



City of Springfield

Agenda

Landmarks Board

John Hawkins (Chair) Walnut Street Representative	David Hammons Historian Representative	Bryan Lenox Real Estate Representative
Vacant	Nicole Falconer	Jason Nunn
Mid-Town Representative	Architect Representative	At-Large Representative
Seva Nix Commerical Street Representative	Genevieve Henry (Vice Chair) At-Large Representative	Lisa Napoli Meagher At-Large Representative

September 9, 2026

5:30 PM

**Busch Building 2nd Floor West
Conference Room
840 Boonville Avenue**

- 1. Roll Call**
- 2. Approval of Minutes**
 - 2.1. August 12, 2026
- 3. Unfinished Business**
- 4. New Business**
 - 4.1. Certificate of Appropriateness
1303 East Walnut Street (Applicant: Andy J. Wright Revocable Trust and Sheila W. Wright Revocable Trust)
- 5. Communications**
 - 5.1. Walnut Street West UCD Area B
 - 5.2. Proactive Preservation Steps
 - 5.3. Historic Preservation Plans & Policies
 - 5.3.1 Goals and Priorities
 - 5.4. Community Outreach
- 6. Reports**

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.

6.1. Administrative Certificate of Appropriateness - 1647 East Walnut Street

6.2. Administrative Certificate of Appropriateness - 1260 East Walnut Street

6.3. Administrative Certificate of Appropriateness - 812 East Walnut Street

7. Adjourn

MINUTES OF THE LANDMARKS BOARD

DATE: August 12, 2026

TIME: 5:30pm

The meeting and public hearing of the Landmarks Board was held on the above date and time in person in the Busch Building, 2 West Conference Room.

ROLL CALL:

Landmarks Board members: John Hawkins-Chair, Genevieve Henry-Vice Chair, Lisa Napoli Meagher, David Hammons, Seva Nix, Nicole Falconer, and Jason Nunn. Absent: Bryan Lenox. Staff members: Andrew Menke, Senior Planner, Kyle Tolbert, Assistant City Attorney and Justin Crighton, Assistant Planning Director

APPROVAL OF MINUTES: July 15 and July 30, 2026 were approved.

UNFINISHED BUSINESS:

Potential Historic Nomination: Agenda item 3.1 concerning 3535 South Lone Pine Avenue was introduced but Board member Genevieve Henry asked for the agenda to be amended and to be discussed later at agenda item 5.1 "Proactive Preservation Steps," as the property no longer stands.

Board Action:

Genevieve Henry motioned to **amend** agenda item 3.1 Potential Historic Nomination (**3535 South Lone Pine Avenue**) and move to agenda item 5.1 Proactive Preservation Steps. David Hammons seconded the motion. The motion carried as follows: Ayes: John Hawkins-Chair, Genevieve Henry-Vice Chair, Nicole Falconer, Lisa Napoli Meagher, Seva Nix, Jason Nunn and David Hammons. Nays: None. Abstain: None. Absent: Bryon Lenox.

NEW BUSINESS.

Certificate of Economic Hardship: **323 South National Avenue** – Kirk Heyle, 309 S. National Avenue, gave background information noting that the home was built around 1917/1919 and has been a rental property. He noted that a fire occurred in March 2026, caused by an unknown squatter using an electric space heater in the basement and the property was condemned due to severe electrical damage and became unoccupiable. The squatter refused to leave for nearly three months, requiring extensive and costly legal action, involving law enforcement and resulting in significant legal fees. During this period, the property was extensively vandalized: wiring, furnace, and hot water heater were stolen; toilets were left unsanitary; walls were torn, and windows broken. The property became infested with bedbugs, rats, mice, and feral cats, making it hazardous and impassable for workmen, he also noted they had an environmental review and found no asbestos issues. He estimated the cost to repair and bring the property up to code at over \$180,000, which he deemed economically unfeasible given the property's small, awkward floor plan (e.g., a 12-foot-wide living room, no direct kitchen access from the front door) and the current rental market competition from newer developments and that his liability insurance for the property was canceled, leaving him without coverage and making the building a significant financial and safety risk.

Mr. Heyle requested demolition to clear the lot, maintain it as green space, and preserve it for potential parking or storage for his adjacent office property, enhancing its overall value. Appraisers declined to value the property due to its condition.

Mr. Bob Sweere, 302 S. National Avenue, a long-time property owner within Area B of the Urban Conservation District (UCD) and former Board of Adjustment chairman, supported the demolition request. He described the history of Walnut Street West UCD Area B, explaining it was created in 2010 to give National Avenue property owners more autonomy for property improvements due to the perception that these houses lacked significant historical character and were not "contributing structures," despite official designation. He argued that the high traffic volume on National Avenue (30,000 cars/day) makes rental properties there unattractive to "qualified tenants," who now prefer modern amenities. He contended that there is "no public interest in preserving this house" and that Area B's restrictions amount to "taking our property for public use without any compensation," a claim challenged by the Board chair as the UCD predated his property ownership.

Several Board members expressed concern about "demolition by neglect," noting that the property's deterioration was a long-standing issue. Staff clarified that 323 South National Avenue is designated as a "contributing structure" within the UCD and by the State Historic Preservation Office.

Mr. John Hawkins stated he was inclined to approve the request because he believed if the Board didn't, it would go to the Board of Adjustment and be approved anyway. He also voiced serious reservations, calling the situation a "blatant case of neglect of this property." He noted that this neglect is what led to the current situation, though he felt it was outside the Board's purview to address that directly.

Ms. Genevieve Henry stated that as an "old house lover," she felt it was the Board's responsibility to explore alternatives to demolition and commented that she would "feel better about approving a demolition permit" if the owner had first offered the property for public sale. She argued that a new owner might improve the property, and this would resolve the owner's economic hardship. She also stated, "I believe in property rights, and I believe you should be able to do what you want with your property."

Mr. David Hammons asked if there were other similar "craft houses or even Sears houses in the area" that could serve as comparable structures and inquired about practical issues, suggesting that if traffic was a major problem for tenants, perhaps an alternative access route could be created via an alley or adjoining street.

Mr. Andrew Menke explained to the Board that there are review criteria for which the applicant has provided responses and several criteria that were not addressed, so if the Board feels uncomfortable voting at this time, they have the option of requesting additional information or specific items.

Board Action:

Lisa Napoli Meagher motioned to **approve** Certificate of Economic Hardship (**323 South National Avenue**). Nicole Falconer seconded the motion. The motion carried as follows: Ayes: John Hawkins-Chair, Nicole Falconer, Lisa Napoli Meagher, Seva Nix, Jason Nunn and David Hammons. Nays: Genevieve Henry-Vice Chair. Abstain: None. Absent: Bryon Lenox.

COMMUNICATIONS:

Proactive Preservation Steps

The Board discussed strategies to prevent future cases of "demolition by neglect," referencing the recently demolished 3535 South Lone Pine property and the Shamrock Motor Court. A suggestion was made for the Landmarks Board to receive early notification when historic properties (e.g., those over 50 years old or within historic districts) receive city notices for blight, squatters, or disrepair. This would allow the Board to offer resources like historic tax credit information or explore alternative solutions with property owners before demolition becomes the only option. It was also noted that the Building Development Services (BDS) currently lacks an automated system for such notifications, and the sheer volume of complaints would make a broad notification system challenging. The City's development of a "Land Bank" was mentioned as a potential avenue for faster intervention in nuisance properties.

The Board expressed concerns about owners of investment properties in historic districts neglecting maintenance and proposed an agenda item for the next meeting to formally review the Walnut Street West UCD Area B. The goal is to evaluate its effectiveness and the Board's limited purview (only over demolition) within that area, to determine if changes are warranted.

Historic Preservation Plans & Policies - Goals and Priorities

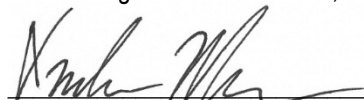
Justin Crighton updated the Board that he spoke with Maurice Jones, Deputy City Manager, regarding the Board's Goals and Priorities. Maurice did not have immediate concerns with the document and was going to discuss it with City Manager David Cameron. The Board inquired about the cost of renting a vehicle for a tour of historic districts and information about the Certified Local Government annual seminar on October 16, 2026 in Jefferson City was shared.

REPORTS:

Any other matters that fall under the jurisdiction of the Board:

ADJOURNMENT:

There being no further business, the meeting was adjourned.



Andrew Menke, Senior Planner



LANDMARKS BOARD STAFF REPORT

LANDMARKS BOARD PUBLIC HEARING:



SEPTEMBER 9, 2026

CASE: Certificate of Appropriateness

DESIGNATION: Walnut Street Urban
Conservation District - East

LOCATION: 1303 East Walnut Street

APPLICANT: Andy Wright Revocable Trust &
Sheila Wright Revocable Trust

STAFF: Andrew Menke, 417-864-1613

SUMMARY OF PROPOSAL:

1. Convert rear, screened-in porch into an enclosed room.
 - a. Replace door.
 - b. Install windows in place of screen.
 - c. Replace other porch features in kind, as necessary.

RECOMMENDATION:

1. Staff recommends approval.

FINDINGS FOR STAFF RECOMMENDATION:

1. The house at 1303 East Walnut Street is a contributing structure in the District.
2. The *Secretary of the Interior's Standards for Rehabilitation* states, "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired".
3. The porch is existing and the foundation will be retained. Components of the porch that are not in a condition to support the new elements will be replaced in kind.
4. This scope of work is consistent with the Walnut Street Design Guidelines, which recommends new additions be located at the rear of the structure and use building materials that are compatible with the historic structure.



LANDMARKS BOARD STAFF REPORT

APPLICANT'S DESCRIPTION OF PROPOSAL:

See application for description.

STAFF COMMENTS:

1. The 1984 Architectural Inventory Form describes the rear porch as "a one-story open porch with a flat roof with square coffered columns and wide window areas."
2. Per discussion with the contractor, the details for the windows have been updated since the elevation was drafted. The windows will now be manufactured by Windsor and have a 2 x 3 grille configuration (as shown on the Windsor customer quote), as opposed to having a 2 x 2 configuration manufactured by Andersen.
3. The modified porch is located at the rear of the structure. The windows will be aluminum-clad wood and any new components will be in-kind replacements. This scope of work is consistent with the Walnut Street Design Guidelines, which recommends new additions be located at the rear of the structure and use building materials that are compatible with the historic structure.
4. The *Secretary of the Interior's Standards for Rehabilitation* states, "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired". The porch is existing and the foundation will be retained. Components of the porch that are not in a condition to support the new elements will be replaced in kind.
5. The Walnut Street Design Guidelines recommend against changing the location of the door and changing doorway features on principal elevations. The new door will be placed in the same location as the old and is not located on the primary elevation.
6. "The new work...shall be compatible with the massing, size, scale, and architectural features...of the property" according to the *Secretary of the Interior's Standards for Rehabilitation*. The conversion of the porch area will not expand the footprint or increase the height of the porch.
7. All proposed work is required to receive a building permit to be issued by Building Development Services. All other requirements of the Land Development Code and Building Code shall apply.



LANDMARKS BOARD STAFF REPORT

DESIGN STANDARDS & GUIDELINES:

WALNUT STREET DESIGN GUIDELINES:

NEW ADDITIONS:

The Applicant Should Consider:

1. Locating additions at rear or side of structure, out of view of the street.
2. Using a design that is sympathetic to the original structure but contemporary in spirit.
3. Using building materials and decorative treatments that are compatible with the historic structure.
4. Designing the addition so as to prevent removal of historic elements on the principal structure.

The Applicant Should Avoid:

1. Constructing additions that overpower the existing structure.
2. Constructing an addition on the principal elevation(s).
3. Constructing additions with false historic appearance.
4. Altering the existing historic roofline to accommodate an addition.

WINDOWS:

The Applicant Should Consider:

1. Retaining all original windows in place.
2. Repairing the original window or, if not feasible,
3. Replacing the window in kind, recognizing the importance of sash type, size, muntins, mullions, and glass.
4. Using interior or exterior storm windows that match size, meeting rails, and heads of the original windows.
5. Using clear glass.
6. Installing “greenhouse” windows and skylights on side and rear elevations.

The Applicant Should Avoid:

1. Altering the size or type of windows.
2. Changing the location of windows;
3. Partially or wholly blocking existing windows.
4. Using glass that isn't clear unless colored or stained glass is historically documented or appropriate.
5. Installing “greenhouse” windows and skylights on principal elevations.

DOORS:

The Applicant Should Consider:

1. Retaining all elements of all historic doors (including historic screen/storm doors) including, but not limited to, sidelights, transoms, glazed areas, trim, hardware, knobs, knockers), and bells.
2. Repairing historic doors or, if not feasible.



LANDMARKS BOARD STAFF REPORT

3. Replacing historic doors in kind.
4. Using full view storm doors.

The Applicant Should Avoid:

1. Altering the size, type, or style of doors.
2. Changing the location.
3. Adding new doorways on principal elevations.
4. Adding air-lock entrances to building exterior on principal elevations.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

The following standards would apply to this proposed alteration:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



LANDMARKS BOARD STAFF REPORT

ZONING ORDINANCE:

In addition, General Ordinance No. 3549 & 3560, which created the Walnut Street Urban Conservation District-East states:

In the event the Board concludes that the request, if granted, will have a detrimental effect upon the Urban Conservation District (UCD) or any adverse effect on an historical or architectural resource, then the Board shall deny the request for a certificate.

ARCHITECTURAL SIGNIFICANCE OF PROPERTY:

See attached Architectural Inventory Form.



Application for Certificate of Appropriateness

E-PLANS INSTRUCTIONS

PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION

1. Pre-apply and, if needed, pay your processing fees online at this [LINK](#)
2. Wait for a "pre-screen complete" e-mail from the City of Springfield with instructions for e-plans review process.
3. Complete this application and upload a digital (pdf) copy through e-plans.

Office Use Only

Date Filed: 8/27/2026

Received By: A. Menke

Review:

☐ Administrative

☒ Landmarks Board

The applicant seeks to show the following:

1. That the proposed work will be done in conformance with the Secretary of Interior Standards for Rehabilitation.
2. That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut Street Districts and Mid-Town Neighborhood historic sites only)
3. That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance.

THEREFORE, applicant requests that the Certificate of Appropriateness be approved for the property as proposed in this submittal.

We, the signers of this application, do attest to the truth and correctness of all facts and information presented with this application and understand that, if approved, all work must be done under a building permit issued by the Department of Building Development Services. Approval of this application does not constitute approval of a building permit, nor does it certify that the zoning is appropriate for the proposed uses. These are separate processes that must be initiated by the applicants. We further understand that approval of this application does not constitute approval for tax certification under the Tax Reform Act of 1986 or amendments thereto.

Signature(s):

Andy Wright
Shelia O. Wright

Date:

8/26/26

Please type or print name(s) clearly:

Andy Wright

Shelia Wright

Exhibit A: REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Please use this form only. Form may be photocopied. Please type or print.

For instructions, see pages 5-8

1. Property address: 1303 E Walnut St.

APPLICANT INFORMATION:

2. Name of current property owner: Andy and Shelia Wright

If corporation: Corporate Official: _____

Mailing Address: 1303 E Walnut St

Zip Code: 65802 Telephone: 417-840-8000 Fax: _____

E-mail: getandy1953@yahoo.com

3. AUTHORIZED REPRESENTATIVE:

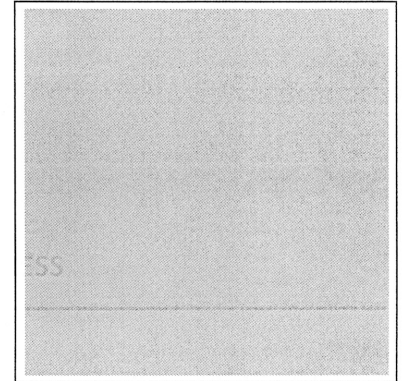
(The representative should have the authority to commit the applicant to changes that may be suggested by the Board):

Name: _____

Signature: _____

Mailing Address: _____ Zip Code: _____ Fax: _____

Telephone: _____ E-mail: _____



(Corporate Seal)

4. BUILDING DEVELOPMENT SERVICES DISCUSSION: (Before submitting this application, the applicant should discuss the project with BDS. Their phone number is 417-864-1059.)

Date of discussion: 8/21/26

NOTE: The property owner must either sign this application or give City staff a power of attorney showing that another person is authorized to sign.

Exhibit B: DESCRIPTION OF PROPOSED WORK & SUPPORTING INFORMATION

Please use this form only. Form may be photocopied. Please type or print.

1. **TYPE OF WORK PROPOSED:** (Check all that apply. All work items require a written description of the proposed work. Additional required supporting information is denoted after each item and **must** be attached. See Instructions, page 5. **Maximum size for drawings: 11 x 17 inches.** NOTE: Even though you check the "Other" or the "New Construction" box, you must still give information on individual features such as windows, doors, etc., included in a large project.)

☐ Addition (1,2, 3, 7)	☐ Handicapped Ramp (1, 2, 3)	☐ Sidewalk (1, 3)
☐ Awnings (2, 3, 4 or 5, 6)	☐ New Construction (1, 2, 3, 7)	☐ Siding (3, 4 or 5)
☐ Building Relocation (1, 2, 3, 7)	☐ Parking (1, 3)	☐ Sign (1, 2, 3, 6)
☐ Demolition (1, 2, 3, 7)	☒ Porch (1, 2, 3)	☒ Window (2, 3, 4 or 5, 6)
☒ Door (2, 3, 4 or 5, 6)	☐ Retaining Wall (1, 2, 3)	☐ Archeological Site (1, 3, 8)
☐ Fence (1, 2, 3, 5)	☐ Roof-New (3, 4 or 5, 7)	
☐ Guttering (2, 3, 4 or 5, 6)	☐ Re-roof (3, 4)	
☐ Other (specify): _____		

1 – Site Plans

2 – Elevations

3 – Photographs

4 – Sample of materials to be used

5 – Product literature

6 – Drawings

7 – Exhibit C – Why proposed work should be approved

8 – State historic Preservation Officer Comments

2. **DESCRIPTION OF PROPOSED WORK:** (attach additional pages if necessary)

See additional pages

NOTE: An application is considered incomplete until **all** supporting materials, as specified in Item 1 above, are attached. Incomplete applications will **not** be processed or scheduled for a public hearing.

Exhibit C: WHY PROPOSED WORK SHOULD BE APPROVED

Please use this form only. Form may be photocopied. Please type or print.

When proposing a major project, please use this page to give information in support of your request. (See Exhibit B, item 1, above: "Type of Work Proposed," key # 7. Suggested items of discussion are included in the Instructions, page 7.)

We propose to remove the screen windows on this porch and replace them with glass casement windows. We propose to replace the current door with a more substantial entry door. We propose to elevate the porch floor level to be similar to the level in the house. Please see additional items submitted. This will make the porch more useful and more secure. We do not plan to change the external appearance of the porch any more than can be avoided.

GARAGE ↗

← DRIVE WAY

Kitchen
Porch

← Remodel
site

MAIN House

1303 E WALNUT

2
Storey
Screen
Porch

KICKAPOO St.

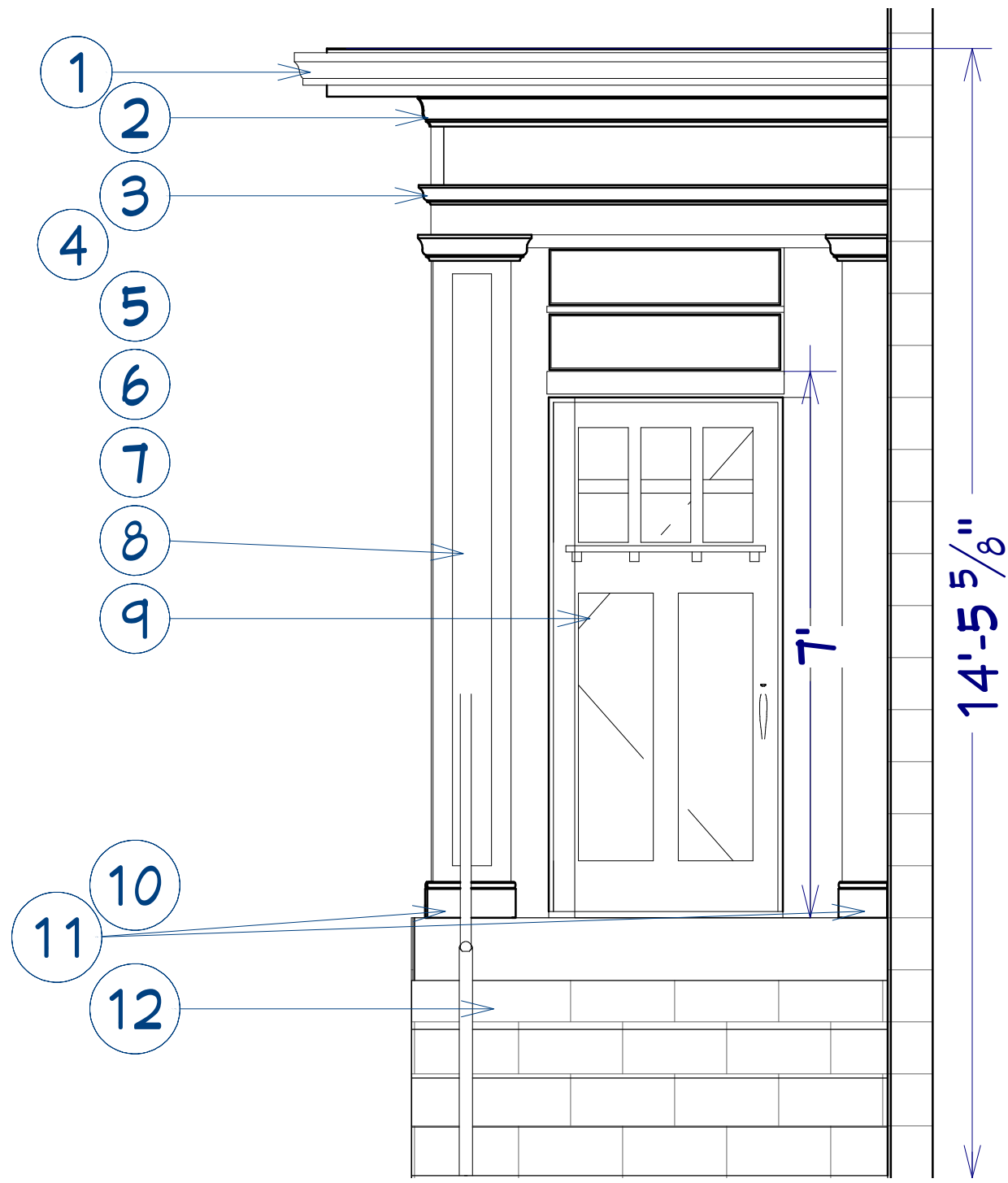
WALNUT St.



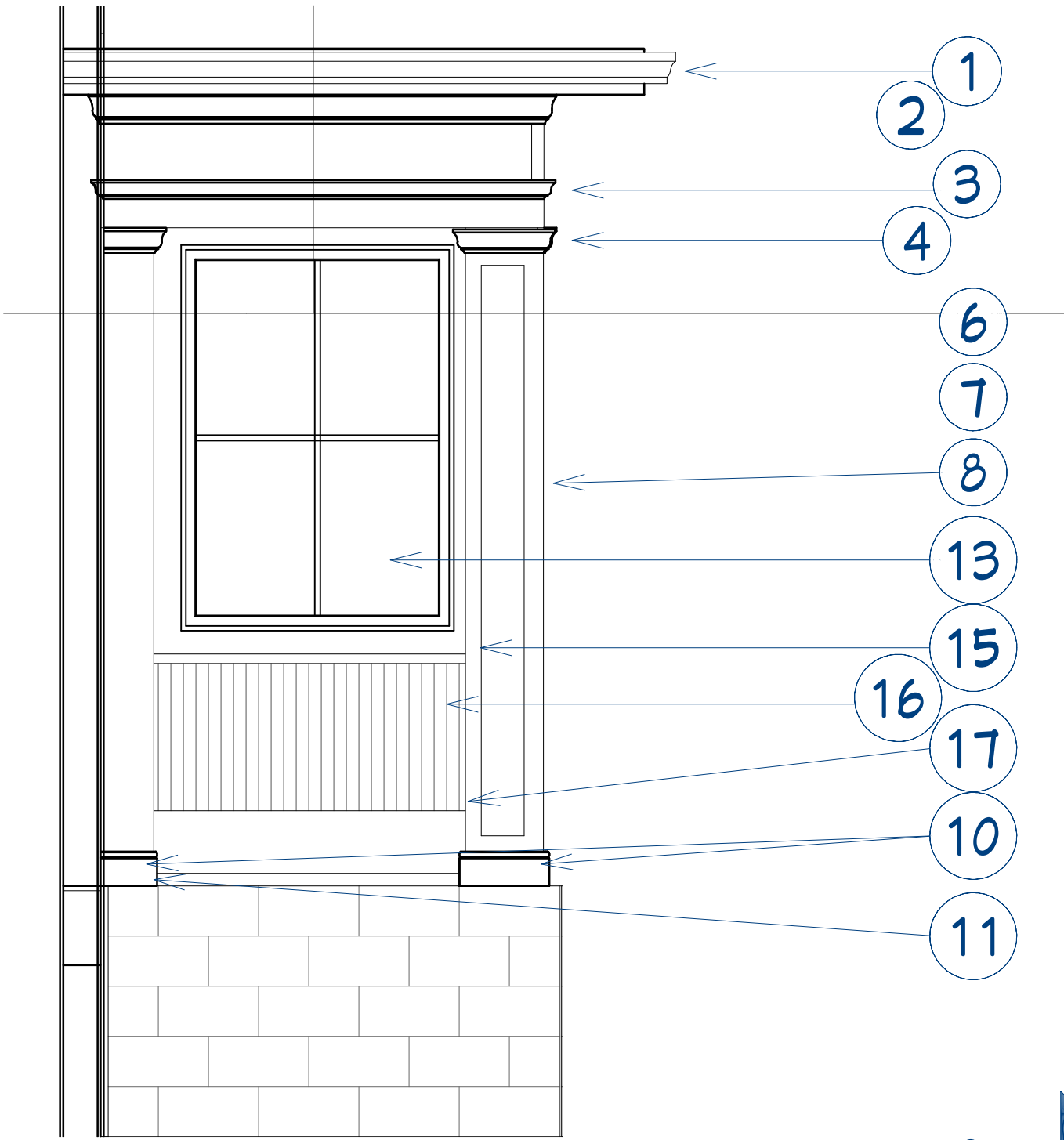


3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS.

GENERAL NOTES SCHEDULE	
①	5" OGEE GUTTER TO MATCH EXISTING
②	5" SMALL CROWN MOLDING TO MATCH EXISTING
③	3" SMALL CROWN MOLDING TO MATCH EXISTING
④	4" COLUMN CAPITALS TO MATCH EXISTING
⑤	0' 9" X 3' 0" BLIND TRANSOM PANELS TO MATCH EXISTING
⑥	8" SQUARE COLUMN TO MATCH EXISTING
⑦	11.5" SQUARE COLUMN TO MATCH EXISTING
⑧	2.5" CORNER BOARDS ON 11.5" COLUMN TO MATCH EXISTING
⑨	3' 0" X 7' 0" CRAFTSMAN STYLE DOOR
⑩	2.5" HALF-ROUND COLUMN BASE MOLDING TO MATCH EXISTING
⑪	3" SQUARE COLUMN BASE TO MATCH EXISTING
⑫	3" ROUND CAST IRON HANDRAIL TO MATCH EXISTING
⑬	3' 6" X 5' 0" ANDERSEN 400 SERIES WINDOW
⑭	3' 2" X 5' 0" ANDERSEN 400 SERIES WINDOWS
⑮	1.5" WINDOW CASEMENT TO MATCH EXISTING
⑯	1' 11.5" BEAD BOARD SIDING TO MATCH EXISTING
⑰	10" SKIRT BOARD TO MATCH EXISTING



Ⓔ1 Elevation 1
1/2 IN = 1 FT



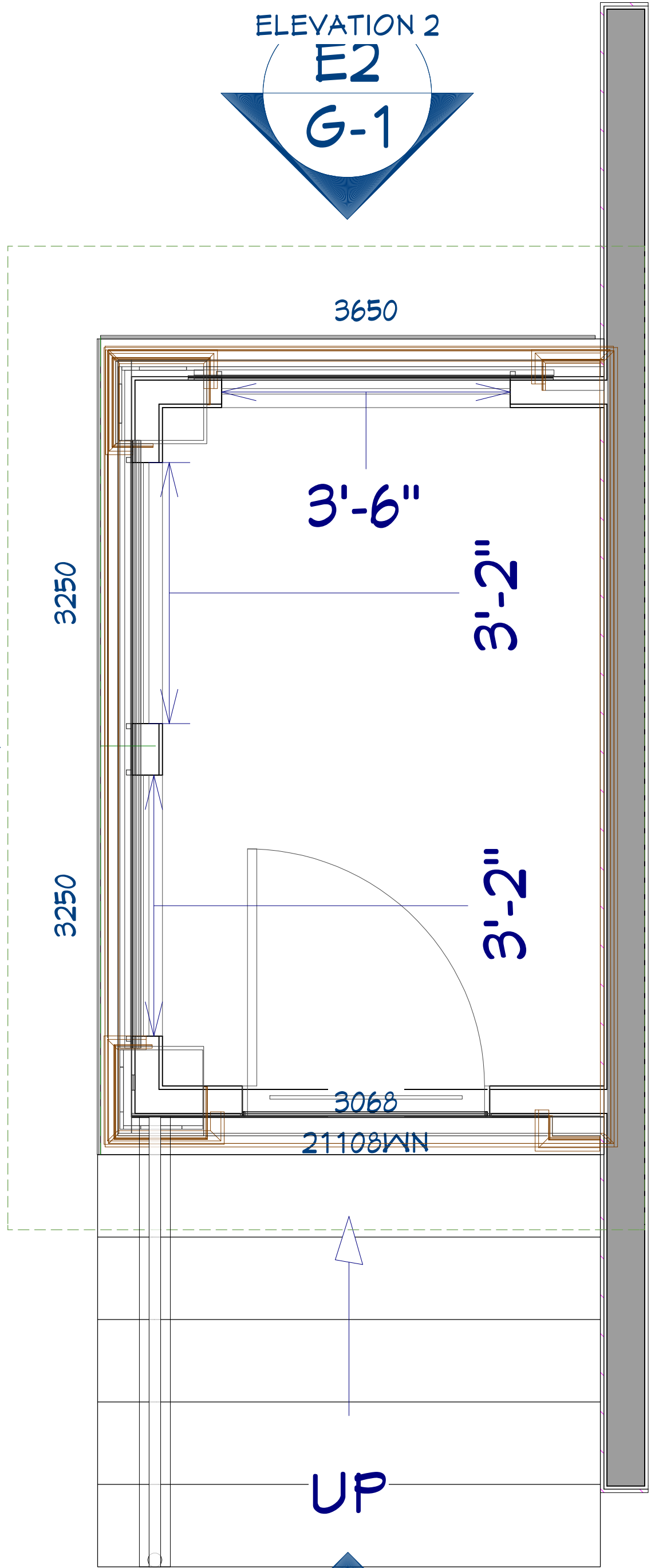
Ⓔ2 Elevation 2
1/2 IN = 1 FT



Ⓔ3 Elevation 3
1/2 IN = 1 FT

***Window details have been modified per comments in staff report.**

ELEVATION 3
Ⓔ3
G-1



Ⓔ1
G-1
ELEVATION 1



THIS SET OF CONSTRUCTION DOCUMENTS, INCLUDING ALL IDEAS AND DESIGN, ARE MEANS OF PROFESSIONAL SERVICE, AND IS NOT TO BE USED IN EITHER ENTIRELY OR PARTIALLY FOR ANY OTHER PROJECT'S WITHOUT THE WRITTEN AUTHORIZATION OF KEYSTONE CREATIVE, LLC. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THIS DOCUMENT WITHOUT THE PRIOR WRITTEN CONSENT OF KEYSTONE CREATIVE, LLC IS PROHIBITED. THIS DOCUMENTATION INCLUDES NEW WORK AND DOES NOT NECESSARILY INCLUDE ASSAULT OR EXISTING CONDITIONS. KEYSTONE CREATIVE, LLC DOES NOT WARRANT, IN ANY WAY, THE ACCURACY OF THIS INFORMATION, AND SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCY BETWEEN THIS DOCUMENT AND EXISTING CONDITIONS.

Client:	Walnut Street
Plan Scale:	
Sheet Title:	General Plot and Project

G-1

Date:
8/18/2026

From: [Christopher Souliere](#)
To: [Menke, Andrew](#)
Cc: getandy1953@yahoo.com
Subject: Re: Wright project on Walnut
Date: Thursday, August 27, 2026 10:55:12 AM
Attachments: [image.png](#)
[4635_001.pdf](#)
[IMG_2176.jpeg](#)
[IMG_2175.jpeg](#)
[IMG_2177.jpeg](#)

Mr Menke,

See the previous email attachment for the window details, and attached for the door details.
Also follow this link for more window information:

<https://www.windsorwindows.com/pinnacle/clad/casement-awning>

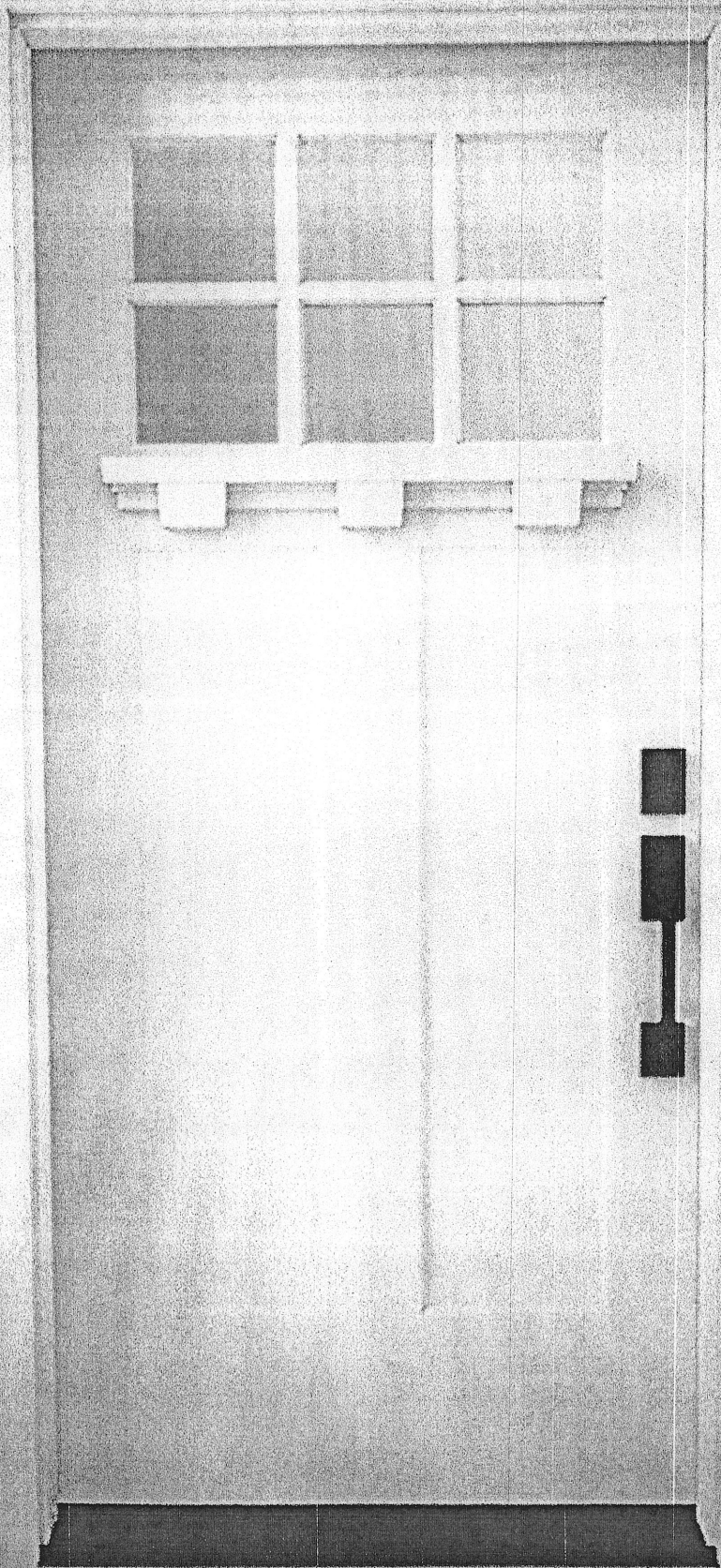
See pic below of a sample of the door. (except we will have grid in the window and the door will be white)



See attached now pictures

Thanks!

Christopher



Door
Detail



Meek's / Ridout
1551 W Mount Vernon St
Springfield, MO 65802-4836
(417) 862-5595

Quotation

Quote No **1457227**
Quote Date **05/28/2026**
Expiration Date 06/07/2026
Branch 048022 - MC - Kansas Exp
Customer MC3084100
Contact Name
Contact Number
Plot Ref
Your Ref Walnut Job
Delivery On 05/28/2026
Taken By Spencer Larson
Sales Rep Jeff Foster

Invoice Address

Soul Properties
% Christopher Souliere
1340 E Elm St
Springfield, MO, 65802

Delivery Address

Soul Properties
% Christopher Souliere
1340 E Elm St
Springfield, MO, 65802



Page 1 of 1

Special Instructions			Notes			
Line	Product Code	Description	Qty/Footage	Price	UOM	Total
1		3068 LH 3 PANEL SMOOTH HERITAGE CRAFTSMAN WITH 22 X 17 LOW E GLASS 6 LITE				
2	zz_SOEXTPH_14832	SDL GRIDS 6916 BRONZE ADJUSTABLE SILL, DEADBOLT, BRICKMOLD, ORB	1 ea	912.75	ea	912.75
		3068 LH				

Total Amount	\$912.75
Sales Tax	\$73.93
Quotation Total	\$986.68

Customer _____ Date _____



Options

[Standard Clad Colors](#)
[Feature Clad Colors](#)
[Matte Clad Colors](#)
[Interior Wood Species](#)
[Interior Primed Finishes](#)
[Prefinished Painted Interiors](#)
[Prefinished Stained Interiors](#)
[Casement & Awning Hardware](#)
[Glass](#)
[Interior Trim](#)
[Rosettes](#)
[Exterior Trim](#)
[Clad Exterior Casing](#)
[Grilles](#)
[Grille Patterns](#)
[Grille Profiles](#)
[Screens](#)
[Back to Top](#)

Standard Clad Colors

White

Linen

Ivory

Sandstone

Clay

Tan

Sage Brown

Walnut



MEEKS - KANSAS ST

1551 MT. VERNON

SPRINGFIELD

MO 65802

Phone: 417-862-5595

Fax: 1-417-862-2009

**Customer
Quote**

Short Form

QUOTE EXPIRES

N/A

QUOTE DATE

Quote Not Ordered

BID BY

PRICE BOOK

Price Book 2026

CREATED

5/20/2026

jennifer.crews@
meeklumber.com

PK # 336

Customer Information:

Phone:

Fax:

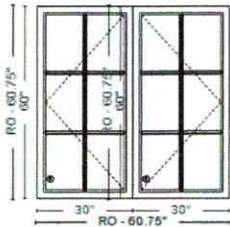
Delivery Information:

Phone:

Fax:

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
3163854	None		5/30/2026 6:48 AM
CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		Walnut Project	Soul Properties

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
100	None Assigned	60 3/4" X 60 3/4"	60" X 60"	\$2,240.03	3	\$6,720.09



(A1) DCS 2656 - (A2) DCS 2656 - Standard Mulls

(A1)-Pinnacle Clad White Casement 2656 Complete Unit LH LoE 366 IG 4-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(FBC: 11619)(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(Pine Species)(No Interior Finish)(Grey Spacer)(Traditional Csm-Awn Handle Style)(White Hardware)(No Brickmould)(Rigid Nail Fin)(Full Width Jamb)(7/8" Putty WDL Tall w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W3H)(Full Screen)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(LC-PG40-C) Performance Data:(U-Value: 0.28)(SHGC: 0.18)(VT: 0.42)(CR: 60)

(A2)-Pinnacle Clad White Casement 2656 Complete Unit RH LoE 366 IG 4-9/16 Jamb Ext (2604 Powder)(Setup (Standard))(FBC: 11619)(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(Pine Species)(No Interior Finish)(Grey Spacer)(Traditional Csm-Awn Handle Style)(White Hardware)(No Brickmould)(Rigid Nail Fin)(Full Width Jamb)(7/8" Putty WDL Tall w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W3H)(Full Screen)(White Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(LC-PG40-C) Performance Data:(U-Value: 0.28)(SHGC: 0.18)(VT: 0.42)(CR: 60)

* Units viewed from exterior.

**Missouri Historic Architectural Inventory for
Division of Parks and Historic Preservation Department of Natural Resources**

38) Ownership — private ☒ — public 39) Owners — name Denton Smith — address 1303 E. Walnut ☐ 40) Local contact ☐ 41) Coordinates (UTM) 42) Quad 43) Other survey	1) inventory number 65 2) name (cont) 3) name - historial 4) street address 1303 E. Walnut 5) town or vicinity Springfield 6) legal description Whitehead's Add. Lot 1 7) county Greene	1) 2/3
44) History Built 1910-1911, by Clifford Jarrett, a paving contractor.	8) category (site, structure, building, object) Building 9) significance Architectural-Commerce 10) date 1910-1911 11) style Renaissance Revival 12) architect 13) builder 14) original use Residence 15) present use Residence	2/3
45) Additional description Wide projecting eave with dentiled cornice. The wall surface is set so that coursed rows of wide ashlar stone alternate with narrower courses of ashlar stonework. On all but the facade the window surrounds are of wide smoothed limestone with limestone lintels with carved keystones (see photo). The windows are six over six ligyt sash on the side and rear elevations. Hipped dormers placed on the roof at various locations with casement windows with pilastered surrounds. The front facade is five bay with center bay entrance. At the second story all but the center bay have double door openings with multi-paned lights giving onto small but functional stonework balconies with elaborate carved balustrades also of stone. The surrounds are smooth stone with a stonework lintel with	16) number of stories 2 17) plan shape Rectangle with wing 18) basement Full 19) foundation Rough, faced, coursed 20) wall construction ashlar Limestone 21) roof type - material Smooth, faced, coursed, Hip ashlar Limestone 22) contact print 35mm Red clay ceramic tile	4) 5) 5)
46) Description of environment/outbuildings There is a large outbuilding one-story stone identical in detail to the main house except that the roof is press metal instead of being genuine clay tile. There are hipped dormers on the south east and west faces of the roof. There are two garage bays and a storage area in the outbuilding. There is a swimming pool and changing building adjacent built of stone which date post 1933. City Directory 1881-1933 Greene County Deed Record Book 282 page 134.	23) site plan 24) changes - additions/alterations/moved None visible 25) condition Good 26) visible from road? - 27) distance/frontage - 28) accessible? -	6) 6) 6)
48) Location of negatives Roll 4 #42-44, 1 & 2, Roll 547-9 #7-8 49) Prepared by DDD 50) Organization Missouri Heritage Trust If additional space is needed, attached separate sheets.	29) preservation underway? No 30) endangered? No 31) on National Register? No 32) part of established historical district No 33) name of historical district - 34) is site eligible? Yes 35) district potential? Yes 36) date Jan. 30, 1984 37) revision	6) 7) 30)

keystone. The center bay has flanking fixed multi-paned light openings with surrounds like those described. Clearly these and the center bay give into a large entry hall and provide light. The center bay has a large fixed sash window of multi-panes with a carved stone surround in a Greek Key motif with flanking carved stone flourishes (see Photo). A belt course of smooth limestone separates the first from the second stories on the house. The first story copies the second except that the double doors give onto the open porch. Above the entry is an elliptical broken pediment done in stone work with heavy carved moulding and dentil pattern found under the gable pediment and at the cornice.

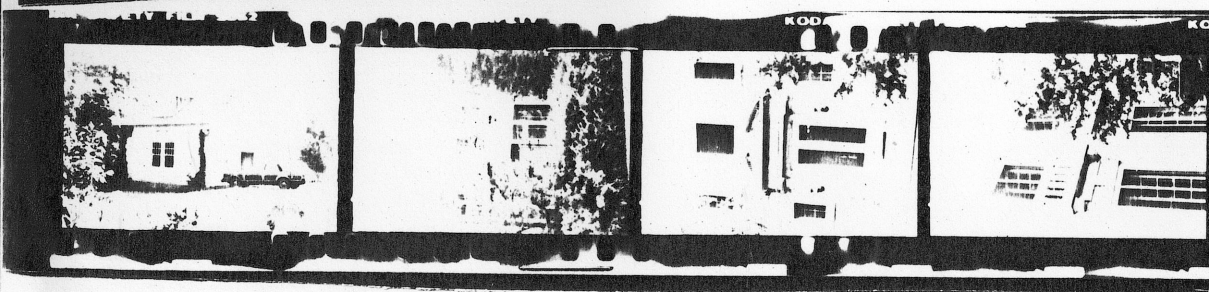
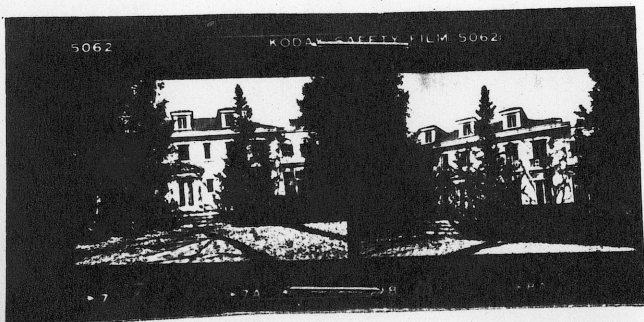
The pediment is supported by round stone columns with Tuscan capitals. A low open porch surrounds the front and east elevations of the house with a rough faced coursed ashlar foundation and red quarry tile floor. There are piers at intervals of rough stone with smooth limestone caps. The balustrade is of carved stone work with turned stone balusters. On the east elevation is a two story sun porch entry. The second story has a flat roof with a dentiled moulded, and coffered cornice. The corners are given over to square wooden pilasters between which are arched entablatures with wooden keystones, and doubled window areas with multipaned sash.

Below the windows are recessed (?) panels between the engaged plinths to the above described pilasters.

The first story begins with a moulded and dentiled cornice supported by round stone columns with Tuscan capitals doubled at the corners. The porch doubles as a side entrance from a drive which comes in a straight line from the street.

On the rear elevation is a one-story open porch with a flat roof with square coffered columns and wide window areas.

On the east and west property lines there are low stone walls of rough faced ashlar limestone with smooth coping stonework.



Landmarks Board
January 20, 2010
5:30 P.M.

MEMBERS PRESENT: John Sellars, Chair; Ron Walker, Vice-Chair; Natalie Mardis, Jan Hyde; David Eslick; Cynthia Lipscomb

MEMBERS ABSENT: Brad Beall (excused), Kasey Gillham (excused), Lisa Frederick (excused)

STAFF PRESENT: Daniel Neal, Planning and Development; Duke McDonald, Assistant City Attorney; Ralph Rognstad, Jr., Director of Planning & Development

I. Roll Call

The board's Chair, John Sellars, called the meeting to order at 5:30 p.m. Roll was called and a quorum was declared present.

II. Minutes
(None)

III. Old Business

- A. Certificate of Appropriateness
(None)
- B. Certified Local Government Review
(None)

C. Heer's building

Mr. Neal said he had no news about this building.

D. 1448 E. Walnut

Mr. Neal said he had no news; he assumed Building Development Services personnel were still "processing their findings."

E. 420 W. Commercial

Mr. Neal said that he had received a C of A today regarding this site.

IV. New Business

- A. Certificate of Appropriateness
 - 1. 307 S. National

Scott Taylor, 6038 S. FR 131, said he would like to install a metal awning on the front of his restaurant and put some neon lighting on the front facade. He said the new features would be attached in such a way that they could be removed without any harm being done to the building.

Mr. Walker asked about the previous awning. Mr. Taylor said all of the cloth on that awning had deteriorated. Mr. Sellars asked if he had "left the framework for the canvas awning up." Mr. Taylor said that the framework is all still there. He said a cloth awning would hold dirt and thus dirt could drop down onto patrons dining on the restaurant's porch.

Ms. Lipscomb asked about another area of the porch "that is covered already." Mr. Taylor said that that section was roofed with shingles. He said that that part of the porch was "like a covered porch that was built whenever the house was built." He said it was "part of the roofing of the structure."

Mr. Sellars closed the public hearing.

Mr. Walker made a motion to approve the C of A for 307 S. National. Mr. Eslick seconded the motion. The motion was **denied** as follows: AYES: Hyde; NAYS: Sellars, Walker, Lipscomb, Eslick, Mardis; ABSTAIN: None; ABSENT: Frederick, Beall, Gillham.

B. Certified Local Government Review
(None)

C. Pre-Application Review
(None)

V. **Communications**
(None)

VI. **Reports**

A. Reports on Committees
1. Application (None)
2. Demolition (None)

3. Historic sites and districts

Mr. Eslick said that he had distributed to the Board members copies of the "Greene County national register listings" and at some point the Board could nominate them to be local historic sites. Mr. Sellers asked Mr. Neal to "put that on the agenda."

4. Communications (None)
5. Awards and Recognition (None)
6. Design Guidelines (None)

B. Administrative approval of Certificates of Appropriateness (None)

VII. Any other matters that fall under the jurisdiction of the Board

1. Proposed changes to the Springfield zoning ordinance, sect. 4-2400

Laura Derrick, 1027 S. Weller, discussed this issue with the Board. She suggested that the Board forward ordinance sections 3-2300 and 4-2400 to City staff and get their comments. Mr. Sellars asked Mr. Rognstad how quickly staff could respond to the Board's suggestions on the ordinance. Mr. Rognstad said he could get the review done by around March 31. Mr. Sellars said "go ahead and forward those on." He said "we'll discuss those other two at our next meeting," referring to the nomination form and the checklist.

2. Zoning Case Z-02-2010

Mr. Neal said staff would present the Board with an "updated memo" on this issue. He noted that the planning commission had recently held a meeting on this case. He said that staff had decided that the two streets, Walnut and National, should be treated differently because the streets differed in their physical characteristics, access and parking limitations, and lot sizes. He said staff is proposing to modify the UCD by creating "new subareas that would modify the existing [UCD]." For example, owners in the new subarea would not be required to receive C of As for "maintenance and improvements to their properties." Another change would be that owners could put up "larger and internally lit signs." And there would be a "change to some language about the parking." But he said staff is "not supportive of removing the minimum maintenance requirement."

Mr. Sellars said, "I don't know how we can consider anything unless we can see it."

Mr. McDonald said he thought there was no necessity to take away the Board's ability "to review exteriors."

Mr. Sellars said that the "sign piece of it makes more sense than the buildings, because of the speed and volume of the traffic." He said the proposed changes would be "tough to discuss" in their current format.

Mr. Rognstad said the subjects properties would remain in the UCD. And "we don't have it completely drafted. If you want to see the draft, we can prepare that." He said "they would not have to come before the Board for a certificate of appropriateness but they would have to come if they wanted to demolish the building," and if they "redeveloped the site" they would have to conform with the City's standard parking requirements rather than the reduced requirements they currently are subject to. And there would be the change in signage requirements.

Mr. Rognstad said that the applicants were claiming that they cannot get an economic return that is comparable to the return received by businesses on Walnut Street and therefore they cannot afford to maintain their buildings according to the district's architectural guidelines.

Mr. Eslick asked why there would be one set of rules for structures on National and a different set for structures on Walnut. Mr. Rognstad said the lots on National did not have much access to on-street parking and the lots on National tend to be smaller, allowing for less off-street parking.

Ms. Mardis said she didn't understand the connection between parking and building maintenance.

Mr. Rognstad explained again what the applicants were claiming about their economic viability vis-a-vis that of the businesses on Walnut Street.

Mr. Sellars said he would need a marked-up document before he could adequately comment on the proposed changes.

Mr. Rognstad said it might be possible to have the Commission table the case at its February 4 meeting and within that timeframe he could let the Landmarks Board see the complete proposed document.

Ms. Hyde asked if the zoning would change.

Mr. Rognstad said it would "change the criteria within the district"

Mr. Rognstad answered a question from Ms. Lipscomb about the parking requirements. Ms. Lipscomb said she was not understanding "the line of logic" involved.

There being no further discussion of the zoning case, Mr. Eslick announced that there would be a meeting tomorrow night regarding historic Route 66.

VIII. Adjournment

There being no other business, the meeting was adjourned at approximately 5:58 p.m.



Daniel Neal
Landmarks Board

Landmarks Board

February 3, 2010

5:30 P.M.

MEMBERS PRESENT: John Sellars, Chair; Ron Walker, Vice-Chair; Lisa Frederick; Natalie Mardis; David Eslick; Kasey Gillham; Jan Hyde; Cynthia Lipscomb

MEMBERS ABSENT: Brad Beall (excused)

STAFF PRESENT: Daniel Neal, Planning and Development; Ralph Rognstad, Jr., Director, Planning and Development; Duke McDonald, Assistant City Attorney

I Roll Call

Chair John Sellars called the meeting to order at 5:29 p.m. Roll was called and a quorum was declared present.

II Minutes

Mr. Eslick moved that the minutes of the January 6, 2010 meeting be approved; Ms. Gillham seconded the motion. The motion carried unanimously.

III Old Business

- A. Certificate of Appropriateness
(None)
- B. Certified Local Government Review
(None)
- C. Heer's building

Mr. Neal said that some plans for the Heer's building were under review by the City.

- D. 1448 E. Walnut

Mr. Neal said that he had no news about this property.

- E. 420 W. Commercial

Mr. Neal said he had received an application for a C of A but the application was incomplete.

IV New Business

- A. Certificate of Appropriateness
(None)
- B. Certified Local Government Review
(None)

C. Pre-Application Review
(None)

V Communications

Mr. Neal said he had a copy of the *Alliance Review* for anyone who wanted to read it.

VI Reports

A. Reports on Committees

1. Application

a. Review revised *Historic Register* nomination form

Ms. Mardis said that she had revised the local nomination form by borrowing some language from the national nomination form. Mr. Neal said that some of the resulting document was made up of new, more detailed material. In response to a question from Mr. Sellars, Mr. McDonald said that the Board was authorized to adopt this new nomination form immediately. Mr. Walker moved that the Board approve the new form for the City's and the Board's use. Ms. Mardis seconded the motion. The motion carried unanimously.

2. Demolition (None)

3. Historic sites and districts

a. Review National Register listings

Mr. Eslick said he had made a list; he said the Board just needed to decide what sites to nominate first. Mr. Walker asked him to restate what the Board's goal was here. Mr. Eslick said that if a site has been given "national recognition" it should also have "local recognition" and thus be subject to review by the Board. Mr. Sellars suggested that Mr. Eslick give the Board a list of which national sites were also currently designated as local sites and which were not. Mr. Eslick said he would compile that list.

4. Communications (None)

5. Awards and Recognition (None)

6. Design Guidelines

Ms. Gillham said she had brought copies of "the application" for Board members to see. She said she did not think any changes needed to be made to the application form for a C of A. She suggested putting examples of good applications on "the Website." Mr. Sellars said that an applicant might not "have a good concept of what a site plan really is." (Staff Note: the instructions for the C of A application define the terms *site plan* and *elevation*, among others.) Mr. Eslick reminded the Board that Laura Derrick had suggested that the application for renovation of the Barth's building would be a good example to use. He said that even a person who did "not have an architect" could benefit from it. Ms. Gillham suggested that staff ask permission of former applicants to put their applications online. (Staff Note: All applications are public information; so no permission is needed to make them

available to the public.) Ms. Frederick suggested having links within the application document that would connect with material indicating what sorts of renovations are appropriate and what are not.

Mr. Neal sought clarification from the Board as to what kinds of improvements to the document they preferred. One possibility was an editable PDF document. It was noted that there was a dead link to the C of A application document on the City's Website. Mr. Sellars suggested Ms. Gillham work with Mr. Neal on an improved document.

- B. Administrative approval of C of As
- 1. 1244 E. Walnut

There were no comments on this agenda item.

VII Any other matters that fall under the jurisdiction of the Board

A. Discussion of staff recommendations on Z-2-2010

Mr. Neal referred the Board to a memo sent to them by staff. He said the Planning and Zoning Commission had asked staff to work with the Z-2 applicants on finding a compromise. He said staff would entertain questions from the Board.

Mr. Walker asked if the P&Z Commission had received staff's "January 27th memo." Mr. Neal said they had. Mr. Walker wondered if there was anything else the Board needed to be doing to express its opposition to the rezoning case.

Ms. Frederick and Mr. Sellars discussed the case. They noted that, according to the new compromise, the applicants would be subject to the City's "minimum maintenance requirements" and would need Board approval to demolish their properties.

Ms. Lipscomb brought up the issue of the parking requirements in the proposed new zone. Ms. Gillham mentioned that she thought that the parking requirements in a UCD tend to be "less" than what is required of properties in a "normal" zoning district. She said she agreed with Ms. Lipscomb that that part of the proposed ordinance was not acceptable. She said she thought that the result would be an increase in parking on Walnut Street. Mr. Sellars said he didn't think the land uses allowed in the subject area would necessarily cause an increase in parking generation. Ms. Lipscomb repeated that she was against giving the applicants a break on the parking requirements while also giving them a break on the building renovation requirements.

Mr. Rognstad said the tendency has been for the City to require less parking over time, and now the requirements in the Walnut Street UCD are more strict, where office parking is concerned, than the requirements in other parts of the city.

Ms. Frederick asked staff for reassurance that the minimum maintenance requirements would still apply to the subject properties. Mr. Neal said that the requirements, unless changed by City Council, would indeed stay in place. Mr. Walker said he was not sure what was being referred to. Ms. Frederick referred him to "paragraph M."

Ron Conway, 1001 E. Walnut, came to the podium to comment. He said he did not have a problem with leaving the minimum maintenance requirements as they are. Ms. Frederick and Mr. Walker agreed that the applicants were not likely to object to the parking requirements either.

Mr. Eslick said he was concerned that if the proposal passes, a person would turn the corner from Walnut to National and find that the buildings on National had become "drastically different than what they were originally." Mr. Neal said there was indeed a "potential for those to change." Ms. Frederick said she was not very concerned about the prospect for such changes, and Ms. Hyde said she was more concerned with the structures' current state of deterioration. Mr. Eslick commented to the effect that he was apparently one of the few people concerned about this issue of preservation. Ms. Frederick said most of the people in the area were mainly concerned about not allowing CC zoning. Mr. Sellars said he thought the proposal still left intact some "safeguards" regarding historic preservation. Ms. Gillham said she was OK with the language of the proposal.

Ms. Frederick made a motion to approve the changes to the UCD ordinance and send the proposal to the Planning and Zoning Commission with a recommendation for approval. Ms. Hyde seconded the motion. The motion passed unanimously.

B. Review of proposed changes to Sect. 4-2400 of the Zoning Ordinance

Mr. Neal said that staff needs additional information for "item I." Mr. Sellars said, "I need them on paper." Mr. Rognstad asked if the Board was going to give staff more input on item I. Mr. Sellars said he did not know if there would be any more input coming.

Mr. Eslick said it would be good if the Board could come up with some "success stories for [historic] tax credit properties," because those credits are often targeted for deletion by state legislators.

VIII Adjournment

There being no other business, the meeting was adjourned at approximately 6:08 p.m.



Daniel Neal
Landmarks Board

Pub. Imp. _____
Govt. Grnt. _____
Emer. _____
P. Hrngs. 3-22-10
Pgs. 88
Filed: 3-16-2010

Sponsored by: Rushefsky

First Reading: March 22, 2010

Second Reading: April 5, 2010

COUNCIL BILL NO. 2010- 086

GENERAL ORDINANCE NO. 5870

AN ORDINANCE

1 AMENDING General Ordinance No. 5817 and Urban Conservation District No. 1, and the
2 Springfield Land Development Code, Section 1-1600, Zoning Maps, by
3 rezoning approximately 18 acres of an area bounded generally by properties
4 on both sides of the 900-1200 blocks of East Walnut Street and properties on
5 both sides of the 200-300 blocks of South National Avenue, an area locally
6 known as the Walnut Street – West Urban Conservation District to create two
7 sub areas. (Both Planning and Zoning Commission and staff recommend
8 approval.)
9

10
11 WHEREAS, the City Council created Urban Conservation District No. 1, more
12 commonly referred to as the Walnut Street – West Urban Conservation District, and
13 enacted Rules and Regulations pertaining thereto by passing General Ordinance No. 4361
14 on August 23, 1993; and
15

16 WHEREAS, the City Council thereafter enacted amendments to the Rules and
17 Regulations governing the Walnut Street – West Urban Conservation District through
18 General Ordinance No. 4619 on July 22, 1996, General Ordinance No. 5028 on November
19 12, 2000, General Ordinance No. 5475 on July 11, 2005, and General Ordinance No. 5817
20 on March 20, 2009; and
21

22 WHEREAS, following proper notice, a public hearing was held before the Planning
23 and Zoning Commission and said Commission has made its recommendation with respect
24 to such an amendment which is contained within this bill; and
25

26 WHEREAS, proper notice was given of a public hearing before the City Council and
27 that said hearing was held in accordance with law.
28

29 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
30 SPRINGFIELD, MISSOURI, as follows, that:
31

32 Section 1 - That General Ordinance No. 5817, enacting Urban Conservation District
33 No. 1, Walnut Street – West Urban Conservation District, more particularly described in
34 Attachment 2, is hereby amended as set forth in "Exhibit 1" to this ordinance and attached

hereto as though fully set forth herein.

Section 2 - That the Land Development Code, of the City of Springfield, Missouri, is hereby amended and modified by the adopting of the Rules and Regulations contained within "Exhibit 1", attached hereto and incorporated by reference as if fully set forth herein, for the property contained within the Walnut Street - West Urban Conservation District, Urban Conservation District No. 1, and defined in "Exhibit A", and containing sub areas "A" and "B", and that Land Development Code of the City of Springfield, Article I, Section 1-1600, thereof, Zoning Maps, is hereby amended, changed and modified accordingly. Notwithstanding any other provisions of the Springfield City Code to the contrary, the Rules and Regulations contained within Exhibit 1 shall supplement existing zoning regulations for the respective sub areas, and in the event of conflict, the Rules and Regulations contained within Exhibit 1 shall control with respect to the use of the property in the Walnut Street - West Urban Conservation District under the Land Development Code of the City.

Section 3 - Savings Clause. Nothing in this ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired or liability incurred nor any cause or causes of action occurred or existing, under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this ordinance.

Section 4 - Severability Clause. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Council hereby declares that it would have adopted the ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 5 - This ordinance shall be in full force and effect from and after passage.

Passed at meeting: April 5, 2010

James E. O'Neal
Mayor

Attest: Brenda M. Cuts, City Clerk

Filed as Ordinance: April 5, 2010

Approved as to form: Mary K. Yendes Assistant City Attorney

Approved for Council Action: Greg B. Smith City Manager

Exhibit A
Walnut Street-West Urban Conservation District
Legal Description

Beginning at the Northwest Corner of Lot 6 E.T. Robberson's Addition, being the Southeast Corner of Walnut St. and John Q. Hammons Parkway, thence South along the East Rights-of-way of John Q. Hammons Parkway to the Northwest Corner of Lot 16 E.T. Robberson's Addition, being at a point on the South line of an existing 20 foot alley, thence East along the South line of said alley to a point on the West Rights-of-way line of National Ave. 238 feet M/L South of the Southwest Corner of Walnut St. and National Ave., thence Easterly 80 feet M/L crossing National Ave. to the Southwest Corner of Lot 4 O.H. Mitchell Addition, thence East to a point 20 feet East of the Southwest Corner of Lot 3 O.H. Mitchell Addition, being a point on the South line of Lot 3 O.H. Mitchell Addition, thence North to a point 20 feet East of the Northwest Corner of Lot 3 O.H. Mitchell Addition, thence Northeasterly across Walnut St. to the Southeast Corner of Lot 10 Hawthorne Addition, thence North to a point on the South line of Lot 9 Hawthorne Addition, thence East to the Southeast Corner of Lot 9 Hawthorne Addition, thence North along the East line of Lots 9 through 4, Hawthorne Addition to the Northeast Corner of Lot 4 of Hawthorne Addition, also being the South Rights-of-way line of McDaniel St., thence West 166 feet M/L to the Northwest Corner of Lot 4 Hawthorne Addition, thence Westerly 80 feet M/L to the Northeast Corner of Lot 41 East Side Addition also being the Southwest Corner of McDaniel St. and National Ave., thence North 160 feet M/L to the Northeast Corner of Lot 27 East Side Addition, thence West to the Northwest Corner of said Lot 27, thence continue West 15 feet across the alley to the Northeast Corner of Lot 21 East Side Addition, thence South along the East line of Lots 21 and 22 in East Side Addition to and across McDaniel St. and continue South along the East line of Lots 35 through 40 of East Side Addition to the Southeast Corner of Lot 40 East Side Addition, thence West along the South line of Lot 40 East Side Addition, to and across Florence Ave. continuing West along South line of Lot 34 East Side Addition to and across Hampton Ave. to a point on the West Rights-of-way of Hampton Ave. 182feet M/L North of the North Rights-of-way of Walnut St., thence North 18 feet along the West Rights-of-way of Hampton Ave., thence West 150 feet, to the East line of property described in Book 2703 Page 1103, thence North along the East property line of Book 2703 Page 1103 to the South Rights-of-way line of McDaniel St. as it now exists, thence West along the South Rights-of-way line of McDaniel St. 61.4 feet, thence South 207.6 feet, thence West 63 feet,. Thence South 52 feet, thence West 419 feet M/L to a point on the East line of One Parkway Place 210 feet North of the North Rights-of-way line of Walnut St., thence South along the East line of One Parkway Place 210 feet to the North Rights-of-way of Walnut St. thence continuing South Across Walnut St. to a point on the South Rights-of-way of Walnut St. and the North line of Lot 10 of E.T. Robberson Addition, thence West along the North line of Lots 6 through 10 of E.T. Robberson Addition to the Point of Beginning. All in the City of Springfield, County of Greene, State of Missouri.

(Location: East Walnut Street - Hammons Parkway to a point east of National and north on National to a point north of McDaniel.)

Exhibit 1

New text is underlined> and deleted text is ~~overstruck~~

SECTION 1 - That the following described property, is designated as Urban Conservation District Number 1, to be known as the Walnut Street-West Urban Conservation District, which district shall be subject to the provisions set forth in Section 4-2300, Urban Conservation District, of the Land Development Code, and the regulations set forth herein; said district shall be shown on the District maps and is described as follows:

Walnut Street-West Urban Conservation District Legal Description

Beginning at the Northwest Corner of Lot 6 E.T. Robberson's Addition, being the Southeast Corner of Walnut St. and John Q. Hammons Parkway, thence South along the East Rights-of-way of John Q. Hammons Parkway to the Northwest Corner of Lot 16 E.T. Robberson's Addition, being at a point on the South line of an existing 20 foot alley, thence East along the South line of said alley to a point on the West Rights-of-way line of National Ave. 238 feet M/L South of the Southwest Corner of Walnut St. and National Ave., thence Easterly 80 feet M/L crossing National Ave. to the Southwest Corner of Lot 4 O.H. Mitchell Addition, thence East to a point 20 feet East of the Southwest Corner of Lot 3 O.H. Mitchell Addition, being a point on the South line of Lot 3 O.H. Mitchell Addition, thence North to a point 20 feet East of the Northwest Corner of Lot 3 O.H. Mitchell Addition, thence Northeasterly across Walnut St. to the Southeast Corner of Lot 10 Hawthorne Addition, thence North to a point on the South line of Lot 9 Hawthorne Addition, thence East to the Southeast Corner of Lot 9 Hawthorne Addition, thence North along the East line of Lots 9 through 4, Hawthorne Addition to the Northeast Corner of Lot 4 of Hawthorne Addition, also being the South Rights-of-way line of McDaniel St., thence West 166 feet M/L to the Northwest Corner of Lot 4 Hawthorne Addition, thence Westerly 80 feet M/L to the Northeast Corner of Lot 41 East Side Addition also being the Southwest Corner of McDaniel St. and National Ave., thence North 160 feet M/L to the Northeast Corner of Lot 27 East Side Addition, thence West to the Northwest Corner of said Lot 27, thence continue West 15 feet across the alley to the Northeast Corner of Lot 21 East Side Addition, thence South along the East line of Lots 21 and 22 in East Side Addition to and across McDaniel St. and continue South along the East line of Lots 35 through 40 of East Side Addition to the Southeast Corner of Lot 40 East Side Addition, thence West along the South line of Lot 40 East Side Addition, to and across Florence Ave. continuing West along South line of Lot 34 East Side Addition to and across Hampton Ave. to a point on the West Rights-of-way of Hampton Ave. 182feet M/L North of the North Rights-of-way of Walnut St., thence North 18 feet along the West Rights-of-way of Hampton Ave., thence West 150 feet, to the East line of property described in Book 2703 Page 1103, thence North along the East property line of Book 2703 Page 1103 to the South Rights-of-way line of McDaniel St.

as it now exists, thence West along the South Rights-of-way line of McDaniel St. 61.4 feet, thence South 207.6 feet, thence West 63 feet,. Thence South 52 feet, thence West 419 feet M/L to a point on the East line of One Parkway Place 210 feet North of the North Rights-of-way line of Walnut St., thence South along the East line of One Parkway Place 210 feet to the North Rights-of-way of Walnut St. thence continuing South Across Walnut St. to a point on the South Rights-of-way of Walnut St. and the North line of Lot 10 of E.T. Robberson Addition, thence West along the North line of Lots 6 through 10 of E.T. Robberson Addition to the Point of Beginning. All in the City of Springfield, County of Greene, State of Missouri.

(Location: East Walnut Street - Hammons Parkway to a point east of National and north on National to a point north of McDaniel.)

SECTION 2 - The following sub-districts are hereby established within the Walnut Street-West Urban Conservation District, to be known as Sub Areas "A" and "B" which are described as follows:

Sub Area A
Walnut Street Area

Beginning at the Northwest Corner of Lot 6 E.T. Robberson's Addition, being the Southeast Corner of Walnut St. and John Q. Hammons Parkway, thence South along the East Rights-of-way of John Q. Hammons Parkway to the Northwest Corner of Lot 16 E.T. Robberson's Addition, being at a point on the South line of an existing 20 foot alley, thence East along the South line of said alley to a point on the West Rights-of-way line of National Ave. 238 feet M/L South of the Southwest Corner of Walnut St. and National Ave., thence Easterly 80 feet M/L crossing National Ave. to the Southwest Corner of Lot 4 O.H. Mitchell Addition, thence East to a point 20 feet East of the Southwest Corner of Lot 3 O.H. Mitchell Addition, being a point on the South line of Lot 3 O.H. Mitchell Addition, thence North to a point 20 feet East of the Northwest Corner of Lot 3 O.H. Mitchell Addition, thence Northeasterly across Walnut St. to the Southeast Corner of Lot 10 Hawthorne Addition, thence North to a point on the South line of Lot 9 Hawthorne Addition, thence East to the Southeast Corner of Lot 9 Hawthorne Addition, thence North to the Northeast corner of said Lot 9, thence West to the Northwest corner of said Lot 9, thence West across the National Avenue right-of-way to the Northeast corner of Lot 46 of East Side Addition, thence West along the North line of said Lot 46 and across a 15 feet wide alley to the Northeast corner of Lot 40 of East Side Addition, thence South along the East line of Lot 40 of East Side Addition to the Southeast Corner of Lot 40 East Side Addition, thence West along the South line of Lot 40 East Side Addition, to and across Florence Ave. continuing West along South line of Lot 34 East Side Addition to and across Hampton Ave. to a point on the West Rights-of-way of Hampton Ave. 182feet M/L North of the North Rights-of-way of Walnut St., thence North 18 feet along the West Rights-of-way of Hampton Ave., thence West 150 feet, to the East line of property described in Book 2703 Page 1103, thence North along the East property line of Book 2703 Page 1103 to the South Rights-of-way line of McDaniel St. as it now exists, thence West along the South Rights-of-way line of McDaniel St. 61.4 feet, thence South 207.6 feet, thence West 63 feet,. Thence South 52 feet, thence West 419 feet M/L to a point on the East line of One Parkway Place 210 feet North of the North Rights-of-way line of Walnut St., thence South along the East line of One Parkway Place 210 feet to the North Rights-of-way of Walnut St. thence continuing South Across Walnut St.

41 to a point on the South Rights-of-way of Walnut St. and the North line of Lot 10 of E.T.
42 Robberson Addition, thence West along the North line of Lots 6 through 10 of E.T.
43 Robberson Addition to the Point of Beginning. All in the City of Springfield, County of
44 Greene, State of Missouri.

45
46 **Sub Area B**
47 **National Avenue Area**
48

49 Beginning at the Southeast corner of Lot 8 of Hawthorn Addition, thence North along the
50 East line of Lots 8 through 4 of Hawthorne Addition to the Northeast Corner of Lot 4 of
51 Hawthorne Addition, also being the South Rights-of-way line of McDaniel St., thence
52 West 166 feet M/L to the Northwest Corner of Lot 4 Hawthorne Addition, thence
53 Westerly 80 feet M/L to the Northeast Corner of Lot 41 East Side Addition also being
54 the Southwest Corner of McDaniel St. and National Ave., thence North 160 feet M/L to
55 the Northeast Corner of Lot 27 East Side Addition, thence West to the Northwest Corner
56 of said Lot 27, thence continue West 15 feet across the alley to the Northeast Corner of
57 Lot 21 East Side Addition, thence South along the East line of Lots 21 and 22 in East
58 Side Addition to and across McDaniel St. and continue South along the East line of Lots
59 35 through 39 of East Side Addition to the Southeast Corner of Lot 39 East Side
60 Addition, thence east across a 15 feet wide alley to the Southwest corner of Lot 45 of
61 East Side Addition, thence continuing East to the Southeast corner of said Lot 45,
62 thence East across National Avenue right-of-way to the Southwest corner of Lot 8 of
63 Hawthorn Addition, thence east to the Point of beginning.
64

65
66 **SECTION 32 - DISTRICT REGULATIONS**
67

68 Notwithstanding any other provision of the Springfield City Code to the contrary, the
69 following regulations shall govern and control the enforcement, administration,
70 interpretation, and use and development of land throughout Urban Conservation District
71 No. 1, known as the Walnut Street-West Urban Conservation District. Unless otherwise
72 stated herein, the minimum requirements of the applicable underlying zoning district, the
73 Zoning Ordinance and any other provision of the Springfield City Code shall be
74 applicable to all properties within the Walnut Street-West Urban Conservation District.
75

76 **A. PERMITTED USES.**
77

78 The following uses shall be permitted in the Walnut Street-West Urban
79 Conservation District except for those properties identified in Subsection 23.C.
80

- 81 1. Single-family-detached dwellings.
- 82 2. Single-family-semi-detached dwellings, in accordance with Section 3-3100
83 of the Zoning Ordinance, Cluster Subdivisions.
- 84 3. Townhouses containing no more than four (4) dwelling units.
- 85 4. Duplexes.
- 86 5. Multi-family dwellings.
- 87 6. Boarding and lodging houses.
- 88 7. Nursing homes.
- 89 8. Day care homes and group day care homes in accordance with
90 Springfield City Code.

- 91 9. Group homes, custodial.
- 92 10. Public parking areas in accordance with Subsection 2-I. 4.D. or 5.D.,
- 93 except parking designed for or used for parking of trucks having a capacity
- 94 of 3/4 ton or larger or the chassis thereof, or a single unit with more than
- 95 one rear drive axle shall not be permitted.
- 96 11. Community centers, nonprofit.
- 97 12. Little Theater group, or dramatic clubs.
- 98 13. Art galleries, libraries or museums.
- 99 14. Offices, administrative, business, financial and professional.
- 100 15. Schools and studios for art, dancing, drama, music, photography, interior
- 101 decorating or similar courses of study.
- 102 16. Day care centers in accordance with Springfield City Code.
- 103 17. Zero-lot-line construction, in accordance with Section 3-3200 of the Zoning
- 104 Ordinance.
- 105 18. The following commercial uses shall be permitted in Contributing Buildings
- 106 as established in Subsection 23.D., provided the existing structure is
- 107 preserved and was built before January 1, 1940; the goals of historic
- 108 preservation are met; and any exterior modification to the property is
- 109 consistent with the Secretary of Interior's Standards for Rehabilitation and
- 110 the *Walnut Street Design Guidelines*. Commercial uses are limited to the
- 111 following types:
- 112
- 113 a. Antique shops.
- 114 b. Book or stationary stores.
- 115 c. Clothing boutique or ready-to-wear shop.
- 116 d. Dry goods or notion stores.
- 117 e. Florist or gift shop.
- 118 f. Tailors.
- 119 g. Bed and breakfast inns.
- 120
- 121 19. Outdoor display and sales. Outdoor display and sales are permitted as an
- 122 accessory use subject to the following conditions:
- 123
- 124 a. A permitted commercial use, as established in Subsection 23.A.18
- 125 of this Ordinance, shall be operating within the building or structure;
- 126 and,
- 127
- 128 b. Outdoor display and sales shall be limited to the side and rear yard
- 129 of a lot; and on a corner lot, outdoor display and sales shall be
- 130 limited to the rear yard and any side yard that does not abut a
- 131 street; and,
- 132
- 133 c. Outdoor display and sales shall not encroach within a side or rear
- 134 yard setback, shall be located a minimum of ten feet behind the
- 135 front building line and shall not encroach within any required
- 136 vehicular use area; and,
- 137
- 138 d. Outdoor sales shall be limited to hours between sunrise and
- 139 sunset; and,
- 140

- 141 e. Outdoor display and sales shall be limited to those items that would
142 typically be displayed outdoors, including but not limited to:
143 birdbaths, statuettes, outdoor furniture, plants, etc.; and,
144
145 f. Items for outdoor display and sales shall be stored in an organized
146 manner and must be integrated as part of a plan that shall require
147 the issuance of a Certificate of Appropriateness from the
148 Landmarks Board; and,
149
150 g. When considering the issuance of a Certificate of Appropriateness
151 for outdoor display and sales areas, the Landmarks Board shall
152 consider whether the proposal will detract from any element that
153 promotes the historic context of the *Walnut Street National Historic*
154 *District*; and will unduly impact any adjacent residential use by
155 increasing noise, lighting or traffic directly associated with the
156 commercial activity.
157

- 158 20. The following commercial uses shall be permitted for the properties
159 commonly addressed as 1041 East Walnut Street, 1050 East Walnut
160 Street, 1108 East Walnut Street, 1111 East Walnut Street, 1112 East
161 Walnut Street, 1129 East Walnut Street, all being in Springfield, Greene
162 County, Missouri, and more particularly described as:
163

164 Beginning on the north side of East Walnut Street, 974.3 feet west of the
165 range line dividing Ranges 21 and 22, being the southeast corner of
166 Moses Levy's lot; thence east 123.3 feet to the southeast corner of the W.
167 H. Garrett lot for a beginning point; thence east 76 feet, thence north 200
168 feet; thence west 76 feet, thence south 200 feet to the point of beginning
169 being a part of the southeast quarter (SE 1/4) of the northeast quarter (NE
170 1/4) Section 24, Township 29, Range 22.
171

172 All of Lot 10 and Lot 11 except the east 20 feet, Ad. E. Smith's Addition.
173

174 Lot 8, Ad. E. Smith's Addition.
175

176 Lot 49 East Side Addition.
177

178 Lot 7 and west twenty-four (24) feet and two (2) inches of Lot 6, Ad. E.
179 Smith's Addition.
180

181 All of Lot 51 and Lot 52 except the east 17.5 feet, East Side Addition.
182

- 183 a. Temporary Outdoor Green Grocer's Market limited to daylight
184 hours, four (4) days per week. Notwithstanding other provisions of
185 Chapter 36 of the City Code prohibiting outdoor storage and display
186 of goods for sale, such storage and sales shall be permitted, limited
187 to flowers, potted plants, perishable vegetables and vegetative
188 produce, craft items and baked goods, from portable stands, stalls,
189 or hand carts located in the front yards. Sales from trucks or other

vehicles are prohibited. No overnight storage of goods, stands, stalls, or hand carts is allowed from the front yard of any premises, and all goods, stands, stalls, and hard carts must be removed from the front yard by sundown of each day of operation.

21. Personal Service Establishments including beauty parlors, barber shops, dry cleaning and pick-up, shoe repair, self-service laundromats, express or mailing offices, hearing aid and eye glass shops, massage therapy and spas.

B. CONDITIONAL USES.

The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use permit is issued pursuant to Section 3-3300 of the Zoning Ordinance; and, these uses shall only be permitted in a Contributing Building as established in Subsection 2.D. except for such accessory outdoor uses with conditions set forth below, provided the existing structure is preserved and was built before January 1, 1940; the goals of historic preservation are met; any exterior modification to the property is consistent with the Secretary of Interior's Standards for Rehabilitation and the *Walnut Street Design Guidelines*; a Certificate of Appropriateness has been issued by the Landmarks Board indicating approval of the work; the use does not create any amplified sound outside the Contributing Building; and the use is in compliance with the noise standards of the Section 6-1500 of Article I of the Land Development Code and Chapter 78, Article IV, Division 2, Section 78-112, Springfield City Code.

1. Restaurants (sit down or dine in), excluding drive-in and carry-out facilities, which restaurants may include outdoor dining as an accessory use to the main structure with the following limitations:
 - A. Outdoor dining shall be limited to the hours of 11:00 a.m. and 11:00 p.m.; and
 - B. All preparation of food for outdoor dining use shall be prepared in the Contributing Building approved for restaurant use; and
 - C. Accessory structures existing at the time of the passage of this ordinance shall be used only for storage and parking accessory to the use of the Contributing Building, and dining and beverage service, including the sale of alcohol, but in no event shall the accessory structure be used for food preparation; and
 - D. All outdoor activity shall cease at 11:00 p.m. other than routine ingress and egress from the Contributing Building.

C. USE GUIDELINES FOR 1200 AND 1201 EAST WALNUT.

The following use regulations shall apply for the properties commonly addressed

as 1200 East Walnut and 1201 East Walnut, more particularly described as:

All of Lot 4 and the West 20 feet of Lot 3 in O. H. Mitchell's Addition plus all of Lot 10 in Hawthorn Addition, all in the City of Springfield, Greene County, Missouri.

1. The following uses shall be permitted.

1. Single-family-detached dwellings.
2. Single-family-semi-detached dwellings, in accordance with Section 3-3100 of the Zoning Ordinance, Cluster Subdivisions.
3. Townhouses containing no more than four (4) dwelling units.
4. Duplexes.
5. Multi-family dwellings.
6. Boarding and lodging houses.
7. Nursing homes.
8. Day care homes and group day care homes in accordance with Springfield City Code.
9. Group homes: custodial.

2. The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use permit is issued pursuant to Section 3-3300 of the Zoning Ordinance. These uses shall only be permitted in a Contributing Building as established in Subsection 23.D., provided the existing structure is preserved and was built before January 1, 1940; the goals of historic preservation are met; and any exterior modification to the property is consistent with the Secretary of Interior's Standards for Rehabilitation and the *Walnut Street Design Guidelines*; and a Certificate of Appropriateness has been issued by the Landmarks Board indicating approval of the proposed work.

- a. Public parking areas, in accordance with Subsection ~~24.~~ 4.D. or 5.D.
- b. Antique shops.
- c. Bed and breakfast inns.
- d. Book or stationary stores.
- e. Clothing boutique or ready to wear shop.
- f. Community centers, nonprofit.
- g. Dry goods or notion stores.
- h. Florist or gift shop.
- i. Little Theater group, or dramatic clubs.
- j. Art galleries museums or libraries.
- k. Offices, administrative, business, financial and professional.
- l. Schools and studios for art, dancing, drama, music, photography, interior decorating or similar courses of study.
- m. Tailors.
- n. Day care centers in accordance with Springfield City Code.
- o. Zero-lot-line construction, in accordance with Section 3-3200 of the Zoning Ordinance.

288 **D. CONTRIBUTING BUILDINGS.**

289
290 For purposes of this ordinance, Contributing Buildings shall be determined in
291 accordance with the *Walnut Street Historic District National Register of Historic*
292 *Places Nomination* as officially listed in the National Register of Historic Places
293 on March 21, 1985, and incorporating any amendments of said nomination.
294

295 **~~E. SITE PLANS.~~**

296
297 ~~Any development or use requiring a site plan pursuant to Section 3-3000 of the~~
298 ~~Zoning Ordinance, and located within the Walnut Street West UCD, must first~~
299 ~~acquire a Certificate of Appropriateness, when required, from the Landmarks~~
300 ~~Board in accordance with Subsection 2.F. Site plans may also be subject to~~
301 ~~conditions by City Council in order to promote the intent of the Walnut Street~~
302 ~~Preservation Plan.~~
303

304 **~~F. CERTIFICATE OF APPROPRIATENESS.~~**

305
306 ~~The standards contained in Section 4-2403 of the Zoning Ordinance, and~~
307 ~~typically applicable to a Historic Landmark and Historic Districts, shall be~~
308 ~~applicable to any site or parcel in the Walnut Street West Urban Conservation~~
309 ~~District, unless otherwise modified herein.~~
310

311 ~~1. When Required. A Certificate of Appropriateness shall be required in~~
312 ~~accordance with the standards contained in Section 4-2403-A of the~~
313 ~~Zoning Ordinance with the following modification:~~
314

315 ~~a. Section 4-2403-A-2 shall be applicable to structures as specified in~~
316 ~~the Walnut Street Design Guidelines or Historic Survey conducted~~
317 ~~in the Walnut Street West Urban Conservation District.~~
318

319 ~~2. Review Criteria. The Board, in considering whether or not to issue a~~
320 ~~Certificate of Appropriateness, shall be guided by the standards contained~~
321 ~~in Section 4-2403-D of the Zoning Ordinance with the following~~
322 ~~modifications:~~
323

324 ~~a. The Walnut Street Design Guidelines which are on file with the~~
325 ~~Director of Planning and Development shall be used to fulfill the~~
326 ~~standard referenced in Section 4-2403-D-2 of the Zoning~~
327 ~~Ordinance.~~
328

329 ~~b. For demolition, the Board shall also consider the standards~~
330 ~~contained in Section 4-2403-D-4 with the following additions and~~
331 ~~modifications:~~
332

333 ~~1. The visual and spatial relationship of the structure to its~~
334 ~~surroundings and to the rest of the Walnut Street Urban~~
335 ~~Conservation District West.~~
336

337 2. ~~The Board shall consult the Walnut Street Historic Survey,~~
338 ~~the Walnut Street Historic District National Register~~
339 ~~Nomination and/or the Walnut Street Preservation Plan in~~
340 ~~addition to those items contained in Section 4-2403-D-4-b of~~
341 ~~the Zoning Ordinance.~~

342
343 3. ~~The alternatives available to the demolition applicant~~
344 ~~including:~~

345
346 ~~Donation of the subject structure or site to a public or~~
347 ~~benevolent agency.~~

348
349 ~~Donation of a part of the value of the subject structure or site~~
350 ~~to a public or benevolent agency, including the~~
351 ~~conveyance of development rights and facade~~
352 ~~easements.~~

353
354 ~~The possibility of sale of the structure or site, or any part~~
355 ~~thereof, to a prospective purchaser capable of~~
356 ~~preserving such structure or site.~~

357
358 ~~The potential of such structure or site for renovation and its~~
359 ~~potential for continuing use.~~

360
361 4. ~~The Board shall balance the interest of the public in~~
362 ~~preserving the structure, site, or portion thereof and the~~
363 ~~interest of the owner in its utilization.~~

364
365 3. ~~Demolition of Contributing Buildings. The standards contained in Section~~
366 ~~4-2403-H of the Zoning Ordinance shall not be applicable to the Walnut~~
367 ~~Street West Urban Conservation District. Notwithstanding any other~~
368 ~~provisions of this ordinance to the contrary, demolition of a Contributing~~
369 ~~Building as defined in Subsection 2.D. of this ordinance shall occur only in~~
370 ~~accordance with the provisions of this section. Demolition of a~~
371 ~~Contributing Building in the Walnut Street Urban Conservation District~~
372 ~~West constitutes an irreplaceable loss to the quality and character of the~~
373 ~~district and the City of Springfield. No permit shall be issued for demolition~~
374 ~~of a Contributing Building unless a Certificate of Economic Hardship has~~
375 ~~been issued by the Board verifying that the structure has degenerated~~
376 ~~beyond feasible limits for rehabilitation, or that rehabilitation is~~
377 ~~impracticable and there is an economic hardship.~~

378 **EG. CERTIFICATE OF ECONOMIC HARDSHIP.**

379
380
381 The standards contained in Section 4-2404 of the Zoning Ordinance, and
382 typically applicable to a Historic Landmark and Historic Districts, shall be
383 applicable to any site or parcel in the Walnut Street-West Urban Conservation
384 District.
385

386 **FH. ADDITIONAL STANDARDS REGARDING CERTIFICATES OF**
387 **APPROPRIATENESS AND ECONOMIC HARDSHIP.**

389 All sites and parcels within the Walnut Street-West Urban Conservation District,
390 and subject to the issuance of Certificates of Appropriateness and Economic
391 Hardship shall also be subject to the standards contained in Sections 4-2405, 4-
392 2406, 4-2407 and 4-2408 of the Zoning Ordinance.

393
394 **~~I. OFF-STREET PARKING REQUIREMENTS.~~**

395
396 ~~All uses shall provide adequate off street parking in accordance with Section 5-~~
397 ~~1500 of the Zoning Ordinance, unless otherwise modified herein:~~

398
399 ~~1. Parking Spaces Required.~~

400
401 ~~a. Non residential uses shall normally have at least four (4) parking~~
402 ~~spaces for each one thousand (1,000) square feet of gross leasable~~
403 ~~area, excluding outdoor display and sales areas. However, parking~~
404 ~~requirements (number of spaces per 1,000 square feet) may be~~
405 ~~reduced for uses that demonstrate sensitivity to historic~~
406 ~~preservation. The applicant may submit a parking plan to the~~
407 ~~Administrative Review Committee for modification to the~~
408 ~~requirements. The Administrative Review Committee shall consult~~
409 ~~with the Landmarks Board for overall sensitivity to historic~~
410 ~~preservation.~~

411
412 ~~b. Residential uses shall have at least one and one half (1.5) parking~~
413 ~~spaces for each dwelling unit.~~

414
415 ~~2. Parking Lot Surface. Parking lots and driveways shall be surfaced with~~
416 ~~either asphalt, concrete or pavers so as to provide a permanent surface~~
417 ~~capable of withstanding the type of vehicular traffic to which such area is~~
418 ~~likely to be subjected.~~

419
420 **~~J. PARKING LOT LANDSCAPING.~~**

421
422 ~~Parking lots shall be landscaped according to Section 6-1200 of the Zoning~~
423 ~~Ordinance with the exception that interior landscaping requirements shall apply~~
424 ~~to parking lots of twenty (20) or more spaces.~~

425
426 **GK. REFUSE STORAGE.**

427
428 In addition to the standards of Subsection 6-1002.B of the Zoning Ordinance,
429 refuse storage shall adhere to the following:

430
431 Waste cans, dumpster units, or other forms of litter control and refuse disposal
432 devices, approved for use in the City of Springfield, shall be placed on the site in
433 a location where they are least visible from a public right-of-way other than
434 alleys. Each litter control or refuse device shall be enclosed so that no part of the

device shall be visible from public right-of-way (except alleys) or from adjoining properties.

L. SIGNS.

~~All signage shall meet the standards of Section 5-1400 of the Zoning Ordinance unless otherwise modified herein:~~

~~1. Number. Each premise shall be permitted one (1) detached sign and shall also be permitted either one (1) projecting sign or one (1) wall sign.~~

~~2. Size. A maximum of sixteen (16) square feet of background area shall be permitted for each attached or detached sign. Detached signs may be two sided, each side not to exceed sixteen (16) square feet. A single-sided detached sign shall not exceed sixteen (16) square feet.~~

~~3. Height. No part of a detached sign shall exceed a height of five (5) feet above the ground area upon which it is located.~~

~~4. Sign Lighting. No sign shall use a blinking, flashing, animated, or other illuminating device which changes in light intensity. No beacons or strobe lights shall be permitted.~~

~~5. Sign Types. Signs shall only refer to a business, person, activity, goods, products, or service located on the premises where the sign is installed and maintained. Temporary signs shall not be permitted.~~

~~6. Exempt Signs. Those signs set forth below shall also be permitted.~~

~~a. Address Numbers and Name Plates. Address numbers for each residential building not exceeding one (1) square foot in effective area and one name plate not exceeding two (2) square feet in effective area per dwelling unit or business.~~

~~b. Banner Signs. One sign composed of highly flexible lightweight material, such as a banner, per business premise, which is not over four (4) square feet in effective area, posted for not more than thirty (30) days per year.~~

~~c. Directional Signs. Detached on-premise directional signs which do not exceed five (5) square feet in effective area. Any logo, business name, product, or service identification, or other advertising shall not exceed twenty percent (20%) of the effective area. No part of the sign shall exceed four (4) feet in height above street grade or four (4) feet in height above the lowest level of the ground under the sign if elevation of premise at sign location is more than twelve (12) inches above street grade, excluding berms or other landscaping features. A Certificate of Appropriateness must be issued prior to installation of directional signs.~~

- d. ~~Flag. A flag or similar device identifying any person.~~
- e. ~~Government Signs. Any sign erected or maintained by or for any agency or government pursuant to and in discharge of any governmental function or required or authorized by law, ordinance, or governmental regulations.~~
- f. ~~Internal Signs. Any one premise sign, the copy of which cannot be viewed from a street right of way or adjoining property.~~
- g. ~~Neighborhood Identifications Signs. A sign, masonry wall, landscaping or other similar material or features which are combined to form a display for neighborhood or tract identification, provided that the legend of such display shall consist of only the neighborhood, tract name, or historic district. A Certificate of Appropriateness must be issued prior to installation of neighborhood identification signs.~~
- h. ~~Real Estate Sale, Lease, And Construction Signs. Non-illuminated temporary on-premise signs pertaining to the construction, sale, or lease of that premise, not to exceed six (6) square feet in effective area. Such signs shall be removed within fourteen (14) days after the closing of the sale or lease or within thirty (30) days after the issuance of an occupancy permit or erection of a permanent sign, whichever occurs first.~~
- i. ~~Miscellaneous Exempt Signs.~~
- ~~1. A temporary sign not exceeding four (4) square feet in background area advertising drives or events of a civic, philanthropic, educational, religious, political, or similar nature, provided that said sign is posted only during said drive or event for no more than thirty (30) days per year and is removed within twenty-four (24) hours after an event.~~
 - ~~2. Attached incidental sign, which pertains to goods, products, services, or facilities that are available on the premises where the sign is located, but only tangentially related to the main activities or purposes of the business, not exceeding a total of four (4) square feet in effective area per business.~~

HM. Minimum Maintenance Requirement.

1. Every owner, and every person in actual possession of property in the district, shall keep all interior and exterior portions of buildings and other structures in good repair.
 - a. Public areas. All sidewalks leading to a building, steps, driveways, parking spaces, and similar paved areas for public use shall be

533 kept in a proper state of repair. If any sidewalk or driveway or
534 portion thereof by virtue of its state of repair shall constitute a
535 danger to public health and safety, the sidewalk or driveway or
536 portion thereof shall be replaced.
537

538 b. Structural members. All supporting structural members of all
539 structures shall be kept structurally sound, free of deterioration, and
540 maintained capable of safely bearing the dead and live loads
541 imposed upon them.
542

543 c. Exterior surfaces (foundations, walls, and roof). Every foundation,
544 exterior wall, roof, and all other exterior surface shall be maintained
545 in a workmanlike state of maintenance and repair.
546

547 d. Foundation walls. All foundation walls shall be maintained so as to
548 carry the safe design and operating dead and live loads and shall
549 be maintained plumb and free from open cracks and breaks, so as
550 not to be detrimental to public safety and welfare.
551

552 e. Exterior walls. Every exterior wall shall be free of holes, breaks,
553 loose or rotting boards or timbers, and any other conditions which
554 might admit rain or dampness to the interior portions of the walls or
555 to the occupied spaces of the building. All exterior surface
556 materials shall be maintained weatherproof and shall be properly
557 surface coated when required to prevent deterioration.
558

559 f. Roofs and drainage. The roof shall be structurally sound, tight, and
560 not have defects which might admit rain. Roof drainage shall be
561 adequate to prevent rain water from causing dampness or
562 deterioration in the walls or interior portion of the building. Roof
563 water shall not be discharged in a manner that creates a nuisance
564 to owners or occupants of adjacent premises or that creates a
565 public nuisance.
566

567 g. Decorative features. All cornices, entablatures, belt courses,
568 corbels, terra cotta trim, wall facings, and similar decorative
569 features shall be maintained in good repair with proper anchorage
570 and in a safe condition.
571

572 h. Signs and awnings. All canopies, signs, awnings, stairways, fire
573 escapes, exhaust ducts, and similar overhang extensions shall be
574 maintained in good repair and be properly anchored so as to be
575 kept in a safe and sound condition. They shall be protected from
576 the elements and against decay and rust by the periodic application
577 of a weather-coating material such as paint or other protective
578 treatment.
579

580 i. Chimneys. All chimneys and similar appurtenances shall be
581 maintained structurally safe, sound, and in good repair. All

582 exposed surfaces of metal or wood shall be protected from the
583 elements and against decay or rust by periodic application of
584 weather-coating materials such as paint or similar surface
585 treatment.
586

587 j. Stairs and porches. Every stair, porch, fire escape, balcony, and all
588 appurtenances attached thereto shall be so constructed as to be
589 safe to use and capable of supporting the anticipated loads and
590 shall be maintained in sound condition and good repair.
591

592 k. Window and door frames. Every window, door, and frame shall be
593 constructed and maintained in such relation to the adjacent wall
594 construction so as to exclude rain as completely as possible, and to
595 substantially exclude wind from entering the dwelling or structure.
596

597 l. Weather tight. Every window and exterior door shall be fitted
598 reasonably in its frame and be weather tight. Weather stripping
599 shall be used to exclude wind or rain from entering the dwelling or
600 structure and shall be kept in sound condition and good repair.
601

602 m. Glazing. Every required window sash shall be fully supplied with
603 approved glazing materials which are without open cracks and
604 holes.
605

606 n. Door hardware. Every exterior door and its hardware shall be
607 maintained in good condition. Door locks on all doors entering
608 dwelling units shall be in good repair and capable of tightly securing
609 the door.
610

611 o. Basement hatchways. Every basement hatchway shall be so
612 constructed and maintained as to prevent the entrance of rats, rain,
613 and surface drainage water into the structure.
614

615 p. Grading and drainage. All premises shall be graded and
616 maintained so as to prevent the accumulation of stagnant water
617 thereon, or within any structure located thereon. Stagnant water
618 shall be determined as any accumulation that has not dispersed
619 within seven days of the last recorded local rainfall.
620

621 q. Accessory structure. All accessory structures, including detached
622 garages, fences, and walls, shall be maintained structurally sound
623 and in compliance with Subsections 2-M3.H.1.a. through
624 2-M3.H.1.p.
625

626 2. The Landmarks Board may refer violations of this section to the Director of
627 Building Development Services for purposes of conducting such
628 inspections and enforcement proceedings as the Director of Building
629 Development Services may deem appropriate so that the building or
630 structure may be preserved in accordance with the purposes of this

631 ordinance.

- 632
- 633 3. The provisions of this section shall be in addition to all other applicable
- 634 provisions of the Springfield City Code relating to the construction and
- 635 maintenance of buildings and structures.
- 636

637 **SECTION 4 – AREA A REGULATIONS** The following regulations shall apply to all

638 properties within sub area A.

639

640 **A. SITE PLANS.**

641

642 Any development or use requiring a site plan pursuant to Section 3-3000 of the

643 Zoning Ordinance, and located within the Walnut Street-West UCD, must first

644 acquire a Certificate of Appropriateness, when required, from the Landmarks

645 Board in accordance with Subsection 4.B. Site plans may also be subject to

646 conditions by City Council in order to promote the intent of the Walnut Street

647 Preservation Plan.

648

649 **B. CERTIFICATE OF APPROPRIATENESS.**

650

651 The standards contained in Section 4-2403 of the Zoning Ordinance, and

652 typically applicable to a Historic Landmark and Historic Districts, shall be

653 applicable to any site or parcel in the Walnut Street-West Urban Conservation

654 District, unless otherwise modified herein.

655

- 656 1. When Required. A Certificate of Appropriateness shall be required in
- 657 accordance with the standards contained in Section 4-2403-A of the
- 658 Zoning Ordinance with the following modification:
- 659

- 660 a. Section 4-2403-A-2 shall be applicable to structures as specified in
- 661 the Walnut Street Design Guidelines or Historic Survey conducted
- 662 in the Walnut Street-West Urban Conservation District.
- 663

- 664 2. Review Criteria. The Board, in considering whether or not to issue a
- 665 Certificate of Appropriateness, shall be guided by the standards contained
- 666 in Section 4-2403-D of the Zoning Ordinance with the following
- 667 modifications:
- 668

- 669 a. The Walnut Street Design Guidelines which are on file with the
- 670 Director of Planning and Development shall be used to fulfill the
- 671 standard referenced in Section 4-2403-D-2 of the Zoning
- 672 Ordinance.
- 673

- 674 b. For demolition, the Board shall also consider the standards
- 675 contained in Section 4-2403-D-4 with the following additions and
- 676 modifications:
- 677

- 678 1. The visual and spatial relationship of the structure to its
- 679 surroundings and to the rest of the Walnut Street Urban

680 Conservation District - West.

681
682 2. The Board shall consult the *Walnut Street Historic Survey*,
683 the *Walnut Street Historic District National Register*
684 *Nomination* and/or the *Walnut Street Preservation Plan* in
685 addition to those items contained in Section 4-2403-D-4-b of
686 the Zoning Ordinance.

687
688 3. The alternatives available to the demolition applicant
689 including:

690
691 Donation of the subject structure or site to a public or
692 benevolent agency.

693
694 Donation of a part of the value of the subject structure or site
695 to a public or benevolent agency, including the
696 conveyance of development rights and facade
697 easements.

698
699 The possibility of sale of the structure or site, or any part
700 thereof, to a prospective purchaser capable of
701 preserving such structure or site.

702
703 The potential of such structure or site for renovation and its
704 potential for continuing use.

705
706 4. The Board shall balance the interest of the public in
707 preserving the structure, site, or portion thereof and the
708 interest of the owner in its utilization.

709
710 3. Demolition of Contributing Buildings. The standards contained in Section
711 4-2403-H of the Zoning Ordinance shall not be applicable to the Walnut
712 Street-West Urban Conservation District. Notwithstanding any other
713 provisions of this ordinance to the contrary, demolition of a Contributing
714 Building as defined in Subsection 3.D. of this ordinance shall occur only in
715 accordance with the provisions of this section. Demolition of a
716 Contributing Building in the Walnut Street Urban Conservation District -
717 West constitutes an irreplaceable loss to the quality and character of the
718 district and the City of Springfield. No permit shall be issued for demolition
719 of a Contributing Building unless a Certificate of Economic Hardship has
720 been issued by the Board verifying that the structure has degenerated
721 beyond feasible limits for rehabilitation, or that rehabilitation is
722 impracticable and there is an economic hardship.

723
724 **C. SIGNS.**

725
726 All signage shall meet the standards of Section 5-1400 of the Zoning Ordinance
727 unless otherwise modified herein:

- 729 1. Number. Each premise shall be permitted one (1) detached sign and shall
730 also be permitted either one (1) projecting sign or one (1) wall sign.
- 731
- 732 2. Size. A maximum of sixteen (16) square feet of background area shall be
733 permitted for each attached or detached sign. Detached signs may be two
734 sided, each side not to exceed sixteen (16) square feet. A single-sided
735 detached sign shall not exceed sixteen (16) square feet.
- 736
- 737 3. Height. No part of a detached sign shall exceed a height of five (5) feet
738 above the ground area upon which it is located.
- 739
- 740 4. Sign Lighting. No sign shall use a blinking, flashing, animated, or other
741 illuminating device which changes in light intensity. No beacons or strobe
742 lights shall be permitted.
- 743
- 744 5. Sign Types. Signs shall only refer to a business, person, activity, goods,
745 products, or service located on the premises where the sign is installed
746 and maintained. Temporary signs shall not be permitted.
- 747
- 748 6. Exempt Signs. Those signs set forth below shall also be permitted.
- 749
- 750 a. Address Numbers and Name Plates. Address numbers for each
751 residential building not exceeding one (1) square foot in effective
752 area and one name plate not exceeding two (2) square feet in
753 effective area per dwelling unit or business.
- 754
- 755 b. Banner Signs. One sign composed of highly flexible lightweight
756 material, such as a banner, per business premise, which is not over
757 four (4) square feet in effective area, posted for not more than thirty
758 (30) days per year.
- 759
- 760 c. Directional Signs. Detached on-premise directional signs which do
761 not exceed five (5) square feet in effective area. Any logo,
762 business name, product, or service identification, or other
763 advertising shall not exceed twenty percent (20%) of the effective
764 area. No part of the sign shall exceed four (4) feet in height above
765 street grade or four (4) feet in height above the lowest level of the
766 ground under the sign if elevation of premise at sign location is
767 more than twelve (12) inches above street grade, excluding berms
768 or other landscaping features. A Certificate of Appropriateness
769 much be issued prior to installation of directional signs.
- 770
- 771 d. Flag. A flag or similar device identifying any person.
- 772
- 773 e. Government Signs. Any sign erected or maintained by or for any
774 agency or government pursuant to and in discharge of any
775 governmental function or required or authorized by law, ordinance,
776 or governmental regulations.
- 777

- 778 f. Internal Signs. Any one-premise sign, the copy of which cannot be
779 viewed from a street right-of-way or adjoining property.
- 780
- 781 g. Neighborhood Identifications Signs. A sign, masonry wall,
782 landscaping or other similar material or features which are
783 combined to form a display for neighborhood or tract identification,
784 provided that the legend of such display shall consist of only the
785 neighborhood, tract name, or historic district. A Certificate of
786 Appropriateness must be issued prior to installation of
787 neighborhood identification signs.
- 788
- 789 h. Real Estate Sale, Lease, And Construction Signs. Non-illuminated
790 temporary on-premise signs pertaining to the construction, sale, or
791 lease of that premise, not to exceed six (6) square feet in effective
792 area. Such signs shall be removed within fourteen (14) days after
793 the closing of the sale or lease or within thirty (30) days after the
794 issuance of an occupancy permit or erection of a permanent sign,
795 whichever occurs first.
- 796
- 797 i. Miscellaneous Exempt Signs.
- 798
- 799 1. A temporary sign not exceeding four (4) square feet in
800 background area advertising drives or events of a civic,
801 philanthropic, educational, religious, political, or similar
802 nature, provided that said sign is posted only during said
803 drive or event for no more than thirty (30) days per year and
804 is removed within twenty-four (24) hours after an event.
- 805 2. Attached incidental sign, which pertains to goods, products,
806 services, or facilities that are available on the premises
807 where the sign is located, but only tangentially related to the
808 main activities or purposes of the business, not exceeding a
809 total of four (4) square feet in effective area per business.
- 810

811 **D. OFF-STREET PARKING REQUIREMENTS.**

812

813 All uses shall provide off-street parking in accordance with Section 5-1500 of the
814 Zoning Ordinance, unless the contributing structure is intact, whereas Section 5-
815 1500 of the Zoning Ordinance is otherwise modified herein:

816

817 **1. Parking Spaces Required.**

818

- 819 a. Non-residential uses shall have at least one (1) parking space for
820 each three hundred fifty (350) square feet of gross leasable area,
821 excluding outdoor display and sales areas. However, parking
822 requirements may be reduced for uses that demonstrate a
823 sensitivity to historic preservation. The applicant may submit a
824 parking plan to the Administrative Review Committee for
825 modification to the requirements. The Administrative Review
826 Committee shall consult with the Landmarks Board for overall

sensitivity to historic preservation.

b. Residential uses shall have at least one and one-half (1.5) parking spaces for each dwelling unit.

2. Parking Lot Surface. Parking lots and driveways shall be surfaced with either asphalt, concrete or pavers so as to provide a permanent surface capable of withstanding the type of vehicular traffic to which such area is likely to be subjected.

SECTION 5 – AREA B REGULATIONS. The following regulations shall apply to all properties within Sub Area B.

A. SITE PLANS.

All development and uses shall comply with the site plan requirements of Section 3-3000 of the Zoning Ordinance.

B. CERTIFICATE OF APPROPRIATENESS.

1. When Required. A Certificate of Appropriateness shall be required when a contributing structure is proposed to be demolished.

2. Review Criteria. The Board, in considering whether or not to issue a Certificate of Appropriateness, shall be guided by the standards contained in Section 4-2403-D-4 of the Zoning Ordinance with the following modifications:

a. For demolition, the Board shall also consider the standards contained in Section 4-2403-D-4 with the following additions and modifications:

1. The visual and spatial relationship of the structure to its surroundings and to the rest of the Walnut Street Urban Conservation District - West.

2. The Board shall consult the *Walnut Street Historic Survey*, the *Walnut Street Historic District National Register Nomination* and/or the *Walnut Street Preservation Plan* in addition to those items contained in Section 4-2403-D-4-b of the Zoning Ordinance.

3. The alternatives available to the demolition applicant including:

Donation of the subject structure or site to a public or benevolent agency.

Donation of a part of the value of the subject structure or site

876 to a public or benevolent agency, including the
877 conveyance of development rights and facade
878 easements.

879
880 The possibility of sale of the structure or site, or any part
881 thereof, to a prospective purchaser capable of
882 preserving such structure or site.

883
884 The potential of such structure or site for renovation and its
885 potential for continuing use.

886
887 4. The Board shall balance the interest of the public in
888 preserving the structure, site, or portion thereof and the
889 interest of the owner in its utilization.

890
891 3. Demolition of Contributing Buildings. The standards contained in Section
892 4-2403-H of the Zoning Ordinance shall not be applicable to the Walnut
893 Street-West Urban Conservation District. Notwithstanding any other
894 provisions of this ordinance to the contrary, demolition of a Contributing
895 Building as defined in Subsection 2.D. of this ordinance shall occur only in
896 accordance with the provisions of this section. Demolition of a
897 Contributing Building in the Walnut Street Urban Conservation District -
898 West constitutes an irreplaceable loss to the quality and character of the
899 district and the City of Springfield. No permit shall be issued for demolition
900 of a Contributing Building unless a Certificate of Economic Hardship has
901 been issued by the Board verifying that the structure has degenerated
902 beyond feasible limits for rehabilitation, or that rehabilitation is
903 impracticable and there is an economic hardship.

904
905 **C. SIGNS.**

906
907 All signage shall meet the standards of Section 5-1400 of the Zoning Ordinance
908 unless otherwise modified herein:

909
910 1. Number. Each premise shall be permitted one (1) detached sign and shall
911 also be permitted either one (1) projecting sign or one (1) wall sign.

912
913 2. Size. A maximum of fifty (50) square feet of background area shall be
914 permitted for each attached or detached sign. Detached signs may be two
915 sided, each side not to exceed fifty (50) square feet. A single-sided
916 detached sign shall not exceed fifty (50) square feet.

917
918 3. Height. No part of a detached sign shall exceed a height of ten (10) feet
919 above the ground area upon which it is located.

920
921 4. Sign Lighting. No sign shall use a blinking, flashing, animated, or other
922 illuminating device which changes in light intensity. No beacons or strobe
923 lights shall be permitted.

925 5. Sign Types. Signs shall only refer to a business, person, activity, goods,
926 products, or service located on the premises where the sign is installed
927 and maintained. Temporary signs shall not be permitted.

928
929 6. Exempt Signs. Those signs set forth below shall also be permitted.
930

931 a. Address Numbers and Name Plates. Address numbers for each
932 residential building not exceeding one (1) square foot in effective
933 area and one name plate not exceeding two (2) square feet in
934 effective area per dwelling unit or business.

935
936 b. Banner Signs. One sign composed of highly flexible lightweight
937 material, such as a banner, per business premise, which is not over
938 four (4) square feet in effective area, posted for not more than thirty
939 (30) days per year.

940
941 c. Directional Signs. Detached on-premise directional signs which do
942 not exceed five (5) square feet in effective area. Any logo,
943 business name, product, or service identification, or other
944 advertising shall not exceed twenty percent (20%) of the effective
945 area. No part of the sign shall exceed four (4) feet in height above
946 street grade or four (4) feet in height above the lowest level of the
947 ground under the sign if elevation of premise at sign location is
948 more than twelve (12) inches above street grade, excluding berms
949 or other landscaping features. A Certificate of Appropriateness
950 much be issued prior to installation of directional signs.

951
952 d. Flag. A flag or similar device identifying any person.
953

954 e. Government Signs. Any sign erected or maintained by or for any
955 agency or government pursuant to and in discharge of any
956 governmental function or required or authorized by law, ordinance,
957 or governmental regulations.

958
959 f. Internal Signs. Any one-premise sign, the copy of which cannot be
960 viewed from a street right-of-way or adjoining property.

961
962 g. Neighborhood Identifications Signs. A sign, masonry wall,
963 landscaping or other similar material or features which are
964 combined to form a display for neighborhood or tract identification,
965 provided that the legend of such display shall consist of only the
966 neighborhood, tract name, or historic district. A Certificate of
967 Appropriateness must be issued prior to installation of
968 neighborhood identification signs.

969
970 h. Real Estate Sale, Lease, And Construction Signs. Non-illuminated
971 temporary on-premise signs pertaining to the construction, sale, or
972 lease of that premise, not to exceed six (6) square feet in effective
973 area. Such signs shall be removed within fourteen (14) days after

the closing of the sale or lease or within thirty (30) days after the issuance of an occupancy permit or erection of a permanent sign, whichever occurs first.

i. Miscellaneous Exempt Signs.

1. A temporary sign not exceeding four (4) square feet in background area advertising drives or events of a civic, philanthropic, educational, religious, political, or similar nature, provided that said sign is posted only during said drive or event for no more than thirty (30) days per year and is removed within twenty-four (24) hours after an event.
2. Attached incidental sign, which pertains to goods, products, services, or facilities that are available on the premises where the sign is located, but only tangentially related to the main activities or purposes of the business, not exceeding a total of four (4) square feet in effective area per business.

D. OFF-STREET PARKING REQUIREMENTS.

All uses shall provide off-street parking in accordance with Section 5-1500 of the Zoning Ordinance, unless the contributing structure is intact, whereas Section 5-1500 of the Zoning Ordinance is otherwise modified herein:

1. Parking Spaces Required.

- a. Non-residential uses, except restaurant uses which shall follow the Zoning Ordinance requirements, shall have at least one (1) parking space for each three hundred fifty (350) square feet of gross leasable area, excluding outdoor display and sales areas. However, parking requirements may be reduced for uses that demonstrate a sensitivity to historic preservation. The applicant may submit a parking plan to the Administrative Review Committee for modification to the requirements.
- b. Residential uses shall have at least one and one-half (1.5) parking spaces for each dwelling unit.

2. Parking Lot Surface. Parking lots and driveways shall be surfaced with either asphalt, concrete or pavers so as to provide a permanent surface capable of withstanding the type of vehicular traffic to which such area is likely to be subjected.

SECTION 63 - DEFINITIONS.

The Walnut Street-West Urban Conservation District shall be subject to all applicable definitions found in Division II of the Zoning Ordinance. Any definition found in Division II of the Zoning Ordinance and referencing historic structures, Historic Sites, Historic Landmarks or Historic Districts shall also be deemed applicable to any building or

1023 property within the Walnut Street-West Urban Conservation District.

1024

Affected Agency Notified: Yes
Emergency Required: No
Budget Adjust. Required: No
Board Rec. Required: Yes
Public Hearing: March 22, 2010
Sponsor: Rushefsky
Date: February 24, 2010

EXPLANATION TO COUNCIL BILL NO. 2010 - 086

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To amend the Walnut Street-West Urban Conservation District generally located between the 900-1200 blocks of East Walnut Street and the 200-300 blocks of South National Avenue to create two sub areas.

ZONING CASE NUMBER Z-02-2010

BACKGROUND INFORMATION:

The applicants are proposing to amend the Walnut Street-West Urban Conservation (Overlay) District to create two sub-areas. The properties that front along Walnut Street within the UCD (Sub Area A) will have the same development requirements except the off-street parking standards will be modified to be less restrictive if the historic structure is intact and the interior landscaping requirements will be reduced to meet the current standards. The properties that front along National Avenue within the UCD (Sub Area B) will have significant modifications including no site plan and exterior design review by the Landmarks Board, more restrictive off-parking requirements for restaurants, interior landscaping requirements to meet current Z.O. requirements, off-street parking standards will be less restrictive if the historic structure is intact, allow larger and taller signs, and removing other references to Landmarks Board review (except for historic structure demolitions which will still require a Certificate of Appropriateness by the board).

The applicants originally proposed to rezone approximately two (2) acres of property from a R-HD, High-Density Multi-Family Residential District with Walnut Street-West Urban Conservation (Overlay) District to a CC, Center City District at the Planning Commission Meeting on January 7th. Following the testimony, Commission indicated they did not support the rezoning to CC but were inclined to remove the subject properties from the UCD. Commission requested staff meet with the applicants to identify alternatives to the CC district and allow the Landmarks Board a chance to review and comment.

After a meeting between the applicants and staff, staff drafted a memo and amendment to the Walnut Street UCD. Staff sent the draft to applicants and the Landmarks Board for review and comment. The Landmarks Board voted unanimously to recommend approval of the proposed amendments to the Walnut Street-West UCD at their meeting on February 3, 2010.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on March 4, 2010 and recommended **approval**, by a vote of 6 to 0, of the proposed zoning on the tracts of land described on the attached sheet (see the attached Record of Proceedings).

The Planning and Development staff recommends **approval** of the proposed zoning (see the attached Zoning and Subdivision Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The properties along National Avenue are situated differently from the properties along Walnut Street in the UCD that results in their properties not realizing the same economic return and, therefore, they cannot afford to maintain and improve their properties in conformance with the Certificate of Appropriateness requirements.
2. There is a significant difference between National Avenue and Walnut Street in relation to the physical characteristics, access, parking limitations and adjacent lot sizes. It is difficult for properties along National Avenue to take advantage of the unique requirements and additional uses in the UCD because of the above-mentioned issues.

FINDINGS FOR COMMISSION TO RECOMMEND DENIAL:

1. None

Submitted by:

Michael Macpherson
Planning and Development

Approved by:

[Signature]
City Manager

EXHIBITS:

Exhibit A, Legal Description
Exhibit B, Record of Proceedings
Exhibit C, Location Map

ATTACHMENTS:

Attachment 1, Background Report
Attachment 2, Neighborhood Meeting Summary
Attachment 3, Neighborhood Opposition Letter

EXHIBITS:

Exhibit 1, Proposed Amendments to the Walnut Street-West UCD
Exhibit 2, Sub Area Map for Proposed Amendments to the Walnut Street-West UCD

EXHIBIT A
LEGAL DESCRIPTION
ZONING CASE Z-02-2010

Sub Area "A" Legal Description

Beginning at the Northwest Corner of Lot 6 E.T. Robberson's Addition, being the Southeast Corner of Walnut St. and John Q. Hammons Parkway, thence South along the East Rights-of-way of John Q. Hammons Parkway to the Northwest Corner of Lot 16 E.T. Robberson's Addition, being at a point on the South line of an existing 20 foot alley, thence East along the South line of said alley to a point on the West Rights-of-way line of National Ave. 238 feet M/L South of the Southwest Corner of Walnut St. and National Ave., thence Easterly 80 feet M/L crossing National Ave. to the Southwest Corner of Lot 4 O.H. Mitchell Addition, thence East to a point 20 feet East of the Southwest Corner of Lot 3 O.H. Mitchell Addition, being a point on the South line of Lot 3 O.H. Mitchell Addition, thence North to a point 20 feet East of the Northwest Corner of Lot 3 O.H. Mitchell Addition, thence Northeasterly across Walnut St. to the Southeast Corner of Lot 10 Hawthorne Addition, thence North to a point on the South line of Lot 9 Hawthorne Addition, thence East to the Southeast Corner of Lot 9 Hawthorne Addition, thence North to the Northeast corner of said Lot 9, thence West to the Northwest corner of said Lot 9, thence West across the National Avenue right-of-way to the Northeast corner of Lot 46 of East Side Addition, thence West along the North line of said Lot 46 and across a 15 feet wide alley to the Northeast corner of Lot 40 of East Side Addition, thence South along the East line of Lot 40 of East Side Addition to the Southeast Corner of Lot 40 East Side Addition, thence West along the South line of Lot 40 East Side Addition, to and across Florence Ave. continuing West along South line of Lot 34 East Side Addition to and across Hampton Ave. to a point on the West Rights-of-way of Hampton Ave. 182feet M/L North of the North Rights-of-way of Walnut St., thence North 18 feet along the West Rights-of-way of Hampton Ave., thence West 150 feet, to the East line of property described in Book 2703 Page 1103, thence North along the East property line of Book 2703 Page 1103 to the South Rights-of-way line of McDaniel St. as it now exists, thence West along the South Rights-of-way line of McDaniel St. 61.4 feet, thence South 207.6 feet, thence West 63 feet,. Thence South 52 feet, thence West 419 feet M/L to a point on the East line of One Parkway Place 210 feet North of the North Rights-of-way line of Walnut St., thence South along the East line of One Parkway Place 210 feet to the North Rights-of-way of Walnut St. thence continuing South Across Walnut St. to a point on the South Rights-of-way of Walnut St. and the North line of Lot 10 of E.T. Robberson Addition, thence West along the North line of Lots 6 through 10 of E.T. Robberson Addition to the Point of Beginning. All in the City of Springfield, County of Greene, State of Missouri.

Sub Area "B" Legal Description

Beginning at the Southeast corner of Lot 8 of Hawthorn Addition, thence North along the East line of Lots 8 through 4 of Hawthorne Addition to the Northeast Corner of Lot 4 of Hawthorne Addition, also being the South Rights-of-way line of McDaniel St., thence West 166 feet M/L to the Northwest Corner of Lot 4 Hawthorne Addition, thence Westerly 80 feet M/L to the Northeast Corner of Lot 41 East Side Addition also being the Southwest Corner of McDaniel St.

and National Ave., thence North 160 feet M/L to the Northeast Corner of Lot 27 East Side Addition, thence West to the Northwest Corner of said Lot 27, thence continue West 15 feet across the alley to the Northeast Corner of Lot 21 East Side Addition, thence South along the East line of Lots 21 and 22 in East Side Addition to and across McDaniel St. and continue South along the East line of Lots 35 through 39 of East Side Addition to the Southeast Corner of Lot 39 East Side Addition, thence east across a 15 feet wide alley to the Southwest corner of Lot 45 of East Side Addition, thence continuing East to the Southeast corner of said Lot 45, thence East across National Avenue right-of-way to the Southwest corner of Lot 8 of Hawthorn Addition, thence east to the Point of beginning.

RECORD OF PROCEEDINGS

GENERAL INFORMATION:

Zoning case Z-02-2010 is a request to amend the Walnut Street-West Urban Conservation District generally located between the 900-1200 blocks of East Walnut Street and the 200-300 blocks of South National Avenue to create two sub-areas.

COMMISSION HEARING: March 4, 2010

Mr. MacPherson said that the Commission had already spent some time on this case but that he would briefly give some background information on it. He gave the following information.

The applicants originally proposed to rezone approximately two acres of property from an R-HD, High-Density Multi-Family Residential District with Walnut Street-West Urban Conservation (Overlay) District to a CC, Center City District at the Planning Commission Meeting on January 7th. Following the testimony, Commission indicated they did not support the rezoning to CC but were inclined to remove the subject properties from the UCD. Commission requested staff meet with the applicants to identify alternatives to the CC district and allow the Landmarks Board a chance to review and comment. After a meeting between the applicants and staff, staff drafted a memo and amendment to the Walnut Street UCD creating subareas A and B. Staff sent the draft to the applicants and the Landmarks Board for review and comment. The Landmarks Board voted unanimously to recommend approval of the proposed amendments to the Walnut Street-West UCD at their meeting on February 3, 2010.

Mr. MacPherson said that page 11 of the City's staff report summed up the proposed changes to the UCD ordinance (the Walnut Street-West UCD Proposed Amendment, Exhibit 1), showing how certain paragraphs were proposed to be changed. The summary on page 11 reads as follows:

- A. Paragraph E and F to delete the requirement for the property owners in the new sub-area to receive a Certificate of Appropriateness for site plans, maintenance, and improvements to their property (demolitions will still require a Certificate of Appropriateness);
- B. Paragraph I to require the standard parking requirement for non-contributing structures; and
- C. Paragraph J to delete the requirement for additional interior landscaping in parking lots and require the same as prescribed by the Zoning Ordinance in both sub-areas.
- D. Paragraph L to allow larger and taller signs.

Mr. MacPherson said that staff was basing its recommendation for approval on the following findings:

1. The properties along National Avenue are situated differently from the properties along Walnut Street in the UCD. The properties along National Avenue can not realize the same economic return and therefore they cannot afford to maintain and improve their properties in conformance with the Certificate of Appropriateness requirements.
2. There is a significant difference between National Avenue and Walnut Street in relation to the physical characteristics, access, parking limitations and adjacent lot sizes. It is difficult for properties along National Avenue to take advantage of the unique requirements and additional uses in the UCD because of the above mentioned issues.

Mr. MacPherson said that the Landmarks Board was in favor of the proposed rezoning.

Mr. Young asked if there was still the issue of a traffic study to contend with. Mr. MacPherson replied that there was no longer a need for a traffic study because there was no proposal in the current zoning case to change the land uses along National Avenue.

Mr. Lawhon asked for a definition of a *noncontributing structure*.

Mr. MacPherson said that term referred to a structure that does not "contribute to the historic or architectural significance of the district."

Mr. Baird asked why property owners along National would still be required to get a certificate of appropriateness before demolishing a structure on their property. Mr. MacPherson said that the applicants did not object to that provision, and staff, in drafting the revised ordinance, had sought to make "the minimal amount of changes" to the current ordinance.

Mr. Lawhon opened the public hearing.

Bob Sweere, 302 S. National, said he represented the applicants. He said he wanted to thank City staff and the commissioners for working with his group to arrive at the current proposal.

There being no other speakers, Mr. Lawhon closed the public hearing.

Coltrin made a motion to approve zoning case Z-02-2010. Young seconded the motion. Motion **carried** as follows: AYES: Coltrin, Young, Baird, McClelland, Edwards, Lawhon; NAYS: None; ABSTAIN: None; ABSENT: Wheeler, Roling, Hansen.

MICHAEL K MACPHERSON
Secretary
Planning and Development

RECORD OF PROCEEDINGS

GENERAL INFORMATION:

Zoning Case Z-02-2010 is a request to rezone several parcels totaling approximately two acres of land generally located at 245–247 S. National Ave. and in the 300 block of S. National Ave. from a High-Density Multi-Family District with a Walnut Street-West Urban Conservation District overlay (R-HD/UCD-W) zoning district to a CC, Center City, zoning district.

COMMISSION HEARING: January 7, 2010

Mr. Wheeler mentioned that the City had proposed that this case be tabled due to the fact that no traffic impact study had been submitted with the application. However, said Mr. Wheeler, the case had been advertised and the time-frame of the tabling request was such that the Commission should allow a public hearing to be held today if persons currently in council chambers wanted to comment on the case. Mr. Wheeler invited the City's spokesman, Mr. Macpherson, to proceed with the City's description of the case.

Mr. MacPherson said that there are six separate property owners involved with the proposed rezoning request. The proposal would remove these properties from the Walnut Street Urban Conservation District and thus prevent them from being subject to the Walnut Street Design Guidelines, which are enforced by the Landmarks Board. The current uses allowed in the Walnut Street-West UCD are similar to the uses in the LB, Limited Business District.

Mr. MacPherson described case Z-02-2010 by reading the following sections of the staff report:

The Memorandum of Agreement for the University Plaza Redevelopment Project (Attachment 7) was executed in 1981 between the City of Springfield, the State Historic Preservation Office, Historic Sites Board and the Advisory Council on Historic Preservation. Intended to mitigate the effect of the demolition and redevelopment project on the historic resources in the University Plaza area, one section of the Agreement directed the City to "undertake a preservation planning project leading to the designation of an East Walnut Street Historic District for the area of residences which are a part of the Walnut Street and Hampton Wedge residential areas outside of the redevelopment area (University Plaza). The designation will be sought at the City and National Register level." (Mitigation Agreement Section V.) The Walnut Street Preservation Plan recommended designation of a National Register District and local controls protecting the historic resources for an area along both Walnut Street and National Avenue based on the preponderance of historically significant resources. From this preservation plan and historic surveys, the City rezoned two (2) sections of Walnut Street into Urban Conservation Districts (UCD). The Walnut Street-West UCD seeks to enhance the underlying residential zoning by allowing unique commercial and office uses that are typically not allowed in residential districts. These non-residential uses must occur within the historic structures. New construction may only include residential uses. The purpose of this special zoning was to use the non-residential uses as an incentive for preserving the historic structures. The UCD also restricts demolition of

structures without showing an economic hardship and requires any exterior work to be approved by the Landmarks Board. The Walnut Street-East UCD is made up of single-family homes and requires Landmarks Board approval for any exterior work.

Staff believes from prior conversations and inquiries that the applicant's are asking to be rezoned specifically because they would like to avoid the Landmarks Board review and design requirements for the historic district (See Attachments 5 & 6). It is important to note that all property owners have purchased their properties after the Walnut Street Urban Conservation District was adopted by City Council in 1984.

The Growth Management and Land Use Plan of the City's Comprehensive Plan designates this area as appropriate for greater downtown and medium- or high-density housing uses. Since these land uses may have differing impacts on adjacent low-density housing and on traffic generation, the site planning guidelines of this plan and regulations of the Zoning Ordinance must be observed during the site planning process. The Walnut Street Preservation Plan was conducted in the early 1980's and provided staff with a specific area plan on the future development. This plan and further Council action implemented the preservation of the housing and the historic structures within the Walnut Street-West UCD boundaries.

The Center City District is intended to be a mixed-use district that accommodates a variety of residential, commercial, and light industrial uses. It is intended for older commercial and light industrial areas, particularly the Central Business District and Commercial Street area that tend to accommodate a wide variety of uses. These areas generally developed early in the city's history and do not display the characteristics typical of modern suburban development. These areas may also be experiencing or be in need of rehabilitation or redevelopment. This district is intended to accommodate the transition that must occur if these areas are to contribute to the vitality of the city. **(Mr. MacPherson added that the Commercial St. area and the Boonville Ave. area and "the greater downtown area" have consistent boundaries and "they are all contiguous to one another.")**

National Avenue is classified as a primary arterial. Public Works Traffic Division determined that the change in zoning will result in a significant increase in trip generation; therefore a traffic impact study is required. The Traffic Impact Statement should provide analysis of each site access to National Avenue, and the intersections of St. Louis Street, Walnut Street, Elm Street, and Cherry Street.

The Center City District does not have bulk plane, parking or building setback requirements. It has no maximum structure height and a maximum floor area ratio (FAR) of 10.0. There are no open space requirements and the maximum lot coverage is one-hundred (100) percent. It is one of the City's most intense zoning districts.

The Center City District does not require off-street parking which may have a direct impact on the adjacent residential properties. The potential intensity of the redevelopment coupled with lack of or inadequate parking poses a threat to the health and integrity of the rest of the historic resources within the Walnut Street Urban Conservation District. Because Center City zoning permits 100% lot coverage by a building, it is conceivable that development could occur on this property at such a scale as to force customer parking into the surrounding neighborhoods.

The Center City District does not include design guidelines for new development. The lack of design guidelines, bulk plane and building setbacks, coupled with the possibility of 100% lot

coverage, means that a large structure or structures could be built on this property that towers over adjacent neighborhood historic resources.

The Zoning Ordinance requires a Bufferyard "J" between the CC, Center City District and any adjacent residential districts. The Bufferyard "J" only requires a six (6) foot solid wood fence, masonry wall, solid evergreen hedge or earthen berm along the property boundary.

The Historic Preservation Element of the City's Comprehensive Plan states that incompatible development in downtown Springfield can destroy the continuity of historic districts and nullify the historic character of existing structures. Expansion of uses adjacent to designated historic structures and sites can also result in a negative impact to the resource. Historic districts and many other older neighborhoods are threatened by the expansion or potential expansion of major institutions. The Walnut Street Historic District sits at the northern edge of the Missouri State University (MSU) campus and immediately east of the University Plaza project. The City Council has adopted plans for both the Walnut Street and Mid-Town areas. These plans indicate that institutions should not expand into the historic areas. The plans are policy statements intended to help the city in guiding growth and development. **(At this point, Mr. MacPherson said that the Commercial Street Task Force has recommended that a special zoning district be created to protect the existing historical structures and to integrate them with any proposed new construction in the Commercial St. area.)**

The properties along National are included in the Walnut Street Urban Conservation District because they are architecturally significant and contribute to the Walnut Street Historic District. The City of Springfield was compelled to establish a local and National Register historic district for the properties in the area surrounding the University Plaza project. This was as a result of accepting federal funds to help build University Plaza. A large number of historic properties were demolished for the UP project and the federal government required the City to enter into a Mitigation Agreement that included establishment of the historic district. That designation is completely separate from the actions taken when the City established the Jordan Valley Park Tax Increment Finance District. The TIF District was established in 2000 to provide financing for the City-owned Expo Center. State statutes establish the parameters for creating TIFs. One of those parameters is that a TIF District must either be a blighted area, a conservation area (could become blighted) or an economic development area (although this is in the State Statutes, there have been several challenges to this designation so it is not widely used). The City chose to designate the Jordan Valley Park TIF as a blighted area and one aspect of that designation was the preparation of a Blight Report. While this report has information about every property in the TIF, it is really designed to give an overall feel for the district and not to point fingers at a particular property.

The Zoning Ordinance requires perimeter landscaping where a parking lot or vehicular use area is within fifty (50) feet of a public right-of-way and there is not an intervening building. Perimeter landscaping is a minimum open space of ten (10) feet wide between the abutting right-of-way and the off-street parking or vehicular use area with the following plantings per hundred linear feet: one (1) canopy tree, one (1) understory, ornamental, or evergreen tree and four (4) shrubs.

Building Development Services has stated that any use that is made non-conforming by a change in the zoning district must obtain a "Certificate of Occupancy" in accordance with section 5-1706 of the zoning ordinance. Some of the existing structures may be non-conforming to the new zoning district and may need to be evaluated for compliance with the Zoning Ordinance.

The City's Exterior Lighting Standards restrict the permitted lumination to no more than one-half (0.5) footcandles at any point along the perimeter of a property where it adjoins a residential zoning district or is separated from a residential district by a right-of-way of seventy (70) feet or less; and one (1) footcandle at any other point along the perimeter of the property. It also states that there shall be no lighting of a blinking, flashing, rotating or fluttering nature, including changes in light intensity, brightness, or color except for public safety purposes. A site lighting plan for uses requiring site plan review is required to be submitted and approved by the City that meet these requirements.

The applicant has requested that if the Center City zoning district is not approved that a lesser district like LB, Limited Business be considered. The established ordinances and regulations do not allow an application to make multiple proposals. Staff has processed this request as a straight rezoning to the CC, Center City District and has not made any comments in response to the secondary request made by the applicant.

The Historic Preservation Element of the City's Comprehensive Plan also states that the Walnut Street Urban Conservation District contains historic preservation provisions similar to the Landmarks zoning district because at the time the Walnut Street UCD was created, the city did not have a Landmarks zoning district.

The subject properties are all listed as contributing structures in the Walnut Street National Historic District. The National Register of Historic Places includes districts, sites, buildings, structures and objects that are significant in American history, architecture, archaeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundations of the nation. The state's National Register program provides Missouri's citizens with national recognition of the value of Missouri's history and historic properties, eligibility for tax incentives and other preservation assistance, and assistance in cultural resource planning. Listing in the National Register does not mean that limitations will be placed on the properties by the state or federal government. Public visitation rights are not required of owners. Neither the state nor federal government will attach restrictive covenants to the properties or seek to acquire them. In Missouri, neither state nor federal law limits the rights of owners of private property listed in the National Register to maintain, manage or dispose of their property as they choose provided that no federal monies, licenses, or permits are involved.

In addition to honorific recognition, listing in the National Register results in the following benefits for historic properties:

Consideration in planning for federal, federally licensed and federally assisted projects; Section 106 of the National Historic Preservation Act of 1966 requires that federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council oversees and ensures the consideration of historic properties in the federal planning process.

Eligibility for certain tax provisions; Owners of properties listed in the National Register may be eligible for a 20 percent investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial or rental residential buildings. This credit can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for nonresidential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed. Federal tax deductions are also available for charitable contributions for conservation purposes of partial interests in

historically important land areas or structures. Effective Jan. 1, 1998, Missouri taxpayers completing substantial rehabilitations of properties listed in the National Register of Historic Places (either individually listed or as contributing elements of districts) can qualify for a 25 percent state income tax credit. The Missouri state credit applies both to income-producing properties and owner-occupied residential properties.

Consideration of historic values in the decision to issue a surface mining permit where coal is located in accordance with the Surface Mining Control Act of 1977; and

Qualification for federal grants for historic preservation, when funds are available.

Mr. MacPherson discussed Exhibit 1, Attachment 3, page a; he read some of the permitted uses in the Walnut Street-West UCD district. He said that "these uses exceed what could be allowed in our Limited Business district," and he said that some of the letters staff had received urged denial of the rezoning because land uses such as liquor stores and pawn shops would be permitted uses in the CC district proposed by the applicants.

Mr. MacPherson said that staff is recommending tabling of the rezoning request until a traffic analysis of the proposal has been completed, because the change in zoning would likely result in significant increases in trip generation. He said that the Traffic division wants to see an analysis of how trip generation at the subject sites would impact the traffic flow at the surrounding streets and intersections.

Mr. Rognstad told the Commission that its ability to table a case was limited to thirty days unless the applicant agrees to a longer period.

Mr. Lawhon asked Mr. MacPherson if he knew of any precedents in which zoning cases allowed applicants to take their properties out of conservation areas. None of the City staff present could name such a precedent.

In response to another question from Mr. Lawhon, Mr. Macpherson referred the Commission to a letter (Attachment 4, page m) that addressed the possibility of applying for a certificate of economic hardship in order to rehabilitate one's property without having to comply with all the design guidelines imposed on property by the Landmarks Board.

Mr. Wheeler opened the public hearing.

Ben Goforth, 3405 N. Fenwick, Ozark, MO., said that he owned the parcel at 320 S. National. He said the subject properties had at one time been deemed historically significant. He quoted a passage that he felt defined what historical significance meant. The passage referred to the "location, design, setting, materials, workmanship, feeling and association [that] adds to the district's sense of time and place and historical development." He asserted that the ambience on Walnut Street was entirely different from the ambience on National Street. He said he did not think that this proposed change would set a bad precedent because it was unlikely that the traffic on Walnut would eventually become like the traffic on National. He said of the subject properties that "yes,

we're older, like CC." He said that, regarding the "high intensity uses," the "traffic department" had recommended that, in effect, the subject properties could have no driveways on National. He said that would preclude a high-rise building. He said the manholes for stormwater were already beyond capacity, so the subject sites would need to provide on-site detention. He said the bottom line was that the subject sites could "absolutely not" develop any high-intensity uses because of all the restrictions on development that would kick in when redevelopment was proposed. He added that "we're looking for uses in the buildings that we have."

Mr. Coltrin asked about the tabling issue. Mr. Goforth said a traffic study had recently been done on a parcel in the vicinity of the subject parcels and there was no reason to think that a new study on the subject parcels would yield any different results.

Mr. Wheeler asked about the process involved in requiring traffic studies. Mr. Gugel said such studies were triggered when a rezoning would likely result in a significant increase in the number of trips generated by a site. He said the previous study referred to by Mr. Goforth would not be germane because it involved a different location and a different proposed zoning. Mr. Gugel then responded to Mr. Wheeler and said, yes, one study for all the subject lots would suffice, and he said that Traffic must look at the most intense possible use of a property regardless of what the applicant's intentions for the property were.

Mr. Goforth said he thought that a traffic study which assumed that all the subject lots would be combined into one lot should not be required until an application was in fact submitted to combine all the subject lots into one lot.

Mr. Gugel said that Traffic was not assuming that all the properties would be combined. He said the requirement was to conduct one traffic study for "one rezone request." He said if, later, an application for a lot combination were received, "if it didn't [involve] a rezone request, we may not need another study."

Mr. Goforth said the traffic-study policy seems unfair to him. Mr. Wheeler replied that the requirement was "part of our rules." He said that he did not recall any parcel in the vicinity of the subject parcels being the subject of proposal for a rezoning to CC; therefore there were no other traffic studies done in this area that could be considered comparable to the one currently being discussed.

Mr. MacPherson said that the traffic impact study is required at the time of a rezoning application.

Mr. Young asked about "the timeframe for this traffic study." Mr. Gugel said it would depend on how quickly the engineer hired to do the study could complete it.

Mr. Hansen asked Mr. Goforth if there were some specific land use he wanted to develop that the current zoning was preventing him from developing. Mr. Goforth, said No, but he would like to have more variety in the uses available to him. Mr. Hansen asked about Mr.

Goforth's ability to "do something with" his property without combining and to "get an entrance farther away from the intersection." Mr. Goforth said, "Myself, no; I'm locked in as tight as it can get." He said he had no plans to "do anything"; he just wanted to leave his options open. He said the driveway his lot currently has would only go away "if I change things." Mr. Hansen asked again about the tabling issue. Mr. Goforth said that he saw the traffic study as "a waste of time and money to go through it."

Ron Conway, 1001 E. Walnut, said he owns the property at 310 S. National. He pointed out that, regarding the size of the subject parcels, they amounted to approximately one acre on the east side and one acre on the west side of National. He said that, based on the uses currently allowed in his district, the change to CC uses was not all that "big of a jump." He said that City staff sometimes waives traffic impact studies, even when a big increase in intensity is being proposed. He said that, in his opinion, the houses facing National differ from those facing Walnut; the two sets of houses are not built "of the same character of construction and materials." He said he could point out many houses in Springfield similar to his house at 310 S. National; the house, he said, is not historically significant even though it is old. He described his house and how he was told by the Landmarks Board that he could not change the "roof-shingle siding" to vinyl siding. He said the area in question is deteriorating physically because the owners cannot improve their properties in an economical way. He said the area, in its current state, does not serve as an attractive gateway to Jordan Valley Park. He said City staff had not given the applicants any alternatives as far as other zoning categories were concerned. He said his house has a design flaw in that one of the windows is so wide you can hardly lift it; yet the Landmarks Board would require him to replace it with "a \$1,500 Marvin window that's not going to work either because it's so wide."

Mr. Wheeler said the Commission is required to give some thought to worst-case scenarios, such as ten-story buildings, when reviewing proposals for rezonings. Mr. Conway said his house at 1001 E. Walnut has a large office building near it. Also, he can see the lights of "the stadium" from his house. He thinks that's just "the nature of living in downtown Springfield."

Kirk Heyle, 309 S. National, gave some background information on properties he owns in the subject area (He said owns five of the lots and three of the buildings.). Then Mr. Heyle showed some photos of the subject properties. He said one of the houses "would not hold the paint." He said he and the other applicants feel they have nothing in common with the property owners on Walnut Street, which is more "beautiful, quaint, and quiet." He showed a photo of the parking lot of an apartment complex to the rear of Mr. Sweere's (an applicant's) property and stated that the lot was "as close or closer to the homes on east Walnut than Mr. Sweere's office [is]." He said that most of the signs put up on National by the applicants are not visible from the houses on Walnut Street. He said he would like to put better siding on one of the houses he owns, but he has been compelled instead by the Landmarks Board to "keep painting it and watch it flake off." He pointed out to the Commission that the Urban Districts Alliance had written a letter stating that it did not oppose the removal of the subject area from the "Walnut Street historic district"

(Attachment 2, page h). He also cited a letter from "Mr. Hammond's office" which said that "we probably should be considered a center-city type property."

Mr. Edwards asked if Mr. Heyle and his co-applicants were trying to "find a way as landowners to improve your property in the face of some pretty daunting bureaucratic hurdles?" Mr. Heyle replied that, "That's a very nice summary." He added that if you look at the zoning of the larger area around the subject site you see "Center City and General Retail all over us." He said some of the nearby businesses include Steak & Shake, Taco Bell, Panera Bread and Dillon's supermarket.

Mr. McClelland asked, "What's going to change by changing the zoning?" Mr. Heyle said that they would no longer be under the control of "Landmarks." "So you're not going to tear them down." said Mr. McClelland. Mr. Heyle said that he personally "can't" [tear his properties down].

Julie Conway, 5115 E. Clinton Court, said she owned the property at 308 S. National. She said she wanted to be able to make improvements to her property without having to meet the standards set by the Landmarks Board.

Linda Hunt, 1014 E. Sunshine, said that she was not aware of everything being in the historic district entailed when she bought her property at 245 S. National. She said that in 1998 she wanted to put vinyl siding on her house because the yellow pine siding "would not hold the paint." She was told, when she enquired about getting a building permit, that she could not use "any material that was not available when the house was constructed." She said that the existing wood siding "releases the paint" about every two years. She said she has called the City a few times about proposed improvements and has been told "you'll need to have an architect draw up a plan and submit it to the Landmarks Board." And when she has asked, "What chances do I have?—it's never been a positive answer for me." Based on her knowledge of the experiences that others have had with the Landmarks Board, she has been reluctant to go to that board with proposed improvements to her house. She said she has no desire to have her house torn down.

Mr. Wheeler asked Ms. Hunt if she knew about the availability of a certificate of economic hardship. She said that no, she did not know about it.

Mr. Coltrin asked if the "control" on her property extended to the interior of her house. Ms. Hunt said no, it was restricted to the exterior.

Scott Taylor, 307 S. National, said he thought that his building had "no historical significance at all." He said that after he made some "cosmetic changes" to his site, he was forced "to remove all of that stuff because of lack of Landmarks approval." He said his volume of business had decreased since he had removed the improvements in question. He said he had to compete with nearby businesses but that doing so was difficult because "everybody thinks I'm a house and not a restaurant." He said he thought that "there are already plenty of problems with traffic and parking." He said he did not think, "from a common-sense point of view," that the things he and his co-applicants had in mind to

change on their sites would have a major impact on traffic on National. He said he had no plans to change his building; he just wanted to have "a decent-sized sign up out front [and] be able to do some changes to the landscaping to make it look more like a restaurant and be able to compete with my neighbors just one block to the north and south."

Bob Sweere came to the podium and distributed some documents. Mr. Wheeler said that the Commission needed to take a recess.

The Commission recessed at 8:20 p.m. The Commission meeting resumed at 8:30 p.m.

Mr. Wheeler described the tabling process. He said that if a proposal is tabled, and if the proposal is changed in the interim (while on the table), persons wanting to speak to the case later can only speak to the changes made to the proposal. He also mentioned that the Commission could not absorb and consider in its deliberations tonight material that had only been presented to it at this meeting. And he said that applicants in a rezoning case such as this "shall [submit] a traffic impact analysis," and he did not see how the Commission could "legally pass this case tonight without a traffic impact analysis." He urged Mr. Sweere to "think about tabling."

Mr. Rognstad said that "the Commission can only table for a total of thirty days. So, once you get to the thirty days you cannot table it again."

Bob Sweere said that "one of the legal legends in zoning is that you have to have a traffic study. That is not the law. The ordinance doesn't say that anywhere." He referred the Commission to a staff report covering "John Q's zoning case for rezoning planned development Hammons Building, the white one ... from PD to center city development." He said that on page 6 was language that "reads almost identical to the language of the staff report in our case." He quoted some of it and then noted that it also said: "However, since the site configuration makes the probability of redevelopment unlikely, the traffic impact study requirement is waived." He said that this showed that if you're an ordinary citizen wanting to get CC zoning, you need to hire an engineer; but if you're John Q, "you just go down there and send your architect and it's a done deal." He said that the applicants simply wanted to obtain a zoning that would allow them to "economically and efficiently repair and improve and maintain" the exteriors of their buildings. He said there was "no plot to change the character of National Avenue." He referred commissioners to a page in the staff report that described the process for obtaining a certificate of economic hardship but then he dropped that topic and described how he had asked the Planning department about the possibility of putting a portico on the back of his house. He said he got a letter back, saying, in effect: "No; you need to go to the Landmarks Board." He said his windows are rotting out. At this point, Mr. Wheeler cautioned Mr. Sweere against going off on a tangent. And he said there was nothing the Commission could do about problems citizens are having with the Landmarks Board. He suggested that aggrieved persons contact the city attorney's office or a City Council member. He asked Ms. Yendes to comment on the issue of the traffic impact study.

Ms. Yendes said that the zoning ordinance's Section 3-3703.A.7 says that a traffic impact analysis "prepared to standards as established by the director of Public Works" is required as part of rezoning requests. She added that she thought that if we were going to bring in the Hammons rezoning case, "we should also read the part of subsection 2, which says 'center city zoning is intended for areas with on-street parking'— which is not this area."

Mr. Wheeler said the legality of the traffic study requirement might better be dealt with by involving the city attorney's office and the issue of the Landmarks Board might better be dealt with by involving the City Council.

Mr. Edwards asked staff if the city had ever suspended the requirement for a traffic impact study, and "do we have the power to suspend that?"

Ms. Yendes basically said that whether the study was required was somewhat at the discretion of the Public Works department. Mr. Rognstad said that normally the city does require the study and does look at "the maximum intensity that is permitted," but that "in certain cases [the study] is waived."

Mr. Edwards asked again if the Commission had the power to "suspend that requirement."

Mr. Rognstad said that "I guess you could say you don't feel like it's relevant; I think staff would continue to recommend denial until we did see it."

Mr. Sweere said of the applicants that "we're a de facto LB zoning" and he questioned whether a change from LB zoning to CC zoning should require a traffic study. He said he thought Mr. Rognstad's remarks showed that "the Traffic division can overrule the Planning and Zoning Commission." He said, "I don't have a right to any hearing in front of the Traffic division to have them reconsider their number that says I have to have a traffic study. What's the fairness of this procedure? How is it even constitutional for them to say that a bureaucrat over in City Hall can say that I can't apply to you for a rezoning?"

Mr. Wheeler suggested that Mr. Sweere could go to the City Council.

Mr. Sweere said he believed that the Commission could help the applicants if it wanted to. He said he would sum up by asking the Commission to consider the criteria that must be met to establish that you are deserving of a certificate economic hardship. Mr. Wheeler said, "How about we look at it instead of you reading it; we have a copy too."

Mr. Sweere said "they can require you to provide two years of income information on your property. They can require you to tell them how much you paid for the property. They can require you to tell you [sic] when you bought it and who you bought it from and what your debt is."

Mr. Wheeler said, "Mr. Sweere, you're going into an area I've asked us to skip. I thank you, Mr. Sweere; your time has expired," and he invited the next speaker to come forward.

Lisa Frederick, 1244 E. Walnut, noted that she is a member of the Landmarks Board and that the Landmarks Board had submitted a memo regarding the subject case. She said she thought the proposed rezoning would amount to spot zoning, because there are no tracts directly adjacent to the subjects tracts that are zoned CC. She said she thought the applicants' "frustration toward the Landmarks Board is aimed improperly." Mr. Wheeler said he thought the applicants were probably frustrated with "the Walnut Street historic district and their requirements" in general, and he asked if there were other members of the Landmarks Board present tonight. No one responded. Mr. Wheeler asked Ms. Frederick if she knew of any way a property owner could, without pursuing a rezoning, simply "leave" the historic district. Ms. Frederick said she didn't know. Mr. Rognstad said that if the Urban Conservation overlay were removed from the area, the zoning would revert to R-HD and the only allowed uses would be residential. Ms. Frederick pointed out that other property owners in the district had spent money to maintain their properties and had abided by the regulations and that "we all do better when we all do better."

Mr. Baird asked staff about the zoning of other properties in the area and he asked if any other properties had been allowed to remove themselves from an overlay district. Mr. Rognstad said that some properties on Elm St., which were in a *national* historic district, were ultimately "taken out" of that district but not out of the UCD. In response to a question from Mr. Baird, he displayed a map of the district.

Mr. Coltrin asked how the boundaries of the UCD were initially decided on. Mr. Rognstad said the district was created in the 1980s. Mr. Coltrin said that he thought that "part of the trade-off" when "the [University Plaza] hotel went in" was that "we try and preserve part of the houses along Walnut Street." He said he wondered why the district "got turned" and went up National and McDaniel instead of just running along Walnut Street. Mr. Rognstad said "it was the character of the development—the houses that were similar to what had developed along Walnut." Mr. Coltrin said "there are similar houses that are all throughout the center of Springfield that didn't get included into this section." Ms. Frederick said that Mary Lilly Smith might be able to clarify this point, but that "it has to do with view-sheds and transition into the historic district and out of the historic district, is my understanding."

Mr. Coltrin asked staff whether, if the subject lots had been proposed for rezoning one at a time, they would have been required to do "a traffic study." Mr. Gule said no, they would not have been—"based off of the acreages and the rates."

Dave Croessmann, 1235 E. Walnut, said "we have an urban conservation district that provides for preservation, it provides for lack of demolition without approval, it in fact allows more uses than what would otherwise be there without this overlay." He said "this Center City zoning, it looks wide open to me." He said he does not want to see the subject area "being another Glenstone Avenue." He said he did not think that the answer to the applicants' frustration was to change the zoning of their properties. Mr. Lawhon asked Mr.

Croessmann what the applicants should do. Mr. Croessmann said they should continue to work with the Landmarks Board. He said he was against taking away "the preservation aspect" by allowing them to get out of the historic district.

Adrienne Crow, 1344 E. Walnut, said she thought that only by keeping the current zoning intact could the city be guaranteed that the subject properties would not end up as strip malls or office towers. She said she thought that General Retail would be a more appropriate zoning category. Mr. Wheeler said the Commission tries to avoid "negotiating at Commission." He said a case needs to be asking for "one specific thing," rather than *this zoning or that zoning*.

There were no other speakers, and Ms. Yendes suggested that the public hearing be kept open while the Commission decided whether or not to vote tonight. Mr. Wheeler agreed, and kept the public hearing open.

Mr. McClelland said he was prepared to vote No. Mr. Young said the applicants should have known what they were getting into. Mr. Coltrin said he was puzzled as to why sections of National Avenue were included in the historic overlay. Mr. Young said that if the district extended to the south, "it might help the matter." Mr. Edwards said it might be a case of an economic hardship to require the applicants to finance a traffic study and he said he thought the applicants had "an excellent, excellent grievance with the city and with the development process." He said he would support their request. Mr. Lawhon said that "it stretches credulity for me to come to the conclusion that these properties on National are the same as what's on Walnut Street and therefore have to be preserved in that sort of way." He said the results of a traffic impact study would not dictate his decision on this case. He said changing the zoning to Center City might "open up too much latitude" for the applicants in terms of the land uses that could end up on the subject sites. Mr. Coltrin said that "zonings that were appropriate at one time become non-appropriate at another time." He said that he would support the applicants' request. Mr. Baird asked staff, "What is the threshold that has been met that is requiring that a traffic study be done?" Mr. Gugel gave a brief description of the process. He said that, in this case, a 2-acre tract with a zoning switch from R-HD to CC would experience a potential increase in daily trips of 2,720 trips, while such a tract with a switch from LB to CC would see a potential increase of 2,260 trips. The threshold that triggers a traffic impact study is 1,000 trips. He said it didn't matter that the parcels were on opposite sides of the street.

Mr. Rognstad said it was not so much the uses in the CC district that were bothersome, it was the large increase in the "intensity" of development allowed. He cited in particular the lack of any requirement for yard setbacks, which would make it theoretically possible for a building to cover an entire lot.

Mr. Edwards said that "these are essentially land-locked properties" and "that's an important point that we shouldn't forget."

Mr. Hansen said he would have to vote against the proposal "because the change to Center City, I think, is too jarring a change from what it is." Mr. Baird asked if the

Commission had the power to remove the zoning overlay. Mr. Rognstad replied that if the Commission felt that the existing zoning was not appropriate and that the proposed zoning was also not appropriate, the Commission could recommend denial but also recommend to City Council that the overlay be removed. He said that the applicant could table the current proposal and then come back with a proposal for a less intensive zoning such as General Retail, without having to start out with a brand new application.

Mr. Edwards asked if it would be possible for the applicants to table the current proposal and apply later for removal "from those overlay conditions." Mr. Rognstad said it would be possible to change the district. Mr. Edwards said he thought such an arrangement might be a "happy medium." Mr. Rognstad said staff was willing to discuss with the applicants any of the options that came up tonight. Mr. Edwards asked the applicants if they would like to have their request tabled.

Ms. Yendes said that if the applicants' properties were to come out of the UCD, "there will be a whole lot of nonconforming uses" because the underlying zoning is residential. She said there would be "a lot of discussion that could take place." Mr. Rognstad remarked that in the GR district you could have residential on "upper floors, so you can have a mixed use, and maybe that *would* be appropriate." Mr. Gugel said it might be possible for an arrangement to be worked out with the applicants whereby their property could be rezoned and their existing driveways could continue to exist if the land uses did not change.

Mr. Wheeler asked Ms. Yendes about the applicants' options if the Commission voted against the rezoning request. Ms. Yendes said the applicants could take the case forward to Council, but if Council voted No the applicants could not bring forward another rezoning request on the same property for six months.

Mr. Wheeler explained the tabling process.

Mr. Sweere said his group would be amenable to seeing the creation of an Urban Conservation District North having the business uses "of the west" and the demolition rules of the whole district but not having the maintenance and exterior-change rules.

Mr. Conway said he would like to table the proposal. Mr. Hyle said he would also like to see the case tabled.

Mr. Croessmann said he was still against a major development in the subject area.

Ms. Frederick said she wanted to caution that any negotiations should still allow the public to provide input on the proposal. She said it would inject a slippery slope situation if suddenly "the rules do not apply." But she said she would be willing to compromise if there were public input.

Mr. Rognstad said it would be good for the developer to work with staff. Staff could then report to the Landmarks Board. But a public hearing at the Commission meeting was the best place for public input to occur.

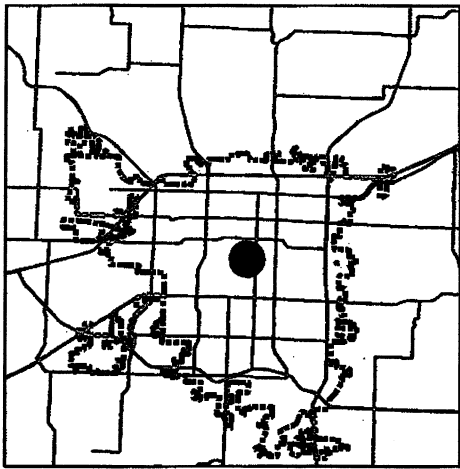
Mr. Wheeler enquired about how long the rezoning request should be tabled. Mr. Rognstad said staff could probably get the case back to the Commission for the February 4 meeting.

Mr. Goforth said the applicants do not want to create a huge development.

Mr. Wheeler said that the public hearing was still open.

Mr. Edwards moved that the public hearing be continued to the February 4, 2010 Commission meeting. Mr. McClelland seconded the motion. Motion **carried** as follows:
AYES: Wheeler, Coltrin, Young, Roling, Baird, Hansen, McClelland, Edwards, Lawhon;
NAYS: None; ABSTAIN: None; ABSENT: None.

MICHAEL C. MACPHERSON
Secretary
Planning and Development



Zoning & Subdivision Report

Planning & Development - 417/864-1611
840 Boonville - Springfield, Missouri 65801

Exhibit 2

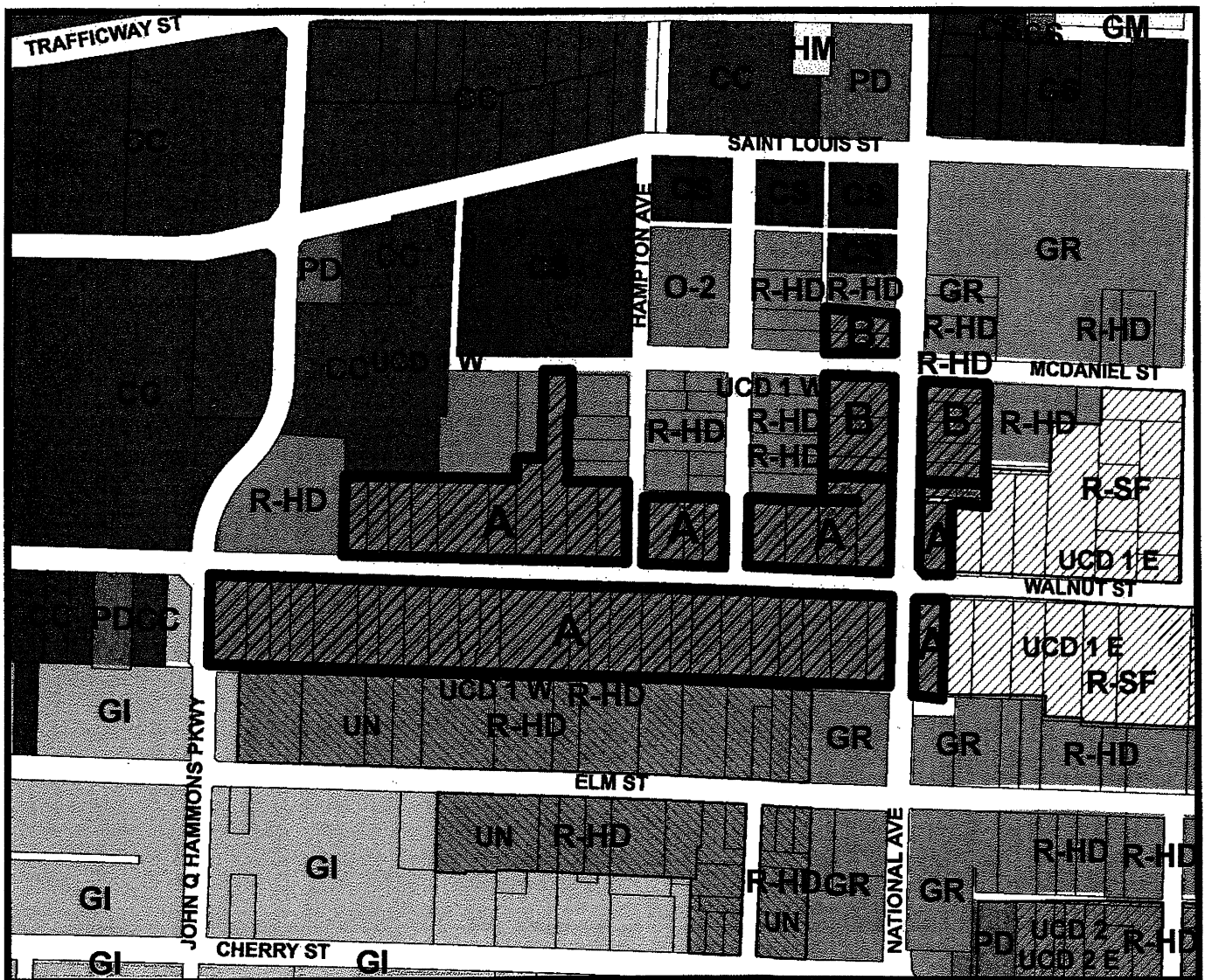
Z-02-2010

Walnut Street-West UCD

Sub Areas

Location: 900-1200 blk E. Walnut & 200-300 blk S. National

LOCATION SKETCH



- Area of Proposal



1 inch = 400 feet

**ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-02-2010**

DATE: February 24, 2010

LOCATION: 900-1200 blocks of East Walnut Street and the 200-300 blocks of South National Avenue

APPLICANTS: SFS Properties, LLC c/o Robert Sweere, Kirk Heyle Trust, Ronald Conway, Julie Conway, Linda Hunt, Goforth Creations, LLC c/o Ben Goforth

TRACT SIZE: Approximately eighteen (18) acres

EXISTING USE: Residential, office and commercial uses

PROPOSED USE: Same as existing

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-HD	Residential and office uses
East	R-HD & R-SF	Single-family and Multi-family uses
South	R-HD	Personal service and office uses
West	R-HD	Single-family residential

HISTORY:

The applicants originally proposed to rezone approximately two (2) acres of property from a R-HD, High-Density Multi-Family Residential District with Walnut Street-West Urban Conservation (Overlay) District to a CC, Center City District at the Planning Commission Meeting on January 7th. The proposal would remove these properties from the Walnut Street Urban Conservation District and from being subject to the Walnut Street Design Guidelines which are enforced by the Landmarks Board. Following the testimony, Commission indicated they did not support the rezoning to CC but were inclined to remove the subject properties from the UCD. Commission requested staff meet with the applicants to identify alternatives to the CC district and allow the Landmarks Board a chance to review and comment. After the discussion between the applicant's and staff, staff drafted a memo and amendment to the Walnut Street UCD. Staff sent the draft to applicants and the Landmarks for review and comment. The applicants tabled the request at the Planning Commission meeting on February 4th to March 4th

because not all legal notifications had been accomplished and the Landmarks Board had not fully reviewed the new proposal.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

1. Based on the use types for the district and the nature of the historic development, parking generation practices would support a change in the parking rate to current office rates of 1 space per 350 SF.
2. Due to the limited amount of nearby on-street parking available to the district sub area that fronts National Avenue, the rate of 1 space per 350 SF would be acceptable for all non-restaurant uses within this sub area. Restaurant uses here should be held to current restaurant parking rates, with the ability to appeal to ARC for a lower rate.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with the proposal.

STORMWATER COMMENTS:

1. Drainage patterns for any runoff currently flowing across the site must not be blocked or altered by any future construction.
2. Any increase in impervious area from 1983 aerial photo information will require the development to meet current detention and water quality requirements. Impervious surfaces in place prior to 1983 and in currently in good condition can be credited as existing impervious surface.
3. Concentrated points of discharge from these improvements will be required to drain into a natural channel, public right-of-way, or a drainage easement.
4. Any redevelopment is required to meet the current requirements of the Storm water Design Criteria Manual at time of development.
5. Provide a sediment and erosion control plan at time of development.
6. Provide a MDNR and/or City Land Disturbance Permit at time of development, if disturbing one acre or more or in a protected watershed.

SANITARY SERVICES COMMENTS:

No issues. All tracts currently have sewer service available.

ADJACENT PROPERTY OWNER COMMENTS:

Ninety (90) property owners are located within one hundred eighty-five (185) feet of the Walnut Street-West Urban Conservation District and were notified by mail of this request. Staff has received several phone calls, but no objections have been made.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting regarding the rezoning request on December 14, 2009 at the Wing Shack, 307 S. National from 4-6 p.m. One-hundred forty-eight (148) property owners were notified. Five (5) residents were present. A summary of the meeting is attached (Attachment 2). Planning Commission determined that a second meeting was not necessary because the revised proposal was less intense.

STAFF COMMENTS:

1. The applicants are proposing to amend the Walnut Street-West Urban Conservation (Overlay) District to create two sub-areas. The properties that front along Walnut Street within the UCD (Sub Area A) will have the same development requirements except the off-street parking standards will be modified to be less restrictive if the historic structure is intact and the interior landscaping requirements will be reduced to meet the current standards. The properties that front along National Avenue within the UCD (Sub Area B) will have significant modifications including no site plan and exterior design review by the Landmarks Board, more restrictive off-parking requirements for restaurants, interior landscaping requirements to meet current Z.O. requirements, off-street parking standards will be less restrictive if the historic structure is intact, allow larger and taller signs, and removing other references to Landmarks Board review (except for historic structure demolitions which will still require a Certificate of Appropriateness by the board).
2. The Planning and Zoning Commission held a public hearing on this application on January 7, 2010. The application is to rezone from the Walnut Street-West Urban Conservation District (UCD) and High-Density Multi-Family Residential (R-HD) to the Center City (CC) zoning district, primarily to remove the Certificate of Appropriateness requirements while maintaining the ability to have mixed-use development. Staff recommended against the application because the CC district allows much more intense development without required off-street parking. Following the testimony, Commission indicated they do not support the rezoning to CC but are inclined to remove the subject properties from the UCD. Commission requested staff meet with the applicants to identify alternatives to the CC district.
3. The main argument of the applicants is that their properties are in a different situation from the other properties in the UCD that results in their properties not realizing the same economic return and therefore, they cannot afford to maintain and improve their properties in conformance with the Certificate of Appropriateness requirements. There are several differences between the properties that front on National Avenue as opposed to those that front on Walnut Street:

- A. physical characteristics of the two streets;
- B. access and parking limitations; and
- C. lot sizes.

National Avenue is a high-volume, 4-lane arterial street with turn lanes that is constructed in a sub-standard right-of-way. There is no on-street parking and the sidewalk is constructed directly adjacent to National Avenue in some locations. Walnut Street is a 2-lane collector street with on-street parking, west of National Avenue, and the sidewalk is generally separated from the curb by a grass strip. There is a significant difference between these two streets in both capacity and function. The contrasting character of the two streets is further exemplified by pedestrian activity. Walnut Street has the character of a residential neighborhood with sidewalks separated not only by the grass strip between the sidewalk and the street, but further separated by on street parking. This separation creates an environment that provides an atmosphere of comfort and safety for pedestrian and bicycling activity. The street layout and reduced traffic volume and speed also provides a safe environment to cross from one side of the street to the other.

National Avenue on the other hand because of its higher speeds, volume and street width, coupled with the fact that there is no on street parking, and sidewalks immediately adjacent to the street, provides an atmosphere that is not pedestrian or cycle friendly, and is difficult to cross. This has lead to significantly more redevelopment on Walnut Street than on National Avenue, where an investor can seek and expect a good return on investment both in residential and commercial uses.

The difference in the number of Certificate of Appropriateness applications in the UCD is one indicator that less redevelopment has occurred on National Avenue. While property owners in the Walnut Street-West UCD have applied for forty-four (44) Certificate of Appropriateness applications since 1999, only four (4) of those have been from property owners on National Avenue. And of those four (4) applications, only two (2) proposed significant repairs and maintenance to the contributing structure. Walnut Street properties, on the other hand, have experienced many infill and redevelopment projects including the expansion of Ebbett's Field (restaurant) and the Child Advocacy Center. Walnut Street properties have also experienced many more rehabilitations, renovations and maintenance projects over the years.

Arterial Streets and collector streets have different access limitations. Driveways on primary arterials must be spaced a minimum of two hundred (200) feet from other drives and intersecting streets. On National between Walnut and McDaniel, the driveway spacing requirement will result in only one driveway on each side of the street being permitted. This makes it difficult to access the rear of many of the properties where parking can be located. In comparison, properties on Walnut Street have no limitations on driveways or access points because of the lesser volume and slower moving traffic. Because of their limited depth and size, the lots along National have limited redevelopment because of parking constraints. The UCD allows for reduced off-street parking, but this is supposed to be alleviated somewhat by on-street parking which exists

on Walnut Street but not National Avenue. The restricted access and limited parking reduces the usability of the existing structures.

Staff concludes that redevelopment along Walnut Street is self-reinforcing, but properties along National Avenue cannot take advantage of the relaxed requirements and additional uses in the UCD because of the characteristics of National, access and parking limitations, lot sizes, and physical disconnect from Walnut.

4. Staff met with the applicants on January 11, 2010, and as a result, has prepared amendments to the existing UCD (Exhibit 1) to create a new sub-area that would modify:
 - A. Paragraph E and F to delete the requirement for the property owners in the new sub-area to receive a Certificate of Appropriateness for site plans, maintenance, and improvements to their property (demolitions will still require a Certificate of Appropriateness);
 - B. Paragraph I to require the standard parking requirement for non-contributing structures; and
 - C. Paragraph J to delete the requirement for additional interior landscaping in parking lots and require the same as prescribed by the Zoning Ordinance in both sub-areas.
 - D. Paragraph L to allow larger and taller signs.
5. The proposed amendments to the paragraph E (Site Plans) will include the removal of this section from the new Sub Area B while changes to paragraph F (Certificate of Appropriateness) will include removing the language and references to the portions of the Zoning Ordinance that requires the Landmarks Board review and approval except for those that are in reference to demolition of contributing structures.
6. The proposed amendment to paragraph I will change the parking standards for the entire UCD and promote the preservation of the contributing structures by requiring any non-contributing structure to provide off-street as defined by the Zoning Ordinance. The Walnut Street-West UCD originally established reduced parking requirements to encourage redevelopment of the existing historic structures. The small lot sizes make it difficult to meet the normal off-street parking requirement, which would have added additional costs to the redevelopment and further discourage it. The available on-street parking along Walnut Street helps to reduce the need for off-street parking.
7. The proposed amendment to paragraph J will change the interior landscaping standards for the entire UCD. Staff believes this requirement has created parking constraints for the district and by removing this section may allow more flexibility for businesses in the district. The removal of this section will not eliminate interior landscaping completely, rather it will require an owner or business to follow the current Zoning Ordinance.
8. The proposed amendments to paragraph L will include increasing the maximum size and height for signage in Sub Area B. The maximum size will increase from sixteen (16)

square feet on each side to fifty (50) feet on each side. The maximum height will increase from five (5) feet to ten (10) feet. Larger signs are appropriate along an arterial street where there are higher speeds and competing signs.

9. The applicants also requested that Paragraph M be removed, but staff does not agree. The properties should still be maintained to the same level as other properties in the district, the property owners will just have other options for maintenance.
10. The Landmarks Board voted unanimously to recommend approval of the proposed amendments to the Walnut Street-West UCD at their meeting on February 3, 2010. The board did have some concerns with the current parking standards in the current UCD. Staff told the board that they would review the off-street parking requirements and make appropriate changes where necessary.
11. After review of the current parking requirements for the Walnut Street-West UCD, staff found the requirements in the UCD to be more restrictive than the current Zoning Ordinance. Staff has proposed changes to the entire Walnut Street-West UCD that would be more consistent with the current Z.O. This would include allowing a ratio of one (1) off-street parking space per three hundred (300) square feet of gross leaseable area instead of one (1) per two hundred (200) except for restaurant uses along National Avenue which will follow the current parking standards. The current parking standard for a restaurant use is one (1) off-street parking space per eighty (80) square feet of gross floor area.
12. National Avenue is classified as a primary arterial. Public Works Traffic Division has stated that due to the limited amount of nearby on-street parking available to Sub Area B that fronts National Avenue, the rate of 1 space per 350 SF would be acceptable for all non-restaurant uses within it. Restaurant uses here should be held to current restaurant parking rates, with the ability to appeal to ARC for a lower rate.
13. The Memorandum of Agreement for the University Plaza Redevelopment Project was executed in 1981 between the City of Springfield, the State Historic Preservation Office, Historic Sites Board and the Advisory Council on Historic Preservation. Intended to mitigate the effect of the demolition and redevelopment project on the historic resources in the University Plaza area, one section of the Agreement directed the City to "undertake a preservation planning project leading to the designation of an East Walnut Street Historic District for the area of residences which are a part of the Walnut Street and Hampton Wedge residential areas outside of the redevelopment area (University Plaza). The designation will be sought at the City and National Register level." (Mitigation Agreement Section V.) The Walnut Street Preservation Plan recommended designation of a National Register District and local controls protecting the historic resources for an area along both Walnut Street and National Avenue based on the preponderance of historically significant resources. From this preservation plan and historic surveys, the City rezoned two (2) sections of Walnut Street into Urban Conservation Districts (UCD). The Walnut Street-West UCD seeks to enhance the underlying residential zoning by allowing unique commercial and office uses that are typically not allowed in residential

districts. These non-residential uses must occur within the historic structures. New construction may only include residential uses. The purpose of this special zoning was to use the non-residential uses as an incentive for preserving the historic structures. The UCD also restricts demolition of structures without showing an economic hardship and requires any exterior work to be approved by the Landmarks Board. The Walnut Street-East UCD is made up of single-family homes and requires Landmarks Board approval for any exterior work.

14. The properties are all listed as contributing structures in the Walnut Street National Historic District. The National Register of Historic Places includes districts, sites, buildings, structures and objects that are significant in American history, architecture, archaeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundations of the nation. The state's National Register program provides Missouri's citizens with national recognition of the value of Missouri's history and historic properties, eligibility for tax incentives and other preservation assistance, and assistance in cultural resource planning. Listing in the National Register does not mean that limitations will be placed on the properties by the state or federal government. Public visitation rights are not required of owners. Neither the state nor federal government will attach restrictive covenants to the properties or seek to acquire them. In Missouri, neither state nor federal law limits the rights of owners of private property listed in the National Register to maintain, manage or dispose of their property as they choose provided that no federal monies, licenses, or permits are involved.

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS FOR STAFF RECOMMENDATION:

1. The properties along National Avenue are situated differently from the properties along Walnut Street in the UCD that results in their properties not realizing the same economic return and therefore, they cannot afford to maintain and improve their properties in conformance with the Certificate of Appropriateness requirements.
2. There is a significant difference between National Avenue and Walnut Street in relation to the physical characteristics, access, parking limitations and adjacent lot sizes. It is difficult for properties along National Avenue to take advantage of the unique requirements and additional uses in the UCD because of the above mentioned issues.

FINDINGS FOR COMMISSION TO RECOMMEND DENIAL:

1. None

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner

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Peggy Wise, Paralegal
peggy@sweerelaw.com

December 16, 2009

Planning and Development Department
Busch Building
Springfield, MO

Re: Case No. Z-16-00
245-323 South National Re-zoning Application from Walnut St. UCD to Center City
Neighborhood Meeting Summary

Dear Sirs:

A Neighborhood Meeting was held on December 14, 2009 from 4:00 p.m. to 6:30 p.m. at the Wing Shack, 307 South National. This is a summary of that meeting. 148 invitation letters were sent using a mailing list generated by the Planning Department. Ten (10) neighbors attended including 5 of the property owner/applicants — Kirk Heyle, Ben Goforth, Ron Conway, Linda Hunt and Bob Sweere (see attached sign-in sheet).

Comments by neighbors.

a. Attendee Lisa Frederick came to voice a complaint about unruly tenants of one of the property owners. She declined to express an opinion about the re-zoning application.

b. Attendees Scott Sturm and Jean Glowacki inquired as to proposed future plans for the properties within the area sought to be re-zoned. They were advised that most of the owner/applicants had plans to re-furbish the exteriors of their properties albeit not in a manner consistent with historical district guidelines.

c. Attendee Cy Betzler inquired as to the likelihood of historical-type restrictions being imposed upon his property (the former animal hospital on nearby St. Louis Street) and was told that to the knowledge of all in attendance no plans were afoot to restrict his property.

d. Attendee Scott Taylor (owner of the Wing Shack) expressed the view that removal from the historic district would improve his business.

At the conclusion of each Attendee's visit, they were invited to sign either of two petitions — one opposing the proposed re-zoning and another supporting the proposed re-zoning. No-one desired to sign the petition opposing the re-zoning application. 4 of the 5

Page 2

Letter of December 16, 2009

Sweere to Planning Dept.

Re: Neighborhood Meeting Summary

neighbors in attendance signed the petition supporting the re-zoning application (original attached). There were no other written comments from attendees. The invitation letter for the neighborhood meeting generated two written comments supporting the re-zoning application (copies attached). Also, two letters have been received downtown community organizations stating no objection to the proposed re-zoning, to-wit: the Historic Walnut Street Association and the Urban Districts Alliance (copies attached). Found in the mailboxes of some attendees was an anonymous flier opposing the re-zoning (copy attached).

If I can be of further assistance, please advise. Hoping to obtain your support for our re-zoning application, I am

Respectfully,



Bob Sweere

Attorney for Applicant Property Owners

Attachments:

Sign-in sheet

Petition Supporting Re-zoning

Written comments received

Letter from Historic Walnut Street Association

Letter from Urban Districts Alliance

Anonymous Flier

Neighborhood Meeting

Sign-in

(C)

<u>Name</u>	<u>Address</u>	<u>phone/e-mail</u>
Bob Sweet	302 S. National	bohsweere@aol.com
Ron Conway	1001 E Walnut	860-3626
Scott Taylor	307 S NATIONAL	860-2043
CY BETZLER	1213 E. ST. LOUIS	(702) 499-3876
LINDA HUNT	245 S. National	417 866 1996
Kirk Heyle	309 S. National	869-5481
SCOTT STURN	733 S McCANN	773-2631
JEAN GLOWACKI	327 S FLORENCE	862-5326
BEN GOFORTH	320 S NATIONAL	848-4474
LISA FREDERICK	1244 E. WALNUT	766-7977

The undersigned supports rezoning
245-323 S. National ~~as~~ from (W)SUCD-W
into "Center City" zoning.

<u>Name</u>	<u>Address</u>	<u>phone/email</u>
Scott Taylor	307 S NATIONAL	860-2043
Jean Glowacki	327 S. Florence	862-5326
Scott Sporn	133 S MCCANN	773-2631
CY BETZLER	1213 E. ST. LOUIS	(702) 499-3876

From: UPRENTAL@aol.com

To: BobSweere@aol.com

Subject: Re: national avenue rezoning

Date: Thu, Dec 3, 2009 11:16 pm

RE:245-300 block of South National Rezoning

To whom it may concern,

We own the following property

830 S National, 836 S National, 824 S National, 816 S National, 806 S National, 800 S National. 650 S National
1330 E Cherry and 1340 E Cherry.

Knowing and understanding that National Street is a Corridor not a residential street with a unique set of problems that need to be addressed with the full cooperation of the City working with the landowners, we are 100% in favor of the property owners rezoning request.

Best Regards,

Ronald L Looney
Private Investments
University Properties
National South LLC

CC Andy Dalton-National South

In a message dated 12/2/2009 12:40:22 P.M. Central Standard Time, BobSweere writes:

Ron — thank you again for your expression of support for our 245-300 block of South National application for rezoning. As I mentioned if you could send me an e-mail expressing such support I will attach the e-mail to our report to Planning & Zoning regarding the results of the neighborhood meeting.
Thanks again.

Bob Sweere

From: Karla Wilkerson <oldno3@mchsi.com>

To: bobsweere@aol.com

Subject: Old No.3

Date: Wed, Dec 2, 2009 3:52 pm

Dear Bob,

I understand that Walnut is not involved in the rezoning. I think the rezoning change is fine for National. I support the change and wish you luck. I will not be able to attend the meeting.

Karla Wilkerson
424 South National



Historic Walnut Street Association

304 W. McDaniel Street

Springfield, MO 65806

September 11, 2009

To whom this may concern,

The members and neighbors of Historic Walnut Street Association were offered an opportunity to voice their opinion about the proposal to withdraw the properties with National Avenue addresses from the Walnut Street Local Historic District (West UCD.) There have no objections to this proposal as of September 10, 2009. Therefore, HWSA does not object to this change to the Walnut Street UCD.


Gary Blankenship - President
Historic Walnut Street Association
900 E Walnut Street, Springfield, MO 65806

(h)



URBAN DISTRICTS ALLIANCE

Urban Districts Alliance, Inc.
304 West McDaniel
Springfield MO 65806
Phone 417-831-6200
Fax: 417-831-6217

December 10, 2009

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President

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Donnie Rodgers

Mr. Kirk Heyle
Heyle Realtors & Counseling Services LLC
309 S. National Ave.
Springfield, MO 65802-3420

Dear Kirk:

The Urban Districts Alliance does not oppose the request to remove the 300 block of South National from the Walnut Street historic district. This area has unique characteristics as it is on a street with much heavier traffic than the heart of the Walnut Street historic district.

We look forward to working you to improve all your areas within Center City.

Please let me know if you have any questions.

Best wishes,

Raymond "Rusty" Worley
Executive Director
Urban Districts Alliance

NOTICE OF PUBLIC HEARING

REGARDING THE FOLLOWING PROPOSED ZONING CHANGE:

Nine properties fronting National Avenue from 245 to 323 S. National (just north of Walnut Street) are requesting to be withdrawn from the Walnut Street Urban Conservation District West. (WSUCD-W)

These owners have filed an application with the City to re-zone their properties to "Center City" zoning.

- Appropriate uses under "Center City" zoning could include:
 - "Convenience stores with or without gas pumps"*
 - "Substance abuse treatment facilities"*
 - "Package liquor stores"*
 - "Hotels, motels, inns"*
 - "Pawn shops and second-hand stores"*
 - "Restaurants, including drive-in, pick-up, and drive-thru facilities"**
- The buildings would no longer fall under Landmarks Board jurisdiction which means unmanaged change with no public input.
- Also, the buildings could be demolished.

The public hearing will take place at the Landmarks Board Meeting

Wednesday, December 16, 2009

5:30 p.m.

City Council Chambers

3rd Floor, Old City Hall

Your input at this meeting will be part of public record and will be relayed directly to the Planning and Zoning Board. A show of attendance is powerful, however, if you are unable to attend, please call

864-1036 or e-mail Daniel Neal, Senior Planner at Dneal@springfieldmo.gov

to voice your opinion.

*Springfield Zoning Ordinance Section 4-3402 <http://www.springfieldmo.gov/zoning/pdfs/zo082707.pdf>

Dear Sirs:

Please help the property owners in this area by not approving this zoning change. The interests of these owners are selfish. These particular owners do not have a very good record of making their properties fit in and grow with the area. When you look at the massive amounts of money spent in this area on the east side of National between McDaniel and Cherry Streets, you can see a definite trend toward restoration and historical preservation that these owners have neglected to follow. This rezoning to me represents a way of vandalizing this concept. I have apartment buildings at 1235 E. Elm and another at 1230 E. McDaniel. We just spent over \$600,000 on a historical restoration of the property at 1235 E. Elm. We will also spent many thousands of dollars this year to upgrade the property at 1230 E. McDaniel. From an economic standpoint, my company has had no problems making this a profitable enterprise. Most importantly, it has upgraded the properties to fit nicely within the interests of the other property owners that have preserved the historical tradition of Springfield. I can see no reason other than laziness and lack of imagination for these owners involved not to do the same. Secondly, please don't follow the paths of other cities that have allowed their tradition to deteriorate to the point that crime becomes entrenched in the area. Gangs and other crime elements are eager to entrench themselves in this area for business reasons. A quick call to Kevin Swickard, our past PAR officer from the Police Department, can enlighten you as to the inhibiting effects of owners who have an emotional interest in preservation of their neighborhood. Please do not give in to interests who do not care for a minute what happens to this area other than to make their investment in property give them a profit. I am extremely surprised that this measure even made it past the commissioners at Planning and Zoning or I would have voiced alarm sooner.

Best Regards,

Russell A. Meck
Managing Member
Southwood Properties, LLC

WALNUT STREET-WEST UCD PROPOSED AMENDMENT

New text is underlined and deleted text is ~~overstruck~~

Exhibit 1

SECTION 1 - That the following described property, is designated as Urban Conservation District Number 1, to be known as the Walnut Street-West Urban Conservation District, which district shall be subject to the provisions set forth in Section 4-2300, Urban Conservation District, of the Land Development Code, and the regulations set forth herein; said district shall be shown on the District maps and is described as follows:

Walnut Street-West Urban Conservation District Legal Description

Beginning at the Northwest Corner of Lot 6 E.T. Robberson's Addition, being the Southeast Corner of Walnut St. and John Q. Hammons Parkway, thence South along the East Rights-of-way of John Q. Hammons Parkway to the Northwest Corner of Lot 16 E.T. Robberson's Addition, being at a point on the South line of an existing 20 foot alley, thence East along the South line of said alley to a point on the West Rights-of-way line of National Ave. 238 feet M/L South of the Southwest Corner of Walnut St. and National Ave., thence Easterly 80 feet M/L crossing National Ave. to the Southwest Corner of Lot 4 O.H. Mitchell Addition, thence East to a point 20 feet East of the Southwest Corner of Lot 3 O.H. Mitchell Addition, being a point on the South line of Lot 3 O.H. Mitchell Addition, thence North to a point 20 feet East of the Northwest Corner of Lot 3 O.H. Mitchell Addition, thence Northeasterly across Walnut St. to the Southeast Corner of Lot 10 Hawthorne Addition, thence North to a point on the South line of Lot 9 Hawthorne Addition, thence East to the Southeast Corner of Lot 9 Hawthorne Addition, thence North along the East line of Lots 9 through 4, Hawthorne Addition to the Northeast Corner of Lot 4 of Hawthorne Addition, also being the South Rights-of-way line of McDaniel St., thence West 166 feet M/L to the Northwest Corner of Lot 4 Hawthorne Addition, thence Westerly 80 feet M/L to the Northeast Corner of Lot 41 East Side Addition also being the Southwest Corner of McDaniel St. and National Ave., thence North 160 feet M/L to the Northeast Corner of Lot 27 East Side Addition, thence West to the Northwest Corner of said Lot 27, thence continue West 15 feet across the alley to the Northeast Corner of Lot 21 East Side Addition, thence South along the East line of Lots 21 and 22 in East Side Addition to and across McDaniel St. and continue South along the East line of Lots 35 through 40 of East Side Addition to the Southeast Corner of Lot 40 East Side Addition, thence West along the South line of Lot 40 East Side Addition, to and across Florence Ave. continuing West along South line of Lot 34 East Side Addition to and across Hampton Ave. to a point on the West Rights-of-way of Hampton Ave. 182feet M/L North of the North Rights-of-way of Walnut St., thence North 18 feet along the West Rights-of-way of Hampton Ave., thence West 150 feet, to the East line of property described in Book 2703 Page 1103, thence North along the East property line of Book 2703 Page 1103 to the South Rights-of-way line of McDaniel St. as it now exists, thence West along the South Rights-of-way line of McDaniel St. 61.4 feet, thence South 207.6 feet, thence West 63 feet,. Thence South 52 feet, thence West 419 feet M/L to a point on the East line of One Parkway Place 210 feet North of the North Rights-of-way line of Walnut St., thence South along the East line of One Parkway Place 210 feet to the North

Rights-of-way of Walnut St. thence continuing South Across Walnut St. to a point on the South Rights-of-way of Walnut St. and the North line of Lot 10 of E.T. Robberson Addition, thence West along the North line of Lots 6 through 10 of E.T. Robberson Addition to the Point of Beginning. All in the City of Springfield, County of Greene, State of Missouri.

(Location: East Walnut Street - Hammons Parkway to a point east of National and north on National to a point north of McDaniel.)

SECTION 2 - The following sub-districts are hereby established within the Walnut Street-West Urban Conservation District, to be known as Sub Areas A & B which are described as follows:

Sub Area A
Walnut Street Area

Beginning at the Northwest Corner of Lot 6 E.T. Robberson's Addition, being the Southeast Corner of Walnut St. and John Q. Hammons Parkway, thence South along the East Rights-of-way of John Q. Hammons Parkway to the Northwest Corner of Lot 16 E.T. Robberson's Addition, being at a point on the South line of an existing 20 foot alley, thence East along the South line of said alley to a point on the West Rights-of-way line of National Ave. 238 feet M/L South of the Southwest Corner of Walnut St. and National Ave., thence Easterly 80 feet M/L crossing National Ave. to the Southwest Corner of Lot 4 O.H. Mitchell Addition, thence East to a point 20 feet East of the Southwest Corner of Lot 3 O.H. Mitchell Addition, being a point on the South line of Lot 3 O.H. Mitchell Addition, thence North to a point 20 feet East of the Northwest Corner of Lot 3 O.H. Mitchell Addition, thence Northeasterly across Walnut St. to the Southeast Corner of Lot 10 Hawthorne Addition, thence North to a point on the South line of Lot 9 Hawthorne Addition, thence East to the Southeast Corner of Lot 9 Hawthorne Addition, thence North to the Northeast corner of said Lot 9, thence West to the Northwest corner of said Lot 9, thence West across the National Avenue right-of-way to the Northeast corner of Lot 46 of East Side Addition, thence West along the North line of said Lot 46 and across a 15 feet wide alley to the Northeast corner of Lot 40 of East Side Addition, thence South along the East line of Lot 40 of East Side Addition to the Southeast Corner of Lot 40 East Side Addition, thence West along the South line of Lot 40 East Side Addition, to and across Florence Ave. continuing West along South line of Lot 34 East Side Addition to and across Hampton Ave. to a point on the West Rights-of-way of Hampton Ave. 182feet M/L North of the North Rights-of-way of Walnut St., thence North 18 feet along the West Rights-of-way of Hampton Ave., thence West 150 feet, to the East line of property described in Book 2703 Page 1103, thence North along the East property line of Book 2703 Page 1103 to the South Rights-of-way line of McDaniel St. as it now exists, thence West along the South Rights-of-way line of McDaniel St. 61.4 feet, thence South 207.6 feet, thence West 63 feet, Thence South 52 feet, thence West 419 feet M/L to a point on the East line of One Parkway Place 210 feet North of the North Rights-of-way line of Walnut St., thence South along the East line of One Parkway Place 210 feet to the North Rights-of-way of Walnut St. thence continuing South Across Walnut St. to a point on the South Rights-of-way of Walnut St. and the North line of Lot 10 of E.T. Robberson Addition, thence West along the North line of Lots 6 through 10 of E.T. Robberson Addition to the Point of Beginning. All in the City of Springfield, County of Greene, State of Missouri.

Sub Area B
National Avenue Area

Beginning at the Southeast corner of Lot 8 of Hawthorn Addition, thence North along the East line of Lots 8 through 4 of Hawthorne Addition to the Northeast Corner of Lot 4 of Hawthorne Addition, also being the South Rights-of-way line of McDaniel St., thence West 166 feet M/L to the Northwest Corner of Lot 4 Hawthorne Addition, thence Westerly 80 feet M/L to the Northeast Corner of Lot 41 East Side Addition also being the Southwest Corner of McDaniel St. and National Ave., thence North 160 feet M/L to the Northeast Corner of Lot 27 East Side Addition, thence West to the Northwest Corner of said Lot 27, thence continue West 15 feet across the alley to the Northeast Corner of Lot 21 East Side Addition, thence South along the East line of Lots 21 and 22 in East Side Addition to and across McDaniel St. and continue South along the East line of Lots 35 through 39 of East Side Addition to the Southeast Corner of Lot 39 East Side Addition, thence east across a 15 feet wide alley to the Southwest corner of Lot 45 of East Side Addition, thence continuing East to the Southeast corner of said Lot 45, thence East across National Avenue right-of-way to the Southwest corner of Lot 8 of Hawthorn Addition, thence east to the Point of beginning.

SECTION 32 - DISTRICT REGULATIONS

Notwithstanding any other provision of the Springfield City Code to the contrary, the following regulations shall govern and control the enforcement, administration, interpretation, and use and development of land throughout Urban Conservation District No. 1, known as the Walnut Street-West Urban Conservation District. Unless otherwise stated herein, the minimum requirements of the applicable underlying zoning district, the Zoning Ordinance and any other provision of the Springfield City Code shall be applicable to all properties within the Walnut Street-West Urban Conservation District.

A. PERMITTED USES.

The following uses shall be permitted in the Walnut Street-West Urban Conservation District except for those properties identified in Subsection 23.C.

1. Single-family-detached dwellings.
2. Single-family-semi-detached dwellings, in accordance with Section 3-3100 of the Zoning Ordinance, Cluster Subdivisions.
3. Townhouses containing no more than four (4) dwelling units.
4. Duplexes.
5. Multi-family dwellings.
6. Boarding and lodging houses.
7. Nursing homes.
8. Day care homes and group day care homes in accordance with Springfield City Code.
9. Group homes, custodial.
10. Public parking areas in accordance with Subsection 2-I, 4.D. or 5.D., except parking designed for or used for parking of trucks having a capacity of 3/4 ton or larger or the chassis thereof, or a single unit with more than one rear drive axle shall not be permitted.

11. Community centers, nonprofit.
12. Little Theater group, or dramatic clubs.
13. Art galleries, libraries or museums.
14. Offices, administrative, business, financial and professional.
15. Schools and studios for art, dancing, drama, music, photography, interior decorating or similar courses of study.
16. Day care centers in accordance with Springfield City Code.
17. Zero-lot-line construction, in accordance with Section 3-3200 of the Zoning Ordinance.
18. The following commercial uses shall be permitted in Contributing Buildings as established in Subsection 23.D., provided the existing structure is preserved and was built before January 1, 1940; the goals of historic preservation are met; and any exterior modification to the property is consistent with the Secretary of Interior's Standards for Rehabilitation and the *Walnut Street Design Guidelines*. Commercial uses are limited to the following types:
 - a. Antique shops.
 - b. Book or stationary stores.
 - c. Clothing boutique or ready-to-wear shop.
 - d. Dry goods or notion stores.
 - e. Florist or gift shop.
 - f. Tailors.
 - g. Bed and breakfast inns.
19. Outdoor display and sales. Outdoor display and sales are permitted as an accessory use subject to the following conditions:
 - a. A permitted commercial use, as established in Subsection 23.A.18 of this Ordinance, shall be operating within the building or structure; and,
 - b. Outdoor display and sales shall be limited to the side and rear yard of a lot; and on a corner lot, outdoor display and sales shall be limited to the rear yard and any side yard that does not abut a street; and,
 - c. Outdoor display and sales shall not encroach within a side or rear yard setback, shall be located a minimum of ten feet behind the front building line and shall not encroach within any required vehicular use area; and,
 - d. Outdoor sales shall be limited to hours between sunrise and sunset; and,
 - e. Outdoor display and sales shall be limited to those items that would typically be displayed outdoors, including but not limited to: birdbaths, statuettes, outdoor furniture, plants, etc.; and,
 - f. Items for outdoor display and sales shall be stored in an organized manner and must be integrated as part of a plan that shall require the issuance of a Certificate of Appropriateness from the Landmarks

Board; and,

- g. When considering the issuance of a Certificate of Appropriateness for outdoor display and sales areas, the Landmarks Board shall consider whether the proposal will detract from any element that promotes the historic context of the *Walnut Street National Historic District*, and will unduly impact any adjacent residential use by increasing noise, lighting or traffic directly associated with the commercial activity.

- 20. The following commercial uses shall be permitted for the properties commonly addressed as 1041 East Walnut Street, 1050 East Walnut Street, 1108 East Walnut Street, 1111 East Walnut Street, 1112 East Walnut Street, 1129 East Walnut Street, all being in Springfield, Greene County, Missouri, and more particularly described as:

Beginning on the north side of East Walnut Street, 974.3 feet west of the range line dividing Ranges 21 and 22, being the southeast corner of Moses Levy's lot; thence east 123.3 feet to the southeast corner of the W. H. Garrett lot for a beginning point; thence east 76 feet, thence north 200 feet; thence west 76 feet, thence south 200 feet to the point of beginning being a part of the southeast quarter (SE 1/4) of the northeast quarter (NE 1/4) Section 24, Township 29, Range 22.

All of Lot 10 and Lot 11 except the east 20 feet, Ad. E. Smith's Addition.

Lot 8, Ad. E. Smith's Addition.

Lot 49 East Side Addition.

Lot 7 and west twenty-four (24) feet and two (2) inches of Lot 6, Ad. E. Smith's Addition.

All of Lot 51 and Lot 52 except the east 17.5 feet, East Side Addition.

- a. Temporary Outdoor Green Grocer's Market limited to daylight hours, four (4) days per week. Notwithstanding other provisions of Chapter 36 of the City Code prohibiting outdoor storage and display of goods for sale, such storage and sales shall be permitted, limited to flowers, potted plants, perishable vegetables and vegetative produce, craft items and baked goods, from portable stands, stalls, or hand carts located in the front yards. Sales from trucks or other vehicles are prohibited. No overnight storage of goods, stands, stalls, or hand cards is allowed from the front yard of any premises, and all goods, stands, stalls, and hand carts must be removed from the front yard by sundown of each day of operation.

- 21. Personal Service Establishments including beauty parlors, barber shops, dry cleaning and pick-up, shoe repair, self-service laundromats, express or

mailing offices, hearing aid and eye glass shops, massage therapy and spas.

B. CONDITIONAL USES.

The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use permit is issued pursuant to Section 3-3300 of the Zoning Ordinance; and, these uses shall only be permitted in a Contributing Building as established in Subsection 2.D. except for such accessory outdoor uses with conditions set forth below, provided the existing structure is preserved and was built before January 1, 1940; the goals of historic preservation are met; any exterior modification to the property is consistent with the Secretary of Interior's Standards for Rehabilitation and the *Walnut Street Design Guidelines*; a Certificate of Appropriateness has been issued by the Landmarks Board indicating approval of the work; the use does not create any amplified sound outside the Contributing Building; and the use is in compliance with the noise standards of the Section 6-1500 of Article I of the Land Development Code and Chapter 78, Article IV, Division 2, Section 78-112, Springfield City Code.

1. Restaurants (sit down or dine in), excluding drive-in and carry-out facilities, which restaurants may include outdoor dining as an accessory use to the main structure with the following limitations:
 - A. Outdoor dining shall be limited to the hours of 11:00 a.m. and 11:00 p.m.; and
 - B. All preparation of food for outdoor dining use shall be prepared in the Contributing Building approved for restaurant use; and
 - C. Accessory structures existing at the time of the passage of this ordinance shall be used only for storage and parking accessory to the use of the Contributing Building, and dining and beverage service, including the sale of alcohol, but in no event shall the accessory structure be used for food preparation; and
 - D. All outdoor activity shall cease at 11:00 p.m. other than routine ingress and egress from the Contributing Building.

C. USE GUIDELINES FOR 1200 AND 1201 EAST WALNUT.

The following use regulations shall apply for the properties commonly addressed as 1200 East Walnut and 1201 East Walnut, more particularly described as:

All of Lot 4 and the West 20 feet of Lot 3 in O. H. Mitchell's Addition plus all of Lot 10 in Hawthorn Addition, all in the City of Springfield, Greene County, Missouri.

1. The following uses shall be permitted.

1. Single-family-detached dwellings.
 2. Single-family-semi-detached dwellings, in accordance with Section 3-3100 of the Zoning Ordinance, Cluster Subdivisions.
 3. Townhouses containing no more than four (4) dwelling units.
 4. Duplexes.
 5. Multi-family dwellings.
 6. Boarding and lodging houses.
 7. Nursing homes.
 8. Day care homes and group day care homes in accordance with Springfield City Code.
 9. Group homes: custodial.
2. The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use permit is issued pursuant to Section 3-3300 of the Zoning Ordinance. These uses shall only be permitted in a Contributing Building as established in Subsection 23.D., provided the existing structure is preserved and was built before January 1, 1940; the goals of historic preservation are met; and any exterior modification to the property is consistent with the Secretary of Interior's Standards for Rehabilitation and the *Walnut Street Design Guidelines*; and a Certificate of Appropriateness has been issued by the Landmarks Board indicating approval of the proposed work.
- a. Public parking areas, in accordance with Subsection 2.1. 4.D. or 5.D.
 - b. Antique shops.
 - c. Bed and breakfast inns.
 - d. Book or stationary stores.
 - e. Clothing boutique or ready to wear shop.
 - f. Community centers, nonprofit.
 - g. Dry goods or notion stores.
 - h. Florist or gift shop.
 - i. Little Theater group, or dramatic clubs.
 - j. Art galleries museums or libraries.
 - k. Offices, administrative, business, financial and professional.
 - l. Schools and studios for art, dancing, drama, music, photography, interior decorating or similar courses of study.
 - m. Tailors.
 - n. Day care centers in accordance with Springfield City Code.
 - o. Zero-lot-line construction, in accordance with Section 3-3200 of the Zoning Ordinance.

D. CONTRIBUTING BUILDINGS.

For purposes of this ordinance, Contributing Buildings shall be determined in accordance with the *Walnut Street Historic District National Register of Historic Places Nomination* as officially listed in the National Register of Historic Places on March 21, 1985, and incorporating any amendments of said nomination.

E. SITE PLANS.

~~Any development or use requiring a site plan pursuant to Section 3-3000 of the Zoning Ordinance, and located within the Walnut Street West UCD, must first acquire a Certificate of Appropriateness, when required, from the Landmarks Board in accordance with Subsection 2.F. Site plans may also be subject to conditions by City Council in order to promote the intent of the Walnut Street Preservation Plan.~~

~~F. CERTIFICATE OF APPROPRIATENESS.~~

~~The standards contained in Section 4-2403 of the Zoning Ordinance, and typically applicable to a Historic Landmark and Historic Districts, shall be applicable to any site or parcel in the Walnut Street West Urban Conservation District, unless otherwise modified herein.~~

~~1. When Required. A Certificate of Appropriateness shall be required in accordance with the standards contained in Section 4-2403-A of the Zoning Ordinance with the following modification:~~

~~a. Section 4-2403-A-2 shall be applicable to structures as specified in the Walnut Street Design Guidelines or Historic Survey conducted in the Walnut Street West Urban Conservation District.~~

~~2. Review Criteria. The Board, in considering whether or not to issue a Certificate of Appropriateness, shall be guided by the standards contained in Section 4-2403-D of the Zoning Ordinance with the following modifications:~~

~~a. The Walnut Street Design Guidelines which are on file with the Director of Planning and Development shall be used to fulfill the standard referenced in Section 4-2403-D-2 of the Zoning Ordinance.~~

~~b. For demolition, the Board shall also consider the standards contained in Section 4-2403-D-4 with the following additions and modifications:~~

~~1. The visual and spatial relationship of the structure to its surroundings and to the rest of the Walnut Street Urban Conservation District West.~~

~~2. The Board shall consult the Walnut Street Historic Survey, the Walnut Street Historic District National Register Nomination and/or the Walnut Street Preservation Plan in addition to those items contained in Section 4-2403-D-4-b of the Zoning Ordinance.~~

~~3. The alternatives available to the demolition applicant including:~~

~~Donation of the subject structure or site to a public or benevolent agency.~~

~~Donation of a part of the value of the subject structure or site to a public or benevolent agency, including the conveyance of development rights and facade easements.~~

~~The possibility of sale of the structure or site, or any part thereof, to a prospective purchaser capable of preserving such structure or site.~~

~~The potential of such structure or site for renovation and its potential for continuing use.~~

~~4. The Board shall balance the interest of the public in preserving the structure, site, or portion thereof and the interest of the owner in its utilization.~~

~~3. Demolition of Contributing Buildings. The standards contained in Section 4-2403-H of the Zoning Ordinance shall not be applicable to the Walnut Street-West Urban Conservation District. Notwithstanding any other provisions of this ordinance to the contrary, demolition of a Contributing Building as defined in Subsection 2.D. of this ordinance shall occur only in accordance with the provisions of this section. Demolition of a Contributing Building in the Walnut Street Urban Conservation District West constitutes an irreplaceable loss to the quality and character of the district and the City of Springfield. No permit shall be issued for demolition of a Contributing Building unless a Certificate of Economic Hardship has been issued by the Board verifying that the structure has degenerated beyond feasible limits for rehabilitation, or that rehabilitation is impracticable and there is an economic hardship.~~

EG. CERTIFICATE OF ECONOMIC HARDSHIP.

The standards contained in Section 4-2404 of the Zoning Ordinance, and typically applicable to a Historic Landmark and Historic Districts, shall be applicable to any site or parcel in the Walnut Street-West Urban Conservation District.

FH. ADDITIONAL STANDARDS REGARDING CERTIFICATES OF APPROPRIATENESS AND ECONOMIC HARDSHIP.

All sites and parcels within the Walnut Street-West Urban Conservation District, and subject to the issuance of Certificates of Appropriateness and Economic Hardship shall also be subject to the standards contained in Sections 4-2405, 4-2406, 4-2407 and 4-2408 of the Zoning Ordinance.

I. OFF-STREET PARKING REQUIREMENTS.

~~All uses shall provide adequate off-street parking in accordance with Section 5-1500 of the Zoning Ordinance, unless otherwise modified herein:~~

~~1. Parking Spaces Required.~~

- ~~a. Non-residential uses shall normally have at least four (4) parking spaces for each one thousand (1,000) square feet of gross leasable area, excluding outdoor display and sales areas. However, parking requirements (number of spaces per 1,000 square feet) may be reduced for uses that demonstrate a sensitivity to historic preservation. The applicant may submit a parking plan to the Administrative Review Committee for modification to the requirements. The Administrative Review Committee shall consult with the Landmarks Board for overall sensitivity to historic preservation.~~
- ~~b. Residential uses shall have at least one and one half (1.5) parking spaces for each dwelling unit.~~

- ~~2. Parking Lot Surface. Parking lots and driveways shall be surfaced with either asphalt, concrete or pavers so as to provide a permanent surface capable of withstanding the type of vehicular traffic to which such area is likely to be subjected.~~

~~J. PARKING LOT LANDSCAPING.~~

~~Parking lots shall be landscaped according to Section 6-1200 of the Zoning Ordinance with the exception that interior landscaping requirements shall apply to parking lots of twenty (20) or more spaces.~~

~~GK. REFUSE STORAGE.~~

~~In addition to the standards of Subsection 6-1002.B of the Zoning Ordinance, refuse storage shall adhere to the following:~~

~~Waste cans, dumpster units, or other forms of litter control and refuse disposal devices, approved for use in the City of Springfield, shall be placed on the site in a location where they are least visible from a public right-of-way other than alleys. Each litter control or refuse device shall be enclosed so that no part of the device shall be visible from public right-of-way (except alleys) or from adjoining properties.~~

~~L. SIGNS.~~

~~All signage shall meet the standards of Section 5-1400 of the Zoning Ordinance unless otherwise modified herein:~~

- ~~1. Number. Each premise shall be permitted one (1) detached sign and shall also be permitted either one (1) projecting sign or one (1) wall sign.~~
- ~~2. Size. A maximum of sixteen (16) square feet of background area shall be~~

~~permitted for each attached or detached sign. Detached signs may be two sided, each side not to exceed sixteen (16) square feet. A single-sided detached sign shall not exceed sixteen (16) square feet.~~

- ~~3. Height. No part of a detached sign shall exceed a height of five (5) feet above the ground area upon which it is located.~~
- ~~4. Sign Lighting. No sign shall use a blinking, flashing, animated, or other illuminating device which changes in light intensity. No beacons or strobe lights shall be permitted.~~
- ~~5. Sign Types. Signs shall only refer to a business, person, activity, goods, products, or service located on the premises where the sign is installed and maintained. Temporary signs shall not be permitted.~~
- ~~6. Exempt Signs. Those signs set forth below shall also be permitted.~~
 - ~~a. Address Numbers and Name Plates. Address numbers for each residential building not exceeding one (1) square foot in effective area and one name plate not exceeding two (2) square feet in effective area per dwelling unit or business.~~
 - ~~b. Banner Signs. One sign composed of highly flexible lightweight material, such as a banner, per business premise, which is not over four (4) square feet in effective area, posted for not more than thirty (30) days per year.~~
 - ~~c. Directional Signs. Detached on-premise directional signs which do not exceed five (5) square feet in effective area. Any logo, business name, product, or service identification, or other advertising shall not exceed twenty percent (20%) of the effective area. No part of the sign shall exceed four (4) feet in height above street grade or four (4) feet in height above the lowest level of the ground under the sign if elevation of premise at sign location is more than twelve (12) inches above street grade, excluding berms or other landscaping features. A Certificate of Appropriateness must be issued prior to installation of directional signs.~~
 - ~~d. Flag. A flag or similar device identifying any person.~~
 - ~~e. Government Signs. Any sign erected or maintained by or for any agency or government pursuant to and in discharge of any governmental function or required or authorized by law, ordinance, or governmental regulations.~~
 - ~~f. Internal Signs. Any one-premise sign, the copy of which cannot be viewed from a street right-of-way or adjoining property.~~

- ~~g. Neighborhood Identifications Signs. A sign, masonry wall, landscaping or other similar material or features which are combined to form a display for neighborhood or tract identification, provided that the legend of such display shall consist of only the neighborhood, tract name, or historic district. A Certificate of Appropriateness must be issued prior to installation of neighborhood identification signs.~~
- ~~h. Real Estate Sale, Lease, And Construction Signs. Non-illuminated temporary on-premise signs pertaining to the construction, sale, or lease of that premise, not to exceed six (6) square feet in effective area. Such signs shall be removed within fourteen (14) days after the closing of the sale or lease or within thirty (30) days after the issuance of an occupancy permit or erection of a permanent sign, whichever occurs first.~~
- ~~i. Miscellaneous Exempt Signs.~~
- ~~1. A temporary sign not exceeding four (4) square feet in background area advertising drives or events of a civic, philanthropic, educational, religious, political, or similar nature, provided that said sign is posted only during said drive or event for no more than thirty (30) days per year and is removed within twenty four (24) hours after an event.~~
 - ~~2. Attached incidental sign, which pertains to goods, products, services, or facilities that are available on the premises where the sign is located, but only tangentially related to the main activities or purposes of the business, not exceeding a total of four (4) square feet in effective area per business.~~

HM. Minimum Maintenance Requirement.

1. Every owner, and every person in actual possession of property in the district, shall keep all interior and exterior portions of buildings and other structures in good repair.
 - a. Public areas. All sidewalks leading to a building, steps, driveways, parking spaces, and similar paved areas for public use shall be kept in a proper state of repair. If any sidewalk or driveway or portion thereof by virtue of its state of repair shall constitute a danger to public health and safety, the sidewalk or driveway or portion thereof shall be replaced.
 - b. Structural members. All supporting structural members of all structures shall be kept structurally sound, free of deterioration, and maintained capable of safely bearing the dead and live loads imposed upon them.
 - c. Exterior surfaces (foundations, walls, and roof). Every foundation,

exterior wall, roof, and all other exterior surface shall be maintained in a workmanlike state of maintenance and repair.

- d. Foundation walls. All foundation walls shall be maintained so as to carry the safe design and operating dead and live loads and shall be maintained plumb and free from open cracks and breaks, so as not to be detrimental to public safety and welfare.
- e. Exterior walls. Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All exterior surface materials shall be maintained weatherproof and shall be properly surface coated when required to prevent deterioration.
- f. Roofs and drainage. The roof shall be structurally sound, tight, and not have defects which might admit rain. Roof drainage shall be adequate to prevent rain water from causing dampness or deterioration in the walls or interior portion of the building. Roof water shall not be discharged in a manner that creates a nuisance to owners or occupants of adjacent premises or that creates a public nuisance.
- g. Decorative features. All cornices, entablatures, belt courses, corbels, terra cotta trim, wall facings, and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- h. Signs and awnings. All canopies, signs, awnings, stairways, fire escapes, exhaust ducts, and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a safe and sound condition. They shall be protected from the elements and against decay and rust by the periodic application of a weather-coating material such as paint or other protective treatment.
- i. Chimneys. All chimneys and similar appurtenances shall be maintained structurally safe, sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials such as paint or similar surface treatment.
- j. Stairs and porches. Every stair, porch, fire escape, balcony, and all appurtenances attached thereto shall be so constructed as to be safe to use and capable of supporting the anticipated loads and shall be maintained in sound condition and good repair.
- k. Window and door frames. Every window, door, and frame shall be constructed and maintained in such relation to the adjacent wall

construction so as to exclude rain as completely as possible, and to substantially exclude wind from entering the dwelling or structure.

- l. **Weathertight.** Every window and exterior door shall be fitted reasonably in its frame and be weathertight. Weather stripping shall be used to exclude wind or rain from entering the dwelling or structure and shall be kept in sound condition and good repair.
 - m. **Glazing.** Every required window sash shall be fully supplied with approved glazing materials which are without open cracks and holes.
 - n. **Door hardware.** Every exterior door and its hardware shall be maintained in good condition. Door locks on all doors entering dwelling units shall be in good repair and capable of tightly securing the door.
 - o. **Basement hatchways.** Every basement hatchway shall be so constructed and maintained as to prevent the entrance of rats, rain, and surface drainage water into the structure.
 - p. **Grading and drainage.** All premises shall be graded and maintained so as to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Stagnant water shall be determined as any accumulation that has not dispersed within seven days of the last recorded local rainfall.
 - q. **Accessory structure.** All accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in compliance with Subsections 2-M3.H.1.a. through 2-M3.H.1.p.
- 2. The Landmarks Board may refer violations of this section to the Director of Building Development Services for purposes of conducting such inspections and enforcement proceedings as the Director of Building Development Services may deem appropriate so that the building or structure may be preserved in accordance with the purposes of this ordinance.
 - 3. The provisions of this section shall be in addition to all other applicable provisions of the Springfield City Code relating to the construction and maintenance of buildings and structures.

SECTION 4 – AREA A REGULATIONS

A. SITE PLANS.

Any development or use requiring a site plan pursuant to Section 3-3000 of the Zoning Ordinance, and located within the Walnut Street-West UCD, must first acquire a Certificate of Appropriateness, when required, from the Landmarks Board in accordance with Subsection 4.B. Site plans may also be subject to conditions by

City Council in order to promote the intent of the *Walnut Street Preservation Plan*.

B. CERTIFICATE OF APPROPRIATENESS.

The standards contained in Section 4-2403 of the Zoning Ordinance, and typically applicable to a Historic Landmark and Historic Districts, shall be applicable to any site or parcel in the Walnut Street-West Urban Conservation District, unless otherwise modified herein.

1. When Required. A Certificate of Appropriateness shall be required in accordance with the standards contained in Section 4-2403-A of the Zoning Ordinance with the following modification:

a. Section 4-2403-A-2 shall be applicable to structures as specified in the *Walnut Street Design Guidelines* or *Historic Survey* conducted in the Walnut Street-West Urban Conservation District.

2. Review Criteria. The Board, in considering whether or not to issue a Certificate of Appropriateness, shall be guided by the standards contained in Section 4-2403-D of the Zoning Ordinance with the following modifications:

a. The *Walnut Street Design Guidelines* which are on file with the Director of Planning and Development shall be used to fulfill the standard referenced in Section 4-2403-D-2 of the Zoning Ordinance.

b. For demolition, the Board shall also consider the standards contained in Section 4-2403-D-4 with the following additions and modifications:

1. The visual and spatial relationship of the structure to its surroundings and to the rest of the Walnut Street Urban Conservation District - West.

2. The Board shall consult the *Walnut Street Historic Survey*, the *Walnut Street Historic District National Register Nomination* and/or the *Walnut Street Preservation Plan* in addition to those items contained in Section 4-2403-D-4-b of the Zoning Ordinance.

3. The alternatives available to the demolition applicant including:

Donation of the subject structure or site to a public or benevolent agency.

Donation of a part of the value of the subject structure or site to a public or benevolent agency, including the conveyance of development rights and facade easements.

The possibility of sale of the structure or site, or any part thereof, to a prospective purchaser capable of preserving such structure or site.

The potential of such structure or site for renovation and its potential for continuing use.

4. The Board shall balance the interest of the public in preserving the structure, site, or portion thereof and the interest of the owner in its utilization.
3. Demolition of Contributing Buildings. The standards contained in Section 4-2403-H of the Zoning Ordinance shall not be applicable to the Walnut Street-West Urban Conservation District. Notwithstanding any other provisions of this ordinance to the contrary, demolition of a Contributing Building as defined in Subsection 3.D. of this ordinance shall occur only in accordance with the provisions of this section. Demolition of a Contributing Building in the Walnut Street Urban Conservation District - West constitutes an irreplaceable loss to the quality and character of the district and the City of Springfield. No permit shall be issued for demolition of a Contributing Building unless a Certificate of Economic Hardship has been issued by the Board verifying that the structure has degenerated beyond feasible limits for rehabilitation, or that rehabilitation is impracticable and there is an economic hardship.

C. SIGNS.

All signage shall meet the standards of Section 5-1400 of the Zoning Ordinance unless otherwise modified herein:

1. Number. Each premise shall be permitted one (1) detached sign and shall also be permitted either one (1) projecting sign or one (1) wall sign.
2. Size. A maximum of sixteen (16) square feet of background area shall be permitted for each attached or detached sign. Detached signs may be two sided, each side not to exceed sixteen (16) square feet. A single-sided detached sign shall not exceed sixteen (16) square feet.
3. Height. No part of a detached sign shall exceed a height of five (5) feet above the ground area upon which it is located.
4. Sign Lighting. No sign shall use a blinking, flashing, animated, or other illuminating device which changes in light intensity. No beacons or strobe lights shall be permitted.
5. Sign Types. Signs shall only refer to a business, person, activity, goods, products, or service located on the premises where the sign is installed and maintained. Temporary signs shall not be permitted.

6. Exempt Signs. Those signs set forth below shall also be permitted.

- a. Address Numbers and Name Plates. Address numbers for each residential building not exceeding one (1) square foot in effective area and one name plate not exceeding two (2) square feet in effective area per dwelling unit or business.
- b. Banner Signs. One sign composed of highly flexible lightweight material, such as a banner, per business premise, which is not over four (4) square feet in effective area, posted for not more than thirty (30) days per year.
- c. Directional Signs. Detached on-premise directional signs which do not exceed five (5) square feet in effective area. Any logo, business name, product, or service identification, or other advertising shall not exceed twenty percent (20%) of the effective area. No part of the sign shall exceed four (4) feet in height above street grade or four (4) feet in height above the lowest level of the ground under the sign if elevation of premise at sign location is more than twelve (12) inches above street grade, excluding berms or other landscaping features. A Certificate of Appropriateness must be issued prior to installation of directional signs.
- d. Flag. A flag or similar device identifying any person.
- e. Government Signs. Any sign erected or maintained by or for any agency or government pursuant to and in discharge of any governmental function or required or authorized by law, ordinance, or governmental regulations.
- f. Internal Signs. Any one-premise sign, the copy of which cannot be viewed from a street right-of-way or adjoining property.
- g. Neighborhood Identifications Signs. A sign, masonry wall, landscaping or other similar material or features which are combined to form a display for neighborhood or tract identification, provided that the legend of such display shall consist of only the neighborhood, tract name, or historic district. A Certificate of Appropriateness must be issued prior to installation of neighborhood identification signs.
- h. Real Estate Sale, Lease, And Construction Signs. Non-illuminated temporary on-premise signs pertaining to the construction, sale, or lease of that premise, not to exceed six (6) square feet in effective area. Such signs shall be removed within fourteen (14) days after the closing of the sale or lease or within thirty (30) days after the issuance of an occupancy permit or erection of a permanent sign, whichever occurs first.

i. Miscellaneous Exempt Signs.

1. A temporary sign not exceeding four (4) square feet in background area advertising drives or events of a civic, philanthropic, educational, religious, political, or similar nature, provided that said sign is posted only during said drive or event for no more than thirty (30) days per year and is removed within twenty-four (24) hours after an event.
2. Attached incidental sign, which pertains to goods, products, services, or facilities that are available on the premises where the sign is located, but only tangentially related to the main activities or purposes of the business, not exceeding a total of four (4) square feet in effective area per business.

D. OFF-STREET PARKING REQUIREMENTS.

All uses shall provide off-street parking in accordance with Section 5-1500 of the Zoning Ordinance, unless the contributing structure is intact, whereas Section 5-1500 of the Zoning Ordinance is otherwise modified herein:

1. Parking Spaces Required.

- a. Non-residential uses shall have at least one (1) parking space for each three hundred fifty (350) square feet of gross leasable area, excluding outdoor display and sales areas. However, parking requirements may be reduced for uses that demonstrate a sensitivity to historic preservation. The applicant may submit a parking plan to the Administrative Review Committee for modification to the requirements. The Administrative Review Committee shall consult with the Landmarks Board for overall sensitivity to historic preservation.
 - b. Residential uses shall have at least one and one-half (1.5) parking spaces for each dwelling unit.
2. Parking Lot Surface. Parking lots and driveways shall be surfaced with either asphalt, concrete or pavers so as to provide a permanent surface capable of withstanding the type of vehicular traffic to which such area is likely to be subjected.

SECTION 5 – AREA B REGULATIONS.

A. SITE PLANS.

All development and uses shall comply with the site plan requirements of Section 3-3000 of the Zoning Ordinance.

B. CERTIFICATE OF APPROPRIATENESS.

1. When Required. A Certificate of Appropriateness shall be required when a contributing structure is proposed to be demolished.
2. Review Criteria. The Board, in considering whether or not to issue a Certificate of Appropriateness, shall be guided by the standards contained in Section 4-2403-D-4 of the Zoning Ordinance with the following modifications:
 - a. For demolition, the Board shall also consider the standards contained in Section 4-2403-D-4 with the following additions and modifications:
 1. The visual and spatial relationship of the structure to its surroundings and to the rest of the Walnut Street Urban Conservation District - West.
 2. The Board shall consult the *Walnut Street Historic Survey*, the *Walnut Street Historic District National Register Nomination* and/or the *Walnut Street Preservation Plan* in addition to those items contained in Section 4-2403-D-4-b of the Zoning Ordinance.
 3. The alternatives available to the demolition applicant including:
 - Donation of the subject structure or site to a public or benevolent agency.
 - Donation of a part of the value of the subject structure or site to a public or benevolent agency, including the conveyance of development rights and facade easements.
 - The possibility of sale of the structure or site, or any part thereof, to a prospective purchaser capable of preserving such structure or site.
 - The potential of such structure or site for renovation and its potential for continuing use.
 4. The Board shall balance the interest of the public in preserving the structure, site, or portion thereof and the interest of the owner in its utilization.
3. Demolition of Contributing Buildings. The standards contained in Section 4-2403-H of the Zoning Ordinance shall not be applicable to the Walnut Street-West Urban Conservation District. Notwithstanding any other provisions of this ordinance to the contrary, demolition of a Contributing Building as defined in Subsection 2.D. of this ordinance shall occur only in accordance

with the provisions of this section. Demolition of a Contributing Building in the Walnut Street Urban Conservation District - West constitutes an irreplaceable loss to the quality and character of the district and the City of Springfield. No permit shall be issued for demolition of a Contributing Building unless a Certificate of Economic Hardship has been issued by the Board verifying that the structure has degenerated beyond feasible limits for rehabilitation, or that rehabilitation is impracticable and there is an economic hardship.

C. SIGNS.

All signage shall meet the standards of Section 5-1400 of the Zoning Ordinance unless otherwise modified herein:

1. Number. Each premise shall be permitted one (1) detached sign and shall also be permitted either one (1) projecting sign or one (1) wall sign.
2. Size. A maximum of fifty (50) square feet of background area shall be permitted for each attached or detached sign. Detached signs may be two sided, each side not to exceed fifty (50) square feet. A single-sided detached sign shall not exceed fifty (50) square feet.
3. Height. No part of a detached sign shall exceed a height of ten (10) feet above the ground area upon which it is located.
4. Sign Lighting. No sign shall use a blinking, flashing, animated, or other illuminating device which changes in light intensity. No beacons or strobe lights shall be permitted.
5. Sign Types. Signs shall only refer to a business, person, activity, goods, products, or service located on the premises where the sign is installed and maintained. Temporary signs shall not be permitted.
6. Exempt Signs. Those signs set forth below shall also be permitted.
 - a. Address Numbers and Name Plates. Address numbers for each residential building not exceeding one (1) square foot in effective area and one name plate not exceeding two (2) square feet in effective area per dwelling unit or business.
 - b. Banner Signs. One sign composed of highly flexible lightweight material, such as a banner, per business premise, which is not over four (4) square feet in effective area, posted for not more than thirty (30) days per year.
 - c. Directional Signs. Detached on-premise directional signs which do not exceed five (5) square feet in effective area. Any logo, business name, product, or service identification, or other advertising shall not

exceed twenty percent (20%) of the effective area. No part of the sign shall exceed four (4) feet in height above street grade or four (4) feet in height above the lowest level of the ground under the sign if elevation of premise at sign location is more than twelve (12) inches above street grade, excluding berms or other landscaping features. A Certificate of Appropriateness must be issued prior to installation of directional signs.

- d. Flag. A flag or similar device identifying any person.
- e. Government Signs. Any sign erected or maintained by or for any agency or government pursuant to and in discharge of any governmental function or required or authorized by law, ordinance, or governmental regulations.
- f. Internal Signs. Any one-premise sign, the copy of which cannot be viewed from a street right-of-way or adjoining property.
- g. Neighborhood Identifications Signs. A sign, masonry wall, landscaping or other similar material or features which are combined to form a display for neighborhood or tract identification, provided that the legend of such display shall consist of only the neighborhood, tract name, or historic district. A Certificate of Appropriateness must be issued prior to installation of neighborhood identification signs.
- h. Real Estate Sale, Lease, And Construction Signs. Non-illuminated temporary on-premise signs pertaining to the construction, sale, or lease of that premise, not to exceed six (6) square feet in effective area. Such signs shall be removed within fourteen (14) days after the closing of the sale or lease or within thirty (30) days after the issuance of an occupancy permit or erection of a permanent sign, whichever occurs first.
- i. Miscellaneous Exempt Signs.
 - 1. A temporary sign not exceeding four (4) square feet in background area advertising drives or events of a civic, philanthropic, educational, religious, political, or similar nature, provided that said sign is posted only during said drive or event for no more than thirty (30) days per year and is removed within twenty-four (24) hours after an event.
 - 2. Attached incidental sign, which pertains to goods, products, services, or facilities that are available on the premises where the sign is located, but only tangentially related to the main activities or purposes of the business, not exceeding a total of four (4) square feet in effective area per business.

D. OFF-STREET PARKING REQUIREMENTS.

All uses shall provide off-street parking in accordance with Section 5-1500 of the Zoning Ordinance, unless the contributing structure is intact, whereas Section 5-1500 of the Zoning Ordinance is otherwise modified herein:

1. Parking Spaces Required.

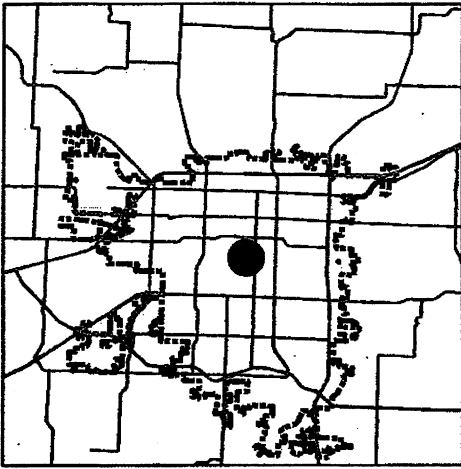
a. Non-residential uses, except restaurant uses which shall follow the Zoning Ordinance requirements, shall have at least one (1) parking space for each three hundred fifty (350) square feet of gross leasable area, excluding outdoor display and sales areas. However, parking requirements may be reduced for uses that demonstrate a sensitivity to historic preservation. The applicant may submit a parking plan to the Administrative Review Committee for modification to the requirements.

b. Residential uses shall have at least one and one-half (1.5) parking spaces for each dwelling unit.

2. Parking Lot Surface. Parking lots and driveways shall be surfaced with either asphalt, concrete or pavers so as to provide a permanent surface capable of withstanding the type of vehicular traffic to which such area is likely to be subjected.

SECTION 63 - DEFINITIONS.

The Walnut Street-West Urban Conservation District shall be subject to all applicable definitions found in Division II of the Zoning Ordinance. Any definition found in Division II of the Zoning Ordinance and referencing historic structures, Historic Sites, Historic Landmarks or Historic Districts shall also be deemed applicable to any building or property within the Walnut Street-West Urban Conservation District.



Zoning & Subdivision Report

Planning & Development - 417/864-1611
840 Boonville - Springfield, Missouri 65801

Exhibit 2

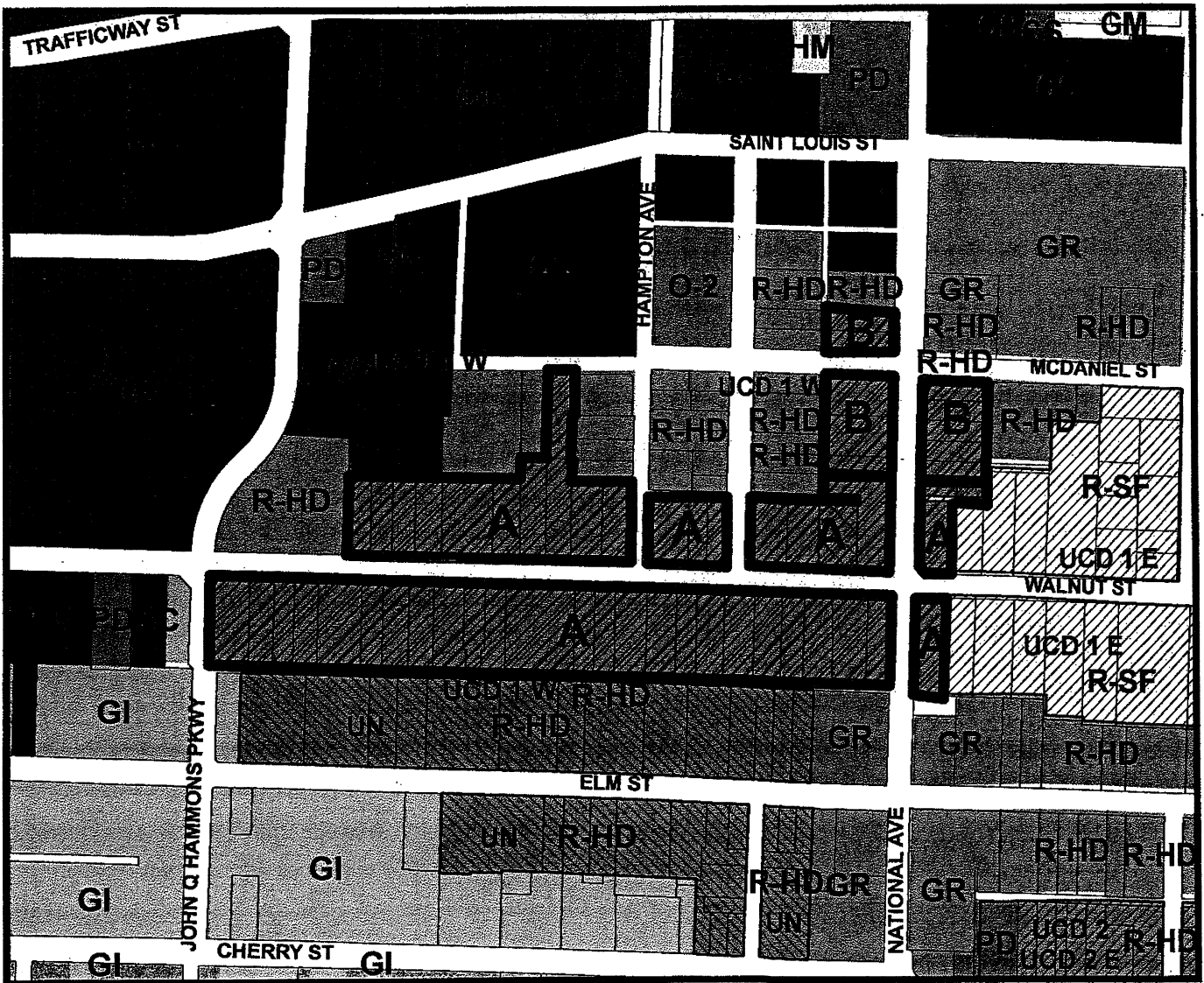
Z-02-2010

Walnut Street-West UCD

Sub Areas

Location: 900-1200 blk E. Walnut & 200-300 blk S. National

LOCATION SKETCH



- Area of Proposal



1 inch = 400 feet

**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: 1647 East Walnut Street

On July 15, 2026, the Landmarks Board staff found the following to be a matter of fact:

That the proposed work will be done in conformance with the Secretary of Interior's Standards for Rehabilitation.

That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut Street Districts and Mid-Town Neighborhood historic sites only).

That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance and Building Code.

Based on this finding of fact, the Landmarks Board staff approved the following work item(s) as shown in submitted materials:

1. Replace existing roof on house in-kind, as described in submitted materials.

Approval of these work items does not constitute approval of plans for building code purposes or for rehabilitation tax credits nor does it certify that the zoning is appropriate for the proposed uses.

This certificate expires after six months.



Andrew Menke, Senior Planner
Planning and Development

July 15, 2026
Date

**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: 1260 East Walnut Street

On August 11, 2026, the Landmarks Board staff found the following to be a matter of fact:

That the proposed work will be done in conformance with the Secretary of Interior's Standards for Rehabilitation.

That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut Street Districts and Mid-Town Neighborhood historic sites only).

That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance and Building Code.

Based on this finding of fact, the Landmarks Board staff approved the following work item(s) as shown in submitted materials:

1. Install 5-foot tall black iron fence and 8-foot tall gate along the width of the property, behind the front building line of the structure.

Approval of these work items does not constitute approval of plans for building code purposes or for rehabilitation tax credits nor does it certify that the zoning is appropriate for the proposed uses.

This certificate expires after six months.



Andrew Menke, Senior Planner
Planning and Development

August 11, 2026
Date

**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS
NOTICE OF DECISION**

Address: 812 East Walnut Street

On August 11, 2026, the Landmarks Board staff found the following to be a matter of fact:

That the proposed work will be done in conformance with the Secretary of Interior's Standards for Rehabilitation.

That the proposed work will be done in conformance with any applicable design guidelines or standards that the Landmarks Board has established and adopted. (Commercial Street and Walnut Street Districts and Mid-Town Neighborhood historic sites only).

That the proposed work will be done in conformance with all other relevant requirements of the Springfield Zoning Ordinance and Building Code.

Based on this finding of fact, the Landmarks Board staff approved the following work item(s) as shown in submitted materials:

1. Replace existing fascia with painted pine lumber fabricated to match the existing dimensions, profile, and visual appearance of the historic fascia.
2. Install aluminum soffit panels at the upper roof, as previously approved, and install a stained 1x6 Western Red Cedar V-joint tongue-and-groove ceiling at the reconstructed front porch soffit.
3. Remove deteriorated concealed gutter system at the upper roof and install the custom formed gutter assembly previously approved for the porch.

Approval of these work items does not constitute approval of plans for building code purposes or for rehabilitation tax credits nor does it certify that the zoning is appropriate for the proposed uses.

This certificate expires after six months.



Andrew Menke, Senior Planner
Planning and Development

August 11, 2026
Date