



City of Springfield

Agenda

Planning and Zoning Commission

Randall Doennig, Chair

Dan Scott, Vice Chair
Brandi Morris
Helen Gunther
David Jacquez

Christopher Souliere
Eric Pauly
Jennifer McClure
Layne Hunton

September 10, 2026

6:30 PM

**Regional Police-Fire Training Center
2620 West Battlefield Road
Room 101, 102, and 103**

- 1. ROLL CALL.**
- 2. APPROVAL OF MINUTES.**
 - 2.1. August 13, 2026
- 3. COMMUNICATIONS.**
 - 3.1. August 2026 Planning and Zoning / City Council Actions
- 4. CONSENT ITEMS.**
 - 4.1. Relinquishment of Easement 982
2848 North LeCompte Road (Applicant: Prime, Inc.)
 - 4.2. Relinquishment of Easement 983
1221 E. Kingsley Street (Applicant: Wilson, Robert E. Jr. Revocable Living Trust)
 - 4.3. Relinquishment of Easement 984
2820 South Park Avenue (Applicant: Dyke Industries)
 - 4.4. Relinquishment of Easement 985
2808 North Kansas Expressway (Applicant: Midwest Express Wash, LLC)
- 5. UNFINISHED BUSINESS.**

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.

- 5.1. Vacation 845 (POSTPONED)
2616 & 2626 West College Road and 2630, 2638, 2643 & 2646 West Olive Street and 226 North Scenic Avenue (Applicant: Preferred Family Healthcare, Inc.)
- 5.2. **ADMINISTRATIVE ACTION: SUBDIVISION**
Preliminary Plat of Horizons at the Ridge 1st Addition (POSTPONED)
1012 West Buena Vista Street (Applicant: Westward Land Co., LLC)
- 5.3. Z-11-2026 (POSTPONED)
1349 North Wabash Avenue (Applicant: City of Springfield)
- 5.4. Z-12-2026 (POSTPONED)
1348 North LaFontaine Avenue (Applicant: City of Springfield)
- 5.5. Z-13-2026 (POSTPONED)
1344 North LaFontaine Avenue (Applicant: City of Springfield)
- 5.6. Conditional Use Permit 487
1601 East Cairo Street (Applicant: All Things New Housing Solutions, LLC)

6. PUBLIC HEARINGS.

- 6.1. Z-23-2026 - Citywide Appeal
1469 North Rogers Avenue (Applicant: KJW Property Group, LLC / City of Springfield)
- 6.2. Z-25-2026 - Citywide Appeal
4233-4297 South Hillcrest Avenue and 4268 & 4270 South Hillcrest Avenue (Applicant: Journey Investments, LLC; Whisker Investment, LLC / City of Springfield)
- 6.3. Z-26-2026 Conditions #288
2900 South National Avenue and 2900 South National Avenue, Suite A (Applicant: NSI A1, LLC)
- 6.4. Z-27-2026 Conditions #287
1435 West Talmage Street (Applicant: Dunbar Family Enterprises, LLC)
- 6.5. Planned Development 298 Final Development Plan
3515 East Olive Street (Applicant: Burkes Development Corporation)

7. OTHER BUSINESS.

- 7.1. Rules of Procedure Change - Hearing Exhibits
Citywide (Applicant: City of Springfield)

7.2. Appointment of Vice-Chair Pro Tem for October 2026

8. **ADJOURN.**

**City of Springfield
Minutes
Planning and Zoning Commission**

Helen Gunther
Jennifer McClure
David Jacquez
Brandi Morris

Randall Doennig, Chair

Christopher Souliere
Eric Pauly
Dan Scott, Vice Chair
Layne Hunton

August 13, 2026

6:30pm

**Regional Police-Fire Training Center
2620 West Battlefield Road
Room 101, 102, and 103**

ROLL CALL.

Present: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Gunther, Commissioner Hunton, and Commissioner Morris. Absent: Commissioner Jacquez.

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

APPROVAL OF MINUTES.

The minutes of July 16, 2026 were approved.

COMMUNICATIONS.

CONSENT ITEMS.

UNFINISHED BUSINESS.

Vacation 845

2616 & 2626 West College Road and 2630, 2638, 2643 & 2646 West Olive Street and 226 North Scenic Avenue

Applicant: Preferred Family Healthcare, Inc.

This item has been requested to be postponed to the September 10, 2026 meeting.

COMMISSION ACTION:

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

Preliminary Plat of Horizons at the Ridge 1st Addition
1012 West Buena Vista Street

Applicant: Westward Land Co., LLC

This item has been requested to be postponed to the September 10, 2026 meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Scott moved to postpone Preliminary Plat of Horizons at the Ridge 1st Addition. Commissioner Gunther seconded the motion. The item was **postponed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Jacquez. Abstain: None.

PUBLIC HEARINGS.

Z-11-2026

1349 North Wabash Avenue

Applicant: City of Springfield

This item has been requested to be postponed to the September 10, 2026 meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner McClure moved to postpone Z-11-2026. Commissioner Pauly seconded the motion. The item was **postponed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Jacquez. Abstain: None.

Z-12-2026

1348 North LaFontaine Avenue

Applicant: City of Springfield

This item has been requested to be postponed to the September 10, 2026 meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Morris moved to postpone Z-12-2026. Commissioner Souliere seconded the motion. The item was **postponed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Jacquez. Abstain: None.

Z-13-2026

1344 North LaFontaine Avenue

Applicant: City of Springfield

This item has been requested to be postponed to the September 10, 2026 meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Pauly moved to postpone Z-13-2026. Commissioner Souliere seconded the motion. The item was **postponed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Jacquez. Abstain: None.

Z-18-2026
520, 528 & 536 West Locust Street
Applicant: KDR Real Estate, LLC

Daniel Neal stated that this is a request to rezone approximately 0.51 acre of property from R-SF, Single-Family Residential District to R-MX2, Mixed Density Neighborhood – Medium District.

Commissioner Doennig opened the public hearing.

Mr. Mark Young, 928 N. Farm Road 75, expressed appreciation for new development standards but noted the challenge of managing costs for middle-class housing and stating the half-acre site was previously 3 single-family lots and proposing a 2-story, 8-unit apartment building (4 one-bedroom at 500 sq ft, 4 two-bedroom at 700 sq ft). Ground floor units would be handicap accessible or convertible. No elevator planned. He highlighted the site's walkability to amenities like groceries, restaurants, parks, and schools. He also confirmed the building would be 2 stories with a peaked roof.

Commissioners Scott and Pauly raised concerns about potential building height (R-MX2 allows up to 4 stories/55 ft) given nearby single-family homes. Daniel Neal clarified that site constraints (e.g., existing detention basin) might naturally limit the density, and the applicant was likely aiming for 2-3 stories but conditions on height could be considered.

Commissioner Morris asked about parking and Mr. Young noted the 8-unit project with a mix of one and two-bedroom apartments, is to provide 12 parking spaces, which includes one handicapped spot. This meets the requirement of 1.5 spaces per unit.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION: (amend)

Planning and Zoning Commissioner Scott moved to amend to a maximum height of 35 feet and 2 stories. Commissioner Hunton seconded the motion. The amendment **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Pauly, Commissioner McClure, Commissioner Hunton and Commissioner Morris. Nays: Commissioner Souliere. Absent: Commissioner Jacquez. Abstain: None.

COMMISSION ACTION:

Planning and Zoning Commissioner Souliere moved to approve Z-18-2026. Commissioner Morris seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Jacquez. Abstain: None.

Z-19-2026
3520 East Olive Street
Applicant: Legacy Bank & Trust Company

Daniel Neal stated that this is a request to rezone approximately 11.53 acres of property from PD, Planned Development No. 298 to GC, General Commercial District.

Commissioner Doennig opened the public hearing.

Mr. Will Hoey, 550 St. Louis Street, and here to answer any questions.

Commissioner Morris addressed concerns about the detention pond noting the primary worry from the residents was that the detention pond would remain wet for too long, essentially turning into a swamp or wetland.

Mr. Hoey noted it was designed for the entire development and acknowledged neighbor complaints about the pond staying wet and committed to addressing these issues as part of the church's design, potentially by altering the pond's bottom or slopes. He also indicated the building would likely be located on the south and east portions of the property, with retaining walls to manage topography and will also conduct a new report to confirm the pond's volume and design are adequate for the area's needs.

Mr. Lee Spampinato, 305 S. Pebble Beach Expressed concern that rezoning to GC, General Commercial could set a precedent for future, more intense commercial development and that his primary concern is about the responsibility for the retention pond's maintenance, questioning whether it transfers to the new owner (the church). He noted existing issues with the pond staying wet and debris accumulation and raised concerns about increased traffic congestion and access/egress from the church onto Eastgate Avenue.

Commissioner Doennig closed the public hearing.

Commissioner Pauly asked who is responsible for the detention pond when the property is sold.

Joe Codichini, Public Works confirmed that the detention basin's maintenance responsibility, including the operations and maintenance agreement, will be transferred to the church upon purchase and stated that a permanent property owner (the church) could be beneficial for quicker response to maintenance issues. He also acknowledged past issues with the spring and debris but noted recommendations for improvement.

COMMISSION ACTION:

Planning and Zoning Commissioner Souliere moved to approve Z-19-2026. Commissioner Morris seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Jacquez. Abstain: None.

Z-20-2026

1836, 1838, 1842 & 1544 East Bennett Street

Applicant: Valiant Management Group, LLC

Monica Percy stated that this is a request to rezone approximately 0.44 acres of property from C-MX1, Commercial Mixed-use Neighborhood to C-MX2, Commercial Mixed-use Community.

Commissioner Scott asked for clarification that parking requirements would not change and are based on the proposed use of C-MX2. Monica Percy stated that parking the requirements would still be based on whichever use is proposed onsite, so there would be no changes for parking.

Commissioner Pauly wanted confirmation regarding height requirements or maximum ability for C-MX2, and Monica Percy stated the maximum height for a building in a C-MX2 district is 65 feet or 5 stories.

Commissioner Doennig opened the public hearing.

Mr. Ethan Dahl, 2804 N. Biagio Street confirmed the purpose was to gain smaller setbacks for greater flexibility and efficient use of property and the plans include removing existing pavement/garage and adding new pavement and a screened dumpster. He reported that a neighborhood meeting yielded no concerns from

business owners (no homeowners attended), who expressed support and clarified the proposed addition would be a maximum of 2 stories.

Commissioner Pauly asked for the neighbors who did not attend the meeting and if they could have a concern about the developer's ability to have a 5-story/65-foot building. Mr. Dahl stated that they are looking at 2 stories.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Souliere moved to approve Z-20-2026. Commissioner Pauly seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Jacquez. Abstain: None.

Z-21-2026

835 North Campbell Avenue

Applicant: SOOIE, LLC

This item has been requested to be withdrawn.

COMMISSION ACTION:

Planning and Zoning Commissioner Pauly moved to withdraw Z-21-2026. Commissioner Morris seconded the motion. The item was **Withdrawn** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Jacquez. Abstain: None.

Z-22-2026

535 West Weaver Road

Applicant: Ridge Walk, LLC

Michael Sparlin stated that this is a request to rezone approximately 6.18 acres of property from C-MX1, Commercial Mixed-use Neighborhood with Conditional Overlay District No. 176 to GC, General Commercial.

Commissioner Doennig opened the public hearing.

Mr. Jade Pavia, 1011 W. Main Street, Buffalo, MO and here to answer any questions.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Pauly moved to approve Z-22-2026. Commissioner Souliere seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Jacquez. Abstain: None.

Z-24-2026

4285 South Kansas Avenue

Applicant: Southland Christian Church of Spfld, MO

Michael Sparlin stated that this is a request to rezone approximately 1.5 acres of property from C-MX1, Commercial Mixed-Use Neighborhood with Conditional Overlay District No.130 to R-MX2, Mixed Density Neighborhood – Medium.

Commissioner Doennig opened the public hearing.

Mr. Daniel Shannon, 8689 Gourley Road and here to answer any questions. He noted people attending the public meeting and asked them to call him if they have further questions after the meeting.

Commissioner Doennig closed the public hearing.

Commissioner Pauly commented on all the information that was presented wanted to applaud this group for putting it all together and believes it will be very beneficial.

COMMISSION ACTION:

Planning and Zoning Commissioner Hunton moved to approve Z-24-2026. Commissioner Pauly seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Jacquez. Abstain: None.

Conditional Use Permit 487

1601 East Cairo Street

Applicant: All Things New Housing Solutions, LLC

This item has been requested to be postponed to the September 10, 2026 meeting.

COMMISSION ACTION:

Planning and Zoning Commissioner Souliere moved to postpone Conditional Use Permit 487. Commissioner Pauly seconded the motion. The item was **postponed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Jacquez. Abstain: None.

Preliminary Plat of Kay Pointe Place

901 South West Bypass, 849 South Suburban Avenue & 3652 West Kay Pointe Boulevard

Applicant: Carleton Resources, LLC

Bob Hosmer stated that this is a request to approve a preliminary plat for a 37-lot subdivision.

Commissioner Pauly inquired about Parks & Greenways' concerns regarding linear park trail easements. Mr. Hosmer noted discussions but deferred details to the applicant.

Commissioner Morris asked if the development would be connected to the existing Kay Pointe subdivision's pool/HOA. Mr. Hosmer stated that he believes it would be a separate development.

Joe Codichini, Public Works clarified that a fee-in-lieu for detention might be permissible with a public improvement plan and downstream analysis, offering the developer the choice of providing additional detention along with the 2 existing basins.

Commissioner Doennig opened the public hearing.

Mr. Chris Wynn, 5051 S. National Avenue Stated this is a re-approval of a preliminary plat that expired after 2 years, with largely the same layout and confirmed developer's intent to provide trail easements, with exact alignment to be finalized during the final plat process, coordinating with future commercial development. Connectivity to Kay Pointe and Rutledge Wilson's farm is planned. He also confirmed this would be a separate subdivision from the original Kay Pointe.

Commissioner Morris asked about restricting rentals. Mr. Wynn stated that he is not aware of restrictions on rentals, but the developer would clarify at City Council.

Mr. Richard McLain, 3667 W. Madison Street, cited a history of unpermitted work on the property, i.e., movement of dirt, excavation, and trees being taken down and expressed concern that the plat obstructs the city's proposed extension of Grand Street, which would alleviate significant traffic issues on other local roads. He supports Ozark Greenway Trails input and urges the developer to make trail access. He asked for MoDOT to address traffic concerns (e.g., traffic lights) at West Bypass and Farm Road 146 due to frequent accidents and congestion and he also raised concerns about the large stormwater detention basin and the capacity of the existing sewer main, which occasionally overflows.

Ms. Sherry Ginthum, 3656 W. Kay Pointe Boulevard, is concerned about the impact on her adjacent property, specifically the clearing of mature trees, and asked about plans for clearing, vegetative buffers, or any screening requirements between the new development and existing homes. She also inquired about utilities, retaining walls, drainage, and elevation changes.

Commissioner Doennig closed the public hearing.

Commissioners asked about narrow scope of administrative action, where approval is required if the plat meets city regulations. Bob Hosmer stated that if the plat meets city regulations, then approval is required.

COMMISSION ACTION:

Planning and Zoning Commissioner Morris moved to approve Preliminary Plat of Kay Pointe Place.

Commissioner Souliere seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Jacques. Abstain: None.

OTHER BUSINESS.

Initiate Land Development Code Text Amendment 4
Citywide

Applicant: City of Springfield

Bob Hosmer stated that this is a request to initiate a text amendment to the Land Development Code. The amendment is anticipated for a public hearing at the October 15th, 2026 Planning and Zoning Commission meeting.

Commissioner Doennig opened the public hearing.

No speakers.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Souliere moved to approve Initiate Land Development Code Text Amendment 4. Commissioner Pauly seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Jacquez. Abstain: None.

Initiate Rules of Procedure Change - Hearing Exhibits
Citywide

Applicant: City of Springfield

Bob Hosmer stated that this is to initiate changes to the Commission's rules of procedure, specifically regarding the acceptance of information for meeting packets and this follows a training discussion about setting a cutoff time for submissions to ensure Commissioners have adequate time to review large documents. Written changes will be presented at the next meeting.

Commissioner Doennig opened the public hearing.

No speakers.

Commissioner Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Pauly moved to approve Initiate Rules of Procedure Change - Hearing Exhibits. Commissioner McClure seconded the motion. The item **Passed** with the following votes: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Gunther, Commissioner Pauly, Commissioner McClure, Commissioner Souliere, Commissioner Hunton and Commissioner Morris. Nays: None. Absent: Commissioner Jacquez. Abstain: None.

ADJOURN.

PNZ City Council Results

Meeting Dates From: 08/01/2026 To: 08/31/2026

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Z-18-2026 520 W LOCUST ST 528 W LOCUST ST 536 W LOCUST ST	8/13/2026 Approved		
Z-19-2026 3520 E OLIVE ST	8/13/2026 Approved		
Z-22-2026 535 W WEAVER RD	8/13/2026 Approved		
Z-20-2026 1838 E BENNETT ST 1836 E BENNETT ST 1842 E BENNETT ST 1844 E BENNETT ST	8/13/2026		
PPlat of Kay Pointe Place 901 S WESTBYPASS BYP 3652 W KAY POINTE BLVD 849 S SUBURBAN AVE	8/13/2026 Approved		
Z-24-2026 4285 S KANSAS AVE	8/13/2026 Approved		
PPlat of Gotts Valley 3830 E DIVISION ST	7/16/2026 Approved	8/10/2026 Complete	8/24/2026 Approved
Z-16-2026 1006 W BUENA VISTA ST	7/16/2026 Approved	8/10/2026 Complete	8/24/2026 Approved
Z-17-2026 701 S KANSAS AVE 717 S KANSAS AVE 731 S KANSAS AVE 737 S KANSAS AVE 753 S KANSAS AVE 801 S KANSAS AVE 804 S KANSAS EXPY 807 S KANSAS AVE 815 S KANSAS AVE 823 S KANSAS AVE 834 S KANSAS EXPY	7/16/2026 Approved	8/10/2026 Complete	8/24/2026 Approved
Request to Acquire 550 724 N CAMPBELL AVE		8/10/2026 Complete	
A-4-2026 5534 W CHESTNUT ST 5965 W INDEPENDENCE DR 6057 W INDEPENDENCE DR		8/24/2026 Complete	

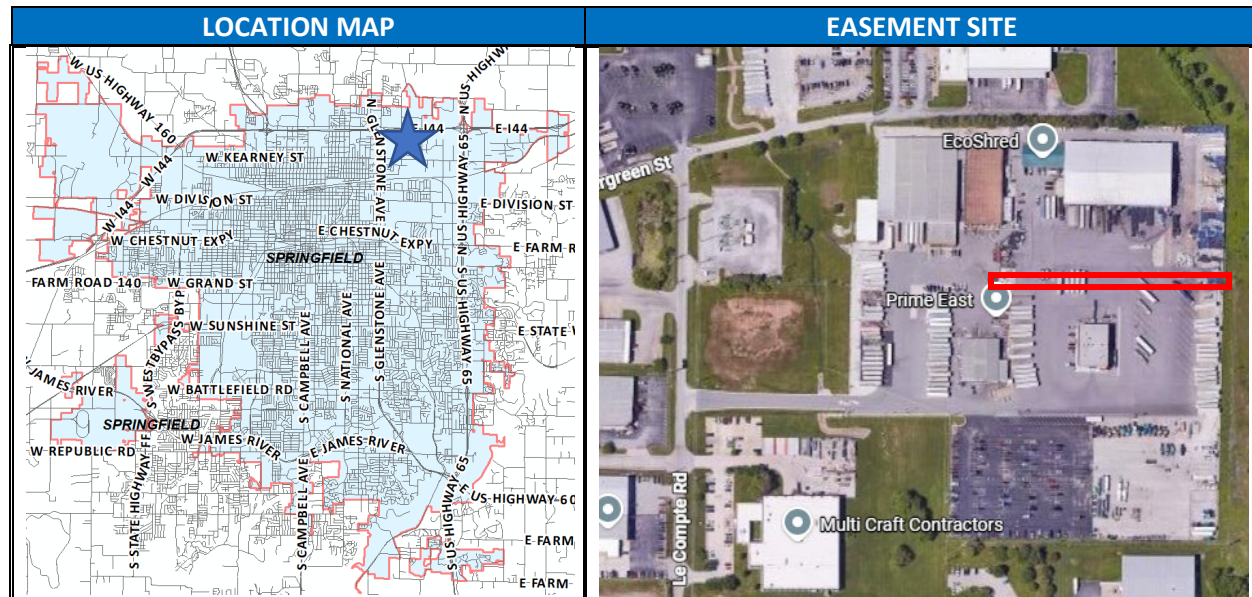
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 982
Location:	2848 North Le Compte
Total Acres:	0.237 acres
Applicant:	Prime, Inc
Existing Land Use:	Shipping
Planning and Zoning Commission:	September 10, 2026
City Council:	N/A
Staff:	Tyler Hession, Associate Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 982 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

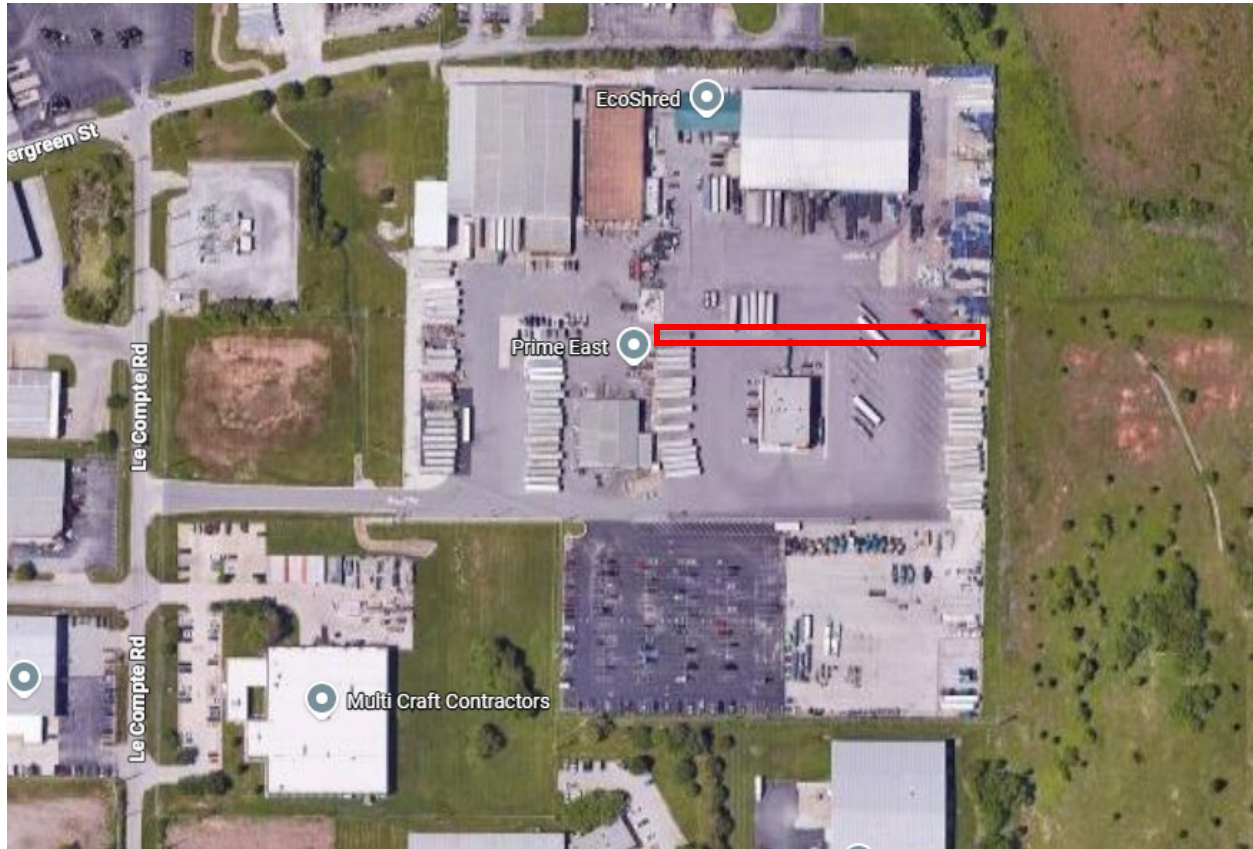
PROJECT SUMMARY:

The applicant, Prime, Inc, is requesting to relinquish a utility easement to facilitate the development of the property. No replacement easements are to be dedicated.

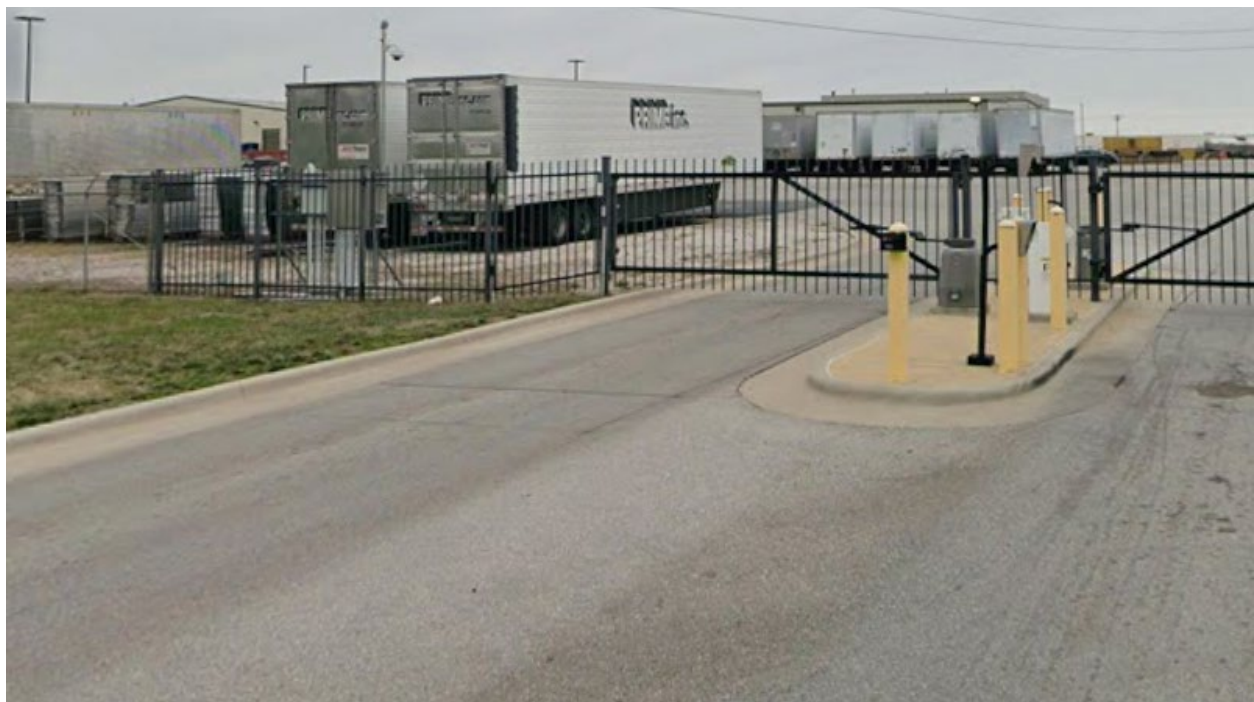


DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-160. - Relinquishment of public utility easements.

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
 - (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

DEPARTMENT COMMENTS:

1. PUBLIC WORKS - SURVYEE:

Approved.

2. ENVIRONMENTAL SERVICES – CLEAN WATER SERVICES:

Approved.

3. CITY UTILITIES:

No issues with the proposed relinquishment.

4. MEDIACOM:

Approved.

5. AT&T:

Approved

STAFF ANALYSIS AND RECOMMENDATION:

- 1. The applicant is requesting to relinquish a utility easement to facilitate the development of the property.

DEVELOPMENT REVIEW STAFF REPORT

2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the finding of facts above.

PLANNING AND ZONING OPTIONS:

1. Recommend that the relinquishment is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).
2. Recommend that the relinquishment is determined to be not consistent with the master plan (Comprehensive Plan Forward SGF).

REQUIREMENTS FOR APPROVAL:

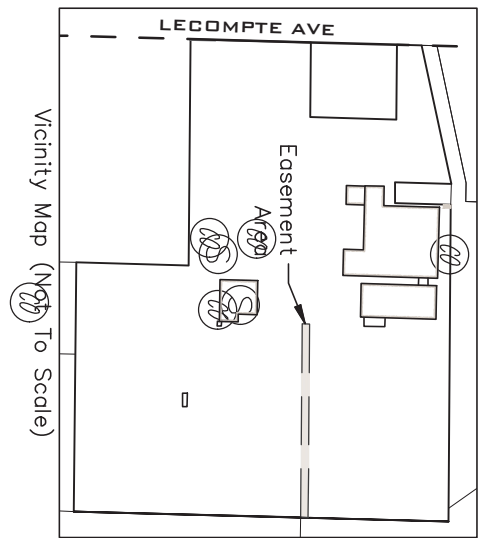
TABLE A

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is not required to dedicate a replacement easement.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is not required to dedicate a replacement easement.

DEVELOPMENT REVIEW STAFF REPORT

LEGAL DESCRIPTION:

The East 518.00 feet of a utility easement as recorded in Book 1546 at Page 486 in the Recorder's Office in Greene County, Missouri, and being more particularly described as follows: Commencing at the Northeast corner of Lot 1 of Partnership Industrial Center Phase 21 (twenty-one), a recorded subdivision in the City of Springfield, Greene County, Missouri; thence, North 01°31'37" East, along and with the West line of Partnership Industrial center Phase 12 (twelve), a recorded subdivision in the City of Springfield, Greene County, Missouri, 606.62 feet to the POINT OF BEGINNING; thence, North 89°31'17" West, departing said West line, 518.00 feet; thence, North 01°31'37" East, 20.00 feet; thence, South 89°31'17" East, 518.00 feet to said West line; thence, South 01°31'37" West, along and with said West line, 20.00 feet to the POINT OF BEGINNING, containing 10,360 square feet, more or less.



Prime Inc.
BK. 2013
PG. 01378013

Partnership Industrial Center
Phase 21, Lot 1

20.00' ELEC. ESMT.
BK. 1546, PG. 486

N01°31'37"E
20.00'

EXISTING SAN SEW ESMT

S89°31'17"E 518.00'
N89°31'17"W 518.00'

606.62'
N01°31'37"E

P.O.B.

Partnership Industrial
Center Phase 12

Common
Area



NOTE:
THIS DRAWING HAS BEEN PREPARED ONLY AS AN EXHIBIT TO ILLUSTRATE NEW EASEMENTS TO BE DEDICATED BY RECORDED INSTRUMENTS AND IS NOT TO BE CONSTRUED TO REPRESENT A PROPERTY BOUNDARY SURVEY.



LEE Engineering & Associates, L.L.C.
1200 E. Woodhurst Dr., Suite D200
Springfield, Missouri 65804
417-886-9100 (phone)
417-886-9336 (fax)
dlee@leeengineering.biz

"Engineering with Integrity"

Missouri State Certificate of Authority
Engineering #2005016504
Land Surveying #2009028050

**Utility Easement
Relinquishment**

DATE:

06/09/2026

PROJECT NO.:

326

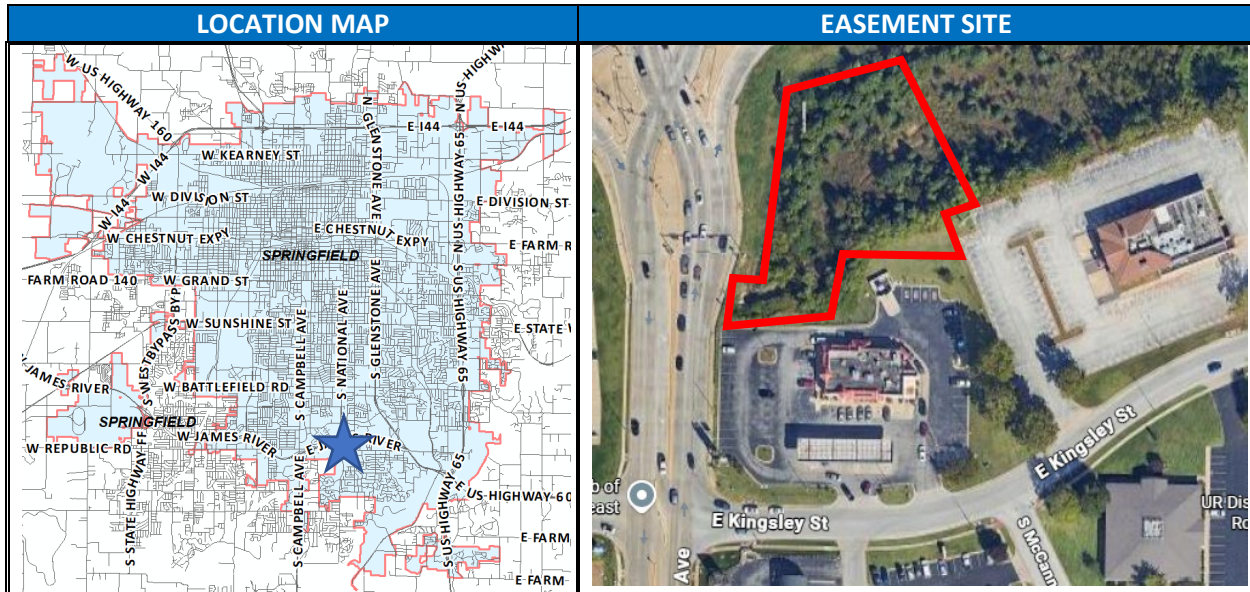
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 983
Location:	1221 East Kingsley
Total Acres:	1.002 acres
Applicant:	Wilson, Robert E Jr. Revocable Living Trust
Existing Land Use:	Retail
Planning and Zoning Commission:	September 10, 2026
City Council:	N/A
Staff:	Tyler Hession, Associate Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 983 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, Wilson, Robert E Jr. Revocable Living Trust, is requesting to relinquish a drainage easement to facilitate the development of the property. No replacement easements are to be dedicated.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-160. - Relinquishment of public utility easements.

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
 - (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

DEPARTMENT COMMENTS:

1. PUBLIC WORKS - SURVY:Y:

Approved.

2. PUBLIC WORKS - STORMWATER:

Proposed relinquishment is approved. The new easements are in place. PIP is in final construction.

STAFF ANALYSIS AND RECOMMENDATION:

- 1. The applicant is requesting to relinquish a drainage easement to facilitate the development of the property.
- 2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
- 3. No one has objected to this request to date.

STAFF RECOMMENDATION:

- 1. Staff recommends approval based on the finding of facts above.

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING OPTIONS:

1. Recommend that the relinquishment is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).
2. Recommend that the relinquishment is determined to be not consistent with the master plan (Comprehensive Plan Forward SGF).

REQUIREMENTS FOR APPROVAL:

TABLE A

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is not required to dedicate a replacement easement.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is not required to dedicate a replacement easement.

DEVELOPMENT REVIEW STAFF REPORT**LEGAL DESCRIPTION:**

All that part of Tract I of the Administrative Subdivision of Bradford Park South Phase III, as recorded in SRB 5490-2948 in the Greene County, Missouri Records Office; being more particularly described as follows:

BEGINNING at the Northwest corner of said Tract I; thence, North 69°58'02" East, along and with the South right-of-way line of James River Freeway, a distance of 139.81 feet; thence, South 13°53'57" East, departing said South line, a distance of 184.99 feet to the North line of Tract II of said Administrative Subdivision; thence, South 68°51'43" West, along and with said North line, a distance of 7.27 feet to the Northwest corner of said Tract II; thence, South 08°41'23" East, along and with the West line of said Tract II, a distance of 7.92 feet to a platted detention easement recorded in the Final Plat of Bradford Park South Phase III; thence along and with said easement the following three (3) courses:

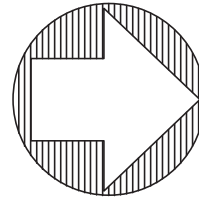
South 69°06'29" West, a distance of 87.11 feet, thence, South 09°36'59" West, a distance of 84.62 feet; thence, North 89°31'25" West, a distance of 153.46 feet

to the East right-of-way line of National Avenue; thence, along and with said East Line the following three (3) courses:

North 18°04'58" East, a distance of 47.07 feet; thence, South 89°27'25" East, a distance of 31.96 feet; thence, North 08°40'51" East, a distance of 213.36 feet

to the South right-of-way line of said James River Freeway and the POINT OF BEGINNING; containing 43,638 square feet, more or less.

SCALE 1" = 50'



NW CORNER TRACT I
ADMINISTRATIVE SUBDIVISION
BRADFORD PARK SOUTH PHASE III

NATIONAL AVENUE

N18°04'58"E
47.07'
S89°27'25"E
31.96'

N08°40'51"E
213.36'

SAN SWR & UTIL ESMT

DETENTION ESMT
N89°31'25"W
153.46'
S09°36'59"W
84.62'

N69°58'02"E
139.81'
JAMES RIVER FREEWAY
10' UTILITY EASEMENT

S13°53'57"E
184.99'

TRACT I

S68°51'43"W
7.27'
S08°41'23"E
7.92'

DETENTION EASEMENT

S69°06'29"W
87.11'

TRACT II

NOTE:
THIS DRAWING HAS BEEN PREPARED ONLY AS AN EXHIBIT TO ILLUSTRATE NEW EASEMENTS TO BE DEDICATED BY RECORDED INSTRUMENTS AND IS NOT TO BE CONSTRUED TO REPRESENT A PROPERTY BOUNDARY SURVEY.

 LEE Engineering & Associates, L.L.C. 1200 E. Woodhurst Dr., Suite D200 Springfield, Missouri 65807 417-886-9100 (phone) 417-886-9336 (fax) dlee@leeengineering.biz <i>"Engineering with Integrity"</i>	Missouri State Certificate of Authority Engineering #2009016504 Land Surveying #2009028050	DETENTION EASEMENT RELINQUISHMENT TRACT I BRADFORD PARK SOUTH PHASE III	DATE: 05/08/2025 PROJECT NO.: 1737
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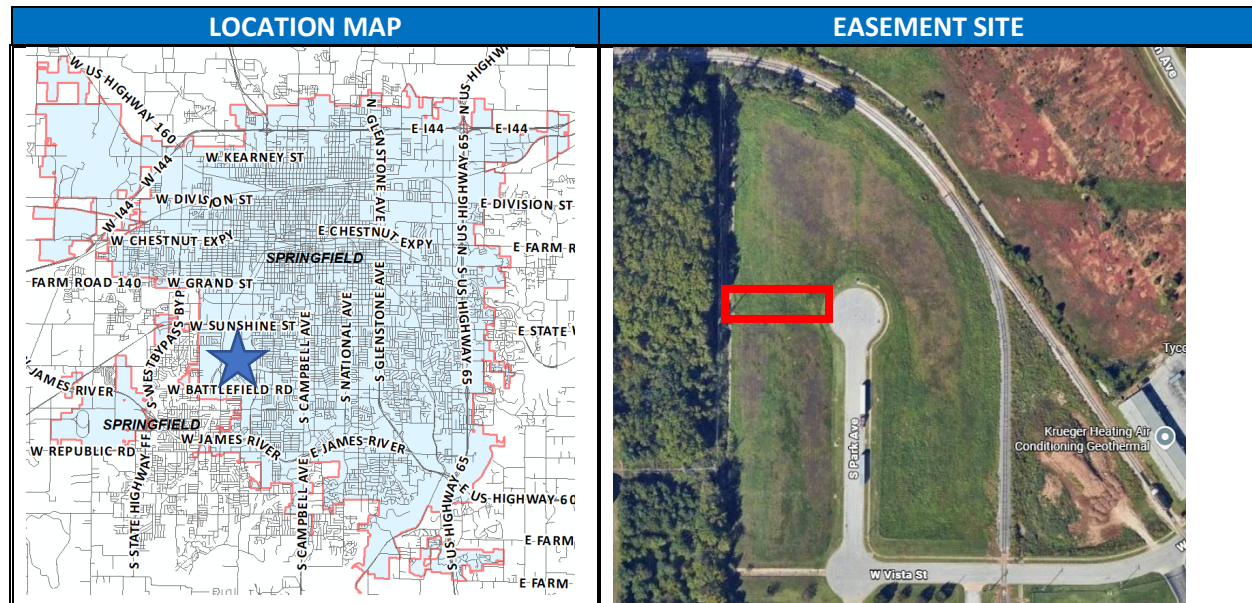
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 984
Location:	2820 South Park
Total Acres:	0.071 acres
Applicant:	Dyke Industries Inc.
Existing Land Use:	Vacant
Planning and Zoning Commission:	September 10, 2026
City Council:	N/A
Staff:	Tyler Hession, Associate Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 984 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, Dyke Industries, Inc., is requesting to relinquish a drainage easement to facilitate the development of the property. No replacement easements are to be dedicated.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-160. - Relinquishment of public utility easements.

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
 - (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

DEPARTMENT COMMENTS:

1. PUBLIC WORKS - SURVY:Y:

Approved.

2. PUBLIC WORKS - STORMWATER:

Approved.

STAFF ANALYSIS AND RECOMMENDATION:

- 1. The applicant is requesting to relinquish a drainage easement to facilitate the development of the property.
- 2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
- 3. No one has objected to this request to date.

STAFF RECOMMENDATION:

- 1. Staff recommends approval based on the finding of facts above.

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING OPTIONS:

1. Recommend that the relinquishment is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).
2. Recommend that the relinquishment is determined to be not consistent with the master plan (Comprehensive Plan Forward SGF).

REQUIREMENTS FOR APPROVAL:

TABLE A

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is not required to dedicate a replacement easement.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is not required to dedicate a replacement easement.

DEVELOPMENT REVIEW STAFF REPORT**LEGAL DESCRIPTION:**

A 20.00 FOOT WIDE PLATTED DRAINAGE EASEMENT LYING BETWEEN LOTS 9 AND 10 OF THE FINAL PLAT OF BATTLEFIELD BUSINESS CENTER NO. 13 AS FILED IN PLAT BOOK AAA AT PAGE 541 IN THE RECORDER OF DEED'S OFFICE IN GREENE COUNTY, MISSOURI AND SAID PLATTED DRAINAGE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND ALUMINUM MONUMENT WITH CAP LABELED LS267D AT THE SOUTHWEST CORNER OF LOT 10 OF THE FINAL PLAT OF BATTLEFIELD BUSINESS CENTER NO. 13 TO THE CITY OF SPRINGFIELD AS FILED IN PLAT BOOK AAA AT PAGE 541; THENCE ALONG THE WEST LINE OF SAID LOT 10, NORTH 01°13'25" EAST FOR A DISTANCE OF 225.27 FEET TO A FOUND 5/8" REBAR LYING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT 10, SOUTH 88°43'59" EAST FOR A DISTANCE OF 30.00 FEET TO A POINT LYING ON THE EAST LINE OF AN EXISTING DRAINAGE EASEMENT AS FILED IN BOOK 2007 AT PAGE 060183-07 IN THE RECORDER OF DEED'S OFFICE IN GREENE COUNTY, MISSOURI SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID EXISTING DRAINAGE EASEMENT, NORTH 01°13'25" EAST FOR A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 88°43'59" EAST FOR A DISTANCE OF 155.65 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF SOUTH PARK AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY 20.09 FEET ALONG A 60.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 01°16'07" WEST FOR A DISTANCE OF 20.00 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, NORTH 88°43'59" WEST FOR A DISTANCE OF 155.64 FEET TO A POINT LYING ON THE AFOREMENTIONED EAST LINE OF AN EXISTING DRAINAGE EASEMENT AS FILED IN BOOK 2007 AT PAGE 060183-07; THENCE ALONG SAID EAST LINE, NORTH 01°13'25" EAST FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 28 NORTH, RANGE 22 WEST. CONTAINS 3,102 SQUARE FEET OR 0.071 ACRES, MORE OR LESS. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

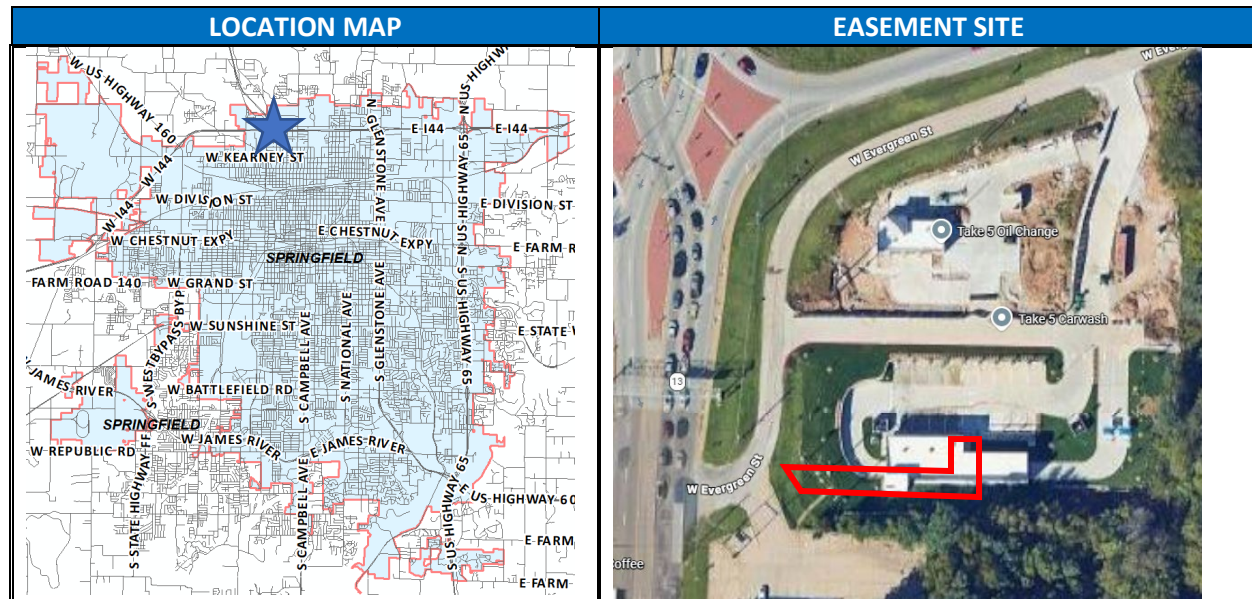
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Relinquishment of Easement 985
Location:	2808 North Kansas Expressway
Total Acres:	0.057 acres
Applicant:	Midwest Express Wash, LLC
Existing Land Use:	Carwash
Planning and Zoning Commission:	September 10, 2026
City Council:	N/A
Staff:	Tyler Hession, Associate Planner, (417) 864-1615
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of RE 985 as submitted in the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

The applicant, Midwest Express Wash, LLC, is requesting to relinquish an electric easement to facilitate the development of the property. No replacement easements are to be dedicated.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-160. - Relinquishment of public utility easements.

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
 - (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

DEPARTMENT COMMENTS:

1. PUBLIC WORKS - SURVYEY:

Approved.

2. CITY UTILITIES:

No issues with proposed relinquishment. No impact to CU facilities.

3. MEDIACOM:

Approved.

4. AT&T:

No comments provided in allotted review time.

STAFF ANALYSIS AND RECOMMENDATION:

- 1. The applicant is requesting to relinquish an electric easement to facilitate the development of the property.
- 2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
- 3. No one has objected to this request to date.

DEVELOPMENT REVIEW STAFF REPORT

STAFF RECOMMENDATION:

1. Staff recommends approval based on the finding of facts above.

PLANNING AND ZONING OPTIONS:

1. Recommend that the relinquishment is determined to be generally consistent with the master plan (Comprehensive Plan Forward SGF).
2. Recommend that the relinquishment is determined to be not consistent with the master plan (Comprehensive Plan Forward SGF).

REQUIREMENTS FOR APPROVAL:

TABLE A

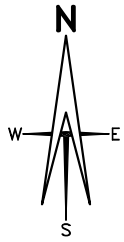
In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is not required to dedicate a replacement easement.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is not required to dedicate a replacement easement.

DEVELOPMENT REVIEW STAFF REPORT

LEGAL DESCRIPTION:

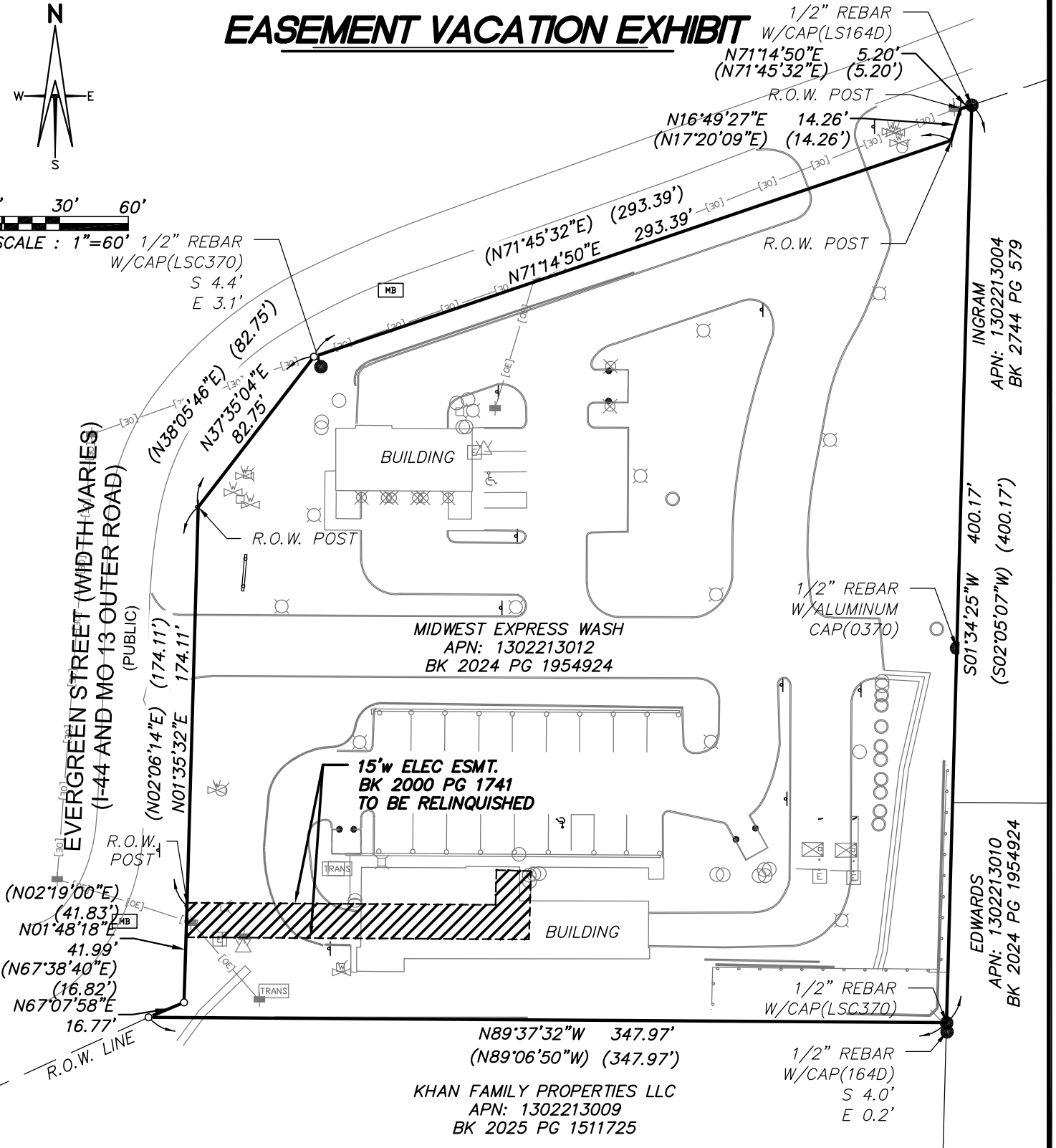
A 15 foot strip of ground, 7 1/2 feet on either side of the following described centerline:
Beginning at a point on the east right-of-way line of State Highway 13 as now
established 210.5 feet north of the south line of Lot I of the northwest fractional quarter
of Section 2, Township 29, Range 22; thence S 89°6' 50" E a distance of 142 feet;
thence N 2° 6' 14" E a distance of 22.5 feet.

EASEMENT VACATION EXHIBIT



0' 30' 60'

SCALE : 1"=60' 1/2" REBAR
W/CAP(LSC370)
S 4.4'
E 3.1'



SHERRILL ASSOCIATES, INC.

Surveyors – Engineers – Planners

316 Main Street
Edwardsville, IL 62025

(618) 656-9251
FAX (618) 656-9496



ILLINOIS DESIGN FIRM #184-001238

NO.	DATE	REV.
PROJECT NO.	26282-01	
DRAWN	JAC	CHECKED
DATE	8-18-2026	DJS

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey.

SHEET 1 OF 1

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

DATE: September 1, 2026

TO: Planning and Zoning Commission

FROM: Michael Sparlin
Senior Planner

SUBJECT: Vacation 845

This case is postponed to the next Planning and Zoning Commission meeting on October 15, 2026.

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

DATE: September 1, 2026

TO: Planning and Zoning Commission

FROM: Andrew Menke
Senior Planner

SUBJECT: Preliminary Plat of Horizons at the Ridge 1st Addition

The case has been requested to be postponed to the next Planning and Zoning Commission meeting on October 15, 2026.

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

DATE: September 1, 2026
TO: Planning and Zoning Commission
FROM: Justin Crighton, Assistant Director
SUBJECT: Z-11-2026

=====

The case has been requested to be postponed to the next Planning and Zoning Commission meeting on October 15, 2026.

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

DATE: September 1, 2026
TO: Planning and Zoning Commission
FROM: Justin Crighton, Assistant Director
SUBJECT: Z-12-2026

=====

The case has been requested to be postponed to the next Planning and Zoning Commission meeting on October 15, 2026.

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

DATE: September 1, 2026
TO: Planning and Zoning Commission
FROM: Justin Crighton, Assistant Director
SUBJECT: Z-13-2026

=====

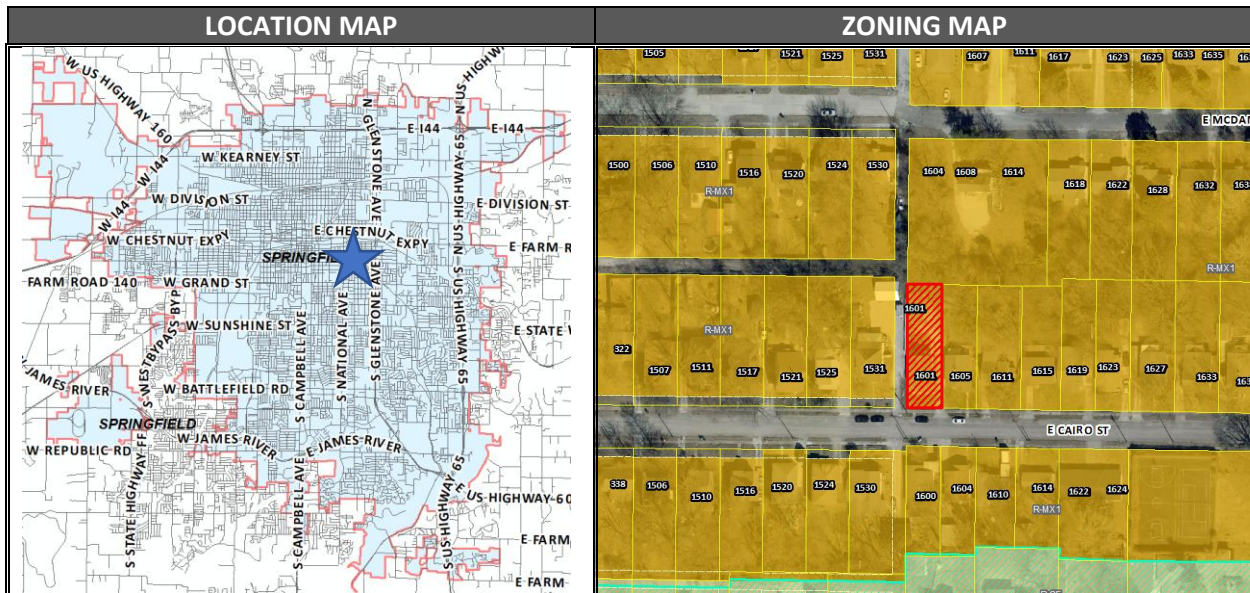
The case has been requested to be postponed to the next Planning and Zoning Commission meeting on October 15, 2026.

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Conditional Use Permit No. 487
Location:	1601 East Cairo Street
Total Acres:	0.13 acres
Applicant:	All Things New Housing Solutions LLC
Existing Land Use:	Single Family Dwelling
Neighborhood Meeting:	June 25, 2026
Planning and Zoning Commission:	September 10, 2026
Public Notification:	Mail, posted property, and legal in Springfield News-Leader
Staff:	Monica Percy, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to adopt the staff's responses in Attachment 2 to the staff report as the findings of fact and recommend approval of CUP 487 subject to the conditions listed in Attachment 1 to the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

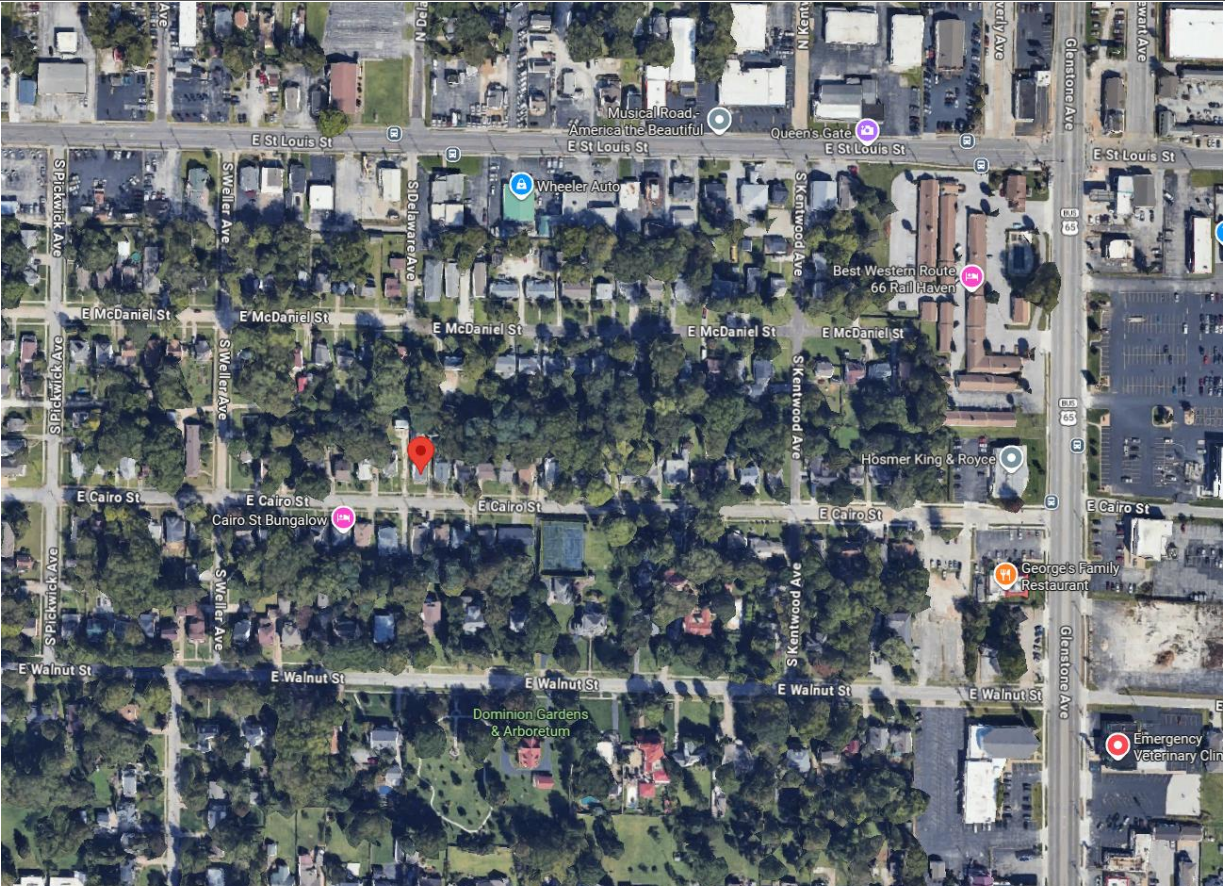
PROJECT SUMMARY:

Request to permit an accessory dwelling unit on a lot less than 6,000 square feet in the R-MX1, Mixed-density Neighborhood – Low District.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

In April 2026, the property was directly translated from R-TH, Residential Townhouse District, to R-MX1, Mixed-density Neighborhood – Low during the Citywide Remapping.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-2.04. – Conditional Use Permit

B. Review Criteria. Conditional use permits shall be reviewed according to the following criteria:

1. All criteria for zoning site plan review in Section 36-2.03B are met, including any conditions or additional requirements identified in this chapter for the specific use.
2. The application furthers the intent of the proposed zoning district and is consistent with the comprehensive plan.
3. Compatibility with the area and other allowed uses considering characteristics such as hours of operation, visible and audible impacts, traffic patterns and parking demands, scale and intensity of buildings and activity on the site, and other potential impacts on adjacent property.
4. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use and structures, the permanence of other uses and structures in the area, and any potential changes in character or uses occurring in the area.
5. Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, reassess the use against changing conditions in the area, or require periodic reporting or review of the permit.
6. The recommendations of professional staff or other technical reviews associated with the application.
7. Whether any additional site- or use-specific conditions are necessary to meet these criteria.

C. Review Procedure. In addition to the general requirements in Table 2-1 and Section 36-2.01, the following requirements apply to conditional use permit applications.

1. Applications shall be accompanied by a zoning site plan where it is necessary to review conformance with standards of this chapter and any design or performance criteria for the particular use. Where the proposed use does not involve proposed development or changes to the site, a plot plan of existing conditions may be submitted.
2. The PD Director shall schedule complete applications for a public hearing before the Planning and Zoning Commission.
3. The applicant shall hold a neighborhood meeting at least 21 days prior to the Planning and Zoning Commission public hearing, and supplement the application with results from that meeting at least 10 days prior to the hearing.
4. The Planning and Zoning Commission shall hold a public hearing and make a final decision at or within 15 days of the close of the public hearing.
5. Any such Conditional Use Permits shall be designated by a “CUP” on the Official Zoning map with a numeric reference to the specific ordinance and zoning site plan included.
6. The applicant may appeal a final decision by the Planning and Zoning Commission to the City Council in accordance with Section 36-2.01.I.

D. Effect of Decision.

DEVELOPMENT REVIEW STAFF REPORT

1. Approval of a conditional use permit shall authorize the applicant to proceed with building permits, business licenses, and other applicable development or construction permits.
2. Approval of a conditional use permit shall be valid for 18 months, and the PD Director may grant one extension for up to one additional year if justified by reasons beyond the applicant's control and where surrounding conditions or applicable standards have not changed. Any application not acted upon through issuance of a building permit or occupancy permit according to the approval and conditions within this period shall be void.
3. A conditional use permit may be revoked or modified with additional conditions by the City through the same procedures approving the permit, upon a finding that the conditions of approval have not been met, or that the use has otherwise violated the provisions of this chapter.
4. Minor changes to an approved conditional use permit may be approved by the PD Director limited to the following:
 - a. A change of ownership provided all conditions and criteria of the permit are met, and provided the new owner demonstrates the likelihood to continue to comply with all standards.
 - b. Any change to any associated zoning site plan provided it meets the criteria in Section 36-2.03, and does not violate any required conditions of the approval.
 - c. A change in operations that is otherwise determined by the PD Director to not have a significant impact on any adjacent property, is consistent with the criteria and conditions for approval of the original conditional use permit.
 - d. Any other change shall require an amendment to the conditional use permit through the same process as the original approval.

ACCESSORY DWELLINGS

36-4.04 Accessory Uses

C. **Accessory Dwelling.** Accessory dwellings shall be accessory to a primary residential use on the lot and subject to the following additional standards:

1. Accessory dwelling units (ADUs) may be allowed on a lot with a principal detached house as follows:

Table 4-4: ADU Allowances			
ADU Type	Zoning District	Principal Building Type	
ADU (attached or detached)	R-SF	Detached house – >6K s.f.lot	P
ADU (detached or attached)	R-MX1, R-MX-2, R-MX-3	Detached house – >6K s.f. lot	P
		Detached house – <6K s.f. lot	C
		Multi-unit house – any size lot	P
		Townhouse – any size lot	P
Multiple ADUs (2 to 3)	R-MX1, R-MX2, R-MX3	Detached house – >10K s.f. lot	C

P = Permitted by right subject to this section

C = Permitted by conditional use permit subject to this section and the process and criteria in Section 36-2.04

DEVELOPMENT REVIEW STAFF REPORT

2. The accessory dwelling shall meet all applicable building and fire codes.
3. The number of accessory buildings allowed must be less than or equal to the number allowed under Article 5.
4. One additional off-street parking space shall be provided on site for each ADU. The PD Director may waive the off-street parking requirement if site constraints prohibit the appropriate and feasible placement of the additional required space(s).
5. The accessory dwelling shall meet the design requirements of Section 5.04.C.4.
6. If attached to the principal building, the accessory dwelling shall meet the requirements of Section 36-5.04 (Neighborhood Design) in terms of massing, design, and materials.
7. Whether within the principal building or in a detached structure, the accessory dwelling shall be clearly subordinate to the principal dwelling through the location of parking, access, building entrances, and other design features that accommodate the dwelling.
8. In the R-SF district, the following additional conditions shall apply:
 - a. The property owner shall occupy either the principal or accessory dwelling as their permanent residence in the R-SF district.
 - b. Accessory dwellings shall be registered annually with the City finance director, and verify that the requirements of Chapter 18, Springfield City Code and the conditions of this section are met.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Center City Neighborhood placetype.

Center City Neighborhoods are Springfield's oldest residential neighborhoods, dating to before WWII. They are typically characterized by a diverse range of single-family homes with varying architectural styles, setbacks, compact and shared spaces and parcel sizes. Center City neighborhoods historically had small scale neighborhood supporting retail services provided at key intersections, streetcar routes, and neighborhood centers. These building types and commercial uses were integrated into the neighborhood fabric.

Center City Neighborhoods consist of housing of varying conditions, age, affordability, and vacancies. Opportunities for infill development are pursued where appropriate, diversifying the housing stock. Much of the housing stock uses traditional stick-framed construction with lap siding or masonry veneer. Elevated porches with columns and stoops are focal points common to homes in these areas. Infill can include higher density residential development that should blend with the surrounding character. Vacant and underutilized properties are considered for new uses, such as pocket parks, community gardens, or small neighborhood commercial nodes as well as housing.

Primary Land Uses:

- Single-family detached

Supporting Land Uses:

- Single-family attached
- Low-intensity multifamily

DEVELOPMENT REVIEW STAFF REPORT

- Low-intensity, neighborhood commercial
- Parks, greenways, and open space
- Public and private schools and places of worship
- Low-intensity urban agriculture

Characteristics

TRANSPORTATION & INFRASTRUCTURE

- Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
- Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
- Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.
- As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

- Residential subdivisions are designed and platted in more conventional layouts with shorter blocks.
- Lots have a variety of widths, depths, and setbacks creating unique identity from neighborhood to neighborhood.
- While not as common, attached and detached garages provide limited parking options and create a greater demand for on-street parking.
- Garages reflect the architectural style and scale of the primary buildings and are often setback well behind the front facade.
- Driveways are often accessed from the rear alley and are shared or absent in exchange for sidewalks to the front door or porch, which provides increased on-street parking opportunities.
- Properties and neighborhoods eligible for local historic designation are continually identified and preserved.
- Key corridors that offer transit and other multimodal, trail, or greenway connections can be enhanced with increased housing and neighborhood scale services, shops, and dining.
- Low-impact, neighborhood-scale commercial uses should be considered at locations where community facilities and amenities or other informal neighborhood hubs already exist, at former streetcar stops, along the edges of the neighborhood or at other significant neighborhood destinations.

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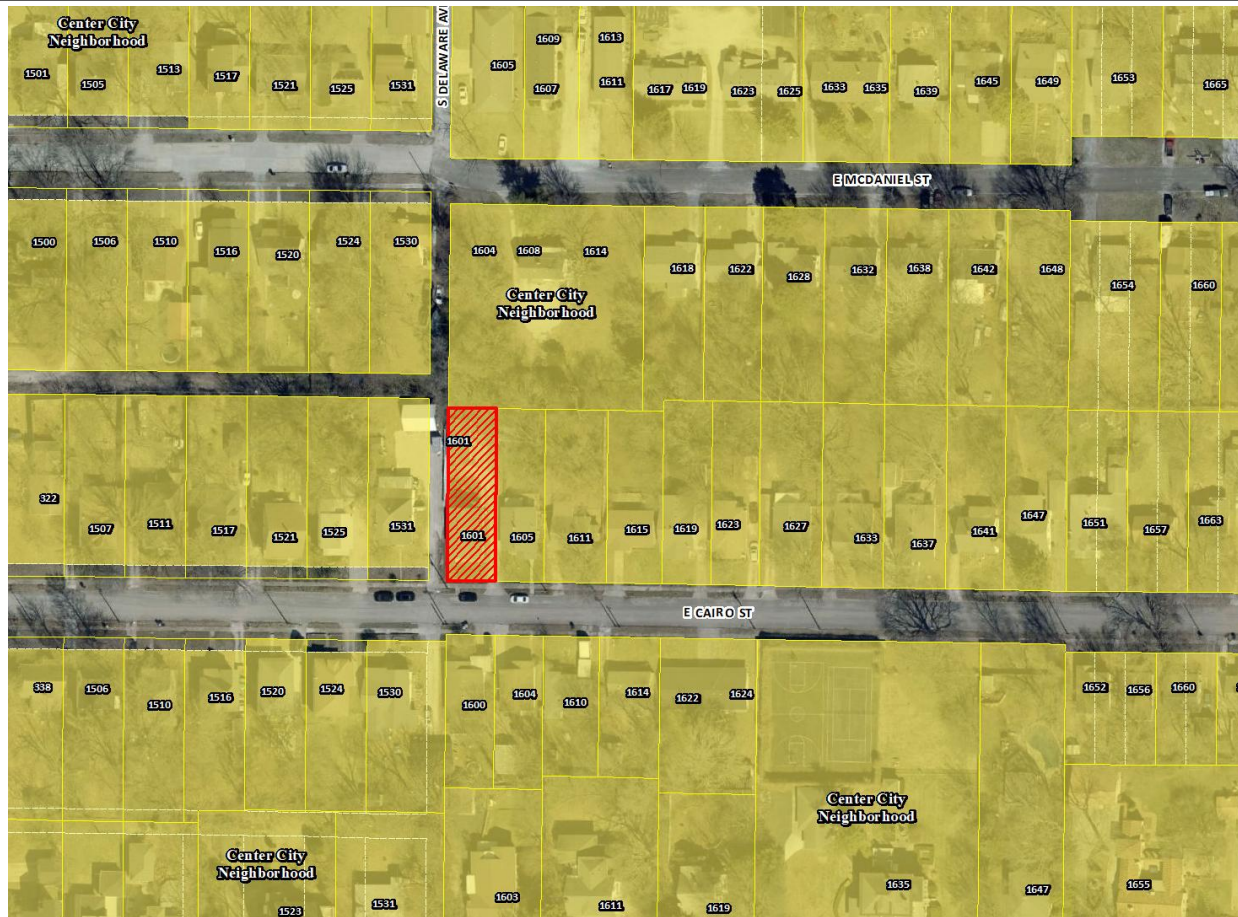
- Neighborhood parks, community centers, greenway or trailheads, museums, gardens, schools, and churches can serve as anchors for neighborhood commercial hubs.

TRANSITIONS:

- A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
- Lower density residential uses are sufficiently screened and buffered between higher density housing and non-residential uses.
- The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

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FUTURE PLACETYPE MAP:

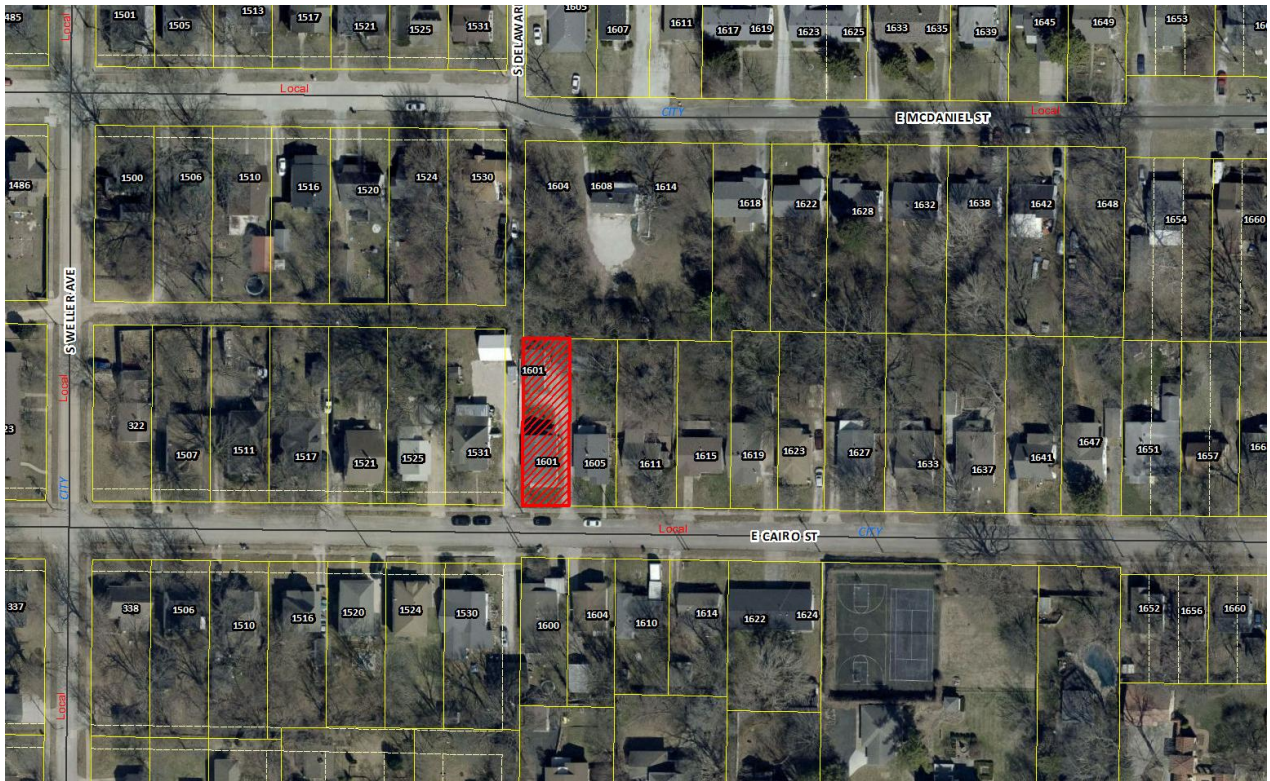


PLACETYPES	LAND USES															
	Single-Family Detached	Single-Family Attached	Multi-Family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Maker, Artisan & Innovation Spaces	Public & Private Schools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

- **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype
- **Supporting Land Use:**
Less prevalent and serve to support the primary land use.
- ◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-MX1	R-MX1	R-MX1	R-MX1
LAND USE	Single-family residential	Single-family residential	Single-family residential	Single-family residential
PLACETYPES	Center City Neighborhood	Center City Neighborhood	Center City Neighborhood	Center City Neighborhood

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

1. DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:
No comments.
2. CITY UTILITIES:
No issues with proposed conditional use.
3. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:
No new connection to public sewer. No increase in water meter size. No new sewer permit required.
4. FIRE DEPARTMENT:
No comments.
5. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
1601 E Cairo St	Jordan Creek South Branch	No	No	No	No	No

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DETENTION AND DISCHARGE REQUIREMENTS

Platted residential lot. No Stormwater Requirements triggered from CUP.

WATER QUALITY REQUIREMENTS

N/A

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

DEVELOPMENT REVIEW STAFF REPORT

6. DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION:
No Issues with CUP. The lot is platted and residential.

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	E Carlo Street	Local	City	25	25	NA	Yes	Yes	Yes

ACCESS - All access to the development shall comply with current City of Springfield standards for the street classification.

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

IMPROVEMENTS - No improvements are required for this conditional use permit. A traffic study is not required for this conditional use permit.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant has requested this Conditional Use Permit to permit an accessory dwelling unit on a lot less than 6,000 square feet in the R-MX1, Mixed-density Neighborhood – Low District. The subject site is 5,600 square feet and the applicant intends to utilize an existing building on site.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Center City Neighborhood placetype. This placetype predominantly consists of housing of varying conditions, age, affordability, and vacancies. Opportunities for infill development are pursued where appropriate, diversifying the housing stock. Much of the housing stock uses traditional stick-framed construction with lap siding or masonry veneer. Infill can include higher density residential development that should blend with the surrounding character. Vacant and underutilized properties are considered for new uses, such as pocket parks, community gardens, or small neighborhood commercial nodes as well as housing.
3. A plot plan has been provided (Attachment 4) showing the existing site conditions.
4. Staff has determined that the requested Conditional Use Permit is in general alignment with the objectives and intent of the *Comprehensive Plan's* Center City Neighborhood Placetype as outlined in the Compatibility with the Comprehensive Plan section (above).
5. The proposed Conditional Use Permit was reviewed by City departments and comments are contained in the staff report (above).
6. The applicant held a neighborhood meeting on June 25, 2026, regarding the Conditional Use Permit request. A summary of the meeting is attached (Attachment 3).

DEVELOPMENT REVIEW STAFF REPORT

7. The public notice was advertised in the Springfield New Leader at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the *Comprehensive Plan's* City Corridor Placetype and based on the development's compliance with the standards of approval below (Attachment 2).

PLANNING AND ZONING OPTIONS:

The Planning and Zoning Commission shall make one of the following decisions in connection with each proposed conditional use:

1. Approve the proposed conditional use,
2. Approve the proposed conditional use with conditions or modifications that make it more consistent with the standards and review criteria, or
3. Deny the proposed conditional use, with specific reasons for the denial.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1 CONDITIONAL USE PERMIT NO. 485

1. The accessory dwelling must meet the standards of Section 36-4.04 C of the Land Development Code.
2. All standards of the Land Development Code and other applicable Ordinances shall be adhered to.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 2 STANDARDS FOR CONDITIONAL USE PERMIT NO. 487

36-2.04 B Conditional Use Permit. Conditional use permits shall be reviewed according to the following criteria:	Applicant's response:	Staff's response:
1. All criteria for zoning site plan review in Section 36-2.03B are met, including any conditions or additional requirements identified in this chapter for the specific use.	I believe so. We didn't move or add on to the existing structures.	The proposed use does not involve proposed development or changes to the site; a plot plan of existing conditions was submitted.
2. The application furthers the intent of the proposed zoning district and is consistent with the comprehensive plan.	I believe so. Utilizing the main dwelling and ADU as quality remodeled rental units furthers the intent and would be allowed without a CUP if only the lot was 400 sq ft larger.	The R-MX1 district supports a mix of housing types and the Center City Neighborhood placetype calls for diversifying the housing stock.
3. Compatibility with the area and other allowed uses considering characteristics such as hours of operation, visible and audible impacts, traffic patterns and parking demands, scale and intensity of buildings and activity on the site, and other potential impacts on adjacent property.	The main dwelling, ADU, detached garage, driveway, etc. have been in their current location, but more distressed condition for quite some time, so that shouldn't impact adjacent properties. And the updating of the property improves the visible impact.	There are no concerns at this time regarding the proposal's impact on the adjacent properties. The site's existing condition has existed for several years.
4. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use and structures, the permanence of other uses and structures in the area, and any potential changes	It seems this street, including similar type dwellings and structures, including a duplex a short distance to the SE, would all remain in alignment with the proposed use.	There will not be a negative impact on the long-range plans for this area. The neighboring properties are permitted to have an ADU by right.

DEVELOPMENT REVIEW STAFF REPORT

in character or uses occurring in the area.		
5. Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, reassess the use against changing conditions in the area, or require periodic reporting or review of the permit.	I would prefer a prefer a permanent, or longer-term, CUP.	Staff do not anticipate the need for a limit on the proposed CUP. The proposed use should fit in with the existing uses in the area.
6. The recommendations of professional staff or other technical reviews associated with the application.	(not included in the CUP application)	There are no recommendations associated with this application.
7. Whether any additional site- or use-specific conditions are necessary to meet these criteria.	Not Applicable.	The ADU must meet the standards of Sec. 36-4.04 C and all other applicable sections of the Land Development Code.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: same as existing to same as existing
(existing zoning) (proposed zoning)
2. Meeting Date & Time: June 25, 2026 @ 4-6:30 pm
3. Meeting Location: Starbucks - 631 S Glenstone Ave
4. Number of invitations that were sent: 137
5. How the mailing list was generated: by City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 0
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

No attendees

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

No Attendees

I, Mark FM Kneely (print name), attest that the neighborhood meeting was held on 6/25/26 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Mark FM Kneely

Signature of person completing affidavit

Mark FM Kneely

Printed name of person completing affidavit

Neighborhood Meeting Sign-In Sheet

Project: Conditional Use Permit – 1601 E Cairo St, Springfield, MO 65802

Applicant: Mark McKnelly / All Things New Housing Solutions LLC

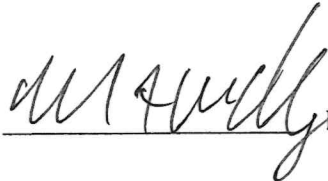
Meeting Date: June 25, 2026

Time: 4-6:30pm

Meeting Location: Starbucks at 631 S Glenstone Ave

#	Printed Name	Address	Phone / Email	Signature
1	No attendees			
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

I certify that no individuals or organizations attended the neighborhood meeting for the Conditional Use Permit application.

Applicant/Representative Signature:  Date: 7/12/26



11' Setback 3' 40' Setback



4' Setback

17' ADU 28'

11.5' 19' Parking

19' Setback

Parking

127' 3473 sq ft Open space

24' 38'

7' Setback

9' Setback

32' Setback

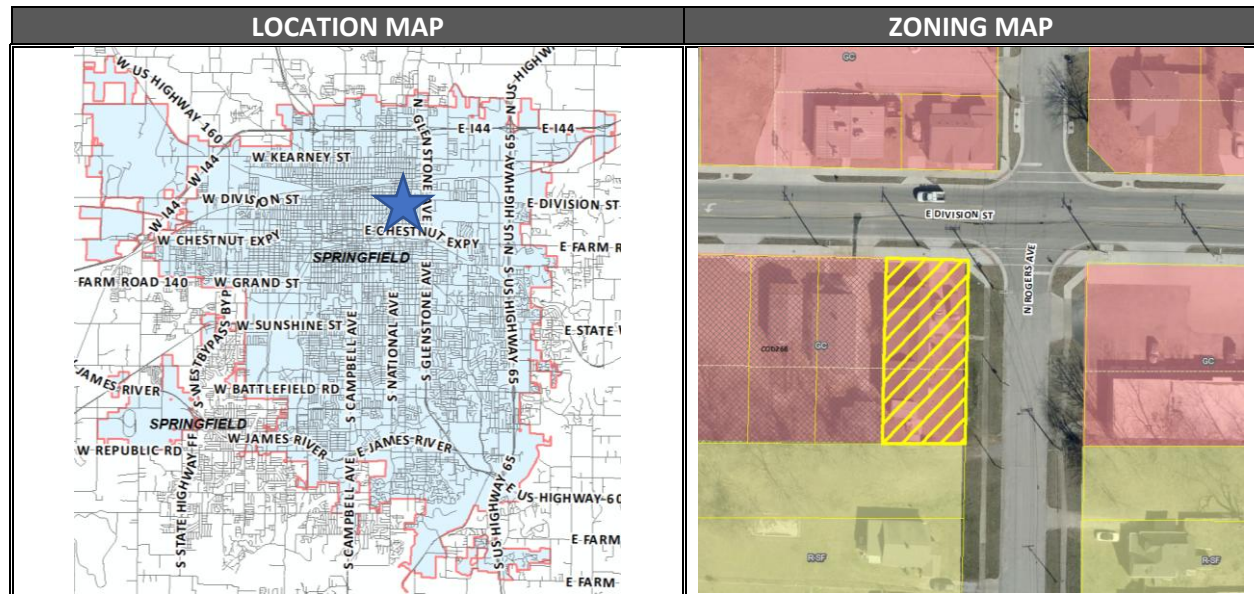
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION:

Case Number:	Z-23-2026
Location:	1469 North Rogers Avenue
Total Acres:	0.17 acres
Applicant:	KJW Property Group LLC
Existing Land Use:	Duplex
Neighborhood Meeting:	August 20, 2026
Planning and Zoning Commission:	September 10, 2026
City Council:	October 12, 2026
Public Notification:	Mail, posted property, and legal in the Springfield News-Leader
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-23 2026 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

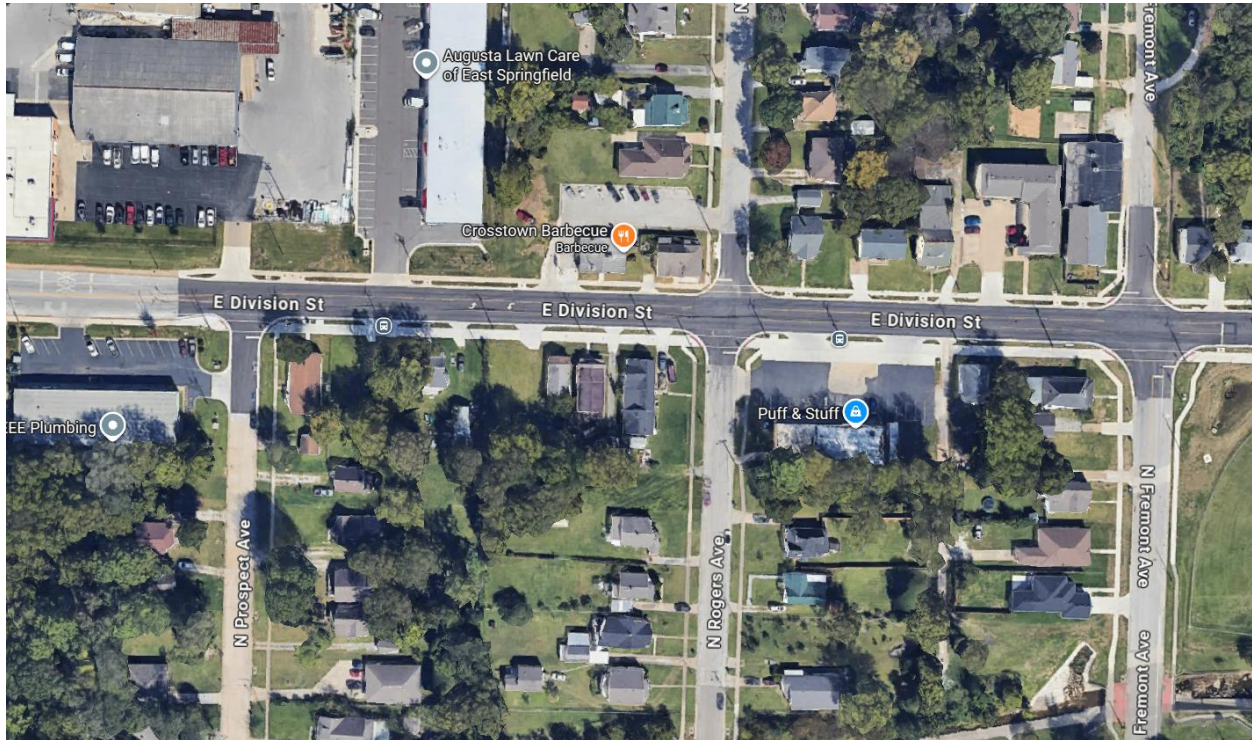
PROJECT SUMMARY:

Request to rezone approximately 0.17 acres of property generally located at from 1469 North Rogers Avenue from GC, General Commercial to R-MX1, Mixed-density Neighborhood – Low.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LOCATION:



GOOGLE STREETVIEW:



PROPERTY HISTORY:

The subject property was rezoned from HC to GC in April 2026 during the City-wide remapping.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-2.05. – Rezoning

DEVELOPMENT REVIEW STAFF REPORT

- B. Review Criteria. Review, recommendations, and decisions for a proposed rezoning shall be based on evaluating and balancing the following criteria:
1. The proposed district is consistent with the goals and objectives of the comprehensive plan and any other plan, policy or guidance adopted pursuant to that plan.
 2. Whether the area has changed since the existing zoning has been in place, or it is changing to a degree that it advances is in the public interest to rezone the property.
 3. The proposed district will enable development in character with existing or anticipated development in the area considering:
 - a. The design of streets, civic spaces, and other open space;
 - b. The mix, density, or intensity of potential uses;
 - c. The pattern, scale, and format of buildings and sites enabled by district standards;
 - d. The compatibility with and transition to other districts, development, or uses in the vicinity; and
 - e. Any reasonably anticipated negative impacts can be mitigated by applicable development standards or planning, design, and engineering practices applicable to the site.
 - f. Any rezoning application conditioned on a zoning site plan may be evaluated based on that plan; otherwise, the entirety of what may be enabled by the zoning district shall be considered with the above criteria.
 4. The City or other agencies can provide services, facilities, and infrastructure that may be necessary for anticipated uses in the proposed district, including capacity of the surrounding street network and access on specific street frontages.
 5. Reasonable viable economic use of the subject property will be precluded if the proposed rezoning is denied.
 6. The recommendations of any professional staff or advisory review bodies, and any additional testimony or evidence on the record.
 7. Any relevant information submitted or presented at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-MX1 DISTRICT
Minimum Lot area	3,000 sq. ft. / unit
Maximum Lot area	12,000 sq. ft.
Minimum Lot Width	50 feet
Maximum Lot width	n/a
Minimum Open Space	20%
Maximum Height	35 feet, 2.5 stories
Minimum Setbacks	Front – 25 feet Side – 5 feet Rear – 10 feet
Frontage Type	The default frontage type is the “Neighborhood frontage” according to Table 5-3.
Front Entry Features	A porch, stoop or entry court is required according to Table 5-4

DEVELOPMENT REVIEW STAFF REPORT

Building Design Standards	Maximum wall plane without massing variation – 250 s.f. or 25 linear feet Maximum wall plane without modulation – 250 s.f. or 25 linear feet Transparency - 20% on all street-facing facades Materials – Primary – at least 55%, Secondary – 20-30% (limit 2), Accent – 5-15%, Limit of 5 materials total.
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COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

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

PRIMARY USES

1. Single-family detached

DEVELOPMENT REVIEW STAFF REPORT

SUPPORTING USES

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

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

1. Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
2. Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
3. Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
4. Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
5. Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.
6. As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
7. Major entrances into neighborhoods are marked by identification signs and landscaping.

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

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

DEVELOPMENT REVIEW STAFF REPORT

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

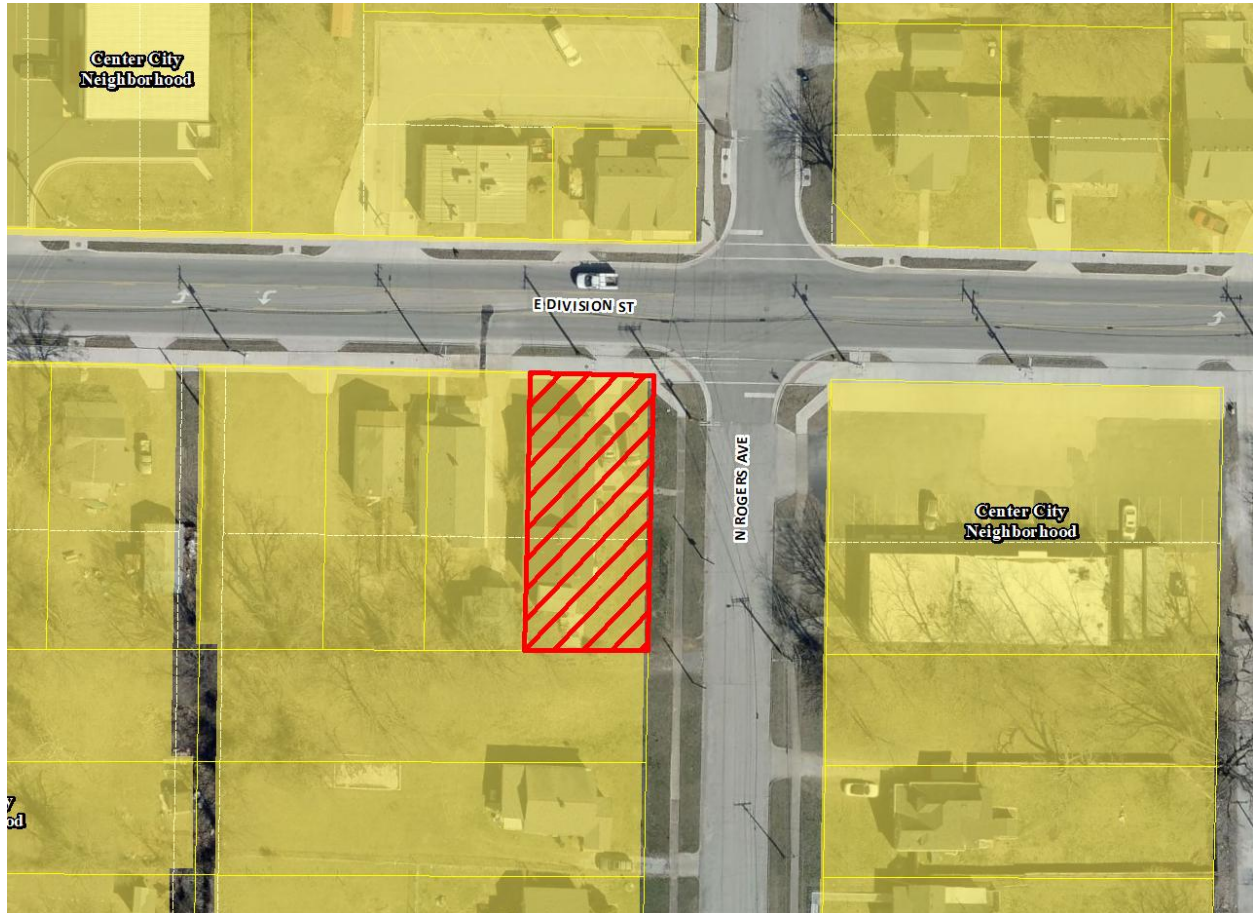
1. Residential subdivisions are designed and platted in more conventional layouts with shorter blocks.
2. Lots have a variety of widths, depths, and setbacks creating unique identity from neighborhood to neighborhood.
3. While not as common, attached and detached garages provide limited parking options and create a greater demand for on-street parking.
4. Garages reflect the architectural style and scale of the primary buildings and are often setback well behind the front facade.
5. Driveways are often accessed from the rear alley and are shared or absent in exchange for sidewalks to the front door or porch, which provides increased on-street parking opportunities.
6. Properties and neighborhoods eligible for local historic designation are continually identified and preserved.
7. Key corridors that offer transit and other multimodal, trail, or greenway connections can be enhanced with increased housing and neighborhood scale services, shops, and dining.
8. Low-impact, neighborhood-scale commercial uses should be considered at locations where community facilities and amenities or other informal neighborhood hubs already exist, at former streetcar stops, along the edges of the neighborhood or at other significant neighborhood destinations.
9. Neighborhood parks, community centers, greenway or trailheads, museums, gardens, schools, and churches can serve as anchors for neighborhood commercial hubs.

Transitions:

1. A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
2. Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
3. The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES													
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major, Arterial & Innovation Spores	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Health Care & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry
Residential Neighborhood	●	○	◇	○	◇	◇	○							
Mixed Residential	●	●	○	○	◇	◇	○							
Downtown	●	●	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation	○	○	○	○	○	○	○	○	○	○	○	○	○	○

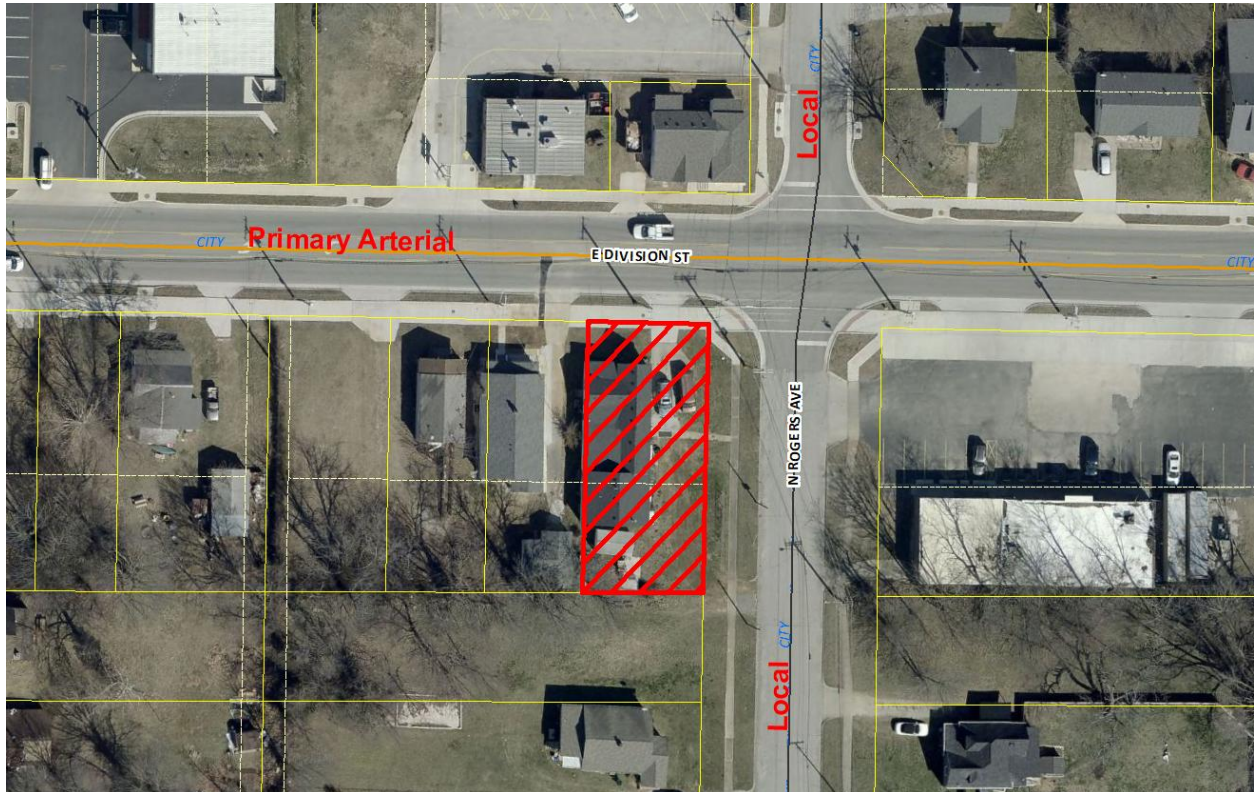
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **Supporting Land Use:**
Less prevalent and serve to support the primary land use.

◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GC	R-SF	GC	GC COD 268
LAND USE	Restaurant	Undeveloped land, single-family home	Retail	Single-family home
PLACETYPES	Center City neighborhood	Center City neighborhood	Center City neighborhood	Center City neighborhood

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning.

FIRE DEPARTMENT:

DEVELOPMENT REVIEW STAFF REPORT

No objections to rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	E Division Street	Primary Arterial	City	50	30	9,000	No	Yes	Yes
Street 2	N Rogers Avenue	Local	City	25	40	NA	Yes	Yes	Yes

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

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are bus stops near this property on Division Street and Rogers Avenue. The Jordan Creek Greenway Trail is to the south of this property.

IMPROVEMENTS - No improvements are required for this rezoning. A traffic study is not required for this rezoning.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
1469 N Rogers Ave	Jordan Creek North Branch	No	No	No	No	No

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DETENTION AND DISCHARGE REQUIREMENTS

1. Existing site is developed. Any future development would be part of larger common plan or minimal impact to downstream storm sewer.

WATER QUALITY REQUIREMENTS

N/A

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

STAFF ANALYSIS AND RECOMMENDATION:

DEVELOPMENT REVIEW STAFF REPORT

1. The applicant is requesting to rezone approximately 0.17 acres of property generally located at from 1469 North Rogers Avenue from GC, General Commercial to R-MX1, Mixed-density Neighborhood – Low. The applicant intends to rehabilitate the existing duplex structure.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Center City Neighborhoods placetype. Center City Neighborhoods are Springfield's oldest residential neighborhoods, dating to before WWII. They are typically characterized by a diverse range of single-family homes with varying architectural styles, setbacks, compact and shared spaces and parcel sizes.
3. The R-MX1 district is consistent with the Center City Neighborhoods placetype. Single-family attached and low-intensity multifamily are listed as supporting land uses in the Center City Neighborhoods placetype.
4. The city and other agencies can provide services, facilities, and infrastructure that may be necessary for anticipated uses in the R-MX1 district. The capacity of the surrounding street network and access to street frontage is adequate for the proposed uses in the RMX-1 district.
5. There are few changing conditions in the area, and the predominant use is commercial in this area. This application advances the public interest by allowing commercial development in an area that has commercial uses.
6. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
7. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
8. The applicant held a neighborhood meeting on August 20, 2026, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
9. The public notice was advertised in the Springfield News-Leader at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Center City Neighborhood placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

DEVELOPMENT REVIEW STAFF REPORT

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

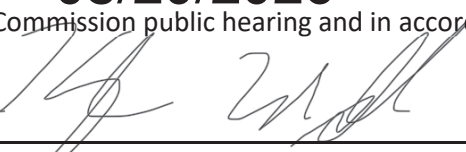
1. Request change to zoning from: Retail GC to Multi family R-MX1
(existing zoning) (proposed zoning)
2. Meeting Date & Time: August 20th 2026 4pm-630pm
3. Meeting Location: 1469 North Rogers Ave
4. Number of invitations that were sent: 130
5. How the mailing list was generated: City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 2
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

Attached

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

Attached

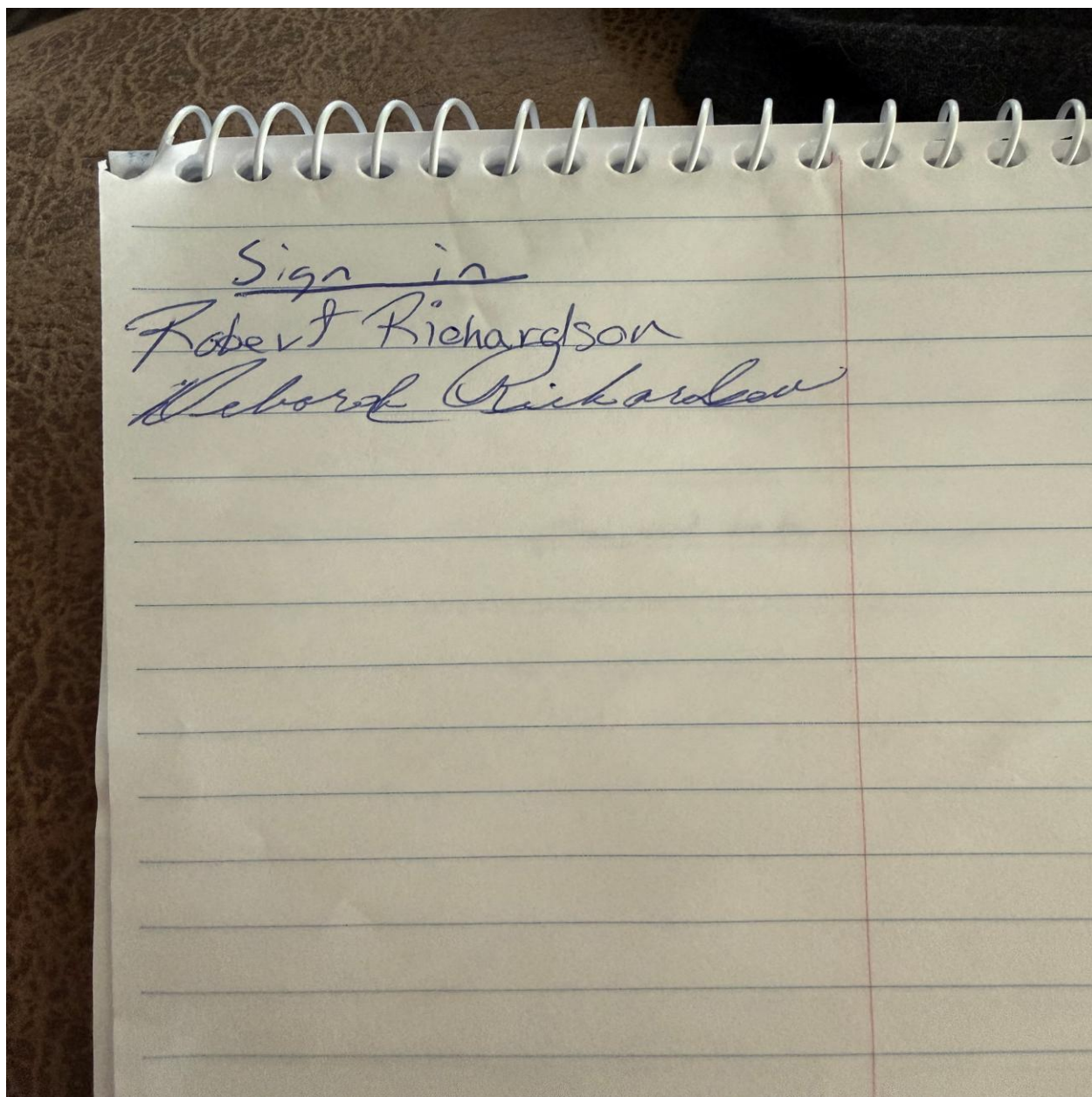
I, Kyle Winchell (print name), attest that the neighborhood meeting was held on 08/20/2026 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Kyle Winchell

Printed name of person completing affidavit



Questions

- They thought it was rezoning whole neighborhood
- when I told them it wasn't, they didn't know why they were here
- they said the place used to be an eyesore and looks better now

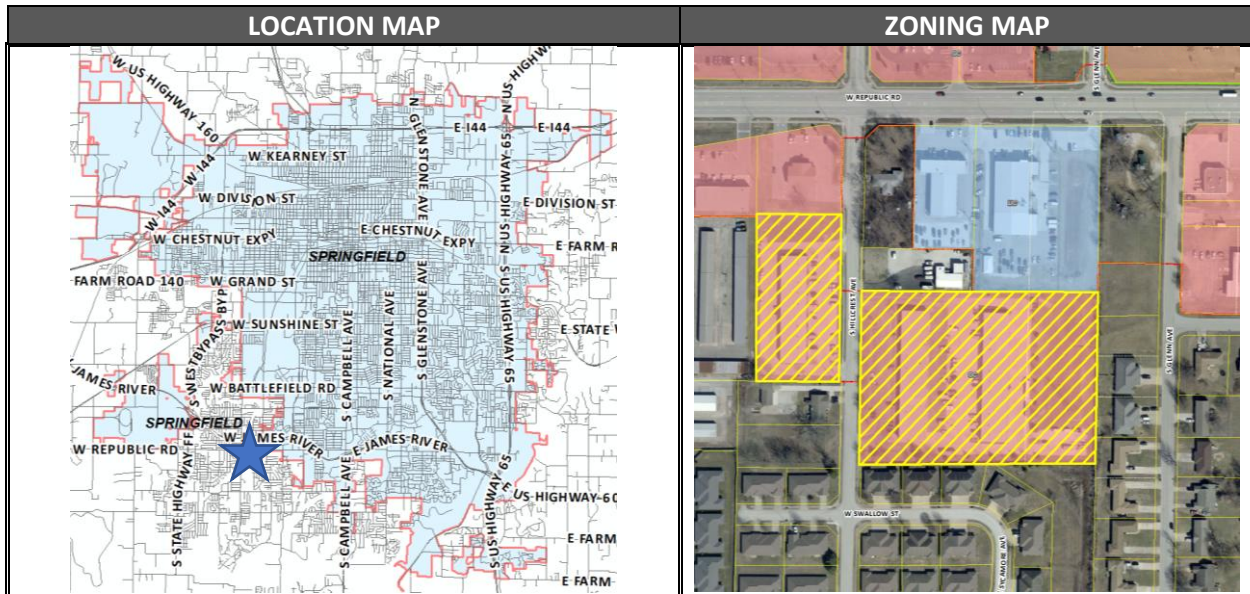
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION:

Case Number:	Z-25-2026
Location:	4233 – 4297, 4268 & 4270 South Hillcrest Avenue
Total Acres:	6.8 acres
Applicant:	Journey Investments LLC, Whisker Inv LLC
Existing Land Use:	Office/Warehouse
Neighborhood Meeting:	July 20, 2026
Planning and Zoning Commission:	September 10, 2026
City Council:	October 12, 2026
Public Notification:	Mail, posted property, and legal in the Springfield News-Leader
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-25-2026 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to rezone approximately 6.8 acres of property generally located at 4233 – 4297, 4268 & 4270 South Hillcrest Avenue from GC, General Commercial to LIC, Light Industrial/Commercial.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LOCATION:



GOOGLE STREETVIEW:



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PROPERTY HISTORY:

The subject property was annexed into the City in January 2024. The city-wide remapping is April 2026 translated the County C-2 zoning to GC, General Commercial.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-2.05. – Rezoning

B. Review Criteria. Review, recommendations, and decisions for a proposed rezoning shall be based on evaluating and balancing the following criteria:

1. The proposed district is consistent with the goals and objectives of the comprehensive plan and any other plan, policy or guidance adopted pursuant to that plan.
2. Whether the area has changed since the existing zoning has been in place, or it is changing to a degree that it advances is in the public interest to rezone the property.
3. The proposed district will enable development in character with existing or anticipated development in the area considering:
 - a. The design of streets, civic spaces, and other open space;
 - b. The mix, density, or intensity of potential uses;
 - c. The pattern, scale, and format of buildings and sites enabled by district standards;
 - d. The compatibility with and transition to other districts, development, or uses in the vicinity; and
 - e. Any reasonably anticipated negative impacts can be mitigated by applicable development standards or planning, design, and engineering practices applicable to the site.
 - f. Any rezoning application conditioned on a zoning site plan may be evaluated based on that plan; otherwise, the entirety of what may be enabled by the zoning district shall be considered with the above criteria.
4. The City or other agencies can provide services, facilities, and infrastructure that may be necessary for anticipated uses in the proposed district, including capacity of the surrounding street network and access on specific street frontages.
5. Reasonable viable economic use of the subject property will be precluded if the proposed rezoning is denied.

DEVELOPMENT REVIEW STAFF REPORT

6. The recommendations of any professional staff or advisory review bodies, and any additional testimony or evidence on the record.
7. Any relevant information submitted or presented at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

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

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

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

The City Corridor placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment, and employment destinations for

DEVELOPMENT REVIEW STAFF REPORT

both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.

Primary Land Uses:

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

Supporting Land Uses:

- Public and private schools and places of worship
- Parks, greenways, and open space
- Urban agriculture
- Universities, colleges, and vocational schools
- Personal and outdoor storage

Characteristics

TRANSPORTATION & INFRASTRUCTURE

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors, installed at key destinations, and incorporated into private development plans.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

- Residential development and commercial buildings should be oriented to the street.
- Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
- Pedestrian pathways within large parking lots provide safe access to business entrances.
- A greater focus on site design, parking access, massing, and building orientation are adopted to ensure development that is complementary to adjacent lower density residential development.
- Multi-story buildings designed with active ground floor spaces should be visible and inviting to increase a vibrant pedestrian environment.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.

DEVELOPMENT REVIEW STAFF REPORT

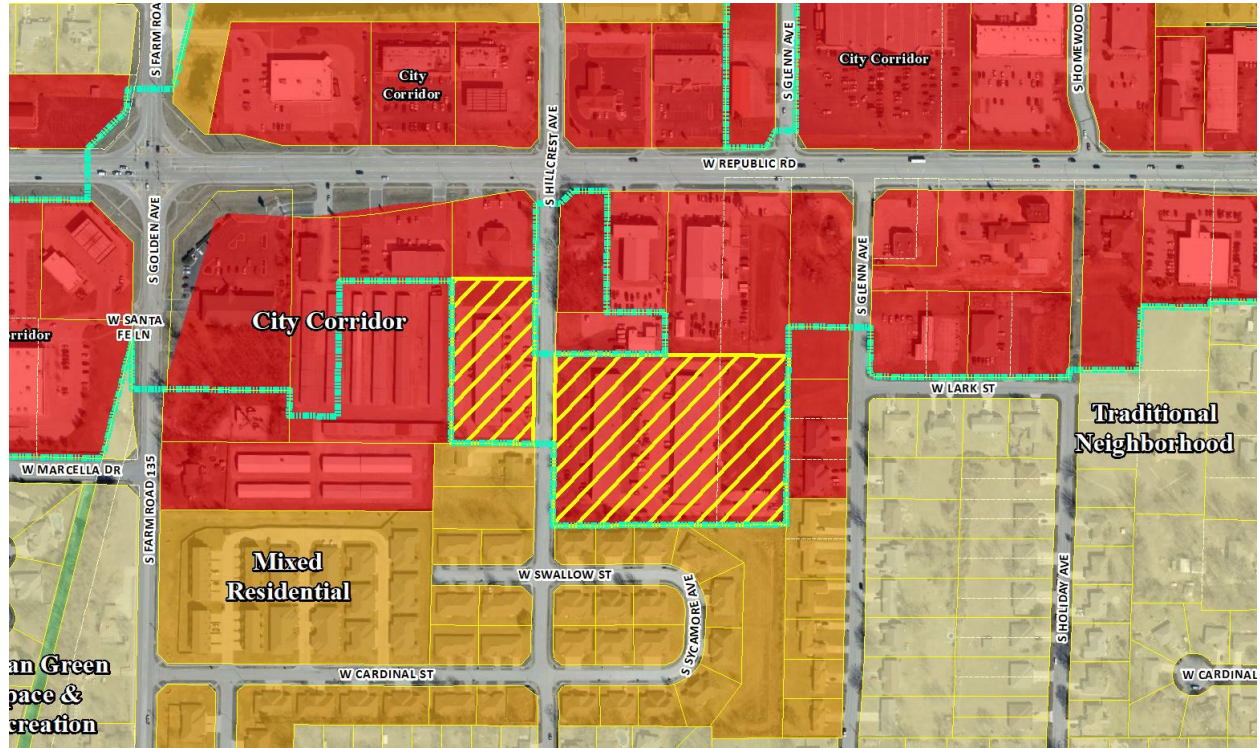
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.
- Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Encourage code adjustments regarding parking minimums instead of parking maximums.

TRANSITIONS:

- Office and multifamily uses can be placed on the periphery of the placetype to transition into adjacent lower density residential Placetypes.
- Higher density residential development should be integrated along existing commercial corridors in need of reinvestment, transitioning aging commercial properties to new uses and focusing future commercial development at high activity nodes.
- Commercial and higher density residential is sufficiently screened and buffered between low-density residential development.
- Multi-story buildings should be sited and designed to reduce the impact on adjacent lower intensity residential development.

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FUTURE PLACETYPE MAP:



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

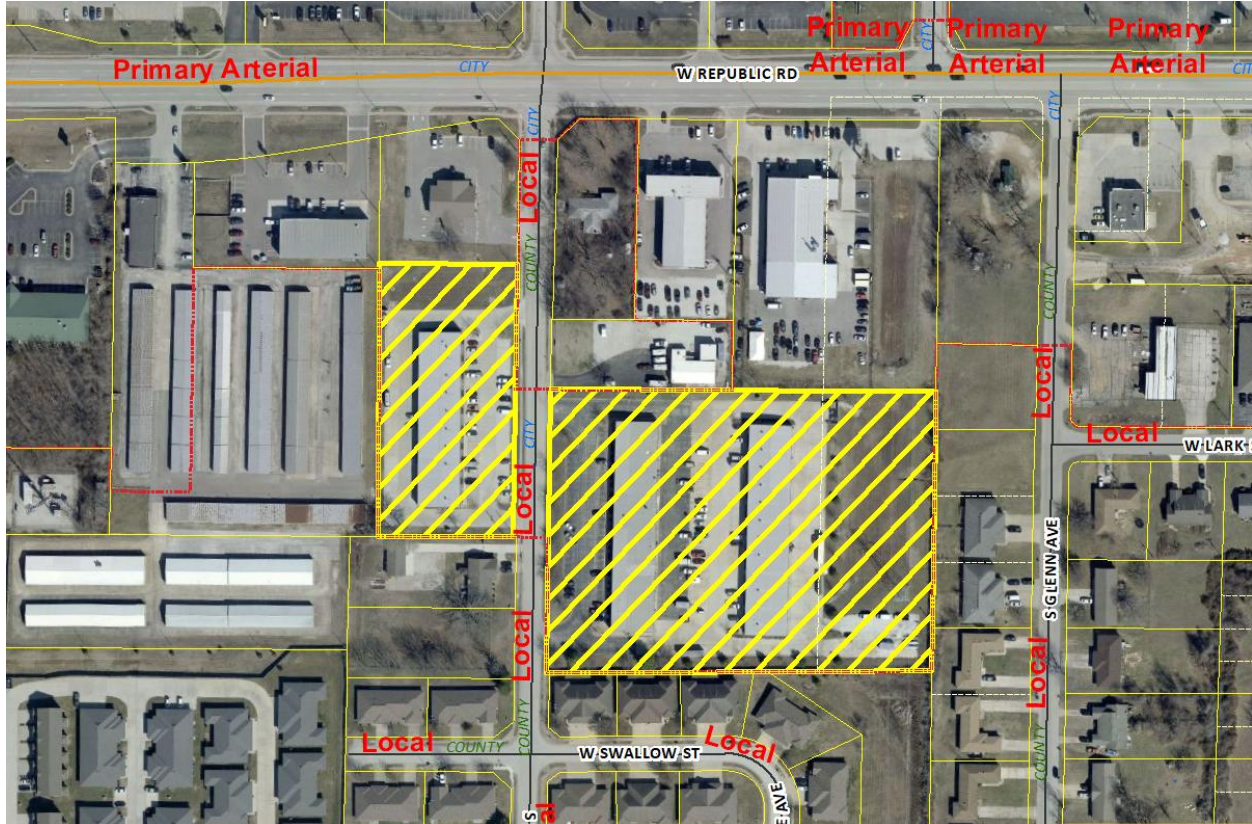
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **Supporting Land Use:**
Less prevalent and serve to support the primary land use.

◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

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

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

DEVELOPMENT REVIEW STAFF REPORT

No objection to rezoning.

FIRE DEPARTMENT:

No objections to rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	S Hillcrest Ave	Local	City	25	25	NA	Yes	Yes	Yes

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

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

IMPROVEMENTS - No improvements are required for this rezoning. A traffic study is not required for this rezoning.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
4270 S Hillcrest Ave	Ward Branch	No	No	No	No	No

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DETENTION AND DISCHARGE REQUIREMENTS

1. Flood Control designed and constructed under original site improvements while outside City of Springfield Limits. Greene County confirmed the dry detention basin met flood control design guide standards for the 2004 project.

WATER QUALITY REQUIREMENTS

N/A

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 6.8 acres of property generally located at 4233 – 4297, 4268 & 4270 South Hillcrest Avenue from GC, General Commercial to LIC, Light Industrial/Commercial.
2. Acting on an Irrevocable Petition and Consent to Annexation Agreement, the City annexed the subject property in January 2025. The property retained its county zoning of C-2, General Commercial until April 2026 when the zoning was translated to GC, General Commercial with the city-wide remapping.
3. Following the city-wide remapping, the City has allowed property owners to request an appeal of their zoning designation if they believe it was assigned in error. The owner of the subject property has requested this appeal and proposed the LIC district. Staff have determined that the request has met the following established criteria needed to proceed with the rezoning:
 - a. The property was annexed as part of a Consent to Annexation Agreement and the property was translated from a Greene County zoning designation during the citywide remapping process.
 - b. The property has become a nonconforming use because of the zoning district transition as part of the citywide remapping.
4. The property was developed under the County C-2 zoning. The existing building is a multi-unit metal building with varying uses such as office, office/warehouse combinations, personal services and indoor storage. However, because the property is now zoned GC, General Commercial, some of the existing uses are now considered non-conforming. The GC district does not allow warehouses to occupy 50% or more of each unit's floor area. The LIC district would allow these uses by right and would make these uses legal and conforming.
5. The property owner has no plans to redevelop the site.
6. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype. This placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers.
7. The LIC district is consistent with the City Corridor placetype. Office, retail sales and service and maker, artisan, and innovation spaces are listed as a primary land use in the City Corridor placetype. Personal and outdoor storage is listed as supporting land uses.
8. The city and other agencies can provide services, facilities, and infrastructure that may be necessary for anticipated uses in the LIC district. The capacity of the surrounding street network and access to street frontage is adequate for the proposed uses in the LIC district.

DEVELOPMENT REVIEW STAFF REPORT

9. There are few changing conditions in the area, and the predominant use is commercial in this area. This application advances the public interest by allowing commercial development in an area that has commercial uses.
10. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
11. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
12. The applicant held a neighborhood meeting on July 20, 2026, regarding the rezoning request. A summary of the meeting is attached (Attachment 1).
13. The public notice was advertised in the Springfield News-Leader at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's City Corridor placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

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

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: GC, General Commercial to LIC, Light Industrial/Commercial
(existing zoning) (proposed zoning)
2. Meeting Date & Time: July 20, 2026
3. Meeting Location: Library Center Community Room
4. Number of invitations that were sent: 112
5. How the mailing list was generated: City staff
6. Number of neighbors in attendance (attach a sign-in sheet): 2
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved)

One attendee was concerned about additional uses allowed by the LIC district. Staff stated that the property developed in the county and this application was brought forward because some uses are considered non-conforming. No redevelopment is intended for the property.

One attendee had no concerns with the rezoning but shares a common lot line and would like a fence south property line. Staff forwarded the message to the owner. A fence, as part of the bufferyard, would not be required until redevelopment of the site is proposed.

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

No written comments were received.

I, Michael Sparlin (print name), attest that the neighborhood meeting was held on July 20, 2026 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Michael Sparlin
Signature of person completing affidavit

Michael Sparlin
Printed name of person completing affidavit

PROJECT:	Z-25-2026	MEETING DATE:	August 20, 2026, 4-6:30 p.m.
FACILITATOR:	Michael Sparlin, Senior City Planner	LOCATION:	Library Center Community Room B

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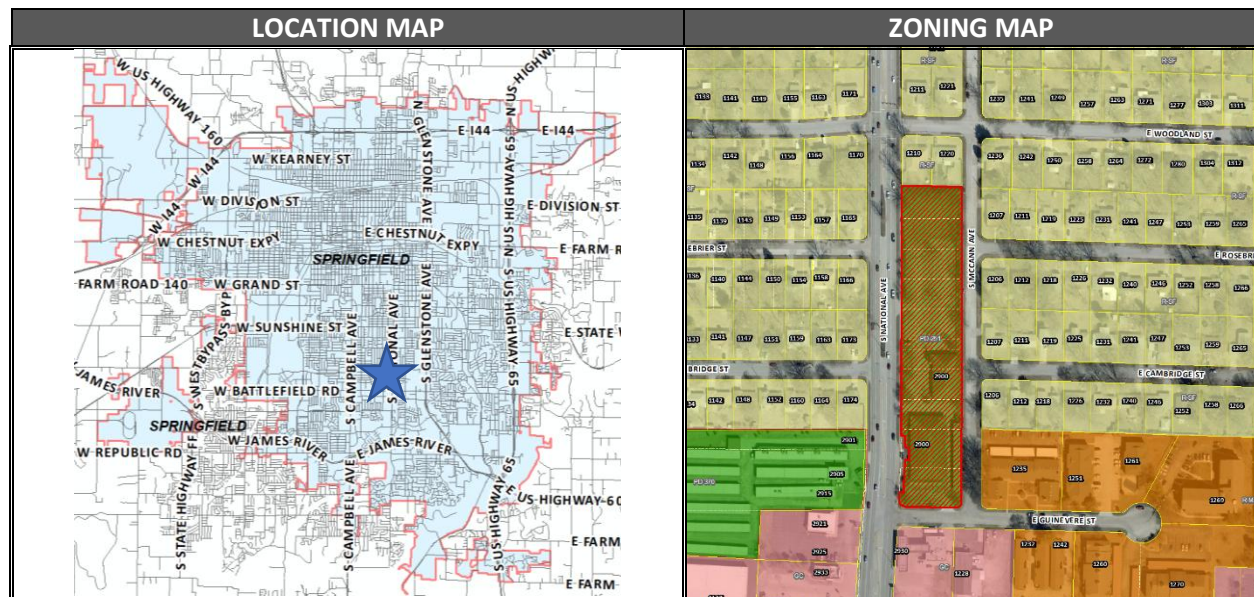
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-26-2026 with Condition #288
Location:	2900 South National Avenue
Total Acres:	2.8 acres
Applicant:	NSI A1 LLC
Existing Land Use:	Vacant buildings
Neighborhood Meeting:	August 20, 2026
Planning and Zoning Commission:	September 10, 2026
City Council:	October 12, 2026
Public Notification:	Mail, posted property, and legal in Springfield News-Leader
Staff:	Monica Percy, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-26-2026 with Condition #288 as set forth in Attachment 1 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

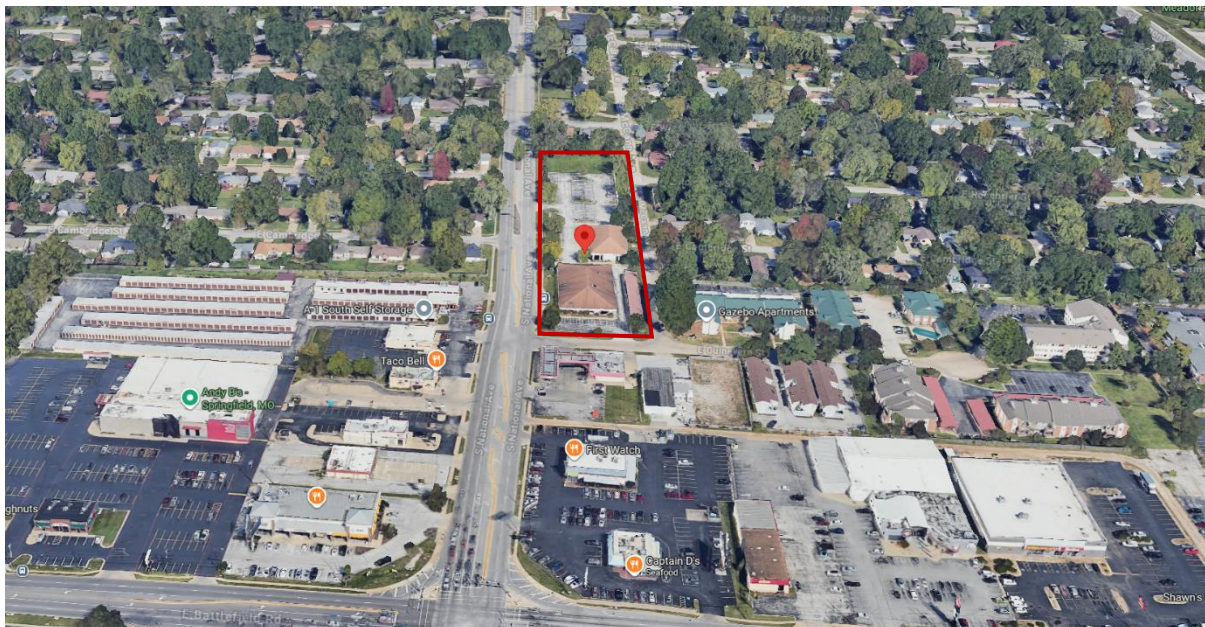
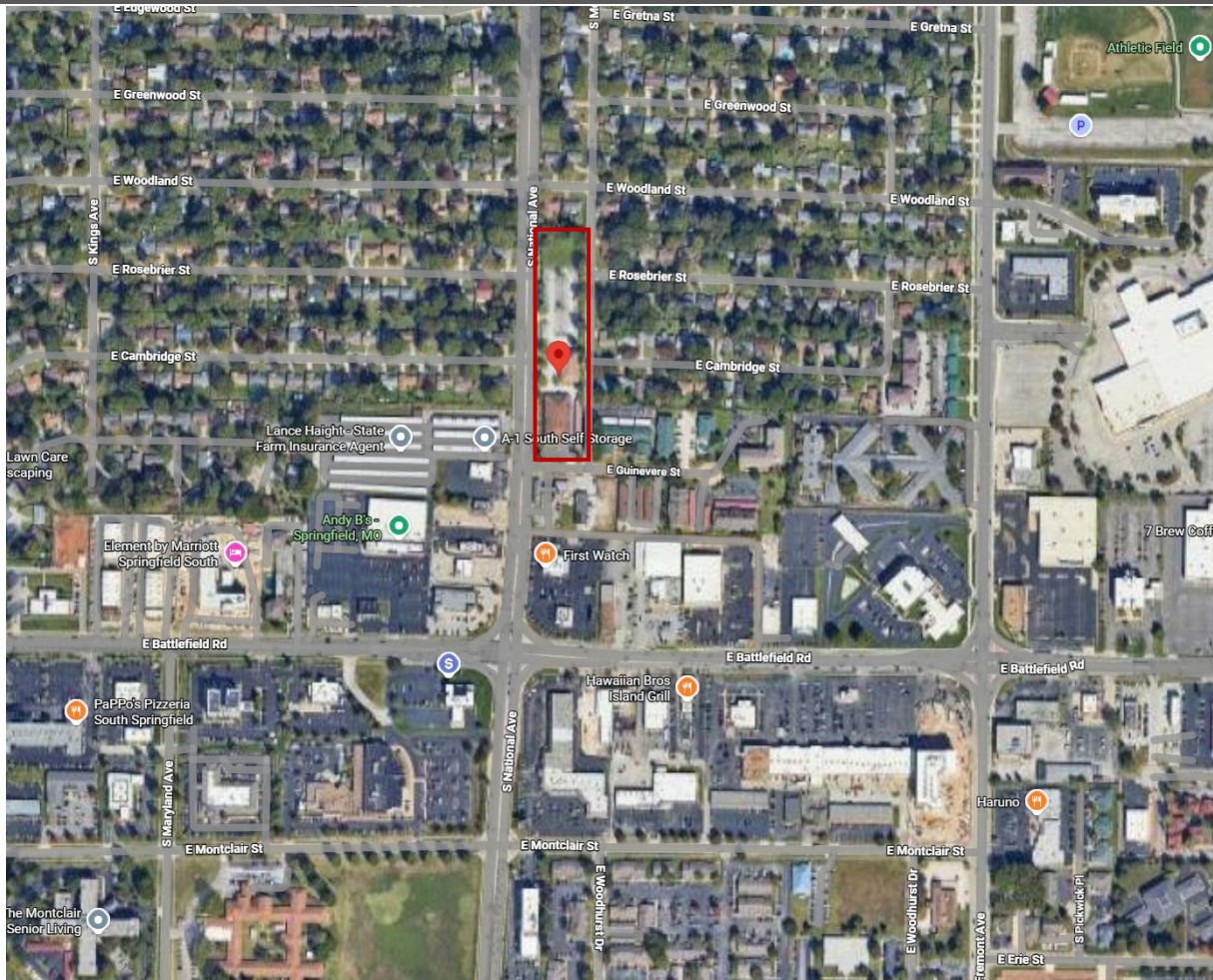
PROJECT SUMMARY:

Request to rezone approximately 2.8 acres of property from Planned Development 251 to C-MX2 - Commercial Mixed-use Community with Condition #288.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE STREETVIEW:



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PROPERTY HISTORY:

The site was rezoned from O-1, Office District, and R-SF, Single Family Residential District, to Planned Development 251 in 2001. The site was used as a medical clinic for several years but is currently vacant.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-2.05 Rezoning

B. Review Criteria. Review, recommendations, and decisions for a proposed rezoning shall be based on evaluating and balancing the following criteria:

1. The proposed district is consistent with the goals and objectives of the comprehensive plan and any other plan, policy or guidance adopted pursuant to that plan.
2. Whether the area has changed since the existing zoning has been in place, or it is changing to a degree that it advances the public interest to rezone the property.
3. The proposed district will enable development in character with existing or anticipated development in the area considering:
 - a. The design of streets, civic spaces, and other open space;
 - b. The mix, density, or intensity of potential uses;
 - c. The pattern, scale, and format of buildings and sites enabled by district standards;
 - d. The compatibility with and transition to other districts, development, or uses in the vicinity; and
 - e. Any reasonably anticipated negative impacts can be mitigated by applicable development standards or planning, design, and engineering practices applicable to the site.
 - f. Any rezoning application conditioned on a zoning site plan may be evaluated based on that plan; otherwise, the entirety of what may be enabled by the zoning district shall be considered with the above criteria.
4. The City or other agencies can provide services, facilities, and infrastructure that may be necessary for anticipated uses in the proposed district, including capacity of the surrounding street network and access on specific street frontages.
5. Reasonable viable economic use of the subject property will be precluded if the proposed rezoning is denied.
6. The recommendations of any professional staff or advisory review bodies, and any additional testimony or evidence on the record.
7. Any relevant information submitted or presented at the public hearing.

C. Review Procedure. In addition to the general requirements in Table 2-1 and Section 36-2.01, the following procedures shall apply to rezoning applications:

1. Applications may be accompanied by a conceptual, non-binding zoning site plan to demonstrate conformance with the comprehensive plan. In the instance that staff requires more information to ensure conformance with the comprehensive plan, the PD Director may require that applications for rezoning include a zoning site plan where:
 - a. The request presents a potentially incompatible transition to adjacent property based on intensity of potential uses, scale of potential development, or other operational characteristics permitted in the proposed district;
 - b. The generally applicable site design and development standards of the proposed district may not adequately address the potential adjacencies or compatibility issues considering the context and scale of the proposed rezoning; and

DEVELOPMENT REVIEW STAFF REPORT

- c. The rezoning criteria in Section 36-2.05.B cannot be adequately evaluated absent some type of plan framing the extent and characteristics of future development beyond what is generally allowed in the district.
- 2. Applicants may propose that a rezoning request be conditioned on a zoning site plan for a specific development application.
 - a. In this case, the zoning site plan shall be evaluated according to the criteria in Section 36-2.03.B.
 - b. The Planning and Zoning Commission may recommend and the City Council may approve the request based on any specific elements, conditions, or limitations proposed in that plan, including uses, scale, and intensity of development.
 - c. Any such rezoning shall be designated by a “-C” on the zoning map with a numeric and/or date reference to the specific ordinance and zoning site plan included.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR C-MX2
Minimum Lot Width	25 feet
Building Setbacks	0-15 feet front building line
Maximum Height	65' / 5 stories, All structures in non-residential districts, not including CC district, that abut a R-SF or R-MX1 district are required to have a 45-degree bulk plane setback as measured from the property boundary of any R-SF or R-MX1 district.
Minimum Open Space	10 percent of the total lot area.
Buffering and Landscaping	The required landscape shall be based on different elements of the site according to Table 8-1. Buffer types shall be required and applied as indicated in Table 8-3 of the Land Development Code.
Frontage Type	The default frontage type is “Frontage A”.
Front Entry Feature	A front entry feature is required on all front facades at the interval specified in Table 6-3.
Building Design Features	Maximum wall plane without massing and modulation – 500 s.f. or 50 linear feet Transparency – first story: 60% and upper story 25%

ARTICLE 6: NONRESIDENTIAL DESIGN:

The Nonresidential Development & Design Standards have the following intent:

- A. Improve the appearance and vibrancy of distinct places throughout the city with good civic design.
- B. Strengthen the value and accessibility of places by coordinating site access and internal circulation systems with street networks and streetscape design.
- C. Reinforce the distinct character of different corridors, centers, and districts with compatible building and site design.
- D. Enable an appropriate scale and range of buildings and development patterns that meets the intent of each zoning district.

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E. Promote sustainable development and design practices and connections to natural elements throughout the community.

F. Stimulate lasting and sustained investment in corridors, centers, and districts with quality design.

Table 6-2: Nonresidential Frontage Design

	Frontage A	Frontage B	Frontage C	Frontage D
Front Building Line (build-to range)	0' – 15'	0' – 30'	30' – 90'	90' +
Required Front Building Line	80% +	60% +	40% +	n/a
Maximum Access Width [1]	26'	26'	30'	42'
Access Spacing	Frontage designs and access shall be coordinated with requirements of Section 36-7.03			
Minimum Parking Setback	Behind rear of building	Behind front building line	6' min. See Section 36-7.05.B	20' min.
Maximum Extent of Parking Frontage	0%	35%	n/a	n/a
Maximum Extent of Garage Bays	Prohibited	10% of facade	25% of facade	Limited only by screening in Section 36-8.04
Landscape	See Sections 36-3.03 and 36-3.04		See Section 36-8.03	

Table 6-3: Nonresidential Building Design

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

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COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype.

The City Corridor placetype predominantly consists of commercial and service related development varying in scale, ranging from standalone businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment, and employment destinations for both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.

City Corridors contribute significantly to Springfield's economy and local tax base with a regional customer draw. City Corridors are locations of significant redevelopment opportunity, where absorption of underserved housing, employment, sales, and service, can be accommodated. Underutilized properties may be redeveloped into higher density multifamily or mixed-use developments where appropriate to increase activity within the placetype. The City's most traveled corridors are prioritized for streetscaping, beautification, and multimodal improvements to enhance the character and connectivity of Springfield. As this placetype receives the highest volume of visitors aside from the Downtown placetype, it is essential that the quality of development and visual appeal of the corridors are attractive and representative of the City's desired image.

Placetypes are not as rigid as zoning districts and allow for supporting or ancillary uses which complement and enhance its sense of place; as an extension of this, a single placetype is not likely to be defined by a single zoning district or even a collection of closely related zoning districts (e.g. industrial districts), but rather a mix of tangentially related zoning districts which together form a cohesive sense of place when developed with similar character, scale, and form.

Primary Land Uses:

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

Supporting Land Uses:

- Public and private schools and places of worship
- Parks, greenways and open space
- Urban agriculture
- Universities, colleges and vocational schools
- Personal and outdoor storage

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Characteristics

TRANSPORTATION & INFRASTRUCTURE

1. Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
2. Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors, installed at key destinations, and incorporated into private development plans.
3. As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
4. Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY

1. Residential development and commercial buildings should be oriented to the street.
2. Parking should be located behind or beside the primary buildings with abundant landscaping and screening to encourage greater interest and interaction between the adjoining street and the building, that contributes to community-wide quality of place.
3. Pedestrian pathways within large parking lots provide safe access to business entrances.
4. A greater focus on site design, parking access, massing, and building orientation are adopted to ensure development that is complementary to adjacent lower density residential development.
5. Multi-story buildings designed with active ground floor spaces should be visible and inviting to increase a vibrant pedestrian environment.
6. Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
7. A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
8. Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.
9. Design should avoid the placement of mechanical equipment along major roadways or should be completely screened, along with adequate spacing for storage of waste receptacles.
10. Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
11. Encourage code adjustments regarding parking minimums instead of parking maximums.

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Transitions:

1. Office and multifamily uses can be placed on the periphery of the placetype to transition into adjacent lower density residential placetypes.
2. Higher density residential development should be integrated along existing commercial corridors in need of reinvestment, transitioning aging commercial properties to new uses and focusing future commercial development at high activity nodes.
3. Commercial and higher density residential is sufficiently screened and buffered between low-density residential development.
4. Multi-story buildings should be sited and designed to reduce the impact on adjacent lower intensity residential development.

PLACETYPE ASSIGNMENTS AND TRANSITIONS

Assignments

Placetype designations are based on a variety of factors but largely represent desired future land use patterns. Placetype assignments also reflect existing development patterns, take into consideration historical value, as well as the impact and relationship to the built and natural environment. The following conditions and land characteristics should be considered when changes or amendments are proposed to and within a placetype.

Primary use - The predominate historical use and development pattern of a geographic area that exists within the built and natural environment.

Proximity – The location with respect to significant landmarks and geographic places

Edges and boundaries – Natural boundaries and geographic edges, including major roadways, railways, waterways, parks, and geographical land features.

Roadway classifications – Functional use and type of roadways on the edges or at crossroads.

Regulatory – Existing zoning, permitted and conditional uses, historic designations, and redevelopment plans.

Forecasts – Anticipated major land use shifts, changes in use, or trends.

Other Considerations –

- Decreasing or increasing market demand for commercial or housing in non-traditional districts or corridors
- Greater focus on integrating diverse uses at the edges and areas of transition.
- Community expectations
- More walkable, livable integrated neighborhoods and districts
- Documented increases in nuisances, code violations, disinvestment, and other related trends
- More diversity in housing types, affordability, and availability
- Increased beautification, aesthetics, and identity
- Greater focus on preservation, adaptation, and reuse of existing homes and

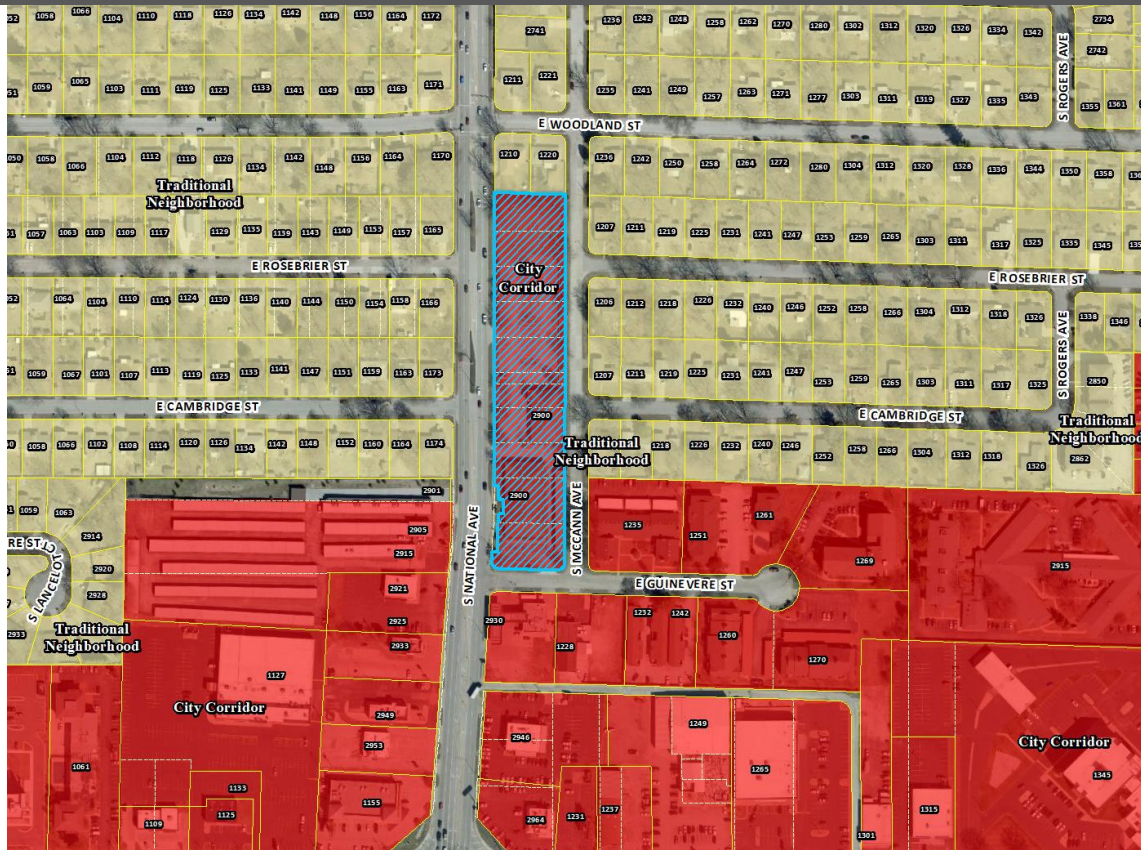
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Structures

Transitions

In every city, dissimilar land uses converge at some point. Transitioning within, between, and along the edges is one of the most critical elements to align as Placetypes are implemented, changed, or amended. Typically, a one-to-two-block transition zone on either side of both placetype boundaries would be a practical zone to complete the transition from one placetype to another.

FUTURE PLACETYPE MAP:



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

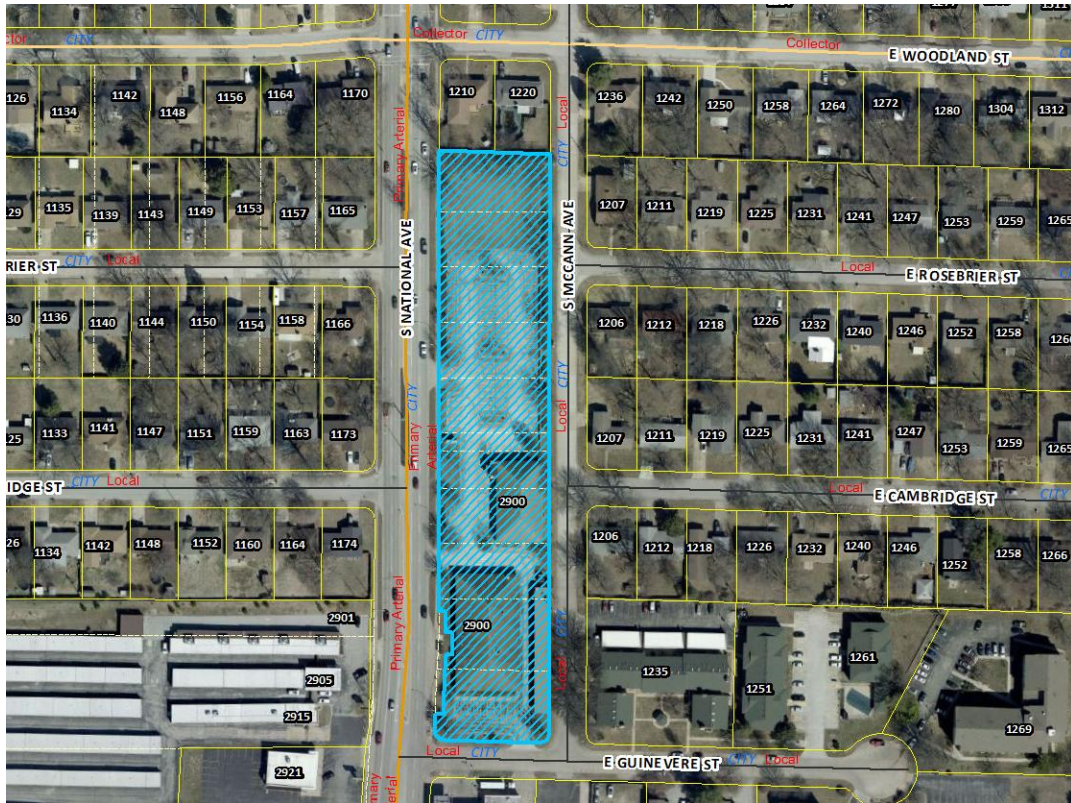
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **Supporting Land Use:**
Less prevalent and serve to support the primary land use.

◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	GC	R-SF & R-MX2	R-SF & PD 370
LAND USE	Single-family residential	Vacant	Single & multi-family residential	Single-family residential &
PLACETYPES	Traditional Neighborhood	City Corridor	Traditional Neighborhood & City Corridor	Traditional Neighborhood & City Corridor

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No further comments.

CITY UTILITIES:

No comments.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning. Tract has access to public sewer and is in an approved sewer district.

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FIRE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	S National Ave	Primary Arterial	City	50	45	31,000	No	Yes	Yes
Street 2	E Guinevere Street	Local	City	30	25	2,000	Yes	Yes	No
Street 3	S McCann Avenue	Local	City	25	25	NA	Yes	Yes	No

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

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

IMPROVEMENTS - No improvements are required for this rezoning. A traffic study is not required for this rezoning.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
2900 S National Ave	South Creek	No	No	No	No	No

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DETENTION AND DISCHARGE REQUIREMENTS

1. Flood Control was designed and constructed under private project PRJ2002-00202. The dry detention basin discharges to S McCann St right-of-way.

WATER QUALITY REQUIREMENTS

1. Any future disturbance greater than 1 acre of the property will require the dry detention basin modified for water quality.

2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

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STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 2.8 acres of property from Planned Development 251 to C-MX2 - Commercial Mixed-use Community with Condition #288. The applicant intends to use one of the existing buildings on site for a veterinary clinic/hospital.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the City Corridor placetype.
3. The C-MX2 district is consistent with the City Corridor placetype. Office, hospitality, retail sales and service are listed as primary land uses.
4. The City Corridor placetype predominantly consists of commercial and service-related development varying in scale, ranging from standalone businesses to large retail centers.
5. City Corridors provide a wide range of shopping, service, entertainment, and employment destinations for both residents and visitors.
6. The C-MX2 district provides a mix of neighborhood, community-scaled commercial, entertainment, and/or employment uses and supporting residential and civic uses. The predominant building type is small- and moderate scaled mixed-use buildings, which are supported by strategic urban residential and commercial buildings. The character of this area emphasizes a high level of civic design, walkable urban patterns, and a concentration of diverse, small- and moderate-scale uses; however, some higher intensity or larger format commercial or employment uses may be integrated into the pattern as anchors to support the overall mixed-use environment. It is primarily intended for the transformation of automobile-oriented corridors into walkable, mixed-use areas through the integration of a walkable street network and formal civic spaces as the framework for redevelopment.
7. The range of uses in the proposed C-MX2 district is compatible with the uses permitted on other property in the vicinity.
8. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
9. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
10. The city and other agencies can provide services, facilities, and infrastructure that may be necessary for anticipated uses in the C-MX2 district. The capacity of the surrounding street network and access to street frontage is adequate for the proposed uses in the C-MX2 district.
11. The proposed zoning will not correct an error in the application of this article but rather will provide a viable use of the property subject to the provisions of the zoning district.

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12. This application advances the public interest by allowing a development opportunity, where absorption of underserved housing, employment, sales, and service, can be accommodated.
13. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
14. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
15. The applicant held a neighborhood meeting on August 20, 2026, regarding the rezoning request. A summary of the meeting is attached (Attachment 2).
16. The public notice was advertised in the Springfield News-Leader at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's City Corridor placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

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

DEVELOPMENT REVIEW STAFF REPORT**ATTACHMENT 1
CONDITIONAL PROVISIONS
ZONING CASE Z-26-2026 CONDITION #288**

The requirements of C-MX2 - Commercial Mixed-use Community District of the Springfield Land Development Code shall be modified herein for development within this district to include the following:

Permitted Uses:

1. Household Living – Live-Work Dwelling
2. Household Living – Mixed-use Dwelling
3. Assembly – Small (<400 capacity;<2.5 ac.)
4. Assembly – Medium (400 – 800 capacity;<4 ac.)
5. Cultural Facility Small (<10K)
6. Cultural Facility – Large (>10K)
7. Event Venue – Small (<1K capacity)
8. Event Venue – Medium (1K – 3K capacity)
9. Funeral Home and Mortuary (accessory crematorium)
10. Open Space – Open & Civic Space (See Section 36-3.04)
11. Public Safety – Police & Fire Station
12. School – Primary / Secondary
13. School – Vocational Business
14. Utility – Wireless Telecommunication Facility (See Section 36-10.10)
15. Animal Care / Sales – Limited (<5K; no boarding)
16. Animal Care / Sales – General (5K – 10K; limited boarding)
17. Daycare – Commercial (See Chapter 38 Article IX)
18. Entertainment & Recreation – Small (<5K)
19. Entertainment & Recreation – Medium (5K – 10K)
20. Food & Beverage Establishment – Small (<3K, or <10% of mixed-use building)
21. Food & Beverage Establishment – General (3K – 8K)
22. Lodging – Bed and Breakfast (<5 guest rooms)
23. Lodging – Small / Inn (5 – 12 guest rooms)
24. Lodging – Hotel / Motel, Medium (13 – 80 guest rooms)
25. Lodging – Short-term Rental (See Section 36-10.08)
26. Medical Service – Small (<10K)
27. Medical Service – Medium (10K – 30K)
28. Office – Small (<10K)
29. Office – General (10K – 30K)
30. Office – Large (30K – 100K)
31. Personal Service – Small (<5K)
32. Personal Service – Medium (5K – 10K)
33. Personal Service – Large (>10K)
34. Residential Care – Nursing Home

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35. Retail – Small (<5K;<10% of mixed-use building)
36. Retail – Medium (5K – 10K)
37. Retail – Large (10K – 50K)
38. Retail – Grocery Store, Small (<10K)
39. Retail – Grocery Store, Medium (10K – 40K)
40. Vehicle Service – Gas Station, Small (<5 service areas)
41. Community Garden
42. Market Garden – Small (<1 ac.)
43. Market Garden – Medium (1 - 3 ac.)
44. Market Garden – Large (>3 ac.)

Conditional Uses:

1. Household Living – Multi-unit Dwelling
2. Assembly – Large (>800 capacity)
3. School – Vocational Industrial or Trade
4. Transportation – Commercial Parking Lot
5. Utility – Minor
6. Utility – Wireless Telecommunication Facility (See Section 36-10.10)
7. Animal Care / Sales – Heavy (>10K; boarding (or outdoor care)
8. Entertainment & Recreation – Large (10K – 50K)
9. Food & Beverage Establishment – Large (>8K)
10. Lodging – Hotel / Motel, Large / Conference Center (>80 guest rooms)
11. Retail – Grocery Store, Large (>40K)
12. Retail – Outside Sales, Small (<0.5 ac.)
13. Vehicle Service – Car Wash
14. Vehicle Service – Gas Station, Medium (5 – 12 service areas)
15. Vehicle Service & Repair – Small (0.5 ac.; <4 service bays)
16. Vehicle Service & Repair – Medium (0.5 – 1.5 ac.; 4 – 8 service bays)
17. Industrial & Business Service – Limited (<10 vehicle fleet)
18. Industrial & Business Service – General (11 - 25 vehicle fleet)
19. Manufacturing – Limited / Artisan (<10K)
20. Manufacturing – Small (10K – 30K)
21. Warehouse & Storage – Indoor, Small (<20K)

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: PD 251 to CMX-2 (Commercial Mixed-Use)
(existing zoning) (proposed zoning)
2. Meeting Date & Time: August 20, 2026; 4-6:30 p.m.
3. Meeting Location: Bible Baptist Church, 2631 S McCann Ave, Springfield, MO 65804
4. Number of invitations that were sent: 181
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 12
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

We received two comments in support of the project through a phone call where they said they would love to have another veterinary clinic that is centrally located. At the neighborhood meeting there was none opposed to the veterinary clinic being proposed, but all had comments/concerns about a proposed data center on this property that was proposed back in May of 2026. The neighbors voiced concerns on if CMX-2 zoning would allow for data centers and there is not clear direction until the Planning and Zoning department implements data center zoning language into the codes. Many neighbors spoke on how they would be against the rezoning if it allowed data centers and that they would not like to see a data center go in so close to their houses. Majority of the discussion during the neighborhood meeting was about the proposed data center, but all who attended were in favor of a veterinary clinic.

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

Attached at the end are the written comments we received. There was a comment about potential harmful chemicals being released into the water. We assured them that all properties have to meet water quality requirements and that all chemicals would be used inside the building with safety requirements. Another comment was based on the potential to worsen traffic. The previous use of this parcel was for medical offices which included a traffic study and the proposed veterinary use would not increase traffic flow to this site. Additionally, the last concern was that the rezoning for the veterinary clinic was a front to get a data center in the secondary building located on the property.

I, Michael Milhizer (print name), attest that the neighborhood meeting was held on 08/20/2026 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Michael Milhizer
Signature of person completing affidavit

Michael Milhizer
Printed name of person completing affidavit

2900 S NATIONAL AVENUE
REZONING PUBLIC MEETING



Neighborhood Meeting Sign-In Sheet

Date: THURSDAY, AUGUST 20, 2026 Time: 4:00 PM - 6:30 PM

2631 S MCCANN AVENUE,
Location: SPRINGFIELD, MO 65804

Participant Information:

Name	Address	Phone Number	Email Address
Tracy McKeay	1257 E. Edgewood	417-848-2542	Tracy.Hall.BSA@gmail.com
Call	or 1248 E. Edgewood	417-860-7680	Mtall5 kps@csdhsba.com
Melanie Juppier	1251 E Cambridge St	417-292-6322	DeetDot12@gmail.com
Luzal Jay	1259 E Cambridge	417-973-362	Recompone@gmail.com
TARED COOPER	1259 E. CAMBRIDGE	417 860-1899	shortgrew.mttd@gmail
Luna Cooper	1259 E Cambridge St	417 987 5342	luna.c@theibrony.org
Galen Martin	1156 E. Woodland st	417 755-5767	wernerarc@gmail.com
May Ellen Draddy	2727 S McCann	417 887 3899	—
Cheryl Ratterree	1164 E Woodland St.	417-207-1937	cratterree123@gmail.com
Deana Lamp	1327 E Woodland St	417-887-1534	—
Bobbi Dean	1448 E HERTSLEY	417. 883. 3438	BA BBA@A74AEI
Rebecca Corder	1163 E Cambridge St.	402-284-4752	Corder.rac@gmail.com

COMMENT CARD

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500-feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notifications by mail to the property owners within 185-feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500-feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185-feet notification from subject property)
4. 1st City Council Public Hearing
5. 2nd City Council Meeting to decide to approve or deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions. Staff will submit a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission.

You can provide comments below by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

City of Springfield / Development Review Office Staff
840 Boonville Avenue
Springfield Missouri 65801

DATE:	8/20/26	Phone No.	417-987-3342
YOUR NAME:	Luna Cooper		
EMAIL ADDRESS:	LunaC@thelibrary.org		
YOUR ADDRESS:	1259 E Cambridge St, Springfield, MO 65804		
PROJECT ADDRESS:	2900 S National Ave, Springfield MO 65804		
COMMENTS:	concern about the open-ended license and potential to expose the neighborhood to harmful chemicals, lowering or off water quality, worsening traffic conditions, and switching plans post-approval		

COMMENT CARD

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500-feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notifications by mail to the property owners within 185-feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500-feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185-feet notification from subject property)
4. 1st City Council Public Hearing
5. 2nd City Council Meeting to decide to approve or deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions. Staff will submit a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission.

You can provide comments below by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

City of Springfield / Development Review Office Staff
840 Boonville Avenue
Springfield Missouri 65801

DATE:	8/10/26	Phone No.	417 299 5883
YOUR NAME:	Kalya Brown		
EMAIL ADDRESS:	babyfrog96@aol.com		
YOUR ADDRESS:	1134 E Cambridge		
PROJECT ADDRESS:	2905 National ave		
COMMENTS:	MULTIPLE Households with children riding bikes, scooters on sidewalks & roads. vs excessive traffic cutting through streets Do not need excessive barling dogs in area. Springfield has 4 veterinary clinics in 1-2 mile area		

COMMENT CARD

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City of Springfield / Development Review Office Staff
840 Boonville Avenue
Springfield Missouri 65801

[illegible]

2900 South National comment card

From Jared A Cooper <thedentistschoiceswmo@gmail.com>
Date Thu 8/27/2026 9:42
To Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>
Cc mmilhizer@tothassociates.com <mmilhizer@tothassociates.com>

8/27/26 417-860-1899
Jared Cooper
thedentistschoiceswmo@gmail.com
1259 East Cambridge
2900 South National

Concerning the rezoning at 2900 South National: My understanding is that this will be rezoned for a veterinary clinic, which sounds like a nice addition to our neighborhood. The concern is over the designation cmx-2 and what exactly that entails.

If the city approves rezoning to cmx-2 this opens the property up to an unknown variety of businesses that can operate there. Being that there has been a proposal by the property owner for a data center at this location, it is very concerning to me, and I would appreciate a greater clarification on what is allowed and not allowed in cmx-2. I would rather be cautious than become a cautionary tale. Perhaps there is a different designation we could place on this property that would make everyone comfortable and still allow the veterinary clinic to use this property.
Thank you - Jared

comment card from public hearing

From Luisa <recooperation@gmail.com>

Date Tue 8/25/2026 10:43

To Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>

8.20.2026

Luisa Cooper

417-987-3632

recooperation@gmail.com

1259 E. Cambridge St.

Project address: 2900 S. National

Due to the broad nature of the new zoning proposal (CMX-2), and the as-of-yet unclear stipulations for some new types of industry being developed in our area, I believe that the change in zoning on this piece of property at this time is a poor choice for our neighborhood. The property is situated directly in a residential neighborhood, and has an available building on its site in addition to the one being proposed. This change would leave that other building open for a number of new development proposals, many of which we do not welcome on our street, where we live and have invested. We believe this change, if it welcomes new types of business not currently possible without the change in zoning, could potentially negatively affect our property values and quality of life. This affects not only our lifelong investments, but also the revenue from the real estate tax currently collected by the county on these neighboring properties. We are not in favor of this zoning here, and ask for time to discuss workable solutions for all. Thank you.

Neighborhood Meeting Proposed Re-Zoning of 2900 S National Ave

From Rae Corder <corder.rae@gmail.com>

Date Thu 8/27/2026 15:15

To destell@tothassociates.com <destell@tothassociates.com>

Cc Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>

To Mr. Estell and Toth Associates,

Thank you to you and Mr. Milhizer for attending and fielding our questions at the recent Neighborhood Meeting on August 20. I realize it was a tough setting but you admirably fielded questions and provided what insight you were able, for which I was grateful.

As discussed at the meeting, most neighbors are not against the untenanted building being occupied by a veterinary clinic. The consensus is that we are all concerned that allowing PD 251 rezoned to CMX-2 will open the door for the hitherto yet unspecified (unassigned?) data centers to be permitted under CMX-2. We unanimously agreed as a group that this would not be an appropriate use of that space, nor would it be allowed to stand unchallenged by our neighborhood. Therefore, there may be opposition to the rezoning if it were to allow a back-door into obtaining approval for a data center to be built at 2900 S National Ave., something that we have no degree of comfort with so far, and will not have due to the city moratorium on data centers and the timing of the rezoning hearing.

Thank you for your time.

Rebecca Corder

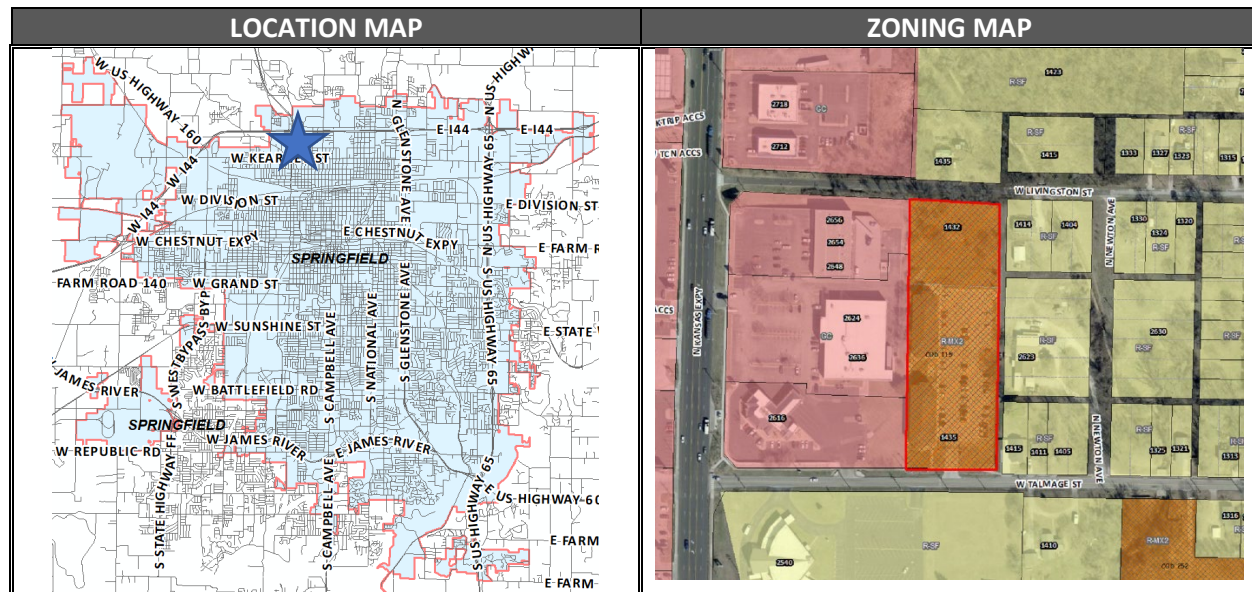
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-27-2026 Condition No. 287
Location:	1435 W. Talmage Street
Total Acres:	2.75 acres
Applicant:	Dunbar Family Enterprises, LLC
Existing Land Use:	Multi-family residential uses
Neighborhood Meeting:	August 20, 2026
Planning and Zoning Commission:	September 10, 2026
City Council:	October 12, 2026
Public Notification:	Mail, posted property, and legal in Springfield News-Leader
Staff:	Daniel Neal, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-27-2026 Condition No. 287 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

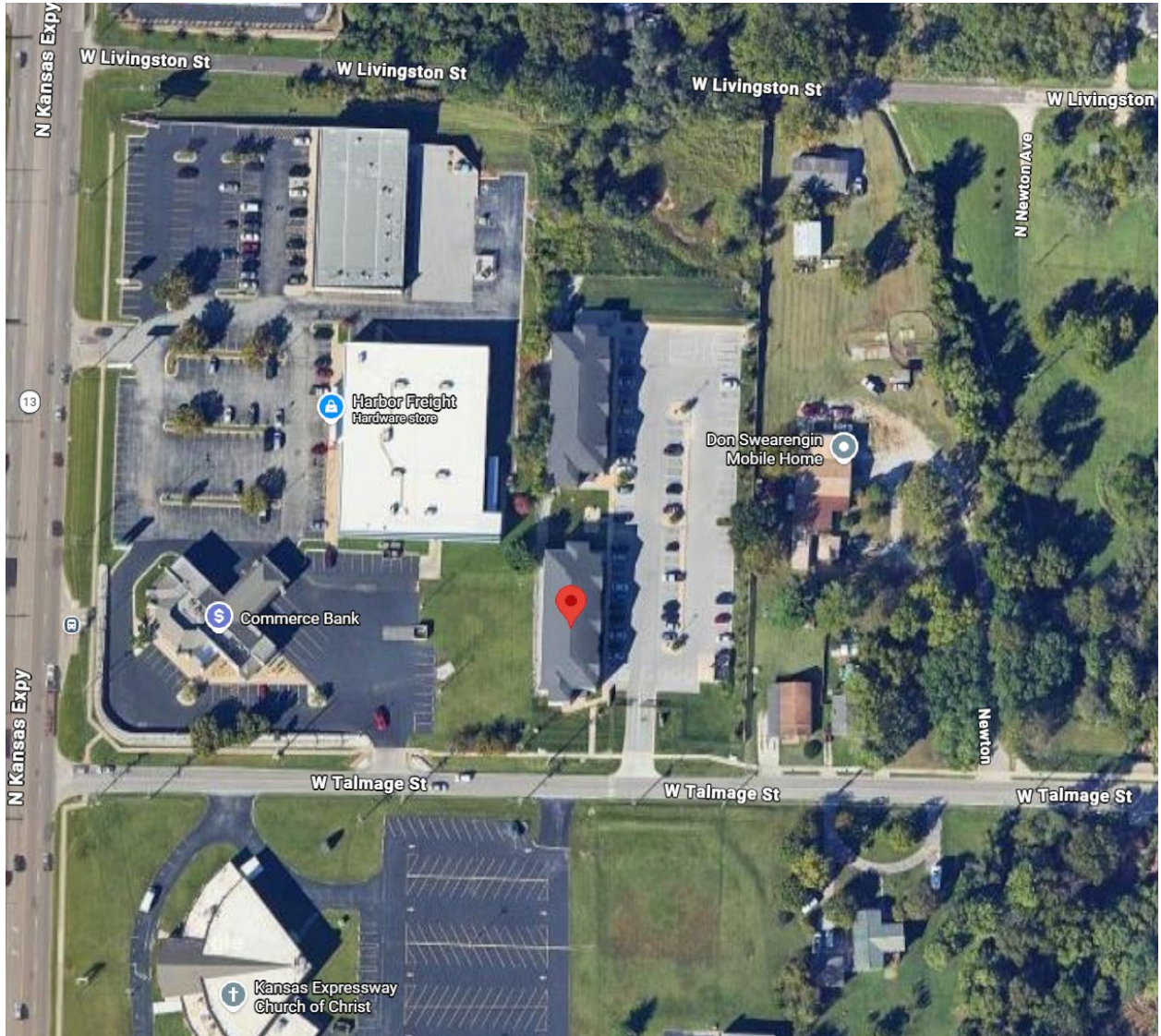
PROJECT SUMMARY:

Request to rezone approximately 2.75 acres of property generally located at 1435 West Talmage Street from R-MX2, Mixed Density Neighborhood – Medium District with Conditional Overlay District No. 115 to R-MX3, Mixed Density Neighborhood – High District with a Binding Site Plan Condition No. 287.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was annexed into the City in 1926 and another portion in 1955. It was originally zoned R-SF as part of the 1995 Citywide rezoning. It was rezoned to R-MD with COD No. 115 in 2017. The 2026 Citywide rezoning translated the R-MD to R-MX2. The Conditional Overlay District has a site plan and restricts residential density. The COD is a legacy district in the Land Development Code.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-2.05 Rezoning

B. **Review Criteria.** Review, recommendations, and decisions for a proposed rezoning shall be based on evaluating and balancing the following criteria.

1. The proposed district is consistent with the goals and objectives of the comprehensive plan and any other plan, policy or guidance adopted pursuant to that plan.
2. Whether the area has changed since the existing zoning has been in place, or it is changing to a degree that it advances the public interest to rezone the property.
3. The proposed district will enable development in character with existing or anticipated development in the area considering:
 - a. The design of streets, civic spaces, and other open space;
 - b. The mix, density, or intensity of potential uses;
 - c. The pattern, scale, and format of buildings and sites enabled by district standards.
 - d. The compatibility with and transition to tother districts, development, or uses in the vicinity; and
 - e. Any reasonably anticipated negative impacts can be mitigated by applicable development standards or planning, design, and engineering practices applicable to the site.
 - f. Any rezoning application conditioned on a zoning site plan may be evaluated based on that plan; otherwise, the entirety of what may be enabled by the zoning district shall be considered with the above criteria.
4. The City or other agencies can provide services, facilities, and infrastructure that may be necessary for anticipated uses in the proposed district, including capacity of the surrounding street network and access on specific street frontages.
5. Reasonable viable economic use of the subject property will be precluded if the proposed rezoning is denied.
6. The recommendations of any professional staff or advisory review bodies, and any additional testimony or evidence on the record.
7. Any relevant information submitted or presented at the public hearing.

C. **Review Procedure.** In addition to the general requirements in Table 2-1 and Section 36-2.01, the following procedures shall apply to rezoning applications:

1. Applications may be accompanied by a conceptual, non-binding zoning site plan to demonstrate conformance with the comprehensive plan. In the instance that staff requires more information to ensure conformance with the comprehensive plan, the PD Director may require that applications for rezoning include a zoning site plan where:
 - a. The request presents a potentially incompatible transition to adjacent property based on intensity of potential uses, scale of potential development, or other operational characteristics permitted in the proposed district;

DEVELOPMENT REVIEW STAFF REPORT

- b. The generally applicable site design and development standards of the proposed district may not adequately address the potential adjacencies or compatibility issues considering the context and scale of the proposed rezoning; and
 - c. The rezoning criteria in Section 36-2.05.B cannot be adequately evaluated absent some type of plan framing the extent and characteristics of future development beyond what is generally allowed in the district.
2. Applicants may propose that a rezoning request be conditioned on a zoning site plan for a specific development application.
- a. In this case, the zoning site plan shall be evaluated according to the criteria in Section 36-2.03.B.
 - b. The Planning and Zoning Commission may recommend and the City Council may approve the request based on any specific elements, conditions, or limitations proposed in that plan, including uses, scale, and intensity of development.
 - c. Any such rezoning shall be designated by a “-C” on the zoning map with a numeric and/or date reference to the specific ordinance and zoning site plan included.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-MX3
Lot Width Minimum	50 feet
Building Setbacks	25 feet front, 5 feet side, and 10 feet rear
Maximum Height	65 feet/5 stories. Any portion of a multi-unit building taller than 32 feet shall be setback at least 15 feet when property adjoins R-SF district and any apartment building taller than 32 feet shall comply with the 45 degree bulk plane when property adjoins a R-SF district.
Minimum Open Space	20 percent of the total lot area.
Buffering and Landscaping	The required landscape shall be based on different elements of the site according to Table 8-1. Buffer types shall be required and applied as indicated in Table 8-3 of the Land Development Code.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Traditional Neighborhood placetype.

Traditional Neighborhoods are comprised of post-war residential neighborhoods that contain predominantly single-family detached dwellings with uniform setbacks, building designs, and parcel sizes, that are separated from dissimilar uses by distinct zoning boundaries and buffer yards. Housing in Traditional Neighborhoods range from bungalows to expansive ranch style homes constructed with a variety of materials and methods. Neighborhood parks, schools, and churches are dispersed throughout to serve nearby residents. These neighborhoods can follow a gridded block pattern or curvilinear streets and are well connected internally with sidewalks

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and trails. Traditional Neighborhoods tend to be expansive, isolating residents from services and resources on the edges, often beyond walking distance.

Planning for Traditional Neighborhoods should strive to increase and integrate quality of place and complete neighborhood characteristics. These characteristics could include beautification efforts such as planting street trees, expanding connections and access to the greenway and trail system, and support for low-intensity multi-family, low-intensity neighborhood commercial, or a mix of uses to serve area residents. Multi-family, neighborhood commercial, or mixed use should be located on the edges of the greenway system, on higher classification roadways, or areas identified by residents during the neighborhood planning process. Preservation of residential housing and housing patterns should be prioritized where lots are predominately accessed from side or internal local streets.

Redevelopment of traditional single-family residential housing for higher-density housing or commercial should be limited to areas adjacent to identified activity centers, where circulation and access will not negatively affect the adjoining neighborhood.

LAND USES PRIMARY USES

- Single-family detached

SUPPORTING USES

- Single-family attached
- Low-intensity multifamily
- Low-intensity, neighborhood commercial
- Parks, greenways, and open space
- Public and private schools and places of worship
- Low-intensity urban agriculture

CHARACTERISTICS TRANSPORTATION & INFRASTRUCTURE

- Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses are located within the neighborhood and around the perimeter.
- Alleys provide pedestrian connections, alternative access to rear yards, detached garages, and other approved accessory uses.
- Sense of place and identity is enhanced through neighborhood organization efforts, preservation and planting trees, neighborhood identification signs, and traffic calming improvements that double as streetscape elements.

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- As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Major entrances into neighborhoods are marked by identification signs and landscaping.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY

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

TRADITIONAL NEIGHBORHOOD

- Residential subdivisions are designed and platted with curvilinear streets in structured layouts that maximize use of land.
- Lots have uniform widths, depths, and setbacks that align with home sizes and densities.
- Attached garages are a standard element, typically integrated into the design of the home and make up a dominant part of the front elevation, reducing the on-street parking demands.
- Vehicular driveways are provided for each home and are accessed almost exclusively from the front or side street, limiting on-street parking opportunities.
- Neighborhoods are often self-regulated by covenants that limit use, size, and design of structures, as well as care and use of private amenities and common areas.

TRANSITIONS

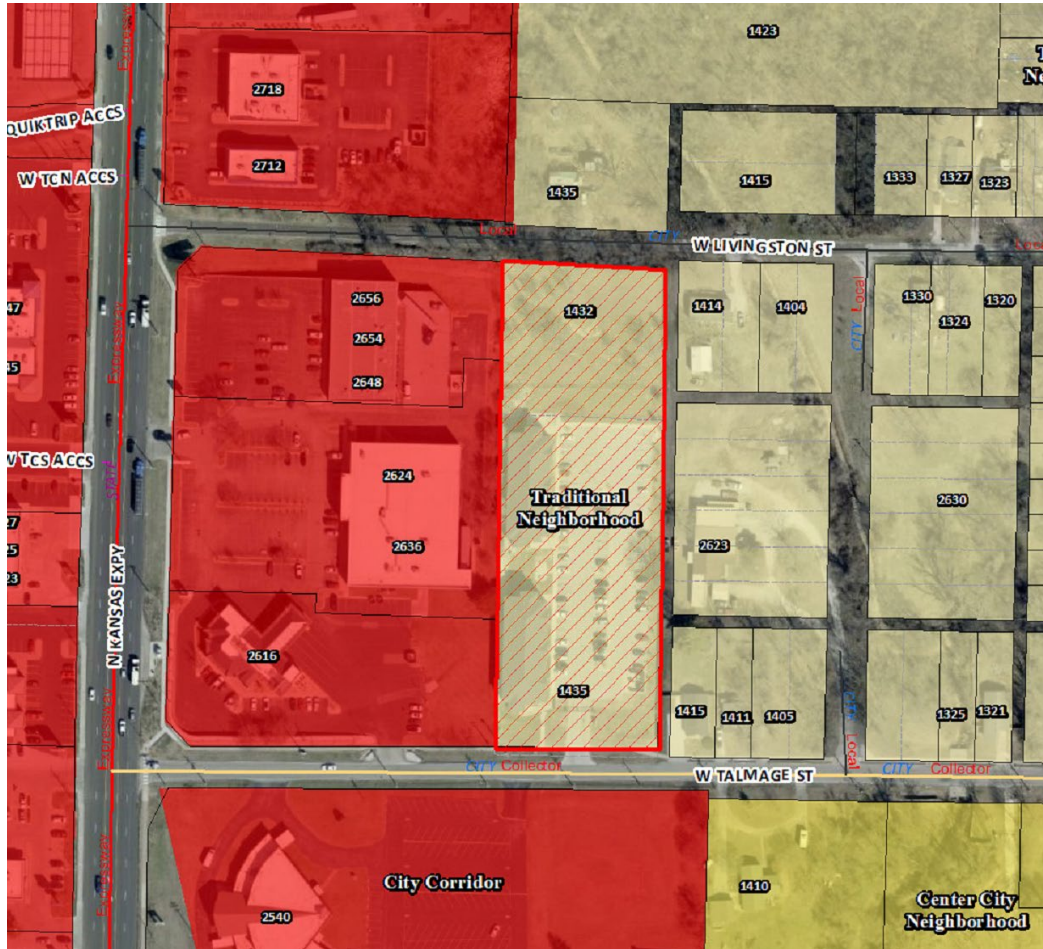
- A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
- Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
- The design of higher density residential uses integrated into the Residential Neighborhood Placetype should complement the scale and character of the surrounding

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neighborhood. Attention should be given to building height, orientation, architectural style, and setback to ensure the existing neighborhood character is retained.

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FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES													
	Single Family Detached	Single Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major Retail, Arts and Entertainment	Universities, Colleges & Places of Worship	Government, Healthcare & Institutional Facilities	Personal Services, Retail Sales & Service	Light Industry	Heavy Industry & Distribution Facilities
Residential Neighborhood	●	○	◇											
Mixed Residential	●	●	○											
Downtown			●	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	●	○	○	○	○	○	○	○	○	○	○	○
City Corridor			●	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center			○	○	○	○	○	○	○	○	○	○	○	○
Business Flex			○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics			○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation			○	○	○	○	○	○	○	○	○	○	○	○

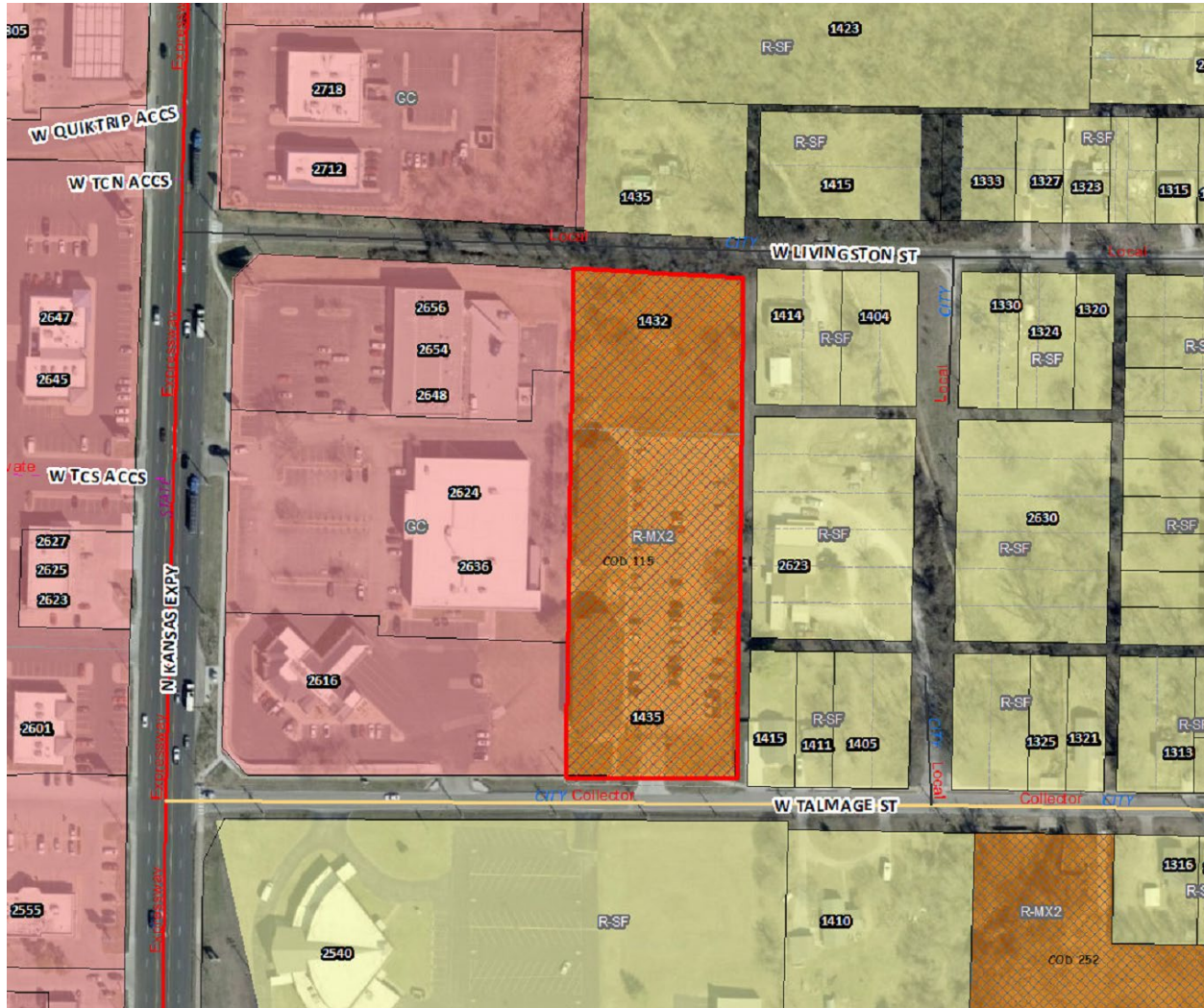
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **Supporting Land Use:**
Less prevalent and serve to support the primary land use.

◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	GC
LAND USE	Single-family residential uses	Church uses	Single-family residential uses	Retail uses
PLACETYPES	Traditional Neighborhood	City Corridor	Traditional Neighborhood	City Corridor

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DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues with the rezoning or site plan.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to rezoning.

FIRE DEPARTMENT:

No comments.

MISSOURI DEPARTMENT OF TRANSPORTATION:

No apparent impact to MoDOT right-of-way. No comments at this time.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W Talmage Street	Collector	City	30	30	2,000	No	Yes	Yes

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

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are bus stops near this property on Kansas Expressway. There are no Greenway trails near this property.

IMPROVEMENTS - No improvements are required for this rezoning. A traffic study is not required for this rezoning.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
1435 W Talmage St	Pea Ridge Creek	No	No	No	No	No

DEVELOPMENT REVIEW STAFF REPORT

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DETENTION AND DISCHARGE REQUIREMENTS

1. Flood Control and Water Quality is provided by the Extended Dry Detention Basin designed and constructed under PIP 9PW4661.

WATER QUALITY REQUIREMENTS

1. Flood Control and Water Quality is provided by the Extended Dry Detention Basin designed and constructed under PIP 9PW4661.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

N/A

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 2.75 acres of property generally located at 1435 West Talmage Street from R-MX2, Mixed Density Neighborhood – Medium District with Conditional Overlay District No. 115 to R-MX3, Mixed Density Neighborhood – High District with a Binding Site Plan Condition #287. The applicant intends to convert 3 of the existing 4 empty/vacant units in the building to active micro-efficiency units.
2. The current Conditional Overlay District No. 115 limits the density in the R-MX2 zoned area to 27.25 dwelling units per acre or less for a total of 74 micro-efficiency dwelling units.
3. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Traditional Neighborhood placetype.
4. This application is consistent with a transition area between the Traditional Neighborhood placetype and City Corridor placetype. While low intensity multi-family is a supporting land use in this district, the medium density multi-family use already exists and the footprint of the building is not expanding.
5. The R-MX3 district provides residential living in high-density patterns in urban areas or larger-scale multi-family projects in suburban areas where there are appropriate transitions and buffers between neighborhoods and supporting uses along corridors. The character of these areas emphasizes high-activity environments with proximity to or integration with other uses in walkable formats. The predominant building type is large-scale, multi-unit buildings in compact formats in urban areas, or large-scale multi-building complexes in suburban areas. Well-designed urban streetscapes and civic spaces provide amenities for residents.

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6. The R-MX3 district allows for density ranges between; Detached-House-Small-Format Lot building types at one unit per lot (approximately 22 units per acre) to Apartment-Large Lot buildings at 13+ dwelling units per lot built on ½ block format (1,100 SF per unit). An Apartment Complex is capped at 17.7 du/ac if not built on a ¼ or ½ block building types format. Multiple building sites are designed and situated within a street block pattern or utilize a private internal access lane to mimic a street system to meet the standards and are not used in a manner to avoid or disrupt street connectivity.
7. This rezoning request includes a binding zoning site plan (Attachment 2). The site plan shows compliance with the R-MX3 district, parking and landscaping requirements.
8. A “stepped down” approach is used to transition from higher density/intensity residential and non-residential uses to single-family residential homes and uses, with greater densities/intensities located on higher functioning roadways, at the periphery of the neighborhood.
9. Lower density residential uses are sufficiently screened and buffered between higher density housing and nonresidential uses.
10. The property will have to meet the residential and non-residential design standards and frontage types, access and parking, landscaping and buffering, and any subdivision activity needed to match the proposed zoning districts.
11. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities’ extension policy, though new easements may be necessary to accommodate this.
12. There are few changing conditions in the area affected that make the proposed rezoning necessary.
13. The range of uses in the proposed R-MX3 district is compatible with the uses permitted on other property in the immediate vicinity.
14. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
15. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
16. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.
17. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

DEVELOPMENT REVIEW STAFF REPORT

18. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).
19. The applicant held a neighborhood meeting on August 20, 2026, regarding the rezoning request. A summary of the meeting is attached (Attachment 2).
20. The public notice was advertised in the Springfield News-Leader at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Traditional Neighborhood placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

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

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ATTACHMENT 1
CONDITIONAL PROVISIONS
ZONING CASE Z-27-2026 CONDITION #287

The requirements of R-MX3, Mixed Density Neighborhood – High District of the Springfield Land Development Code shall be modified herein for development within this district to include the following:

1. The development of the subject property shall be in substantial conformance to the attached binding site plan.

Attachment 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-MX2 with COD 115 to R-MX3
(existing zoning) (proposed zoning)
2. Meeting Date & Time: August 20, 2026 from 4:00-6:30 pm
3. Meeting Location: 1435 W Talmage St, Springfield, MO 65803
4. Number of invitations that were sent: 84
5. How the mailing list was generated: City of Springfield Generated List
6. Number of neighbors in attendance (attach a sign-in sheet): 0
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

None

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

None

I, Ricky Haase (print name), attest that the neighborhood meeting was held on August 24, 2025 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Ricky G Haase

Signature of person completing affidavit

Ricky Haase

Printed name of person completing affidavit

Neighborhood Meeting

1435 W Talmage St, Springfield, MO 65803 Rezoning

August 20, 2026

4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Ricky Haase	550 550 E St Louis St	417-890-8802

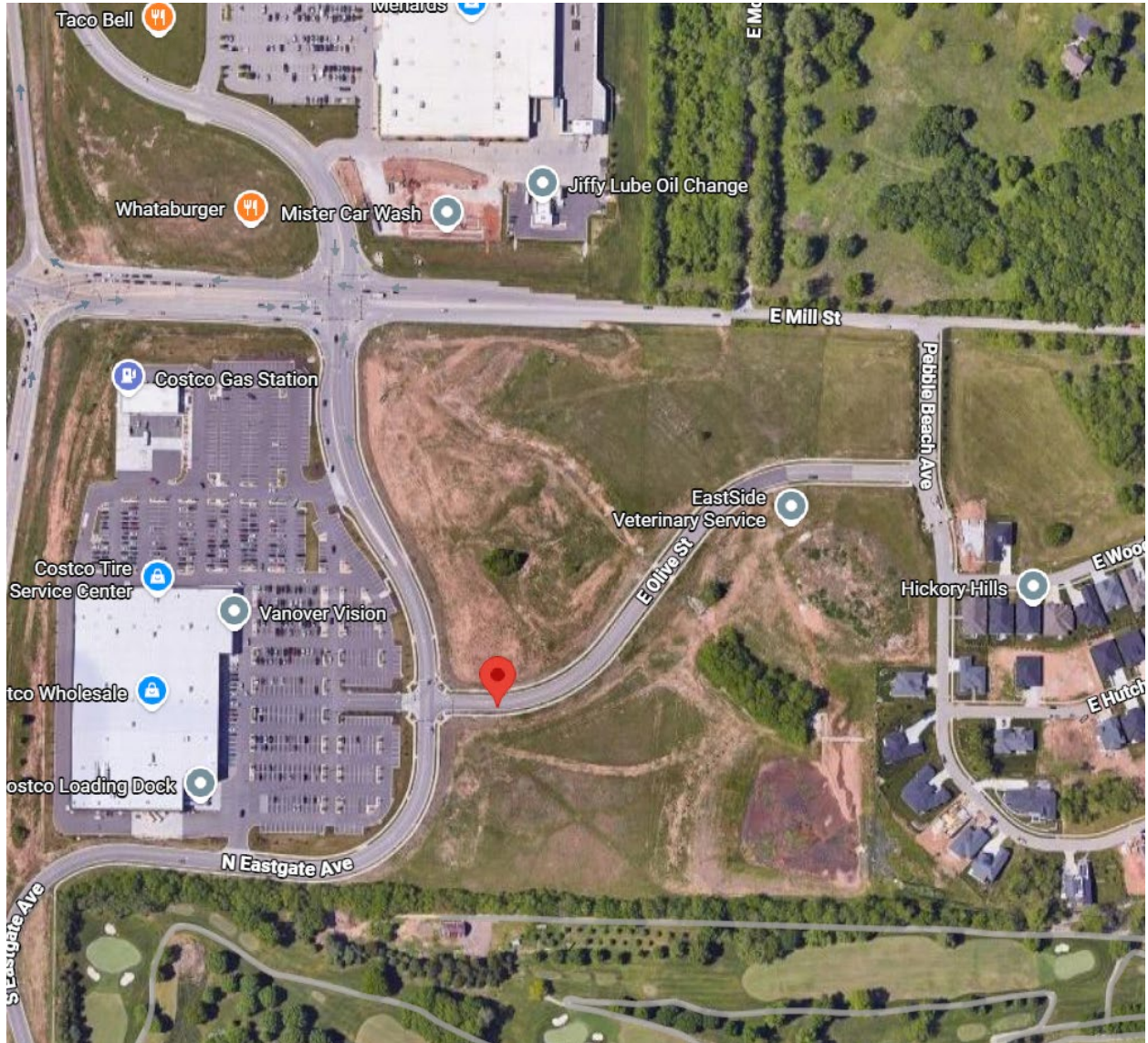


SHEET
EXH 1

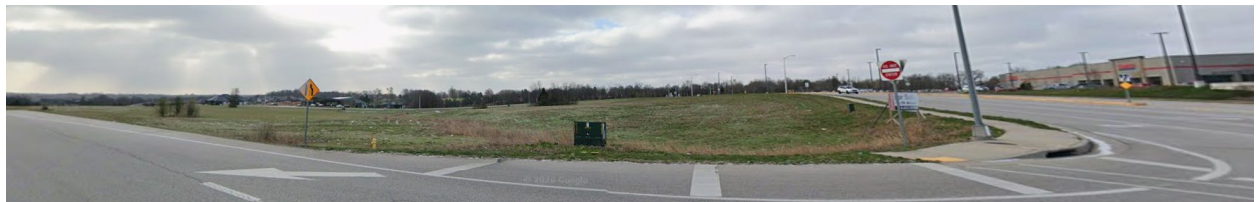
REVISIONS

DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was annexed into the City in 2006. It was zoned Planned Development 298 after annexation in 2006. The PD is a legacy district in the new Land Development Code.

PLANNING AND ZONING COMMISSION AUTHORITY:

36-4.01 Establishment of Districts

- D. Legacy Districts. The following districts or special approvals occurred under standards and procedures that have been changed in this chapter. However, the approvals, conditions, and entitlements on these properties are preserved and apply to each property as they did under the previous code, until the established district regulations are changed under the provisions of this chapter.
1. Conditional overlay districts approved according to Section 36-407 of the previous code.
 2. Planned development districts approved according to Section 36-405 of the previous code.

Sec. 36-405 (9), states in part:

(e) Action by planning and zoning commission. Within 45 days following the submission by the applicant or referral from the administrative review committee of a complete application for the final development plan, or such longer period as may be agreed to by the applicant, the planning and zoning commission shall review the plan with respect to its conformity to the approved preliminary development plan; with respect to the merit or lack of merit of any departure of the final development plan from substantial conformity with the preliminary development plan; and with respect to compliance of the final development plan with any conditions imposed by approval of the preliminary development plan, and with the provisions of this article and all other applicable federal, state and city codes, ordinances and regulations.

If the planning and zoning commission finds that there is substantial conformity between such plans and shall further find the final development plan to be in all other respects complete and in compliance with any conditions imposed by approval of the preliminary development plan, and with the provisions of this article and all other applicable, federal, state and city codes, ordinances and regulations, it shall approve the final development plan. Planning and zoning commission action shall constitute final approval of the final development plan.

If the planning and zoning commission shall find that the final development plan lacks substantial conformity to the preliminary development plan but merits approval notwithstanding such lack of conformity, it shall transmit such plan to the city council together with its recommendation that the final development plan be approved.

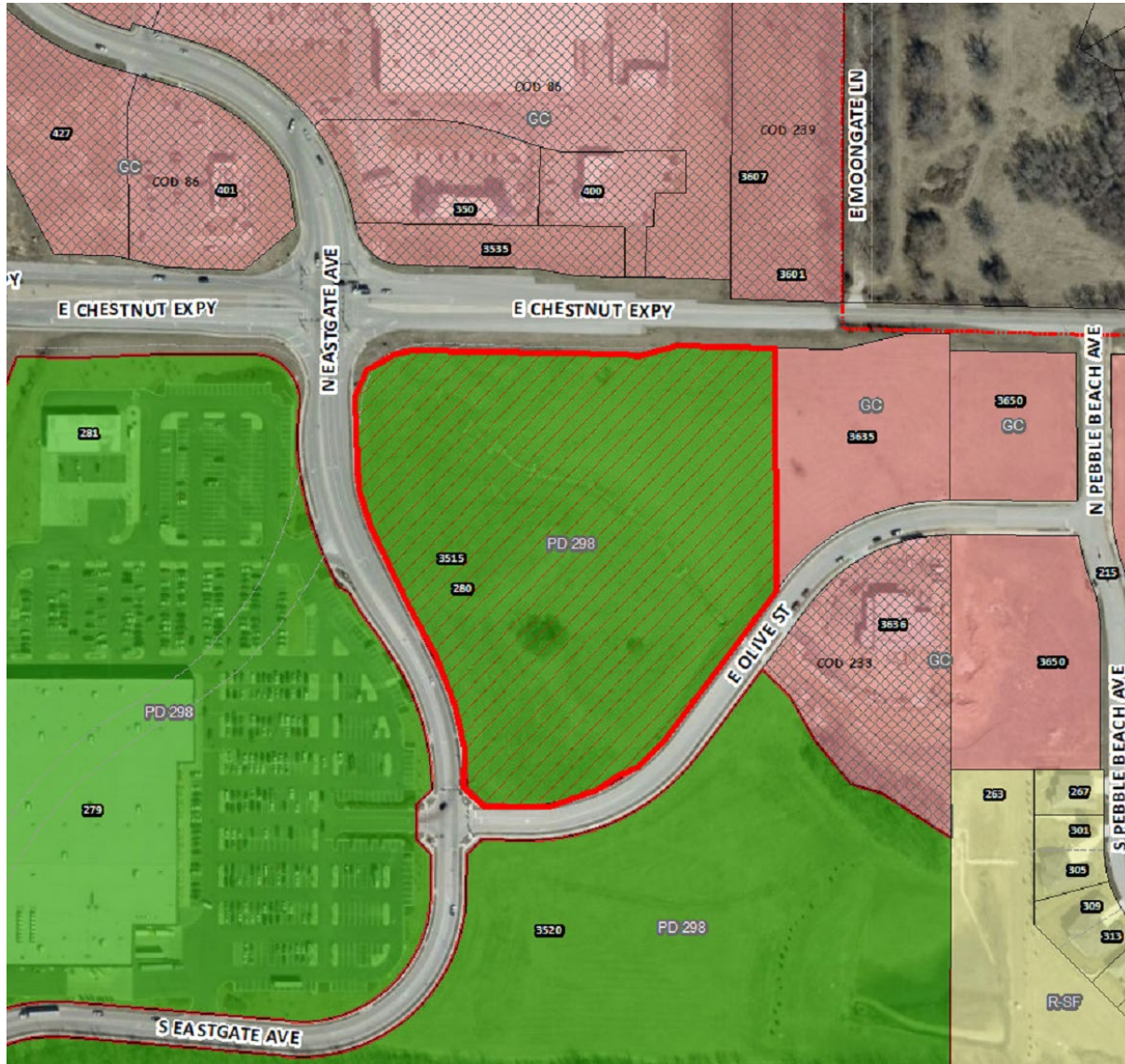
DEVELOPMENT REVIEW STAFF REPORT

In any case, where the planning and zoning commission finds that the final development plan lacks substantial conformity to the preliminary development plan and does not merit approval, it shall transmit such plan to the city council, together with its recommendation that the final development plan not be approved. The failure of the commission to act within the aforesaid time period shall be deemed a recommendation to the city council to deny the final development plan as submitted.

- (f) Action by city council. Within 45 days, or such longer period as may be agreed to by the applicant, following the action of the planning and zoning commission, or its failure to act as provided, the city council shall either refuse to approve the final development plan, shall refer it back to the planning commission for further consideration of specified matters; or shall, by ordinance duly adopted, approve the final development plan, with or without modifications to be accepted by the applicant, as a condition of such approval. The failure of the city council to act within the aforesaid time period shall be deemed a final denial of final development plan approval.
- (g) Notice and recording of final development plan. Within seven days following the final disposition of an application for final development plan approval, the secretary of the planning and zoning commission shall mail notice thereof to the applicant and to all city officials, departments, bureaus, boards and commissions whose duties might be affected by such disposition. When a final development plan is approved, the secretary shall, within ten days of its approval, file a copy of the entire final development plan in the permanent records of the planning and zoning commission.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	GC	PD 298	GC	PD 298
LAND USE	Retail and service uses	Vacant/undeveloped	Personal service uses	Retail uses
PLACETYPES	City Corridor	City Corridor	City Corridor	City Corridor

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

No issues generally with the FDP, however proposed landscaping may be subject to utility clearance requirements per chapter 114 of the city charter.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with FDP. Same comments as case number PREDEV2026-00258 regarding site development.

FIRE DEPARTMENT:

No comments.

MISSOURI DEPARTMENT OF TRANSPORTATION:

MoDOT will need to review and approve a Traffic Impact Study and a drainage study along with updated plans. The drainage study needs to show that no additional flow is being directed onto MoDOT R/W. I'm approving this to keep things moving, however, depending on the results of the traffic study additional transportation improvements may be needed. I recommend submitting the traffic study as soon as possible to avoid delays as the project moves forward.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

TRAFFIC REPORT

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	E Olive Street	Local	City	30	30	NA	No	Yes	Yes
Street 2	N Eastgate Ave	Collector	MoDOT	30	30	NA	No	Yes	Yes
Street 3	E Chestnut Expressway	Expressway	MoDOT	65	Varies	NA	No	Yes	No

ACCESS - All new and existing driveway approaches shall comply with the accepted Traffic Impact Study, requirements of the planned development, and current City of Springfield standards for the street classification.

DEVELOPMENT REVIEW STAFF REPORT

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are bus stops near this property on Kansas Expressway. There are no Greenway trails near this property.

IMPROVEMENTS - There are no Greenway Trails near the property. There are no bus stops near the property.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

	Drainage Basin	Fee in Lieu Flood Control	Fee in Lieu Water Quality	Stream Buffer	Sinkhole or Watershed	Floodplain/ Floodway
3515 E Olive St	Pierson Creek	No	No	No	Yes	No

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DETENTION AND DISCHARGE REQUIREMENTS

1. Kirkland Commons/Legacy Bank Commons regional basin designed and built under 2020PW0047 provides flood control. The future development must drain to the stormwater channel on the lot.

WATER QUALITY REQUIREMENTS

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

2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

FLOODPLAIN

N/A

NATURAL CHANNEL & STREAM BUFFERS

N/A

SINKHOLES & KARST FEATURES

1. The Kirkland Commons Lot 2 or K9 Hideaway Lot 1 has Sinkholes with buffer areas labeled. The future development will include a Geotech report for ensuring the disturbance and drainage patterns will support the sinkhole and development.

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting approval of the final development plan of Planned Development No. 298 on approximately 10.19 acres of property generally located at 3515 E. Olive Street for a new outdoor sporting goods store.
2. The subject property was recently replatted into Lot 1 of the K9 Hideaway Subdivision.

DEVELOPMENT REVIEW STAFF REPORT

3. The Administrative Review Committee reviewed and recommended approval of the proposed final development plan on August 13, 2026.
4. The final development plan for Planned Development 298 requires recommendations by Planning and Zoning Commission and approval by City Council.

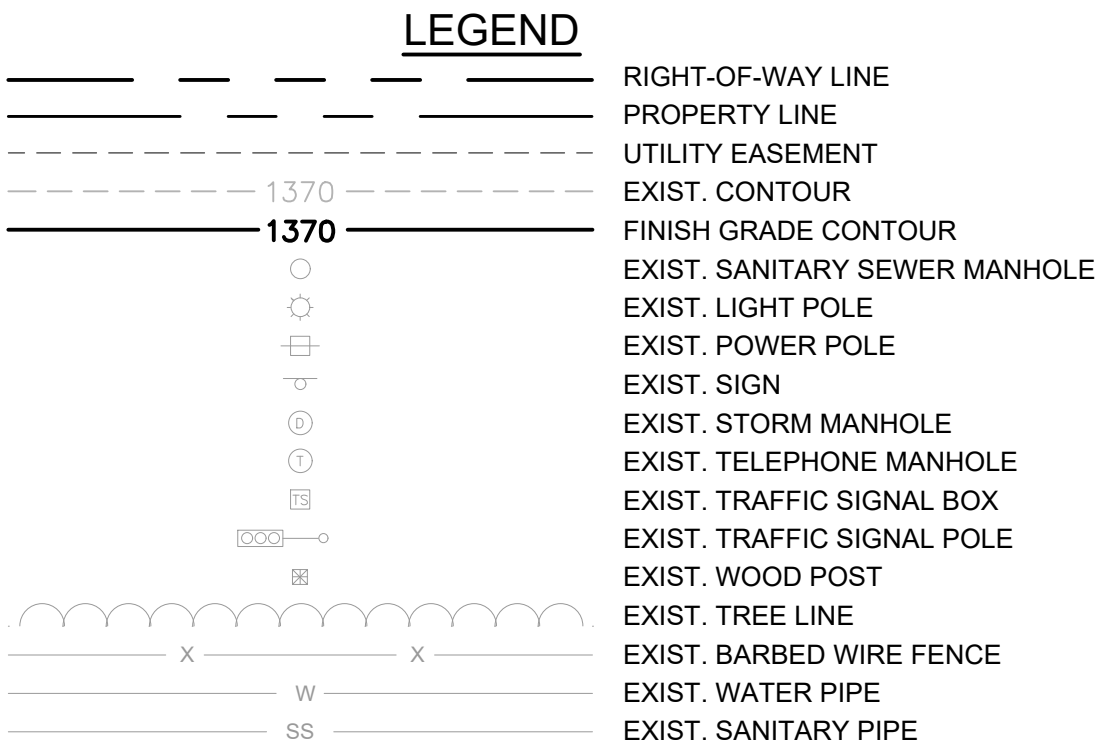
STAFF RECOMMENDATION:

1. The final development plan is in substantial conformity to the Planned Development Ordinance approved by City Council and staff recommends approval.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend that the Final Development Plan substantial conformity to the preliminary development plan
2. Recommend against the Final Development Plan since it lacks substantial conformity to the preliminary development plan and does not merit approval.
3. Recommend that the Final Development Plan lacks substantial conformity to the preliminary development plan but merits approval by City Council.



ALL OF THE NORTH ONE-HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), GREENE COUNTY, MISSOURI;

A TRACT OF LAND DESCRIBED AS PART OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) AND THE WEST ONE-HALF (W½) OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) AND THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼), EXCEPT THE SOUTH FIVE (5) ACRES AND PART OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), PART OF THE LANDS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 1148 AT PAGE 281 AND IN BOOK 1604 AT PAGE 932 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21); THENCE ALONG THE SOUTH LINE OF THE NE¼ OF SAID SECTION 22, N87°43'26"W 1306.65 FEET TO A POINT LYING 15.85 FEET EAST OF THE WEST LINE OF THE SE¼ OF THE NE¼ OF SAID SECTION 22; THENCE LEAVING SAID SOUTH LINE, N01°08'16"E 431.52 FEET; THENCE N89°00'26"E 658.67 FEET; THENCE N41°04'21"E 348.76 FEET; THENCE S88°23'10"W 416.75 FEET; THENCE N01°08'16"E 239.50 FEET; THENCE N87°36'02"W 15.85 FEET; THENCE N01°08'16"E 164.94 FEET; THENCE N87°36'02"W 321.83 FEET; THENCE S01°05'7"W 168.94 FEET; THENCE N87°36'02"W 941.85 FEET; THENCE N01°17'06"E 1336.08 FEET TO A POINT LYING ON THE NORTH LINE OF THE NW¼ OF SAID SECTION 22; THENCE ALONG SAID NORTH LINE S87°23'48"E 939.15 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 22; THENCE ALONG THE NORTH LINE OF THE NE¼, S87°46'50"E 1980.33 FEET; THENCE LEAVING SAID NORTH LINE, S01°05'37"W 1339.06 FEET; THENCE S87°36'02"E 660.25 FEET TO A POINT LYING ON THE EAST LINE OF THE NE¼ OF SAID SECTION 22; THENCE ALONG SAID EAST LINE S01°02'58"W 1338.86 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE NE¼ OF THE NW¼ AND THE NE¼ OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), IN GREENE COUNTY, MISSOURI.

ALSO EXCEPT THE RIGHTS-OF-WAY AS DEEDED FOR MISSOURI STATE HIGHWAY 65, CHESTNUT EXPRESSWAY (BUSINESS 65), MILL STREET (FARM ROAD 132), AND EASTGATE AVENUE.

OLSSON, INC.
RICKY HAASE, P.E.
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
PH: (417) 890-8802
FAX: (417) 890-8805

WATER/ELECTRIC/GAS
CITY UTILITIES OF SPRINGFIELD
2665 S. BLACKMAN ROAD
SPRINGFIELD, MO 65809
CONTACT: DEVELOPER SERVICES
PH: (417) 831-8815
EMAIL: developer_services@cityutilities.net

SANITARY
CITY OF SPRINGFIELD
ENVIRONMENTAL SERVICES
840 BOONVILLE AVENUE
SPRINGFIELD, MO 65802
CONTACT: MATT TAYLOR
PH: (417) 864-1934
EMAIL: mtaylor@springfieldmo.gov

STORM SEWER
CITY OF SPRINGFIELD -
STORMWATER SERVICES DEPT.
840 BOONVILLE AVENUE
CONTACT: JOSEPH CODICHINI
PH:(417) 864-1876
EMAIL: joseph.codichini@springfieldmo.gov

AT&T
600 ST. LOUIS STREET
SPRINGFIELD, MO 65806
CONTACT: STEVEN BEIER
PH: (417) 836-2761
EMAIL: sb9742@att.com

TURTLE CREEK LLC
ATTN: SCOTT STIRRAT
8600 WEST FRANKLIN ROAD
BOISE, ID 83709
PH: (561) 252-8378

CURRENT ZONING: PD 298

CURRENT USE: UNDEVELOPED

MINIMUM OPEN SPACE REQUIREMENT: 20%

MAXIMUM IMPERVIOUS SURFACE: 80%

MAXIMUM FLOOR AREA RATION: 0.60

MAXIMUM MULTI-FAMILY DWELLINGS: 18 DWELLING UNITS PER ACRE

MAXIMUM HEIGHT STRUCTURE: NONE, EXCEPT THAT ALL STRUCTURES SHALL REMAIN BELOW A 45° BULK PLANE AS MEASURED FROM ANY RESIDENTIAL DISTRICT

PLANNED DEVELOPMENT AREA: 12.37± ACRES (539,185± S.F.)

SETBACKS:

FRONT YARD: 15' ALONG RELOCATED EASTGATE AVE. & CHESTNUT EXPWY.

SIDE YARD: NONE

REAR YARD: NONE

EXISTING DETENTION IMPACTED THE DEVELOPMENT OF LOTS 1-3 WILL BE ACCOUNTED FOR BY RESIZING THE EXISTING HICKORY HILLS PHASE II DETENTION BASIN

PROPOSED USE: GENERAL RETAIL SALES AND FUELING

NUMBER OF PARKING SPACES PROVIDED: 788

MINIMUM NUMBER OF PARKING SPACES REQUIRED: 644
(RETAIL USE: 1 SPACE PER 250 S.F. OF TOTAL BUILDING FLOOR AREA)

OPEN SPACE PROVIDED: 146,978± S.F. (18.5%)

MINIMUM OPEN SPACE REQUIRED: 79,518 S.F. (10.0%)

INTERIOR GREEN PROVIDED: 27,262± S.F. (3.4%)

INTERIOR GREEN REQUIRED: 23,384 S.F.
(5% OF VEHICULAR USE AREA: 467,679 S.F.)

IMPERVIOUS SURFACE: 648,197± S.F. (81.5%)

MAXIMUM IMPERVIOUS SURFACE: 715,657 S.F. (90.0%)

IMPERVIOUS SURFACE OF TOTAL DEVELOPMENT: 648,197± S.F. (33.3%)

TOTAL BUILDING SQUARE FOOTAGE: 161,182± S.F.

FLOOR AREA RATIO PROVIDED: 0.20

MAXIMUM FLOOR AREA RATIO: 0.60

PROPOSED USE: GENERAL RETAIL SALES AND WAREHOUSE

NUMBER OF PARKING SPACES PROVIDED: 181
MINIMUM NUMBER OF PARKING SPACES REQUIRED: 180
(RETAIL USE: 1 SPACE PER 250 S.F. OF TOTAL BUILDING FLOOR AREA)

OPEN SPACE PROVIDED: 303,464± S.F. (68.3%)
MINIMUM OPEN SPACE REQUIRED: 44,422 S.F. (10.0%)
INTERIOR GREEN PROVIDED: 14,845± S.F. (26.7%)
INTERIOR GREEN REQUIRED: 2,777± S.F.
(5% OF VEHICULAR USE AREA: 55,539± S.F.)

IMPERVIOUS SURFACE: 140,599± S.F. (31.7%)
MAXIMUM IMPERVIOUS SURFACE: 399,657± S.F. (90.0%)
IMPERVIOUS SURFACE OF TOTAL DEVELOPMENT: 140,599± S.F. (26.1%)

TOTAL BUILDING SQUARE FOOTAGE: 45,000± S.F.
FLOOR AREA RATIO PROVIDED: 0.08
MAXIMUM FLOOR AREA RATIO: 0.60

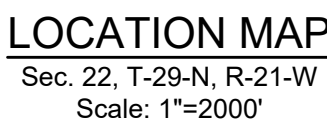
UNDEVELOPED

UNDEVELOPED

ACCORDING TO F.E.M.A. FLOOD INSURANCE
RATE MAP COMMUNITY PANEL NUMBER: 29077C
0353E, EFFECTIVE DATE: DECEMBER 17, 2010,
SUBJECT PROPERTY IS IN ZONE X, AREAS OF
MINIMAL FLOOD HAZARD.

CQS 216
 SE QUADRANT OF EASTGATE @ CHESTNUT
 EXPRESSWAY
 N: 501722.13 E: 1429406.85
 ELEV=1379.85'

GR-16 (PID AC7156)
 DNR ALUMINUM GRS DISK SET IN CONCRETE NEAR
 THE INTERSECTION OF CHERRY @ HICKORY
 N: 499069.339 E: 1431590.659
 ELEV=1361.92'



TURTLE CREEK GULFSTREAM OUTDOORS
3315 E. OLIVE ST.

drawn by: _____ EJB
designed by: _____ JEO
project no.: _____ 026-04013
date: _____ XX.XX.XXXX

SHEET
FDP

olson®

550 East St. Louis Street
Springfield, MO 65806

Olsson - Engineering
Missouri COA #001592

3Y

DESCRIPTION

REV. DATE

K9 HIDEAWAY FINAL DEVELOPMENT PLAN
PLANNED DEVELOPMENT 298

TURTLE CREEK GULFSTREAM OUTDOORS
3315 E. OLIVE ST.

SPRINGER D. MO

REVISIONS

LANDSCAPE CALCULATIONS & MINOR MODIFICATIONS

ZONING

Area Being Developed is Zoned: PD 298, proposed use is General Commercial

Adjacent Property Zoning:

North: GC with COD 86, use is General Commercial

East: GC, undeveloped

South: PD 298, undeveloped

West: PD 298, use is General Commercial

STREETSCAPE

Front:

N. Eastgate Avenue: 798 LF less 0 LF driveway access = 798 LF

One overstory tree per 40 LF street frontage (or one understory tree per 20 LF) of frontage

Required: 20 overstory trees

Provided: 20 understory trees, due to existing condition of 5' wide corridor between back of curb and sidewalk (Municipal Code Sec. 114-57)

Side:

E. Chestnut Expressway: 690 LF less 0 LF driveway access = 690 LF

One overstory tree per 40 LF street frontage (or one understory tree per 20 LF) of frontage

Required: 17 overstory trees x 50% reduction for side yard = 9 overstory trees

Provided: 9 overstory trees

Side:

E. Olive Street: 683 LF less 56 LF driveway access = 627 LF

One overstory tree per 40 LF street frontage (or one understory tree per 20 LF) of frontage

Required: 16 overstory trees x 50% reduction for side yard = 8 overstory trees

Provided: 8 understory trees, due to existing condition of 5' wide corridor between back of curb and sidewalk (Municipal Code Sec. 114-57)

FRONTAGE & FOUNDATION (Table 8-1)

Front, Frontage:

N. Eastgate Avenue: 798 LF less 0 LF driveway access = 798 LF

One overstory tree per 40 LF street frontage, and one understory tree per 40 LF of street frontage

Required: 20 overstory trees, and 20 understory trees

Provided: 20 overstory trees, and 20 understory trees

Side, Frontage:

E. Chestnut Expressway: 690 LF less 0 LF driveway access = 690 LF

One overstory tree per 40 LF street frontage, and one understory tree per 40 LF of street frontage

Required: 17 trees x 50% reduction for side yard = 9 overstory trees, and 9 understory trees

Provided: 9 overstory trees, and 9 understory trees

Side, Frontage:

E. Olive Street: 683 LF less 56 LF driveway access = 627 LF

One overstory tree per 40 LF street frontage, and one understory tree per 40 LF of street frontage

Required: 16 trees x 50% reduction for side yard = 8 overstory trees, and 8 understory trees

Provided: 8 overstory trees, and 8 understory trees

Front, Foundation:

Building length facing N. Eastgate Avenue: 300 LF

One shrub per 5 LF building frontage

Required: 60 shrubs

Provided: 60 shrubs

Side, Foundation:

Building length facing E. Chestnut Expressway: 150 LF

One shrub per 5 LF building frontage

Required: 30 shrubs

Provided: 30 shrubs

Side, Foundation:

Building length facing E. Olive Street: 150 LF

One shrub per 5 LF building frontage

Required: 30 shrubs

Provided: 30 shrubs

PARKING

Parking Lot: 181 parking spaces

Interior: 1 overstory tree per 10 parking spaces

Required: 18 overstory trees (each island must be 360 SF min.)

Provided: 18 overstory trees

Perimeter: 1 shrub per 10 LF if parking perimeter is closer than 100' to R/W or property line

103 LF within 100' feet of N. Eastgate Avenue

0 LF within 100' feet of E. Chestnut Expressway

338 LF within 100' feet of E. Olive Street

0 LF within 100' of eastern property line

Required:

N. Eastgate Avenue: 10 shrubs

E. Chestnut Expressway: Not applicable

E. Olive Street: 34 shrubs

Eastern Property Line: Not applicable

Provided:

N. Eastgate Avenue: 10 shrubs**E. Chestnut Expressway: Not applicable****E. Olive Street: 34 shrubs****Eastern Property Line: Not applicable**

USE INTENSITY & PARKING BUFFERS

Northern Property Line: Zoning Intensity is the same, no buffer requiredEastern Property Line: Zoning Intensity is the same, no buffer requiredSouthern Property Line: Zoning Intensity is the same, no buffer requiredWestern Property Line: Zoning Intensity is the same, no buffer required

Parking area within 30' of a public street is required to have Type I buffer.

0 LF WITHIN 30' FEET OF N. Eastgate Avenue

0 LF WITHIN 30' FEET OF E. Chestnut Expressway

7.61 + 7.55 LF WITHIN 30' FEET OF E. Olive Street

N. Eastgate Avenue Required: Not applicable

E. Chestnut Expressway Required: Not applicable

E. Olive Street Required: 1 overstory tree (or 2 understory trees) and 3 shrubs

E. Olive Street Provided: 1 overstory tree (or 2 understory trees) and 3 shrubs

Parking area within 20' of a public street or an internal access street shall have a Type I buffer.

0 LF within 20' feet of N. Eastgate Avenue

0 LF within 20' feet of E. Chestnut Expressway

0 LF within 20' feet of E. Olive Street

Eastgate Avenue Required: Not applicable

Chestnut Expressway Required: Not applicable

Olive Street Required: Not applicable

Parking area within 10' of public R/W with a public sidewalk shall have a Type II buffer.

0 LF within 10' feet of N. Eastgate Avenue

0 LF within 10' feet of E. Chestnut Expressway

0 LF within 10' feet of E. Olive Street

N. Eastgate Avenue Required: Not applicable

E. Chestnut Expressway Required: Not applicable

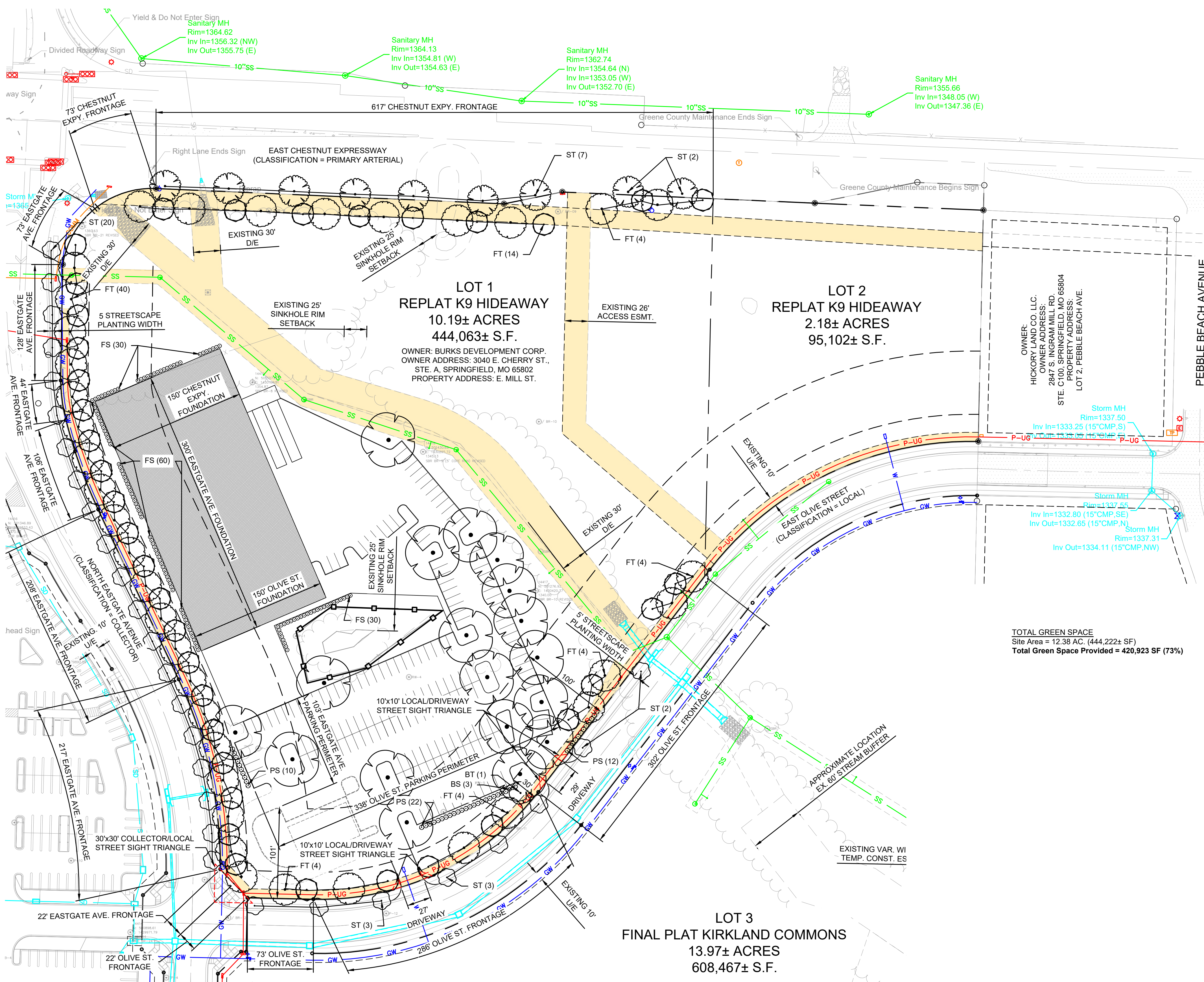
E. Olive Street Required: Not applicable

Any lots that back up to a collector or arterial shall have a Type III Buffer.

Required: Not applicable, Chestnut is on the "side" of the lot, not the rear

Any lots adjacent to a highway or expressway shall have a type iv buffer for residential and a Type III buffer for nonresidential.

Required: Not applicable, Chestnut is a Primary Arterial adjacent to the lot.



PLANT SCHEDULE	
SYMBOL	CODE
	OVERSTORY TREE
	FT
	FS
	PT
	PS
	BT
	BS
	SS
	MT
	GR

PLANT CODE LEGEND

'ST' for streetscape tree
 'FT' for frontage tree
 'FS' for foundation shrub
 'FG' for foundation grass (none)
 'PT' for parking tree (island)
 'PS' for parking shrub
 'PPT' for parking perimeter tree

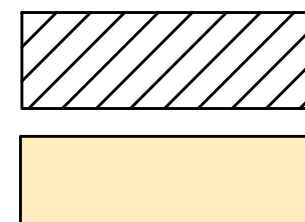
'BT' for buffer tree
 'BS' for buffer shrub

'SS' for signage shrub (none)

'MT' for mitigation trees* (none)

*Refer to sheet L202 for Tree Protection and Removal Plan

ZONING LEGEND

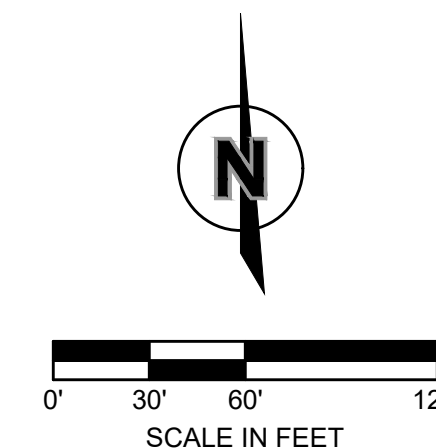


PARKING LOT ISLAND (LAWN AREA UNLESS NOTED AS PLANTING BEDS)
 UTILITY EASEMENT. NO NEW TREES PERMITTED IN THIS AREA.

THIS SHEET IS FOR CITY REVIEWER USE ONLY

UTILITY LEGEND

	RIGHT-OF-WAY LINE
	PROPERTY LINE
	UTILITY EASEMENT
	DOMESTIC WATER SERVICE LINE
	FIRE PROTECTION LINE
	SANITARY SEWER SERVICE
	GAS SERVICE
	COMMUNICATION LINE
	UNDERGROUND ELECTRIC LINE
	STORM SEWER LINE
	FIRE HYDRANT



LANDSCAPE CALCULATIONS

TURTLE CREEK GULFSTREAM OUTDOORS
 3315 E. OLIVE ST.

SPRINGFIELD, MO

2026

SHEET
 L2.1

drawn by: _____
 designed by: JKE
 project no.: 026-04013
 date: XX.XX.XXXX

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

DATE: September 3, 2026
TO: Planning and Zoning Commission
FROM: Bob Hosmer, AICP Planning Manager
SUBJECT: Update of Rules of Procedure for Planning Commission/Hearing Exhibits

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

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

Section 6.0 Miscellaneous

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

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

Staff will submit the proposed amendments to the Rules of Procedure for review by the Planning and Zoning Commission at the September 10, 2026, meeting per Planning and Zoning Commission Rule of Procedure with a final vote at the October 12, 2026 meeting.

RULES OF PROCEDURE for the PLANNING AND ZONING COMMISSION

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

Section 1.0 Officers

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

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

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

Section 2.0 Meetings

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

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

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

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

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

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

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

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

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

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

An administrative action is ministerial and non-discretionary. In reviewing a preliminary plat, the role of the Planning and Zoning Commission is to determine whether the plat meets the minimum requirements set forth in the subdivision statutes, the subdivision regulations and the zoning district where the subject property is located.

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

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

(6-4-2015)

Section 3.0 Duties of the Executive Secretary

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

Section 4.0 Hearings

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

- a. **Plats.** For any preliminary plat application, notice of the hearing shall be posted at least ten (10) days prior to the hearing in conspicuous places on or in the immediate vicinity of the property which is the subject of the application. One (1) sign shall be posted for each one hundred fifty (150) feet of street frontage, or part thereof, up to a maximum of three (3) signs, provided at least one (1) sign is posted on each frontage of the subject property. Further provided, for preliminary plat applications involving more than one (1) block, one (1) sign is required for each street bounding or contained within the area to be platted. Additional signs may be posted at the discretion of the Executive Secretary of the Commission. Signs shall conform to the requirements for posted notices contained in the Zoning Ordinance.

2. **Applicant.** The applicant, or person acting on their behalf for consideration of changes to zoning district classifications, conditional use permits, or text amendments before the Commission, shall appear at the scheduled public hearing. On all other agenda items Commission has the discretion to conduct the public hearing without the applicant present by a motion and a second.
3. **Requests for Postponement.** Any applicant may request that the Commission postpone their application to a specific Commission meeting by submitting such request in writing to the Executive Secretary at least forty-eight (48) hours in advance of the scheduled meeting at which the applicant is to be considered. If a request is made less than forty-eight (48) hours in advance of such meeting, the Commission may, upon good cause shown, postpone such item upon its own motion. All items postponed for a period of 180 days from the original scheduled public hearing date without substantive amendments from the applicant or final action by the Commission, shall be withdrawn from the agenda without further action by the Commission.

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

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

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

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

The recommendations will be in one of the following forms:

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

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

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

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

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

Section 5.0 Behavior; Ethics.

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

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

Section 6.0 Miscellaneous

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

Passed this 12th day of March 2026

/s/ Randall Doennig
Chairperson

ATTESTED: /s Steve Childers, Planning Director
Secretary

AMENDED:

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