



City of Springfield

Agenda

Administrative Review Committee

August 13, 2026

3:30 PM

Via Zoom/ Development Review
Conference Room 199
840 Boonville Avenue
Springfield, Mo 65802

1. ROLL CALL.

2. MINUTES FROM LAST MEETING.

2.1. August 6, 2026

3. HEARINGS.

3.1. ARC2026-00036
3515 E OLIVE ST ~ Turtle Creek LLC (Outdoor Sporting Goods Retail) ~ ARC
Applicant: OLSSON
Work Type: 06.Planned Development - Final Development Plan (Administrative)

3.2. ARC2026-00037
500 S NATIONAL AVE ~ 500 S. National ARC Review/ROW ~ ARC
Applicant: GARRETT ENGINEERING LLC
Work Type: Right of Way Reduction

3.3. ARC2026-00035
500 S NATIONAL AVE ~ 500 S. National ARC Review/Triangle ~ ARC
Applicant: GARRETT ENGINEERING LLC
Work Type: 11.Modify sight triangle

3.4. ARC2026-00038
3908 E WOODHUE ST ~ Frontage standards applying to private streets ~ ARC
Applicant: DEVELOPMENT REVIEW OFFICE/PLANNING CITY OF SPRINGFIELD
Work Type: 01.Land Development Code Unclear

4. JOIN ZOOM MEETING.

Meeting ID: 912 8621 5381
Passcode: 334931

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

August 6, 2026
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

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

ARC2026-00033

315 E WEAVER RD

Applicant: LEE ENGINEERING & ASSOCIATES, LLC

Work Type: 01.Land Development Code Unclear

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

REPRESENTATIVE: Daniel Richardson and Michael Feffenden

PUBLIC:

Staff/Rep: Requesting to modify buffer yard requirements for a greenhouse development (nursery) due to existing site conditions. A significant portion of the property is heavily wooded and includes dedicated stream buffers for Ward Branch. The owner also holds land on the other side of the creek, making some areas effectively unusable for typical development or buffer planting. To limit the required buffer yard to the east portion of the property only, extending north up to the stream buffer line to avoid tearing down existing trees in the heavily wooded northern section of the property just to plant new buffer trees.

Staff/Rep: Noted that existing trees along the east property line would be retained and count towards the buffer, however would need additional shrubs to be planted where necessary to meet density requirements and no new plantings would be done north of the designated stream buffer line.

Staff: Noted that the code already allows stream buffers and water quality/stormwater control measures to be used for open space and/or buffer yards. This approach was similar to precedents set for other long, deep lots (e.g., West Division, West Chestnut), where existing vegetation beyond the immediate development area was allowed to remain and it was agreed that any future development in the northern, currently undisturbed area would need to address buffer requirements at that time and the existing stream buffers were seen as a natural "hard line" for the northern boundary of the active buffer yard.

ARC ACTION:

Justin motioned to to approve (confirming that the buffer requirements are met along the disturbed nursery area and existing vegetation will be preserved in other areas, with future development triggering proportional compliance). Chad seconded the motion. 3/0 Approved

Result: Approved

ARC2026-00035

500 S NATIONAL AVE

Applicant: GARRETT ENGINEERING LLC

Work Type: 11.Modify sight triangle

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

REPRESENTATIVE: Josh Burris, Jade Pavia and Ryan Stewart

PUBLIC:

Staff/Rep: Original request is for a Triangle. Additional comments centered around ROW). No formal vote or decision was made on this case. It appears to be an ongoing discussion, with various departments needing to find a workable solution. The applicant was advised to submit a separate application specifically for the right-of-way width reduction on National Avenue. Staff recommended scheduling a brainstorming workshop with the developer, Public Works, and Planning staff to discuss acceptable right-of-way dedication options before the next formal ARC (August 13, 2026) meeting. The goal is to reach a consensus on a dedication amount greater than zero.

ARC ACTION:

Justin motioned to to postpone to the next ARC meeting on August 13, 2026 Chad seconded the motion.

3/0 Postponed

Chad motioned to approve the August 6, 2026 minutes. Justin seconded the motion. 3/0 Approved

Result: Tabled