing community being developed by Cherryvale Development, LLC in Springfield, Missouri. Arnold Place will provide permanent affordable housing for individuals and families, including a dedicated set-aside of apartments for veterans with disabilities and veterans experiencing or at risk of homelessness.

Centerstone of Missouri is a nonprofit behavioral healthcare organization committed to helping individuals **get better, sooner, for longer** through compassionate, person-centered care. Centerstone of Missouri provides a comprehensive continuum of behavioral health services, including outpatient mental health treatment, psychiatric services, medication management, substance use disorder treatment, crisis intervention, care coordination, and other evidence-based services designed to promote recovery, independence, and overall wellness.

Centerstone of Missouri is pleased to partner with Cherryvale Development, Community Partnership of the Ozarks, the U.S. Department of Veterans Affairs, and other community organizations to ensure Arnold Place residents have access to high-quality behavioral healthcare that supports housing stability and long-term recovery.

Should Arnold Place receive funding through the Missouri Housing Development Commission, Centerstone of Missouri intends to serve as a behavioral health partner for the development by providing services both at our Springfield outpatient location and through scheduled on-site visits coordinated with the Arnold Place Resource Coordinator.

Centerstone of Missouri anticipates making the following services available to eligible Arnold Place residents:

- Comprehensive behavioral health assessments
- Individual counseling and psychotherapy
- Medication management
- Substance use disorder assessment and treatment

Delivering care that changes people's lives.



July 15, 2026

Missouri Housing Development Commission
920 Main Street, Suite 1400
Kansas City, MO 64105

Re: Support for Arnold Place – Springfield, Missouri

Dear Commissioners:

I am pleased to offer my enthusiastic support for Arnold Place, a proposed affordable housing community for veterans to be developed by Cherryvale Development, LLC in Springfield, Missouri.

As someone who has been actively involved in serving communities throughout southwest Missouri, I recognize the growing need for quality, affordable housing for those who have served our country. Many veterans face increasing challenges as they age, particularly those living on limited incomes or coping with disabilities. Housing that is both affordable and located near healthcare and supportive services can make a profound difference in their quality of life.

Arnold Place is thoughtfully designed to address those needs. Its location adjacent to the Gene Taylor Veteran's Clinic and other essential services will provide residents with convenient access to healthcare, transportation, and community resources. The development's service-enriched approach reflects a genuine commitment to helping veterans maintain stable housing while preserving their dignity and independence.

Cherryvale Development, LLC has demonstrated a strong commitment to developing quality affordable housing throughout Missouri. Their experience, professionalism, and dedication to creating communities that positively impact residents give me every confidence that Arnold Place will become an outstanding asset for Springfield.

I respectfully encourage the Missouri Housing Development Commission to give Arnold Place its highest consideration for funding. This development represents an important investment in those who have sacrificed so much in service to our nation.

Thank you for your consideration.

Sincerely,

Courtney G Beykirch

Courtney G Beykirch



July 14, 2026

Missouri Housing Development Commission
920 Main Street, Suite 1400
Kansas City, MO 64105

Re: Letter of Support for Arnold Place – Springfield, Missouri

Dear Members of the Missouri Housing Development Commission:

As City Manager for the City of Springfield, I am writing to express my strong support for the proposed Arnold Place affordable housing development.

Springfield continues to experience a significant need for quality, attainable housing. Arnold Place addresses that need by creating 40 new affordable apartment homes while leveraging partnerships among healthcare providers, housing agencies, nonprofit organizations, and community service providers.

The development aligns with Forward SGF, the City's Comprehensive Plan, and directly advances one of the Springfield City Council's adopted strategic priorities—Housing. By expanding housing opportunities and connecting residents with healthcare, employment, transportation, and supportive services, Arnold Place represents the type of investment our community needs.

The project is especially impactful because it dedicates eight apartments to disabled veterans and veterans transitioning out of homelessness through Veterans Affairs Supportive Housing (VASH) project-based vouchers. Its location adjacent to the Gene Taylor VA Community-Based Outpatient Clinic provides convenient access to healthcare, behavioral health services, pharmacy services, case management, and other resources that support long-term housing stability.

Cherryvale Development has demonstrated a commitment to addressing Springfield's housing needs through collaboration with local partners. Arnold Place exemplifies the kind of public-private partnership that advances our adopted housing priorities while creating lasting community benefit.

For these reasons, I strongly support the Arnold Place development and respectfully encourage the Missouri Housing Development Commission to give this application its favorable consideration.

Thank you for your consideration and for your continued commitment to expanding quality housing opportunities throughout Missouri.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Cameron'.

David Cameron
City Manager

July 17, 2026

Missouri Housing Development Commission

920 Main Street, Suite 1400

Kansas City, MO 64105

Dear Members of the Missouri Housing Development Commission:

The Ozark Region Workforce Development Board (Board) is pleased to provide this letter of support for Arnold Place, a proposed 40-unit affordable housing development by Cherryvale Development, LLC, to be located adjacent to the Gene Taylor VA Clinic in Springfield, Missouri.

Arnold Place will provide quality affordable housing for low-income households, including eight units reserved for disabled veterans and veterans experiencing or at risk of homelessness. The development will include an onsite Resource Coordinator who will work closely with residents to identify goals and connect them with community resources. The Board welcomes the opportunity to collaborate with the Resource Coordinator to ensure residents are aware of and have access to workforce development services offered through the Missouri Job Center.

The ORWDB oversees the Workforce Innovations and Opportunity Act (WIOA) Title I programs, including the operations of the Missouri Job Center (MJC) for the Ozark Region. The Ozark Region consists of Christian, Dallas, Greene, Polk, Stone, Taney, and Webster counties. The ORWDB is fully committed to being an active partner in the implementation and success of this project and highly supports the referral to WIOA programs for review of potential co-enrollment opportunities that may contribute to offering the maximum amount of wraparound support and resources available.

The Board recognizes that stable housing and meaningful employment are fundamental to achieving long-term self-sufficiency. We are pleased to support Cherryvale Development, LLC and Community Partnership of the Ozarks to assist Arnold Place residents in increasing employment opportunities, developing marketable skills, and improving their economic stability.

Sincerely,



Andrea Sitzes

Board Chair

Ozark Region Workforce Development Board

Missouri Job Center – Ozark Region



July 22, 2026

Springfield Planning and Zoning Commission

City of Springfield
840 N. Boonville Avenue
Springfield, MO 65802

Re: Support for Rezoning Request – Arnold Place, 4285 S. Kansas Expressway

Dear Members of the Planning and Zoning Commission:

On behalf of Centerstone of Missouri, I am pleased to offer our strong support for the proposed rezoning of the Arnold Place development at 4285 S. Kansas Expressway to R-MX2.

Centerstone has proudly served the behavioral health needs of southwest Missouri for decades, providing comprehensive mental health, substance use treatment, psychiatric services, and recovery support to individuals and families throughout our region. Every day, we see firsthand how the lack of stable, affordable housing creates significant barriers to recovery, healthcare access, employment, and long-term stability.

Arnold Place represents exactly the type of thoughtful, service-enriched housing our community needs. The development has been intentionally designed to provide high-quality affordable housing for households with modest incomes, including disabled veterans and veterans exiting homelessness. Its location adjacent to the Gene Taylor VA Community-Based Outpatient Clinic creates an exceptional opportunity for residents to access healthcare, behavioral health services, and supportive resources while remaining integrated into a quality residential neighborhood.

Centerstone is proud to partner with Cherryvale Development and Community Partnership of the Ozarks in supporting the residents of Arnold Place. Through this partnership, we anticipate providing behavioral health counseling, psychiatric services, medication management, substance use treatment, and coordinated referrals through both scheduled onsite services and appointments at our facilities. Importantly, Centerstone of Missouri is able to serve veterans regardless of discharge status, ensuring that individuals who may not qualify for certain federal veteran benefits still have access to essential behavioral health care.

Research consistently demonstrates that safe, stable housing is one of the strongest predictors of successful behavioral health outcomes. Housing combined with voluntary supportive services reduces psychiatric crises, emergency room utilization, hospitalization, and homelessness while improving overall health, employment, and community engagement. Arnold Place embraces this

Delivering care that changes people's lives.

COMMUNITY LETTER OF SUPPORT

Arnold Place – Affordable Housing for Veterans and Individuals with Disabilities Springfield, Missouri

To the Missouri Housing Development Commission:

We, the undersigned members and supporters of the Veterans of Foreign Wars, respectfully express our strong support for the proposed **Arnold Place** affordable housing development to be located adjacent to the Gene Taylor VA Clinic in Springfield, Missouri.

Arnold Place is a proposed 40-unit affordable apartment community that will provide high-quality, accessible housing for low-income individuals, including disabled veterans and veterans transitioning from homelessness. The development will include units supported by HUD-VASH vouchers and will work closely with the U.S. Department of Veterans Affairs, Community Partnership of the Ozarks, and other community organizations to provide residents with access to healthcare, case management, transportation assistance, employment resources, and other supportive services.

For many veterans, stable housing is the foundation for better health, independence, and dignity. Locating Arnold Place immediately adjacent to the Gene Taylor VA Clinic will remove transportation barriers and provide convenient access to primary care, mental health services, rehabilitation, pharmacy services, social work, and other essential veteran resources.

Too many veterans who honorably served our nation continue to struggle to find safe, affordable housing. Arnold Place represents an opportunity for our community to honor that service by providing housing that allows veterans to live with stability, security, and respect.

We believe this development will be a valuable asset to Springfield and the surrounding region, and we respectfully encourage the Missouri Housing Development Commission to give Arnold Place its strongest consideration for funding.

Thank you for your commitment to addressing Missouri's affordable housing needs and for supporting projects that serve those who have served our country.

Respectfully,

Signature

Printed Name



RONALD LINHART

Signature

Printed Name

Mark Christ

MARK CHRIST USAF Retired

Chuck Peeters

CHUCK PEETERS ARMY

Michael Derby

Michael A. Derby Army

Amanda Derby

Amanda Derby

Jodie Rye

Jodie Rye

Daniel K. Rye

Daniel K. Rye Ret Army

Arnold Wilkerson

Arnold Wilkerson

Debbie Wilkerson

Debbie Wilkerson

Velma Wagner

Velma Wagner

Walter A. Gallows

Walter A. Gallows

Jennifer Douglass

Jennifer Douglass

Mary Ann Pendergast

Mary Ann Pendergast

Sherry Reed

Sherry Reed

Veterans of Foreign Wars Post _____

Date: _____

over 1

Janice Powell

Bill Powell

Lanrie Peeters

Connie Eighmy

Charles Hudson

Alisha Smith

Janice Powell

Bill Powell

Lanrie Peeters

CONNIE EIGHMY



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

DATE: July 28, 2026

TO: Planning and Zoning Commission

FROM: Monica Percy
Senior Planner

SUBJECT: Conditional Use Permit 487

This case is postponed to the next Planning and Zoning Commission meeting on September 10, 2026.

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW
MEMORANDUM**

DATE: August 6, 2026

TO: Planning and Zoning Commission

FROM: Bob Hosmer, AICP
Planning Manager

SUBJECT: Initiate the 4th amendment to the Springfield Land Development Code

Staff requests that the Planning and Zoning Commission initiate amendments to the Springfield Land Development Code pursuant to Section 36-2.09, Text Amendments.

The adopted Forward SGF Comprehensive Plan recommends that the City conduct a comprehensive review and update of the Land Development Code to establish regulations that support the desired pattern of development and achieve the goals and policies of the Comprehensive Plan.

In accordance with Section 36-2.09 of the Land Development Code, the text amendment process begins with initiation by either the City Council or the Planning and Zoning Commission. Once initiated, the proposed amendments proceed through the public review and hearing process established by the Land Development Code.

The following outlines the process for considering and adopting text amendments to the Springfield Land Development Code.

36-2.09 Text Amendment

- A. **Applicability.** Amendments to the text of these regulations may be initiated by the City Council or the Planning and Zoning Commission, or by city staff on behalf of these entities.
- B. **Review Criteria.** A text amendment shall be reviewed according to the following criteria:
 - 1. It is consistent with the comprehensive plan.
 - 2. It furthers the purposes of these regulations in Section 36-1.02 and has been considered for both its long-range effects as well as immediate impacts.
 - 3. Whether it is necessitated by a change in conditions in the zoning district or specific areas impacted by the change.
 - 4. The amendment improves the effectiveness and efficiency of administering the Land Development Code.
 - 5. 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 requirements shall apply to text amendment applications.

1. Applications may be accompanied by a related comprehensive plan amendment, or a more specific plan, provided that amendment or plan has met all of the legal and policy requirements for plan approvals independent of the proposed text amendment.
2. The City Council may recommend the application be returned to the Planning and Zoning Commission for further study or additional information at its next regular meeting. Failure by the Planning and Zoning Commission to consider or revise its recommendation shall be considered a resubmission of its original recommendation.

- D. **Effect of Decision.** Amendments to the text of these regulations shall be approved by the City Council in the form of an ordinance and be effective after the date specified in the ordinance. The PD Director shall incorporate approved amendments into this chapter by reference to the specific amending ordinance, and indicate the newly applicable provisions and the replaced provisions, or by recodification of the official code that incorporates the approved amendment.

This request is just for the initiation, if approved, staff will prepare and draft changes to the Land Development Code and schedule a public hearing at the next available date for both the Planning and Zoning Commission and the City Council.

Staff anticipates bringing the 4th amendment to the Planning and Zoning Commission at its October 15, 2026 meeting.

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

DATE: August 13, 2026
TO: Planning and Zoning Commission
FROM: Bob Hosmer, AICP Planning Manager
SUBJECT: Update of Rules of Procedure for Planning Commission/Hearing Exhibits

Staff is proposing to modify Section 4.0, "Hearings," Rule 4.7, "Hearing Exhibits," of the Planning and Zoning Commission Rules of Procedure (see attached rules).

The process to change the Rules of Procedures is as follows:

Section 6.0 Miscellaneous

Rule 1. Amendment to Rules of Procedure. The rules of procedure of this Commission shall be amended only with five (5) affirmative votes. Any proposed amendment or rescission of rules shall be voted upon only after the same has been reduced to writing, filed with the Secretary of the Commission and read at the regular meeting immediately preceding the meeting at which the same is voted upon. Debate on the proposed amendment or rescission shall be permitted at both the meeting where the proposed amendment or rescission was read and at the meeting where it is to be voted upon.

This amendment requires at least 5 affirmative votes in order to pass.

Staff will submit the proposed amendments to the Rules of Procedure for review by the Planning and Zoning Commission at the September 10, 2026, meeting per Planning and Zoning Commission Rule of Procedure.

RULES OF PROCEDURE for the PLANNING AND ZONING COMMISSION

The following Rules of Procedure are adopted by the Planning and Zoning Commission to facilitate the performance of its duties and the exercise of its powers, as outlined in Article XI of the City Charter of the City of Springfield, Missouri.

Section 1.0 Officers

1. **Selection.** During the first meeting in January of each year, the Commission shall select from the membership a Chairperson and a Vice Chairperson. The Director of Planning and Development shall serve as the Executive Secretary of the Commission. Election of a Chairperson and Vice Chairperson shall be made by motion with second. Tie votes shall be decided by a runoff of the persons tied. Before a vote is taken, for each position, a commissioner may request that his or her name be stricken from the list. (10-8-1998)
2. **Tenure.** The Chairperson and Vice Chairperson shall take office at the first meeting immediately following their selection and shall hold office for a term of one year or until their successors are selected and assume office. (10-8-1998)
3. **Duties.** The Chairperson shall preside at all meetings, appoint committees, and perform such other duties as may be ordered by the Commission. The Vice Chairperson shall act in the capacity of the Chairperson in their absence. In the event the office of the Chairperson becomes vacant, the Vice Chairperson shall succeed to this office for the unexpired term until a new election.

The Executive Secretary shall execute documents in the name of the Commission, perform the duties hereafter listed and shall perform such other duties as the Commission may determine.

In the absence of the Director, the Director shall appoint a representative who shall act in their capacity as Executive Secretary.

Section 2.0 Meetings

1. **Regular Meetings.** A meeting of the Commission shall be held at least one Thursday per month. A second meeting may also be held each month. The Commission shall determine the meeting dates for the following calendar year at their first meeting in December. Agendas for the regular meetings shall be given by the Executive Secretary to the members of the Commission at least seventy-two (72) hours prior to such meetings. (09-17-2009)
2. **Special Meetings.** Special meetings shall be called at the request of the Chairperson, or at the request of five members of the Commission. Notice of special meetings shall be given by the Executive Secretary to the members of the Commission at least forty-eight (48) hours prior to such meeting and shall state the purpose and the time of the meeting.
3. **Rescheduled Meetings.** A regular meeting shall be automatically rescheduled to the following Thursday, unless such Thursday is a scheduled City holiday and then for the Thursday after such holiday, for the same time and location as previously noted on an agenda, advertisement or other notice of public hearing when, at the time scheduled for the regular meeting:
 - a. There exists within the City of Springfield a state of emergency declared by the Mayor, the Director of the Springfield-Greene County Emergency Management Office, the Governor or the President, or their respective designees; or

- b. Weather or other conditions threatens safe travel to and from the meeting for the public, staff and commission members as determined solely at the discretion of the City Manager, the Director of the Springfield-Greene County Emergency Management Office, the Chair, or the Executive Secretary to the Commission, or their respective designees; or
- c. The location of the meeting is not considered habitable or safe to remain within the structure at the discretion of the City Manager, the Director of the Springfield-Greene County Emergency Management Office, the Fire Chief, the Directors of Public Works, Building Development Services, or Health, the Chair, or the Executive Secretary to the Commission, or their respective designees.
- d. Should a meeting be automatically rescheduled under this Rule, the continuation of such shall be posted on at least two locations, at least one of which shall be the main entrance, at the address where the meeting was to be held unless posting itself poses as danger to staff to go to the location. If such danger exists, then posting notice at the two closest locations available to the public as determined by the Executive Secretary to the Commission, or their designee, shall be deemed sufficient notice. All practical methods to contact the applicants and public about the changes or cancellation will be used. In addition, upon such rescheduling, all public hearings and other proceedings requiring public notices shall be deemed to be continued and extended to such rescheduled date and time without need for new notices or advertisements with the exception of those required by Chapter 610, RSMo.
- e. In the event the conditions leading to the rescheduling have not been alleviated by the rescheduled date and time, such hearings and proceedings shall be noticed and re-advertised in the same manner as previously done under the Land Development Code of the City of Springfield or other law or rule.(2-20-2014)

4. Public Hearings. All regular and special meetings, hearings, records, and accounts shall be open to the public. After presentation of testimony and exhibits at each public hearing, the Chairperson shall declare the public hearing closed, so that the Commission may make its decision on the item.

5. Quorum. Five (5) members shall constitute a quorum for the transaction of business.

6. Action by the Commission. A majority of five (5) voting members shall be required to either approve or disapprove any action on which the Commission has final authority and to approve any item or amend any plan or policy. In the event the five (5) votes cannot be obtained, the item is automatically postponed to the Commission's next scheduled meeting and voted on again at that meeting. If five (5) votes are not obtained after three such votes, the item shall be deemed denied.

On actions on which the Commission acts as a recommending body to the City Council or to any other governmental body, a majority of voting members present at the time the vote is taken shall prevail. In the event of a tie vote, the item shall be automatically postponed to the next scheduled meeting.

7. Order of Business, Agenda. The Executive Secretary shall prepare an agenda for each meeting and the Order of Business therein shall be as follows:

- 1. Roll Call
- 2. Approval of Minutes
- 3. Communications
- 4. Finalization and Approval of Consent Items
- 5. Unfinished Business
- 6. Public Hearings
 - a. Zoning Cases
 - b. Planned Developments
 - c. Conditional Use Permits
 - d. Vacations
 - e. Other Public Hearings and appeals

- f. Administrative Action: Subdivisions
- g. Other Business
- 7. Reports
- 8. New Business
- 9. Adjournment

The Executive Secretary shall place items that do not require a public hearing such as renewal of subdivision plats, relinquishments of easements, offers to dedicate property, property disposals, change of use, property acquisitions and other similar requests, under Consent Items. Any item placed under Consent Items may be removed from that portion of the agenda and moved to the appropriate portion for discussion, debate, and vote upon the request of a citizen, Commission member, or Executive Secretary. Removal of any Consent Item shall be done prior to the Finalization of Consent Items. After the Consent Items are finalized, no item of business shall be removed except by temporary suspension of Commission's Rules of Procedure. A Consent Item shall not be discussed unless the item is removed as stated above. A single vote by the Commission shall recommend for approval or denial all Consent Items.

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, the subdivision regulations and the zoning district where the subject property is located.

(7-1-1999) (9-9-1999) (4-10-2025)

- 8. **Motions.** Motions shall be made orally and shall be restated by the Chair before a final vote is taken. All oral motions shall be recorded by the Executive Secretary for the minutes of the Commission.
- 9. **Staff Reports.** At all hearings, the report and recommendations, if any, of the staff on an item shall be presented to the Commission before the Commission takes action on the item.
- 10. **Commission Action.** The Commission shall not take action on any item on which a public hearing is required until the public hearing has been closed.
- 11. **Parliamentary Procedures.** Parliamentary procedure in Commission meetings shall be governed by the latest published edition of "Roberts Rules of Order, Newly Revised" except as specifically modified herein.
- 12. **Recommendations Forwarded to Council.** When the Commission makes a recommendation on an item, the item shall be automatically forwarded to City Council for final action as required by code. It shall be the duty of the Executive Secretary, provided all notice requirements are satisfied, to place such items on the City Council agenda no later than the third Council meeting following the Commission meeting at which the Commission takes action.

(6-4-2015)

Section 3.0 Duties of the Executive Secretary

- 1. **Minutes.** The Executive Secretary shall keep the minutes of each meeting of the Commission.
- 2. **Communications.** Petitions, etc., all communications, petitions, and reports shall be addressed to the Commission and delivered or mailed to the Executive Secretary.

Section 4.0 Hearings

1. **Regular Hearings.** The Planning and Zoning Commission shall hold a public hearing on all proposals requiring a public hearing. Notice of the public hearing shall be given in accordance with the requirements of the Springfield City Code. (10-8-1998)

- a. **Plats.** For any preliminary plat application, notice of the hearing shall be posted at least ten (10) days prior to the hearing in conspicuous places on or in the immediate vicinity of the property which is the subject of the application. One (1) sign shall be posted for each one hundred fifty (150) feet of street frontage, or part thereof, up to a maximum of three (3) signs, provided at least one (1) sign is posted on each frontage of the subject property. Further provided, for preliminary plat applications involving more than one (1) block, one (1) sign is required for each street bounding or contained within the area to be platted. Additional signs may be posted at the discretion of the Executive Secretary of the Commission. Signs shall conform to the requirements for posted notices contained in the Zoning Ordinance.
2. **Applicant.** The applicant, or person acting on their behalf for consideration of changes to zoning district classifications, conditional use permits, or text amendments before the Commission, shall appear at the scheduled public hearing. On all other agenda items Commission has the discretion to conduct the public hearing without the applicant present by a motion and a second.
3. **Requests for Postponement.** Any applicant may request that the Commission postpone their application to a specific Commission meeting by submitting such request in writing to the Executive Secretary at least forty-eight (48) hours in advance of the scheduled meeting at which the applicant is to be considered. If a request is made less than forty-eight (48) hours in advance of such meeting, the Commission may, upon good cause shown, postpone such item upon its own motion. All items postponed for a period of 180 days from the original scheduled public hearing date without substantive amendments from the applicant or final action by the Commission, shall be withdrawn from the agenda without further action by the Commission.

Exceptions: The Commission may grant a request to postpone or table a case for a longer period than from the originally scheduled date of the public hearing, in cases where circumstances beyond the control of the applicant render it difficult to comply with the public hearing schedule.

The Commission reserves the right to continue a public hearing to a date certain, without requiring new notice or a new application, for purposes of hearing additional testimony or viewing additional exhibits. (10-8-1998)

4. **Removal from Table by Applicant.** If an applicant desires to have an application removed from the table, the applicant shall notify the Executive Secretary in writing at least 10 days prior to the meeting date. If postponed to a specific meeting date, the applicant does not have to request removal for that date. The Commission shall determine at the meeting whether or not it is appropriate to remove the application from the table as requested by the applicant. Nothing in this section precludes the Commission from removing an item from the table. (7-1-1999)

5. **Recommendations.** All motions are made in the affirmative. After a public hearing, the Planning and Zoning Commission may, within its discretion, make one or more recommendations, together with pertinent principal reasons, in connection with each proposed change in zoning classification or text amendment.

The recommendations will be in one of the following forms:

- a. Recommend against the proposed change in the zoning district classification or text amendment.
- b. Recommend the change in the zoning district classification or text amendment or.
- c. Recommend the change in the zoning district classification or text amendment together with recommendations which, in the judgement of the Commission, will protect adjacent property and ensure

that the proposed changes are consistent with the purpose and intent of the zoning ordinance and the comprehensive plan.

(11-4-1993) (7-1-1999)

6. **Report of Action Taken.** Each such recommendation made by the Planning and Zoning Commission, whether orally or by other methods, shall be reported by the Executive Secretary of said Commission to the City Council, by applicable administrative procedure, and the applicant notified of the action of the Planning and Zoning Commission. The Executive Secretary of the Planning and Zoning Commission shall set up and maintain a separate file for each application received and all records and files herein provided shall be permanent and official files of the City of Springfield.
7. **Hearing Exhibits.** Any part to any proceeding before the Commission shall, insofar as it may be possible, prepare and submit in advance to hear any exhibits proposed to be used in the proceeding, which said submission shall be made to the Commission by filing the same in the office of the Planning and Development Department of the City of Springfield. The applicant and other proponents shall submit all exhibits at least ten (10) days in advance of the hearing; the Planning and Development Department, other governmental agencies and departments, and opponents of the applicant's request shall submit exhibits including all staff reports at least five (5) days in advance of the hearing. Staff visual presentations, such as PowerPoint presentations, shall not be considered exhibits. Such exhibits shall be identified as to the party who intends to sponsor the exhibit and shall be consecutively numbered or lettered. All material so submitted shall be deemed a public record and shall be open for inspection and copy by any person whomsoever. Any exhibit not so filed shall be admitted by the Commission only upon a clear showing as determined by a majority vote of the Commission that such filing was not in good faith reasonably possible.
8. **Hearing Testimony.** The applicant bears the burden, in any item before the Commission, to present sufficient facts and/or testimony such that a decision by the Commission is based upon substantial evidence in the record of proceedings before the Commission. Nothing shall prohibit any member of the Commission inquiring of any witness or party at any time during the proceedings upon any fact or item relating to the proceedings, but it shall not be the duty of the Commission to supply any deficiencies in or to seek to provide facts in any proceedings.
9. **Manner of Addressing Commission/Time Limit.**
 - a. Each person addressing the Commission, including the applicant or applicant's representative, shall step up to the podium, give their name and address for the record, and unless further time is granted by the Commission, shall limit their address to five (5) minutes. The Commission may reduce the time to three (3) minutes on any individual item by a majority vote prior to the opening of the public hearing.
 - b. All remarks shall be addressed to the Commission as a body and not to any member thereof. No person, other than the Commission and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the Commission without the permission of the Chairperson. No question shall be asked of a member of the Commission except through the presiding officer.
 - c. Following the final speaker, the applicant or applicant's representative shall have the option to return to the podium to rebut any public comments. Such rebuttal shall be limited to no more than three (3) minutes unless additional time is granted by the Commission.
10. **Decorum.**
 - a. No person shall make personal, impertinent, or slanderous remarks, nor otherwise disturb the order and decorum of any Commission meeting.
 - b. The Sergeant-at-Arms, at the direction of the Chairperson, shall remove any person violating the provisions of this section. The Chief of Police, or such members of the Police Department as he may designate, shall be Sergeant-at-Arms of the Commission meetings. He shall carry out all orders and instructions given by the Chairperson for the purpose of maintaining order and decorum at the Commission meetings.
 - c. No person shall carry or display a sign inside the room wherein the Commission is meeting, or any other similar type of written communication which is carried or displayed, except nothing contained herein shall

be construed to prohibit a person from using visual materials when presenting an item to the Commission. The Commission hereby determines that signs or displays in the meeting room may obstruct the view of citizens, can cause injury, and affect the decorum of Commission meetings, and are hereby prohibited for such reasons. The Sergeant-at-Arms shall inform citizens when signs or displays violate this section and shall remove the signs or displays from the meeting room or may cause citizens carrying such signs or displays to be removed from the meeting room.

Section 5.0 Behavior; Ethics.

1. **Member Service.** Membership on the Planning and Zoning Commission is accepted as public service. Members are appointed by the City Council for a term of four (4) years and until their successors are appointed and qualified. Any member who misses three consecutive regular meetings of the Commission without good reason shall be in violation of the City Code of Ethics, and such violation shall constitute good cause for removal. Any member may be removed from the Planning and Zoning Commission by action of the City Council. The removal of any such member shall be in accordance with Article IV, Section 15.6 of the Charter and notification of such removal shall be made in writing stating the reasons for such removal and sent to such member at their residence address by United States Mail. (8-6-2015)
2. **Commissioners Unpaid.** Commissioners are unpaid. When Commissioners attend meetings for the benefit of the Commission, staff or City Planning for Springfield generally, expenses may be paid in full or in part by the City of Springfield as provided by current rules and regulations; such reimbursed travel must be indicated in the annual budget officially approved by the City Council.
3. **Case Discussion.** Except at public meetings of the Commission, its members shall not discuss the resolution of specific cases scheduled or likely to come before the Commission, with applicants, their representatives, or others with a direct interest.
4. **Personal Interest.** A member of the Commission who has some personal or financial interest, as defined in the City Code of Ethics, in any case presented to the Commission shall disqualify himself as the particular case is concerned, shall not sit as a member of the Commission during the hearing of the particular case, and shall not participate in the Commission's hearing and decision in such case.
5. **Representing Commission.** Each Commissioner decides which invitations to attend or participate in public and private functions; he can appropriately accept as a member of the Commission. Commissioners should be careful to indicate when they are representing the Commission, rather than acting or speaking for themselves. Such allied efforts, contributing to the work and purposes of City Planning in Springfield, are unpaid, except when infrequently acceptance of out-of-pocket expenses is necessary to make possible constructive participation; in such instances, the Commission is officially consulted or advised.
6. **Employment not Qualification.** Commissioners do not engage in any private or profitable employment, or in any personal business transaction in which the fact of membership on the Commission or any knowledge of its actions unique to membership would be qualification for such employment or a significant reason for the personal business transaction.
7. **Gifts.** Commissioners do not accept gifts from applicants, their representatives, or other persons and institutions concerned with items which have been or might come before the Commission. However well intended acceptance of such gifts could lead to misconceptions by prospective donors or the public generally.
8. **Meeting Conduct.** City Planning and Zoning Commissioners shall conduct themselves at Commission meetings in a fair, understanding, and as gracious a manner as circumstances permit. They shall seek to be considerate of all individuals, attitudes, and the difference of opinion almost always involved.

9. **Commissioner Responsibility.** In their behavior and actions, each City Planning and Zoning Commissioner is keenly aware of the Commission's responsibility, together with the City Planning staff, to plan for Springfield as a whole in all primary aspects, both with respect to the present and long-range future. Numerous organizations and individuals contribute significantly to one or several elements of the City, but very few are obliged to continuously consider the entire physical City, its present population and condition, and its future development and inhabitants.

Section 6.0 Miscellaneous

1. **Amendment to Rules of Procedure.** The rules of procedure of this Commission shall be amended only with five (5) affirmative votes. Any proposed amendment or rescission of rules shall be voted upon only after the same has been reduced to writing, filed with the Executive Secretary of the Commission and read at the regular meeting immediately preceding the meeting at which the same is voted upon. Debate on the proposed amendment or rescission shall be permitted both at the meeting where the proposed amendment or rescission was read and at the meeting where it is to be voted upon.

Passed this 12th day of March 2026

/s/ Randall Doennig
Chairperson

ATTESTED: /s Steve Childers, Planning Director
Secretary

AMENDED:

July 12, 1965	December 15, 1983	July 1, 1999
November 15, 1965	January 19, 1984	September 9, 1999
February 17, 1969	October 10, 1985	April 2002
November 19, 1973	May 22, 1986	September 2009
February 11, 1974	November 30, 1989	February 20, 2014
January 13, 1975	December 12, 1991	June 4, 2015
February 3, 1977	June 29, 1992	August 6, 2015
August 18, 1977	November 4, 1993	February 9, 2023
November 6, 1980	July 31, 1997	April 10, 2025
January 29, 1981	March 12, 1998	March 12, 2026
February 25, 1982	October 8, 1998	