



# Springfield Board of Adjustment

City Council Chambers (830 Boonville)

Date: February 4th, 2020

Time: 1:30 p.m.

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**MEMBERS:** Matt Cologna, (Chair); Robert Sweere (Vice-Chair); Ed Alden, Derek Lee, Bryan Fisher, Shelby Lawhon, and Steve Jackson.

1. ROLL CALL:
2. Introduction Of Zoning Ordinance As Evidence:
3. Approval Of Minutes:
  - 3.I. January 8, 2019  
Documents:  
[BOA MINUTES 1-8-2019.PDF](#)
4. Communications:
5. Unfinished Business:
6. Public Hearings:
7. Variance 576  
2506 West Grand Street, Family Property Leasing, LLC  
Documents:  
[VARIANCE 576 SR.PDF](#)
8. Other Business:
9. Election Of Officers 2020

10. Adjourn:

**You are welcome to speak to any item on this agenda. The Board of Adjustment Chairperson will invite anyone who wishes to speak to an item after staff makes its presentation. When you address the Board of Adjustment, please step to the microphone at the podium and state your name and address. All meetings are tape recorded. Please limit your remarks to five minutes unless the Board of Adjustment allows a longer time. In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 864-1443 at least three days prior to the scheduled meeting.**

## MINUTES OF THE BOARD OF ADJUSTMENT

**DATE:** January 8, 2019

**TIME:** 1:30 p.m.

The regular meeting and public hearing of the Board of Adjustment was held on the above date and time in City Council Chamber, Historic City Hall with the following members and personnel in attendance: Robert Sweere (Vice-Chair), Shelby Lawhon, Ed Alden, Derek Lee, and Steven Jackson. Absent: Matt Cologna (Chair) and Bryan Fisher. Staff: Daniel Neal, Senior Planner, Harlan Hill, Building and Development Director, Tom Rykowski.

Roll call:

**INTRODUCTION OF ZONING ORDINANCE AS EVIDENCE:** Daniel Neal introduced the Zoning Ordinance.

**APPROVAL OF MINUTES:** The minutes of December 4, 2018 were approved.

**COMMUNICATIONS:** None

### **PUBLIC HEARING:**

Special Exception 1303  
1640 South Charing Avenue

**Applicant:** Scott Roberts

Daniel Neal stated that this is a request to allow an accessory building in excess of the height requirements. The applicant is requesting a special exception to allow a partially constructed garage to be finished with a 20-foot-high gabled roof. This would allow the partially constructed garage to exceed the height requirement of 16 feet by an additional 4 feet. The height of a gabled roof is measured to the mean height level between eaves and ridge. It would also allow a 12 x 12 gabled roof as designed. The applicant has provided photos of the partially constructed building.

The partially constructed accessory building garage is 20 feet at its peak while the existing house is approximately 37 feet tall. The partially constructed accessory building is on a higher grade than the existing house/residence. The applicant approximates that it is approximately 4 feet higher than the existing grade of the house.

In this special exception, the Board of Adjustment has jurisdiction and authority to grant special exceptions from the terms of this article in certain instances. In this case, the Board of Adjustment must determine whether the partially constructed accessory building that exceeds the height requirements can meet the conditions to grant a special exception.

If the special exception is approved; the partially constructed accessory building is allowed to be permitted with a roof that is no greater than feet in roof height.

If this special exception is denied; the applicant must comply with the ordinance and modify the partially constructed accessory structure to meet the height requirement of 16 feet.

### **Sec. 36-366. - Special exceptions.**

(1) Jurisdiction and authority. The board of adjustment shall have jurisdiction and authority to grant special exceptions from the terms of this article in the following instances:

(e) Height of accessory structures. The board of adjustment may grant a special exception to allow an accessory structure in any district to exceed the height requirements for accessory structures provided all of the following conditions are met:

- The proposed accessory structure shall not be within the front yard.
- The proposed accessory structure shall be setback as required by subsection 36-450(5), unless a greater setback is required by subsection 36-482(11). The board of adjustment may establish a greater setback to reduce any potential impacts on adjoining properties.

- The height and design of the proposed accessory structure shall be consistent with the height and design of the primary structure on the lot.
- The height and design of the proposed accessory structure shall be consistent with the character of the neighborhood.
- The proposed accessory structure otherwise conforms to all other applicable requirements of this article including section 36-450, accessory uses and structures

Mr. Sweere opened the public hearing.

Mr. Patrick Platter, 1949 E. Sunshine Street, representing the owner and also a resident on South Charing Avenue, noting the accessory building (garage/carriage house) has 20' pitch instead of the 16' pitch that is required by the zoning ordinance. However, he noted that the area is on a slope and the garage/carriage house to be approximately 4' higher than the home with a 12 x 12 pitch, located in backside of East Charing. He also presented a letter from an adjacent neighbor to the south stating that it would be a great addition in the neighborhood.

Mr. Sweere closed the public hearing.

Motion to **approve** Special Exception 1303 (1640 South Charing Avenue). The motion carried as follows: Ayes: Sweere, Lee, Alden, Lawhorn, and Jackson. Nays: None. Abstain: None. Absent: Cologne and Fisher.

Special Exception Findings of Fact and Conclusions of Law:

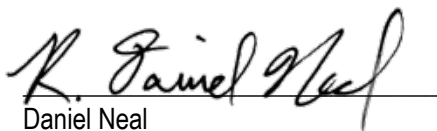
**Approved: 5/0** The granting the exception **will not** be injurious or otherwise detrimental to the public health, safety, morals, and general welfare of the general public.

**Approved: 5/0** The granting of the exception **will not** be detrimental or injurious to the property or improvements in such zone or neighborhood in which the property is located.

**Approved: 5/0** The granting of the exception **will** be in harmony with the general purpose and intent of the Zoning Ordinance.

**UNFINISHED BUSINESS:** None

**OTHER BUSINESS:**

  
Daniel Neal  
For Executive Secretary

# Development Review Staff Report



## BOARD OF ADJUSTMENT PUBLIC HEARING:

FEBRUARY 4, 2020



### CASE NUMBER:

Zoning Variance 576

### LOCATION:

2506 W. Grand Street

### ACRES:

Approximately 1 acre

### EXISTING LAND USE:

Residential uses

### APPLICANT:

Family Property Leasing, LLC

### STAFF:

Daniel Neal, 864-1036

## SUMMARY OF ZONING VARIANCE:

Request for a variance from Section 36-482. of the Zoning Ordinance to reduce the prescribed landscaping and bufferyard requirements between the residentially zoned properties to the east, south and west.

## STAFF FINDINGS:

1. The applicant is proposing to redevelop an existing building that would be converted into an automotive service garage and allow a paved drive and trash enclosure area within the required bufferyard on property zoned GM, General Manufacturing District. The applicant is requesting a variance from Zoning Ordinance section 36-482, Landscaping and Bufferyard requirements.
2. The Landscaping and Bufferyard requirements in Section 36-482 of the Zoning Ordinance has a maximum bufferyard area required for industrial districts not to exceed 15 percent of the total property area for the GM District. The maximum bufferyard would require a six-foot solid wood fence, wall or hedge and a bufferyard width of at least 10 feet. The Administrative Review Committee would have to review, evaluate and approve the modified bufferyard, however the ARC cannot reduce the bufferyards below 10 feet.
3. The applicant wants to reduce the bufferyard width below 10 feet on the south and west bufferyard areas and wants to reduce the required bufferyard plantings on the eastside and a portion of the south to grass and "low-lying plant species" due to a utility easement.
4. The proposed site is un-platted and measures approximately 184 feet wide by 238 feet deep according to the site plan. The property is immediately adjacent to a manufactured home development zoned R-MHC, Manufactured Home Community District (to the south and west) which is considered a residential use. There is also a residential property to the east zoned R-LD, Low Density Multi-Family Residential District.
5. The existing metal building was originally constructed in 2003 as a fitness center. A final certificate of occupancy was never issued, and the building was never used for the intended use because the owner did not complete all corrections and inspections that were required at the time. The current owner, Family Property Leasing, LLC, purchased the property in June of 2019 and has been working on preparing the site for a new automotive service garage use. An existing house that was constructed in 1945 was demolished in June/July of 2019 and the small shed will also be removed or demolished.

6. The applicant is only proposing Lombardy Poplar (canopy) trees within the proposed 8-foot-wide bufferyard area on the west. The applicant is also only proposing Lombardy Poplar (canopy) trees along the southern property line within a 5-foot-wide bufferyard area and only low lying plantings on the eastside. Staff would recommend a diversity of tree species within a bufferyard for longevity and effectiveness of the buffer. Staff would also recommend placing 12 inches of 80% compacted topsoil to the planting strip (80% is achieved through hand tamping only and no mechanical tamping needed or allowed). See tree planting graphic for more information. The Zoning Ordinance requires a bufferyard of at least 10 feet in width which would require 1 understory and 2 evergreen trees and 10 shrubs per 100 linear feet. This would require the eastern bufferyard to have a total of 3 understory and 5 evergreen trees and 24 shrubs within it. Staff has attached a list of understory and evergreen tree species from the City's Arboricultural Design Guidelines that are allowed to be used.
7. A utility easement provision in the landscaping and bufferyard requirements section that states "Plantings on utility easements shall be limited to ornamental trees, shrubs and hedges, ground cover, and lawn grass. Each required canopy tree may be replaced by two understory or ornamental trees to reduce conflicts with overhead utilities. Plantings in or adjacent to a utility easement shall be coordinated with the utility."
8. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* states that protection of our existing residential neighborhoods is a prime concern. It is important to ensure that new land uses are not detrimental to residential areas and to recognize the vulnerability of residential areas to certain adverse impacts. This objective does not mean that non-residential land uses are automatically inappropriate in residential areas; it means that design and location criteria must take into account the existing residential areas. Mixed land uses, as well as mixed residential densities, will need to be accommodated in the future. These must be accommodated with sensitivity to existing residential neighborhoods. The plan encourages mixed use. However, where commercial areas are concentrated, they should be sited and designed to have a minimal effect on adjacent lower-intensity development, and the environment.
9. Staff does not believe this application meet all standards for a variance as outlined in Subsection 36-365 (3) of the Zoning Ordinance. The applicant is creating the hardship with redevelopment of property that they own. There are other alternatives for this property to develop as an automotive service garage and follow the landscaping and bufferyard requirements. The site can be arranged to where the paved area does not encroach into the south and west bufferyards. The service bay garage doors and internal layout can be modified to meet the minimum landscaping and bufferyard requirements and not encroach into the 10-foot wide bufferyard. See response to standards staff responses below.
10. The applicant has submitted a site plan specific to the landscaping and bufferyards, auto turn drawings, alternative layouts, utility easement information and an overall site development plan (Exhibit 2).
11. If the variance is approved, the east bufferyard shall be at least 10 feet wide with grass and "low-lying plant species" as permitted by Liberty Utilities, the south bufferyard shall be at least 5 feet wide with 14 canopy trees, and the west bufferyard shall be at least 8 feet wide with 20 canopy trees as shown on the proposed site plan (Exhibit 2) while all other requirements of the landscaping and bufferyard requirements shall be followed.
12. If the variance is denied; the applicant must design the site to comply with all applicable Zoning Ordinance requirements which includes the landscaping and bufferyard requirements.

# Development Review Staff Report



## RESPONSES TO STANDARDS FOR VARIANCES:

| 36-365 (3) The Board of Adjustment shall not vary the regulations of this Article as authorized above unless and until it shall make written findings based upon the particular evidence presented to it in each specific case that:                                          | Applicant Response:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Staff Response                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) The particular physical surroundings, shape, or topographical condition of the specific property involved would result in an unnecessary hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulations were carried out; and | The property is deeper than it is wide, and the 100 ft. building is already on the property at its narrowest dimension. In order to utilize the building for car repair as planned, we will need no less than 30 ft. of pavement around the structure to be able to turn into the rear and west garage doors. There is 35 ft. between the existing building and the rear property line, and 38 ft. to the west property line. I originally considered these dimensions tight when we studied the property prior to our purchase, but we were willing to accept it and make it work. In an effort to meet halfway and show reasonableness, I will reduce my need to 30 ft., and dedicate the remaining 5 ft. and 8 ft. from the property lines for a bufferyard. Also, the bufferyard on the east side of the property and approximately 40' of the bufferyard starting at the southeast corner of the property and going west, will be subject to Liberty Utilities-Empire District easement restrictions as stated by the utilities easement specialist and information located on their website <a href="http://www.empiredistrict.com/Vegetation#arboretum">http://www.empiredistrict.com/Vegetation#arboretum</a> . The entirety of the east bufferyard and a portion of the south bufferyard lies within the 50' wide easement that runs north and south. The electric line is a 69,000 volts transmission line. Liberty's <i>Small Trees Brochure</i> states that "trees are removed from directly below the transmission lines in the Utility Access Corridor." Trees in these bufferyard locations directly under the transmission lines will eventually be removed by Liberty Utilities. Because of this we are asking that the east bufferyard and a portion of the south bufferyard follow Liberty's recommendation of only grass and "low-lying plant species". | The Zoning Ordinance already has accommodations for the narrowness of lots and excessive amounts of bufferyard area required for an industrial district (see section 36-482 (16)). |
| (b) The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same zoning classification; and                                                                                                           | The condition upon which the petition for variance is based does not apply to other properties with the same zoning classification. This is due to the fact that the variance is being requested based on the existing physical constraints of the property and need to utilize the property effectively.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | There are other industrial district properties that have narrow lots and large bufferyard areas that have been able to develop (see section 36-482 (16) and (17)).                 |
| (c) The purpose of the variance is not based exclusively upon a desire to enhance the value of the property, or increase the return or income therefrom; and                                                                                                                  | The goal of the variance is to be able to utilize the property effectively as an automotive repair business. Some improvements need to be made before the business can be operated at this location.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The current landscaping and bufferyard requirements can be followed and the proposed development could still be accommodated.                                                      |

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|                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                   | This was our sole purpose in purchasing this property. It will stay in our family and be handed down to future family.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                           |
| (d) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; and                                                                            | It is evident that the property cannot be used in its current configuration, as it has been vacant for some time. Our intent when purchasing the property was to make it a useable business and we are working within the constraints of current building placement. If the variance were not granted, not only would we not be able to get a reasonable return on the property, the property could not be used at all for the purpose intended.                                                                                                                                                                                                                                                                                                                                                                                                             | The applicant could change the internal layout of the proposed automotive service garage and still meet the landscaping and bufferyard requirements or at least provide a larger part of them.                                                            |
| (e) The alleged hardship has not been created by any person presently having an interest in the property; and                                                                                                                                                     | The current owners of this property have not created this hardship. This property was vacant and will become a blight if unable to be used. This business is an excellent solution to add value to the local community. Since the property was partially developed and the building already existed on it, we don't have the option of installing the building the other direction, like we would have if we purchased a bare piece of ground.                                                                                                                                                                                                                                                                                                                                                                                                               | The current owners did not construct the current building, but the proposed use and internal layout of the automotive service garage are creating the conflict with the landscaping and bufferyard requirements.                                          |
| (f) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located, or diminish or impair the values thereof; and                                 | No, it would not adversely affect the surrounding neighbors, especially since our business is a daytime business and not unduly loud when operating. We would be willing to plant a tight row of Poplar Trees to further assure we won't bother anyone. If anything, it will enhance the neighborhood and add to the local property value.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | The landscaping and bufferyard requirements have been in effect since the city revised its Zoning Ordinance in 1995. All new development within the City has consistently followed these landscaping and bufferyard requirements.                         |
| (g) The proposed variance will not impair an adequate supply of light and air to adjacent property, or cause or substantially increase congestion in the public streets, or increase the danger of fire or the spread of fire, or endanger the public safety; and | There will be nothing added to the height of the building, and so no issues would be created with regards to light availability to adjacent properties. Air quality will not be changed, as we are not engaging in any activities that would affect air quality. Traffic impact will be minimal due to small customer base and number of vehicles entering and exiting the business. There would be no increase of fire threats, as we will meet all required fire codes, based on the building's size and construction type. As for the rest of the concerns listed in this section, there is no additional risk that the variance would cause. We have already demonstrated that we intend to be good neighbors, as we have started to clean up the property, have torn down the dilapidated house that existed there, and have cleared out any squatters. | Staff does not believe the proposed use will have any adverse impact in regard to light, air, traffic or public safety.                                                                                                                                   |
| (h) The variance, if granted, will not alter the essential character of the neighborhood, and                                                                                                                                                                     | No, this variance will not alter the character of the neighborhood. It will conform to other businesses in the neighborhood vicinity. If the variance is granted, improvements will be made, it will be a good fit for the area, and will no longer be an eyesore to the neighborhood.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | While the proposed use is not consistent with the uses to the east and west which are residential, there are other commercial service businesses along the north side of West Grand Street and this property has been zoned GM since 1995 if not earlier. |

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|                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(i) The variance requested is consistent with the purposes and intent of this Article and the <i>Springfield Comprehensive Plan</i>.</p> | <p>We feel strongly that our variance request is consistent with the purposes and intent of the Springfield Comprehensive Plan. Our business will invest in the neighborhood and help in making it an attractive area to live and provide a needed service to local residents. We look forward to improving the neighborhood and believe our business will be an asset to the local area.</p> | <p>The comprehensive plan discusses protecting existing residential neighborhoods. Staff believes that providing landscaping and bufferyards between commercial and residential uses is one important way of enhancing quality of life.</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## SURROUNDING ZONING AND LAND USES:

|                 | NORTH                   | SOUTH                         | EAST              | WEST                          |
|-----------------|-------------------------|-------------------------------|-------------------|-------------------------------|
| <b>ZONING</b>   | LI                      | R-MHC                         | R-LD COD          | R-MHC                         |
| <b>LAND USE</b> | Commercial Service uses | Manufactured residential uses | Multi-family uses | Manufactured residential uses |

# Development Review Staff Report



## SURROUNDING LAND USES (AERIAL VIEWS):



## STREET VIEW:



## BOARD OF ADJUSTMENT ORDINANCE AUTHORIZATION:

The following excerpt from the Zoning Ordinance lists the limits of the Board of Adjustment's authorization in this instance:

### **Sec. 36-365. - Variances.**

- (1) *Jurisdiction and authority.* The board of adjustment shall exercise the jurisdiction and authority to vary the strict or literal terms of this article in accordance with the procedures, standards, and limitations contained in this section and section 36-351, board of adjustment. A variance is the remedy created by this power and is part of the board's appellate jurisdiction. It is a discretionary privilege which is granted because strict and literal enforcement of the provisions of this article would, due to special conditions peculiar to a particular property, result in unusual difficulty or hardship.
- (2) *Authorized variance.* Variances from the regulations and restrictions contained in this article may be granted by the board of adjustment in the following instances.
  - (a) A variance of the applicable bulk regulations for buildings and structures, including maximum height, required yard areas, and other required open space.
  - (b) A variance of the applicable minimum requirements for lot size, width and depth and setbacks from lot lines.
  - (c) A variance of the applicable off-street parking and off-street loading requirements and ratios.
  - (d) A variance of the applicable spacing and open space requirements.
  - (e) A variance of the design requirements of this article.
  - (f) A variance of the buffer area requirements.
  - (g) A variance to permit the reconstruction of a nonconforming building which has been destroyed or damaged by fire or other casualty, or act of God or the public enemy, to the extent that the cost of restoration of the building to its condition prior to the destruction or damage does not exceed 75 percent of completely reconstructing the building.
- (5) *Burden on applicant.* The applicant for a variance shall bear the burden of producing evidence establishing that the requested variance satisfies the standards set out in subsection (3).
- (8) *Extent of variance limited.* The board, in exercising its authority to grant variances from this article, shall be empowered to vary the provisions of this article only to the extent necessary to relieve or alleviate the demonstrated hardship.
- (9) *Conditions and restrictions.* The board of adjustment may impose such conditions and restrictions upon the premises benefitted by a variance as may be necessary to comply with the standards set out in this article to reduce, minimize, or mitigate the effect of such variance upon other property in the neighborhood, and better to carry out the general intent of the article. Failure to comply with any such conditions and restrictions shall constitute a violation of this article.
- (10) *Decision on variance.* Within 30 days after the public hearing on a request for a variance, the board of adjustment shall file its written decision on the requested variance, supported by findings of fact and conclusions and list of sections varied with respect to the standards in subsection (3), with the director of planning and development. The director of planning and development shall mail, by first-class mail, a copy of the decision to the applicant and upon each other person who requests in writing to be notified, and he shall also record the board's order in the land records of the county recorder of deeds.
- (11) *Duration of variance.*
  - (a) No order of the board of adjustment granting a variance shall be valid for a period of longer than one year from the date of such order unless the action that precipitated the request for the variance (subdivision of land, construction, change in use, etc.) is commenced within such period and pursued to completion without

unnecessary delay on the part of the person holding the title or beneficial interest in the property for which the variance was granted.

- (b) After conducting a public hearing with the notice required by section 36-368, publication and posting of notices, the board of adjustment may vacate a previous order of the board granting a variance to be null and void if the board finds the conditions that created the need for a variance cease to exist and any actions permitted by the granting of the variance have not commenced.

## **Sec. 36-351. - Board of adjustment.**

In considering and deciding appeals and applications for variances and special exceptions, the board acts in a quasi-judicial capacity.

- (4) Conduct of hearings by board of adjustment. Public hearings conducted by the board of adjustment on any matter over which it has jurisdiction shall be subject to the following rules.

- (a) Any person, or his agent, who has an interest in the subject matter of the hearing shall be afforded an opportunity to present evidence, exhibits and argument, and to question, through the chairman of the board of adjustment, witnesses on all relevant issues, subject to the chairman's imposition of reasonable limitations on the number of witnesses, and the nature and length of testimony and questioning.

- (b) All testimony at the hearing shall be under oath, or by affirmation, administered by the chairman.

- (c) The board of adjustment shall have a written record of each public hearing and the deliberations of the board kept.

- (d) Members of the board of adjustment shall base their consideration of matters on which the board conducts a public hearing upon the following information and evidence:

1. Testimony, exhibits, and argument presented at the hearing, and not upon direct or indirect communication with any party or representative of such party made outside of the hearing;
2. Reports, memoranda and other materials prepared by the director of planning and development, director of building development services, director of public works, other employees of the City of Springfield or consultants in connection with the application and made a part of the record at the time of hearing; and
3. Inspections of the site when all interested parties or their representatives have the opportunity to be present, or when no such parties or their representatives are present.

- (e) The board of adjustment shall adopt, and may from time to time amend, such additional procedural rules as it may deem necessary or desirable for the efficient and orderly conduct of its business. Copies of such rules shall be available in the office of the director of building development services.

- (5) Required vote. The concurring vote of four members of the board shall be necessary to reverse any order, requirement, decision, or determination of any administrative official of the city, or to decide in favor of the applicant on any matter upon which it is required to act under this article, such as granting a variance or allowing a special exception.

- (6) Limitation on refile. No appeal, request, or application to the board of adjustment shall be allowed with respect to the same parcel of land, building, or structure prior to the expiration of six months from the date of the ruling of the board unless a substantial change of circumstances or conditions can be demonstrated by the applicant.

- (7) Recordation of orders of the board. Whenever the board of adjustment shall have acted upon an appeal, application for special exception, or variance the board shall cause its order granting or denying said appeal or application to be recorded in the land records of the county recorder of deeds, however, no order shall be recorded until the order has

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become final by the passage of 30 days from the date said order is filed in the department of planning and development without an action being filed in a court of competent jurisdiction challenging the issuance of said order or until a court of competent jurisdiction upholds said order if it is challenged within said 30-day period.

## ZONING ORDINANCE SECTIONS SUBJECT TO THE ZONING VARIANCE:

The following excerpts contain pertinent passages from the Zoning Ordinance:

| Table of Bufferyard Requirements        |                          |      |       |      |      |      |     |     |    |    |    |    |    |    |     |    |    |    |    |    |
|-----------------------------------------|--------------------------|------|-------|------|------|------|-----|-----|----|----|----|----|----|----|-----|----|----|----|----|----|
| Zoning District of Proposed Development | Adjacent Zoning District |      |       |      |      |      |     |     |    |    |    |    |    |    |     |    |    |    |    |    |
|                                         | R-SF                     | R-TH | R-MHC | R-LD | R-MD | R-HD | O-1 | O-2 | GI | LB | GR | HC | CS | CC | COM | RI | LI | GM | HM | IC |
| GM                                      | H                        | H    | H     | H    | H    | G    | C   | C   | C  | C  | B  | B  | *  | *  | *   | *  | *  | *  | *  | *  |

( ) Bufferyard required when permitted nonresidential use locates adjacent to residential use or vacant land except park property and community gardens.

\* No bufferyard required.

<sup>1</sup> For mobile home subdivisions, bufferyard requirements of the R-TH District shall apply.

<sup>2</sup> Bufferyard shall be waived between abutting properties in different districts if a joint access agreement between the properties is established and six additional evergreen shrubs per 100 linear feet of street frontage are planted in the perimeter landscape strip. The waiver shall be approved by the director of building development services.

### (11) Bufferyards.

- Bufferyards shall be required as shown on the table of bufferyard requirements where different zoning classifications abut or are separated by an alley. A bufferyard required by the table shall be provided by the proposed development when it is located in a zoning district listed in the left-most column of the table and the development abuts or is separated by an alley from a zoning district listed across the top of the table.
- Where a proposed development is located adjacent to a planned development district, a bufferyard shall be required based on the existing uses in the area adjacent to the proposed development or the most intense uses permitted by the PD district if the area adjacent to the proposed development is vacant. The bufferyard required shall be based on the table of bufferyard requirements using the zoning district in which the existing or proposed uses permitted in the PD district are first permitted.
- A bufferyard shall be required adjacent to a street (excluding alleys) for nonresidential uses in residential districts and all uses in nonresidential districts as shown on the table below, when:
  - The property across the street is zoned residential and is vacant or developed with residential uses; and
  - The right-of-way width of the street is 70 feet or less.

| Bufferyard Requirements Adjacent to a Street              |                     |
|-----------------------------------------------------------|---------------------|
| Zoning District of Proposed Zoning Use                    | Bufferyard Required |
| Residential districts (development is nonresidential use) | S <sub>1</sub>      |

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|                                   |                |
|-----------------------------------|----------------|
| O-1, O-2 and GI                   | S <sub>1</sub> |
| LB, GR, HC, CS, CC, RI, LI and IC | S <sub>2</sub> |
| GM and HM                         | S <sub>3</sub> |

- (d) A bufferyard is not required when there is an intervening public street with a right-of-way width greater than 70 feet or railroad rights-of-way (does not include railroad spurs on private property) between two districts.
- (e) Plantings shall be located so as not to conflict with the requirements of subsection 36-453(6).
- (f) A driveway is permitted to traverse a bufferyard to provide access between adjoining properties provided the driveway is:
  - 1. Generally perpendicular to the property line;
  - 2. Not more than 27 feet in width; and
  - 3. Separated by at least 150 feet from another driveway located in the same bufferyard.

Driveways shall also be located a sufficient distance from any access driveways to a public or private street, on the subject property or the adjoining property, so as to not create traffic operational problems at the access driveways to the public or private street. The administrative review committee may approve a driveway greater than 27 feet in width where an applicant demonstrates projected traffic volumes require additional lanes or the size of vehicles require wider turning radii. Required plantings from the area where the driveway is located shall be planted in other areas of the bufferyard through which the driveway passes.

- (g) Where an access easement is dedicated along the common property line between properties in different zoning districts, the required bufferyard shall be relocated directly adjacent to the access easement for the length of the access easement. The bufferyard is not required where a driveway traverses a bufferyard to access the easement. Driveways that traverse bufferyards shall generally not exceed 27 feet in width, and there shall be at least 150 feet of separation between driveways that traverse a bufferyard. The administrative review committee may approve a driveway greater than 27 feet in width where an applicant demonstrates projected traffic volumes require additional lanes or the size of vehicles require wider turning radii. Required plantings from the area where the driveway is located shall be planted in other areas of the bufferyard through which the driveway passes.
- (h) A private walkway is permitted to traverse a bufferyard to provide access to an adjoining property, provided such walkway is:
  - 1. Generally perpendicular to the property line;
  - 2. Not more than five feet in width; and
  - 3. Separated by at least 100 feet from another walkway located in the same bufferyard.

If a private walkway is placed generally parallel to and within a bufferyard and said bufferyard is less than 20 feet in width, the width of the entire bufferyard shall be increased by the same amount as the width of the sidewalk. Planting requirements shall not be reduced as a result of a private walkway in a bufferyard.

- (12) **Bufferyard standards.** Bufferyard standards are stated in terms of the width of the bufferyard and the number of plant units required per 100 linear feet. The requirements of a bufferyard may be satisfied by any of the options illustrated. The "plant unit multiplier" is a factor by which the basic number of plant materials required for a given bufferyard is determined given a change in width of that yard. The number of plant materials required shall be rounded up when a fraction is calculated. The type and quantity of plant materials required by each bufferyard, and each bufferyard option, are specified in this section. These standards are minimum requirements. More plantings, wider bufferyards, or higher structures may be provided.

If a bufferyard listed below does not require a solid screen, the width of the bufferyard may be reduced by five feet if a solid screen at least six feet in height is provided the length of the bufferyard where the width is reduced. If the

# Development Review Staff Report

resulting width of the bufferyard is less than 15 feet, each required canopy tree shall be replaced by two understory or evergreen trees.

If a solid screen at least six feet in height is provided along the property line the length of the bufferyard, understory, or evergreen trees may be substituted for shrubs at a rate of one understory or evergreen tree for each five shrubs. The substitution is not permitted when the plantings are to be placed between the solid screen and the adjoining property line.

(h) *Bufferyard H.*

| Required Plantings per 100 Linear Feet                                                                           |  |
|------------------------------------------------------------------------------------------------------------------|--|
| 4 Canopy Trees<br>4 Understory Trees<br>5 Evergreen Trees<br>28 Shrubs                                           |  |
| Required Structure                                                                                               |  |
| F <sub>1</sub> Six-foot solid wood fence or six-foot solid masonry/brick wall or six-foot solid evergreen hedge. |  |
| B <sub>1</sub> Three-foot earthen berm with required plantings and perennial groundcover sown on the berm.       |  |
| B <sub>2</sub> Five-foot earthen berm with required plantings and perennial groundcover sown on the berm.        |  |

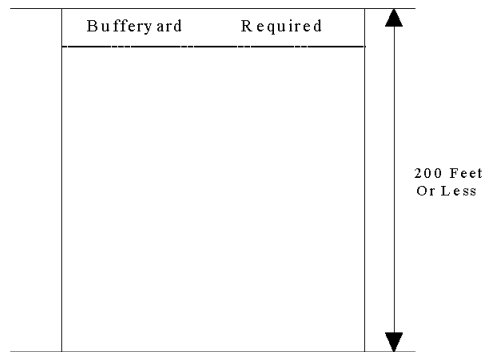
(16) *Exemption for narrow or shallow properties.* Properties are not required to provide a bufferyard greater than specified below, regardless of the requirement in subsection 36-482(11)(d) provided:

- The property dimension, perpendicular to the property line where the bufferyard is required, does not exceed D at any point (Figure 6-1); and
- The property dimension, perpendicular to the property line where the bufferyard is required, has not been reduced since the effective date of this article or since the adjoining property was rezoned so as to require a greater bufferyard.

Required Plantings per 100 Linear Feet

| Dimension D                  | Bufferyard Width | Canopy Trees | Understory Trees | Evergreen Trees | Shrubs |
|------------------------------|------------------|--------------|------------------|-----------------|--------|
| Greater than 150 to 200 feet | 15 feet          | 1            | 1                | 2               | 10     |
| Greater than 100 to 150 feet | 10 feet          | 0            | 1                | 2               | 10     |
| 100 feet or less             | 5 feet           | 0            | 0                | 0               | 15     |

Figure 6-1



A six-foot solid wood fence, masonry/brick wall or evergreen hedge shall also be provided if the minimum bufferyard required by subsection 36-482(11) is not provided as a result of the provisions of this subsection.

- (17) **Maximum bufferyard area required.** In order to ensure that the development of smaller properties in the industrial districts (RI, restricted industrial; LI, limited industrial; GM, general manufacturing; HM, heavy manufacturing; and IC, industrial commercial) is not unreasonably restricted by the bufferyard requirements of this section, the required bufferyard area provided on a property may be modified as follows:
- In districts that require a minimum open space of 20 percent or greater, the required bufferyard area shall not be required to exceed 20 percent of the total property area.
  - In districts that require a minimum open space of less than 20 percent, the required bufferyard area shall not be required to exceed 15 percent of the total property area.
  - A six-foot solid wood fence, masonry/brick wall or evergreen hedge shall be provided if the minimum bufferyard required by subsection 36-482(11) is not provided as a result of the provisions of this subsection.
  - The administrative review committee (ARC) shall review and approve the modified bufferyard, including the width and plantings based on the total property area calculations. The ARC shall evaluate the width and bufferyard plantings that are most similar to the required bufferyard standard as in subsection 36-482(12), provided:
    - No bufferyard width shall be less than ten feet unless permitted by subsection 36-482(16); and
    - The proposed bufferyard plantings per 100 linear feet shall be based on the most similar bufferyard standard width but not greater than the calculated width.

# Development Review Staff Report



## COMPREHENSIVE PLAN:

The *Community Physical Image and Character Plan* element of the *Comprehensive Plan* developed goals to improve the visual appearance of the urban area and the *Growth Management and Land Use Plan* element encourages the protection of residential neighborhoods from adverse impacts of proposed development and inappropriate land use changes. New development should be compatible with existing development in terms of scale, materials, rooflines, setbacks and open space.

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* states that protection of our existing residential neighborhoods is a prime concern. It is important to ensure that new land uses are not detrimental to residential areas and to recognize the vulnerability of residential areas to certain adverse impacts. This objective does not mean that non-residential land uses are automatically inappropriate in residential areas; it means that design and location criteria must take into account the existing residential areas. Mixed land uses, as well as mixed residential densities, will need to be accommodated in the future. These must be accommodated with sensitivity to existing residential neighborhoods. The plan encourages mixed use. However, where commercial areas are concentrated they should be sited and designed to have a minimal effect on adjacent lower-intensity development, and the environment.

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* also states that new development should be compatible with existing development in terms of scale, materials, rooflines setbacks and open space. Landscaped transitions should be used between sharply differing types of land use. Encourage the effective use of location, design and landscaping of commercial uses to screen and buffer neighborhoods from lights, signs, traffic noise and pollution, and other factors incompatible or conflicting with adjacent land uses. These practices will help ensure the integrity and function of the road system, reduce the length and frequency of auto trips, minimize impact on residential areas and contribute to the overall attractiveness of the community.

## PUBLIC NOTIFICATION:

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.

---

|                                                  |           |             |
|--------------------------------------------------|-----------|-------------|
| Notices sent to property owners within 185 feet: | Mailed: 8 | Returned: 0 |
|--------------------------------------------------|-----------|-------------|

# Development Review Staff Report



## DEPARTMENT COMMENTS

### BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

### CITY UTILITIES COMMENTS:

No issues with proposed variance.

### CLEAN WATER SERVICES COMMENTS:

No impact on public sewer.

### FIRE DEPARTMENT COMMENTS:

No comments.

### PUBLIC WORKS STORMWATER COMMENTS:

No issues with requested adjustments.

### PUBLIC WORKS TRAFFIC COMMENTS:

No issues with proposed variance.

## PROPERTY DESCRIPTION:

### EXHIBIT 1 ZONING VARIANCE 576

BEGINNING 30 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY-TWO (22) WEST, SAID POINT BEING ON THE SOUTH LINE OF GRAND STREET; THENCE WEST 184 FEET; THENCE SOUTH 238 FEET; THENCE EAST 184 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4); THENCE NORTH ALONG SAID LINE 238 FEET TO POINT OF BEGINNING, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR USED FOR ROADS.

BUILDING DESIGN NOTES

CODE  
IBC 2018  
ZONING  
GM  
PROJECT DESCRIPTION  
SITE DEVELOPMENT & BUILDING REMODEL  
USE GROUP  
S-1  
CONSTRUCTION TYPE  
II-B  
PARKING PROVIDED  
HANDICAP - 1  
STANDARD - 15  
TOTAL = 16  
PARKING REQUIRED  
TWO SPACES PER SERVICE BAY PLUS 5 EMPLOYEES  
2 SP/ SERVICE BAY = 8  
5 EMPLOYEES = 5  
TOTAL = 13  
BICYCLE PARKING PROVIDED: 2  
BICYCLE PARKING REQUIRED: 2

AREA BREAKDOWN  
PROPOSED SITE AREA: 1.0 ACRES  
IMPERVIOUS SURFACE: 0.53 ACRES

EXISTING BUILDING: 6000 SQ. FT

OWNER/DEVELOPER

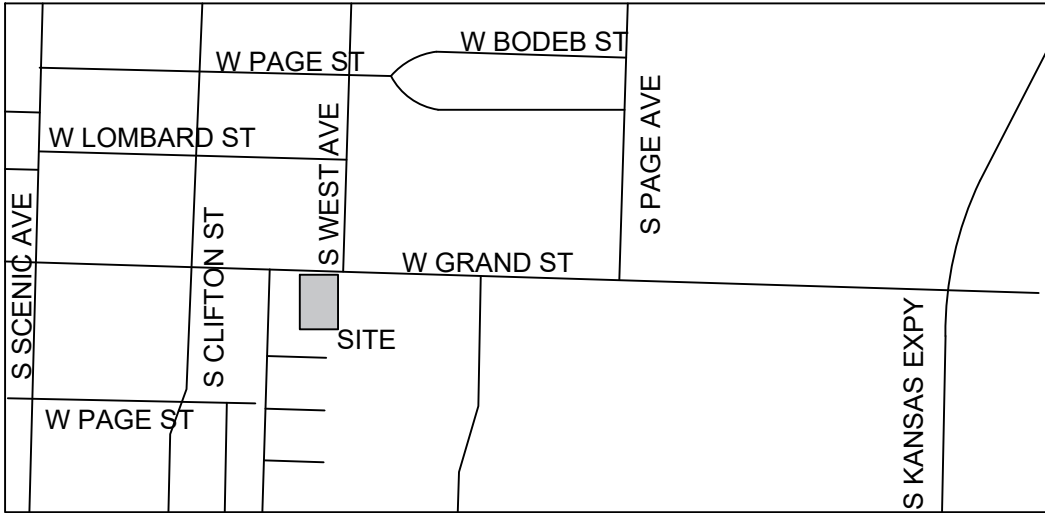
KARL AND ANGIE BRUNING  
5584 S. WALNUT HILL AVE  
SPRINGFIELD, MO 65810  
TELEPHONE: 417-299-7611

PREPARED BY

ADVANCED STRUCTURAL CONSULTING  
CONTACT: MATT KOPPITZ  
5318 S. WINSOR DR  
BATTLEFIELD, MO 65619  
TELEPHONE: 417-209-2533  
EMAIL:  
ADVANCEDSTRUCTURALCONSULTING@GMAIL.COM

BENCHMARK:  
CITY BM 080 - NW CORNER OF SCENIC & GRAND.  
ELEVATION(FEET) - 1257.78

FLOOD NOTE:  
PROPERTY LIES IN FLOOD ZONE X ACCORDING TO  
FLOOD MAP 29077C0329E, EFFECTIVE ON 12/17/2010



VICIITY MAP  
NOT TO SCALE

LEGEND

- FOUND IRON PIN
- BOUNDARY LINE
- SETBACK LINE
- GAS LINE
- SANITARY SEWER LINE
- WATER LINE

- FENCE LINE
- UTILITY POLE
- EXISTING Easement
- EXISTING CONTOUR
- FUTURE CONTOUR
- FLOW LINE

RIPRAP - TYPE L

BUFFERYARD SUBJECT TO LIBERTY UTILITIES-EMPIRE DISTRICT EASEMENT RESTRICTIONS

SHEET INDEX

1 COVER SHEET

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING UNDERGROUND FACILITIES PRIOR TO BEGINNING INSTALLATION OF NEW FACILITIES. CONTACT THE ENGINEER FOR INSTRUCTIONS WHEREVER ANY CONFLICTS ARE DISCOVERED.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL 1-800-DIG-RITE, AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CORRECT ANY DAMAGE TO UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS WHICH IS DUE TO THEIR OPERATIONS.
- UTILITIES AS SHOWN OBTAINED FORM INFORMATION PROVIDED BY CITY UTILITIES OR BY FIELD OBSERVATION. CONTRACTOR SHALL FIELD VERIFY LOCATION.
- THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FORM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FORM THE OWNER AND ENGINEER.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR WILL KEEP THE PROJECT AREA NEAT AND ORDERLY AT ALL TIMES WHILE CONSTRUCTION IS TAKING PLACE. ACCESS STREETS TO THE PROJECT SHALL BE KEPT CLEAN OF MUD, DEBRIS, PAPER, AND WASTE MATERIAL AT ALL TIMES. CONTRACTOR SHALL PROVIDE ROCK CONSTRUCTION ENTRANCES AT EACH ACCESS POINT.
- THE CONTRACTOR SHALL STRICTLY COMPLY WITH ALL OSHA SAFETY RULES AND REGULATIONS AND USE ONLY APPROVED EQUIPMENT REQUIRED FOR THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL ALSO STRICTLY COMPLY WITH ALL OSHA SAFETY RULES AND REGULATIONS AND USE ONLY APPROVED METHODS OF EXCAVATION, TRENCHING, AND SHORING METHODS AS DESCRIBED IN OSHA 29 CFR 1926.650. THE CONTRACTOR SHALL MAINTAIN AND CLOSELY SUPERVISE ALL SAFETY PRACTICES AND CODES.
- CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON PLANS.
- ANY SOILS IN EXCAVATED SOFT OR WET AREAS THAT DO NOT PASS PROOF ROLLING SHALL BE REMOVED, RECOMPACTED, AND RETESTED.
- THE CONTRACTOR SHALL MINIMIZE DISTURBANCE OF AREA AND PHASE CONSTRUCTION SUCH THAT NO DISCHARGE OF SEDIMENTARY SEDIMENT-LADEN WATER OCCURS ON OFF-SITE PROPERTY. ANY ACCUMULATED SEDIMENT IN STORM DRAINS OR OFF-SITE PROPERTY SHALL BE REMOVED PRIOR TO FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL CLEAN STREETS, BOTH INTERIOR AND ADJACENT TO THE SITE, AS NEEDED, AFTER EACH RAINFALL, AND AT THE END OF CONSTRUCTION.
- THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FULLY FAMILIAR WITH ALL OF THE CONDITIONS THAT PERTAIN TO THE WORK DESCRIBED HEREIN. THE FAILURE TO UNDERSTAND OR TO HAVE KNOWLEDGE OF ISSUES THAT COULD HAVE BEEN DETERMINED PRIOR TO BIDDING WILL NOT CONSTITUTE GROUNDS FOR ASKING FOR WORK CHANGE ORDERS OR EXTRA WORK.
- THE CONTRACTOR IS TO CONTACT THE CONSTRUCTION OFFICE OF THE CITY OF SPRINGFIELD PUBLIC WORKS (PHONE 864-1152) PRIOR TO ANY CONSTRUCTION. FAILURE TO DO SO MAY RESULT IN REJECTION OF ANY WORK PRIOR TO CONTACT. CONTRACTOR MUST CONTACT CONSTRUCTION INSPECTION AT LEAST 72 HOURS PRIOR TO ANY WORK TAKING PLACE ON PUBLIC RIGHT OF WAY. A COPY OF THE FILED PLANS MUST BE ON SITE AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO CURB AND PAVEMENT BACK TO CITY SPECIFICATIONS.
- THE CONTRACTOR IS REQUIRED TO CONTACT PUBLICS WORKS- TRAFFIC (864-1980) FOR TRAFFIC CONTROL INFORMATION AT LEAST 5 BUSINESS DAYS BEFORE ANY WORK AFFECTING STREET, TRAFFIC/ROW.
- THE CONTRACTOR IS REQUIRED TO RETAIN FLOATABLE WINDBLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CONTRACTOR IS REQUIRED TO CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF-SITE.
- CONTRACTOR IS REQUIRED TO TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB & GUTTER, SIDEWALK AND DRIVEWAY DURING CONSTRUCTION.
- CONTRACTOR IS REQUIRED TO KEEP THE ROCK, MUD AND DIRT OFF OF ALL ROADWAYS DURING CONSTRUCTION.
- CLOSURE OF ALL OLD DRIVEWAY ENTRANCES IS TO BE REPLACED WITH CURB & GUTTER, SIDEWALK, AND GRASS TO CITY SPECIFICATIONS.
- CALL PUBLIC WORKS INSPECTION (864-1980) AT LEAST 24 HOURS IN ADVANCE OF CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS.
- ALL DISTURBED AREAS ARE TO BE RESEEDED IN ACCORDANCE WITH CURRENT REQUIREMENTS OF THE CITY OF SPRINGFIELD, PUBLIC WORKS.
- ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF SPRINGFIELD GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS, CITY OF SPRINGFIELD STANDARD DRAWING DETAILS, AND CITY OF SPRINGFIELD DESIGN STANDARDS.

PARID: 1327201010  
9.32 ACRES

2526 W. GRAND ST.  
SPRINGFIELD, MO 65802

1050 GLENBROOK WAY STE. 480-220  
HENDERSONVILLE, TN 37075

PARID: 1327201345  
4.85 ACRES

JAMES PLACE  
2420-1446 W. GRAND ST.  
SPRINGFIELD, MO 65802

JAMES PLACE LP  
5051 S. NATIONAL AVE. STE. 4-100  
SPRINGFIELD, MO 65810

SITE PLAN  
SCALE 1"=20'-0"

PERIMETER LANDSCAPE STANDARDS

ALL TREES SHALL HAVE WELL-DEVELOPED LEADERS, TOPS, AND ROTS CHARACTERISTIC OF THE SPECIES AND SHALL SHOW EVIDENCE OF PROPER NURSERY PRUNING. ALL PLANT MATERIALS MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURIES AND OTHER OBJECTIONABLE FEATURES AT THE TIME OF PLANTING.

TREES SHALL BE OF A SPECIES COMMON TO OR ADAPTED TO THIS AREA OF MISSOURI, ON A TREE LIST PROVIDED BY THE CITY FORESTER OR DIRECTOR OF BUILDING REGULATIONS OR AS APPROVED BY THE CITY FORESTER OR DIRECTOR OF BUILDING REGULATIONS.

CALIPER MEASUREMENTS SHALL BE TAKEN SIX(6) INCHES ABOVE GRADE. TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS.

CANOPY TREES SHALL BE DECIDUOUS TREES THAT HAVE A MINIMUM HEIGHT OR THIRTY(30) FEET AT MATURITY. ALL CANOPY TREES SHALL HAVE A MINIMUM CALIPER WIDTH OF ONE-AND-ONE-HALF(1-1/2") INCHES AT TIME OF PLANTING.

UNDERSTORY TREES SHALL BE DECIDUOUS TREES THAT HAVE A MAXIMUM HEIGHT OF THIRTY(30) FEET AT MATURITY. ALL UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER WIDTH OF ONE(1") INCH AT TIME OF PLANTING.

GROUND COVER USED IN LIEU OF GRASS IN WHOLE AND IN PART SHALL BE PLANTED IN SUCH A MANNER AS T PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN ONE(1) YEAR AFTER TIME OF PLANTING.

GRASS AREAS MY BE SODDED, PLUGGED, SPRIGGED, OR SEEDED.

PERIMETER LANDSCAPE AREAS SHALL CONTAIN ONE(1) LOMBARDY POPLAR TREE EVERY TEN(10) FEET. WHERE CONDITIONS WOULD NOT ALLOW CANOPY TREES, EACH CANOPY TREE MAY BE REPLACED BY TWO(2) UNDERSTORY TREES. THE REMAINING AREA SHALL BE LANDSCAPED WITH GRASS OR OTHER GROUND COVER.

PLANTING LEGEND

- LOMBARDY POPLAR TREE
- UNDERSTORY TREE

LEGAL DESCRIPTION

BEGINNING 30 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE TWENTY-TWO (22) WEST, SAID POINT BEING ON THE SOUTH LINE OF GRAND STREET; THENCE WEST 184 FEET; THENCE SOUTH 238 FEET; THENCE EAST 184 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4); THENCE NORTH ALONG SAID LINE 238 FEET TO POINT OF BEGINNING, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR USED FOR ROADS.

REVISIONS

BY

ADVANCED  
STRUCTURAL CONSULTING  
Engineering Solutions that Work

5318 S. WINSOR DR. BATTLEFIELD, MO 65619  
(417) 209-2533

ADVANCEDSTRUCTURALCONSULTING@GMAIL.COM

FAMILY AUTO REPAIR

2506 W. GRAND ST.  
SPRINGFIELD, MO 65802

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APPROVED

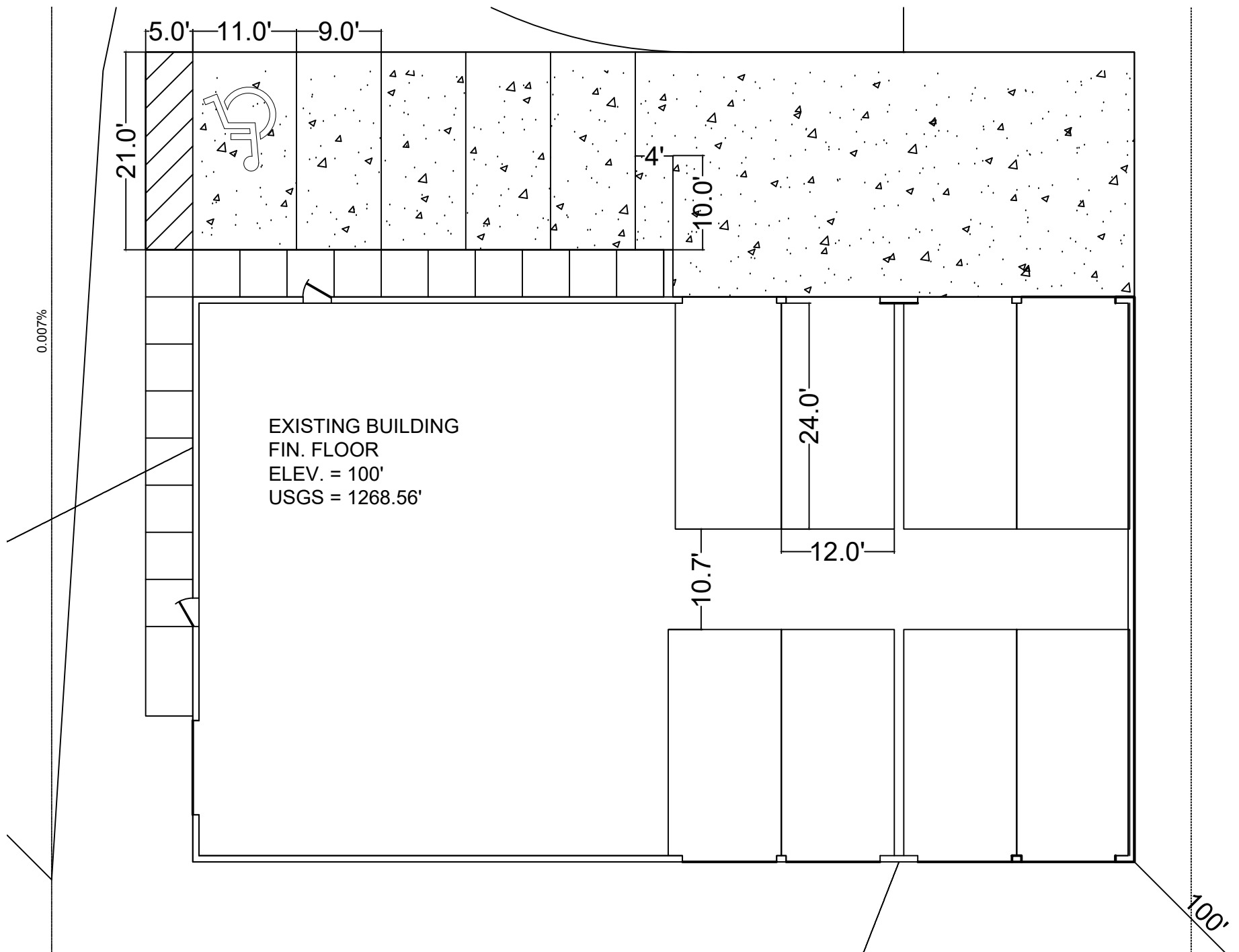
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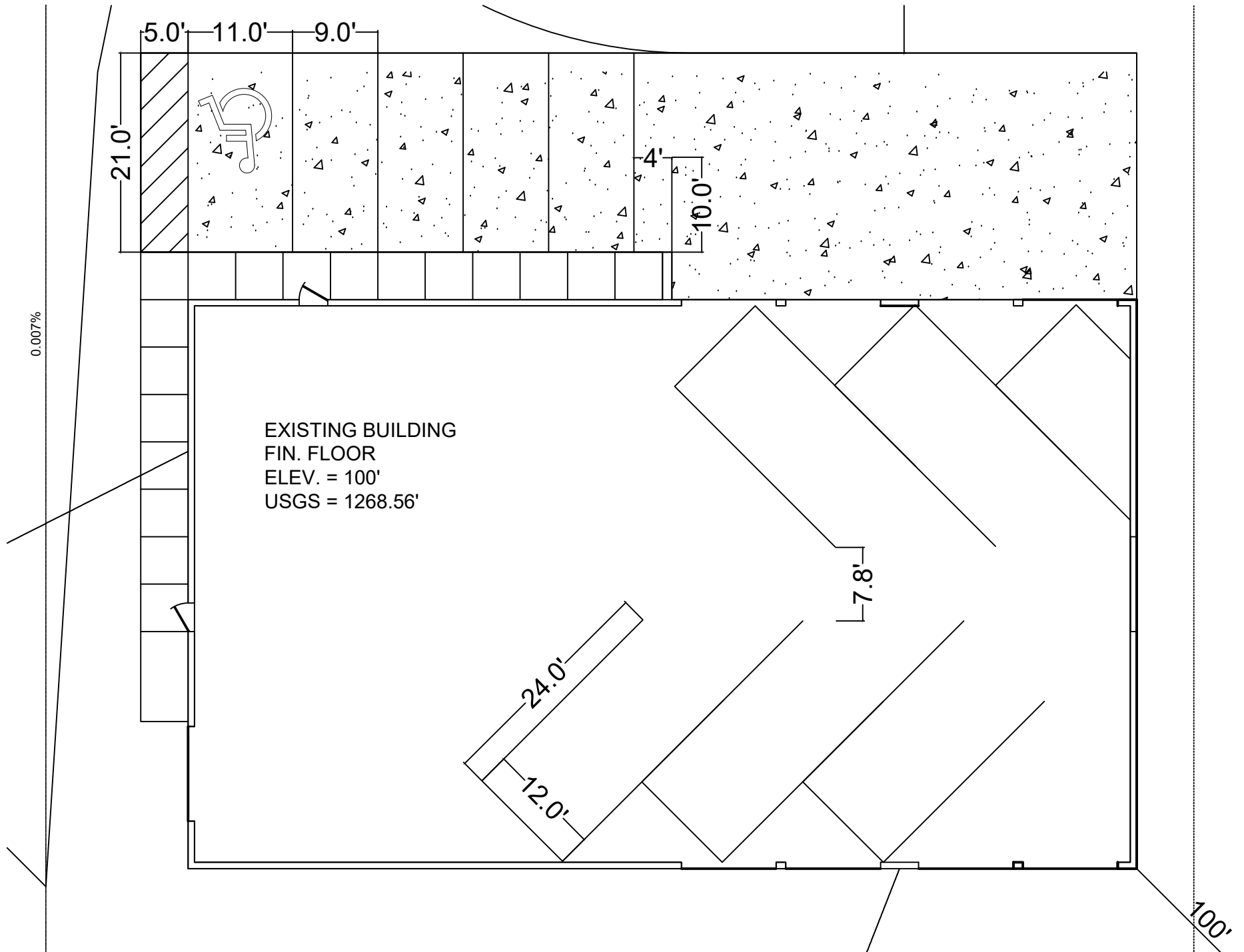
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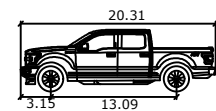
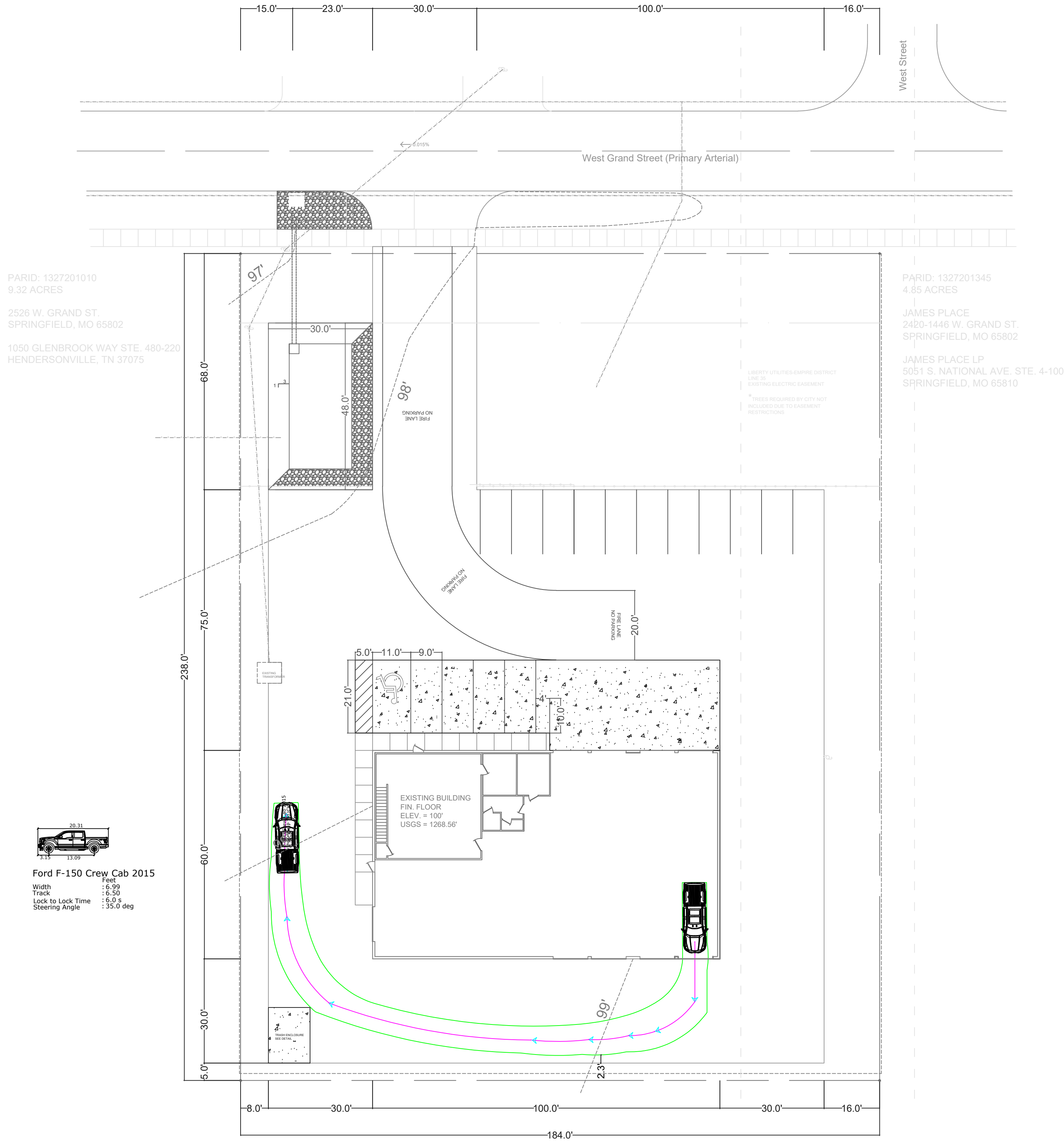
CALL OR CLICK 3 DAYS BEFORE YOU DIG!  
1-800-DIG-RITE or 811  
www.mo1call.com







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Ford F-150 Crew Cab 2015  
Feet  
Width : 6.59  
Track : 6.50  
Lock to Lock Time : 6.0 s  
Steering Angle : 35.0 deg



**SITE PLAN**  
SCALE 1"=20'-0"

| REVISIONS | BY |
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Sheet  
**C1**



**Neal, Daniel**

---

**Subject:** FW: Easement

From: **Nathan Thomas** <[Nathan.Thomas@libertyutilities.com](mailto:Nathan.Thomas@libertyutilities.com)>

Date: Tue, Jan 28, 2020, 3:43 PM

Subject: Easement

To: [mattkoppitz@gmail.com](mailto:mattkoppitz@gmail.com) <[mattkoppitz@gmail.com](mailto:mattkoppitz@gmail.com)>

Matt,

We have a 69Kv Transmission Line running North to South on the East side of your property at 2506 W Grand St. We want this Easement to stay clear 25' from centerline (50' total). We have a link to our Vegetation Management that discusses what can and cannot be placed under the Transmission Line. We do this for repairs and emergency work for our crews. Anything under the lines will be trimmed, cut and removed. Here is the link to our Company Vegetation website - <http://www.empiredistrict.com/Vegetation#arboretum>

Thanks,

**Nathan Thomas | Liberty Utilities (Missouri) | Easement Specialist I**  
P: 417-625-6124 E: [Nathan.Thomas@libertyutilities.com](mailto:Nathan.Thomas@libertyutilities.com)  
602 S Joplin St., P.O. Box 127 Joplin, MO. 64802



# SMALL TREES FOR SMALL SPACES

Looking for the perfect tree for a small yard? Selecting the right tree and planting it in the right place around power lines can eliminate potential safety hazards and helps maintain the reliability of your electric service. Careful consideration will also allow your tree to achieve its proper height and form. This pamphlet aims to help you make informed decisions about appropriate tree selections and plantings with an emphasis on varieties that have a mature height under 25 feet with canopies of similar width.



*This brochure was created for customers in The Empire District Electric Company service territory (USDA Hardiness Zone 6).*



Empire District Electric  
Vegetation Management  
P.O. Box 127  
Joplin, MO 64802  
Phone: 1-800-206-2300

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SERVICES YOU COUNT ON



## ROBIN HILL SERVICEBERRY

These low-growing trees possess attractive bark, flowers and berries. Their graceful appearance makes them very desirable as an ornamental specimen in a landscape. Attracts butterflies and songbirds.

**HEIGHT: 20'-25'**  
**CANOPY SPREAD: 12' - 15'**  
**GROWTH RATE: MODERATE**  
**DISTANCE FROM THE WIRE ZONE: 25'**

The Downy Serviceberry is a similar tree in both mature height and spread.



## EASTERN REDBUD\*\*

A small, spring flowering tree with graceful ascending branches. Unless pruned to a single stem, Eastern Redbuds commonly have multiple trunks. Reddish buds open to reddish-purple heart-shaped leaves. Leaves turn dark green then yellow in fall. Spectacular flower display before leaf out.



**HEIGHT: 20'-25'**  
**CANOPY SPREAD: 20' - 25'**  
**GROWTH RATE: MODERATE**  
**DISTANCE FROM THE WIRE ZONE: 25'**

Also native to eastern Kansas, Oklahoma, and Texas.



# SAFETY FIRST

**ELECTRICITY CAN BE DEADLY; IT MUST BE TREATED WITH THE UTMOST CARE AND RESPECT. IMPROPER OR CARELESS TREE PRUNING AROUND POWER LINES CAN CAUSE SERIOUS OR FATAL ACCIDENTS. FOR YOUR SAFETY, PLEASE REMEMBER THE FOLLOWING TIPS:**

- Always check for power lines before pruning trees. If a branch is too close (within 10 feet) to a primary line, call us at 1-800-206-2300. If you would like a tree pruned or removed for landscaping purposes (near your service line), you'll need to hire a private tree removal contractor to perform the work. If necessary, Empire can temporarily disconnect a service line for their worker's safety. Call 1-800-206-2300 three days in advance to schedule the disconnect.
- Before digging holes for planting trees, installing sprinkler systems or fence posts, call 811 to reach your state's free underground utility locating service.
- Never touch or go near a fallen power line, and do not touch anything on which the wire is resting. If you see a downed line, tell others to stay away and immediately call us at 1-800-206-2300.
- Look up! Whenever you're working outdoors, be aware of the location of overhead power lines. Be careful not to lift ladders, pruning shears, irrigation pipes or other tools around power lines.
- Overhead power lines are not insulated. For your safety, treat all lines you see as energized and dangerous — stay away from them.
- Remind children to stay safe -
  - Don't climb or build forts in trees near power lines.
  - Do not climb power poles, transmission towers or substation fences.
  - Fly kites in open areas, far away from trees and power lines. If a kite does get caught in a power line, release the string.

PRUNING IS AN IMPORTANT PART OF PROVIDING SAFE AND RELIABLE ELECTRICAL SERVICE. WE TAKE PRIDE IN HAVING A PROFESSIONAL TREE MAINTENANCE PROGRAM.



EMPIRE HAS BEEN RECOGNIZED WITH THE TREE LINE USA AWARD FOR SEVERAL YEARS IN A ROW BY THE NATIONAL ARBOR DAY FOUNDATION FOR OUR VEGETATION MANAGEMENT PRACTICES.

For more information or to contact us visit:  
[www.empiredistrict.com/trees](http://www.empiredistrict.com/trees) or  
[VegetationManagement@empiredistrict.com](mailto:VegetationManagement@empiredistrict.com)  
or [www.facebook.com/EmpireDistrictElectric](https://www.facebook.com/EmpireDistrictElectric)

# ADDITIONAL OPTIONS

Below are a few of the many options that are suitable for planting in small areas or near power lines. Please visit your local nurseries for more options and information on trees and shrubs available in your area.

| TREE SPECIES          | HEIGHT /SPREAD      | DISTANCE FROM LINES |
|-----------------------|---------------------|---------------------|
| Red Buckeye**         | 10'-20' H/10'-20' S | 20'                 |
| Flowering Crabapple   | 6'-10' H/6'-12' S   | 12'                 |
| Kousa Dogwood         | 15'-25' H/25' S     | 25'                 |
| Christmas Jewel Holly | 10' H/6'-8' S       | 10'                 |
| American Hornbeam     | 10'-15' H/10'-15' S | 15'                 |
| Ann Magnolia          | 8'-10' H/10' S      | 10'                 |
| Dr. Merrill Magnolia  | 15'-25' H/15'-25' S | 25'                 |
| Star Magnolia         | 15'-25'H/15'-30'S   | 25'                 |
| Teddy Bear Magnolia   | 16'-20'H/10'-12' S  | 20'                 |
| Japanese Red Maple    | 15'-25'H/20' S      | 25'                 |
| Paperbark Maple       | 25' H/ 15'-20'S     | 25'                 |
| Dwarf Chinkapin Oak   | 13'-20' H/13'-20' S | 20'                 |
| American Plum         | 15' H/ 15' S        | 15'                 |
| Downy Serviceberry    | 15'-25' H/15'-25' S | 25'                 |
| Dwarf Norway Spruce   | 3'-4' H/3'-6' S     | 4'                  |
| Dwarf Apple Tree      | 8'-10' H/8'-10' S   | 10'                 |
| Dwarf Cherry Tree     | 8'-10' H/8'-10' S   | 10'                 |
| Peach Tree            | 12'-15' H/15' S     | 15'                 |



## FRINGETREE \*\*

A small tree, beautiful in full bloom. Perfect for buffer strip planting, parking lots, near decks or patios, narrow tree lawns or residential yards. Strongly fragrant flowers and attractive purplish-blue fruit in summer.

**HEIGHT: 12'-20'**  
**CANOPY SPREAD: 12' - 20'**  
**GROWTH RATE: SLOW**  
**DISTANCE FROM THE WIRE ZONE: 20'**

Attracts butterflies and birds.



## PAGODA DOGWOOD \*\*

Fragrant creamy-white flowers in early spring. Bluish-black fruit on red stems in summer. Reddish-purple fall color. Attracts songbirds.

**HEIGHT: 15'-25'**  
**CANOPY SPREAD: 25' - 35'**  
**GROWTH RATE: SLOW**  
**DISTANCE FROM THE WIRE ZONE: 25'**

Kousa Dogwood is a similar tree that tolerates moist soil conditions and full sun.



## EMERALD GREEN ARBORVITAE

Great evergreen tree that works as a hedge or screen. For a screen plant 2' - 3' apart.



**HEIGHT: 10'-15'**  
**CANOPY SPREAD: 3' - 4'**  
**GROWTH RATE: MODERATE**  
**DISTANCE FROM THE WIRE ZONE: 15'**

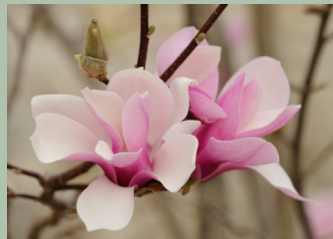
These trees/shrubs are drought tolerant and can be pruned.

## SAUCER MAGNOLIA

Small low-branched tree or multi-stemmed shrub with large pink flowers early in the spring. Shiny, dark green oval shaped leaves appear after flowers.



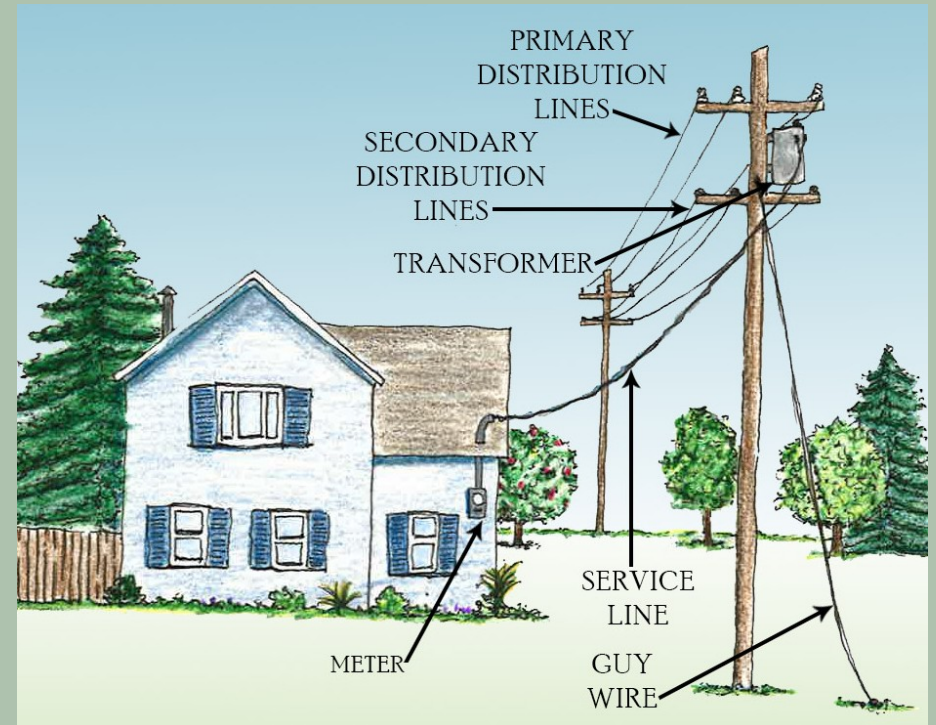
**HEIGHT: 20'-25'**  
**CANOPY SPREAD: 20' - 25'**  
**GROWTH RATE: MODERATE**  
**DISTANCE FROM THE WIRE ZONE: 25'**



Ann Magnolia, Star Magnolia, Dr. Merrill Magnolia, and Teddy Bear Magnolia are similar trees or multi-stemmed shrubs.

## SERVICE DROP

The service line is the wire from the pole to your home or business; and it transports your electricity to the establishment. In the case where your meter is on a pole away from the building, your responsibility will usually start where the service wires are attached at the top of the pole. Service wires do not require the same clearance from trees as our distribution or transmission wires. Like the majority of utilities nationwide, these lines are not cleared by Empire. They can be cleared by a contractor hired by the home or business owner. We recommend you hire a professional tree service to do this trimming. Empire's line crews will temporarily disconnect the lines so the contractor can safely clear or remove trees. We will reconnect the line once the work is completed. Please call Empire at 800-206-2300 approximately 72 hours in advance to schedule the service drop.



## PAD-MOUNT TRANSFORMER

If there is a pad-mounted transformer in a public utility easement across your property, please maintain a clear ten foot path in front of the unit; where the transformer's door opens; and five feet on the other three sides.

## GRASSES AND SHRUBS



There are a number of ornamental grasses and shrubs that can be used around utilities. It is important to review the mature heights and spreads of the plant you choose to use. The same clearance requirements will still apply. A few examples are listed below.

### Ornamental Grasses

Fountain Grass \*\*  
Maiden Grass\*\*  
Switch Grass\*\*  
Little Bluestem\*\* (Above)

### Shrubs

Arrowwood Viburnum\*\*  
Lead Plant\*\* (Right)  
Ninebark\*\*  
Burning Bush



## PLANT NATIVES!

When thinking about adding new plants or trees to your yard consider plants and trees that are native to our area. There is a wide variety of native wildflowers, grasses, shrubs and trees that would make a beautiful addition to your landscape. Natives are not only low maintenance, but can provide three to four season interest to your landscape.

Benefits of using native plants in your yard:

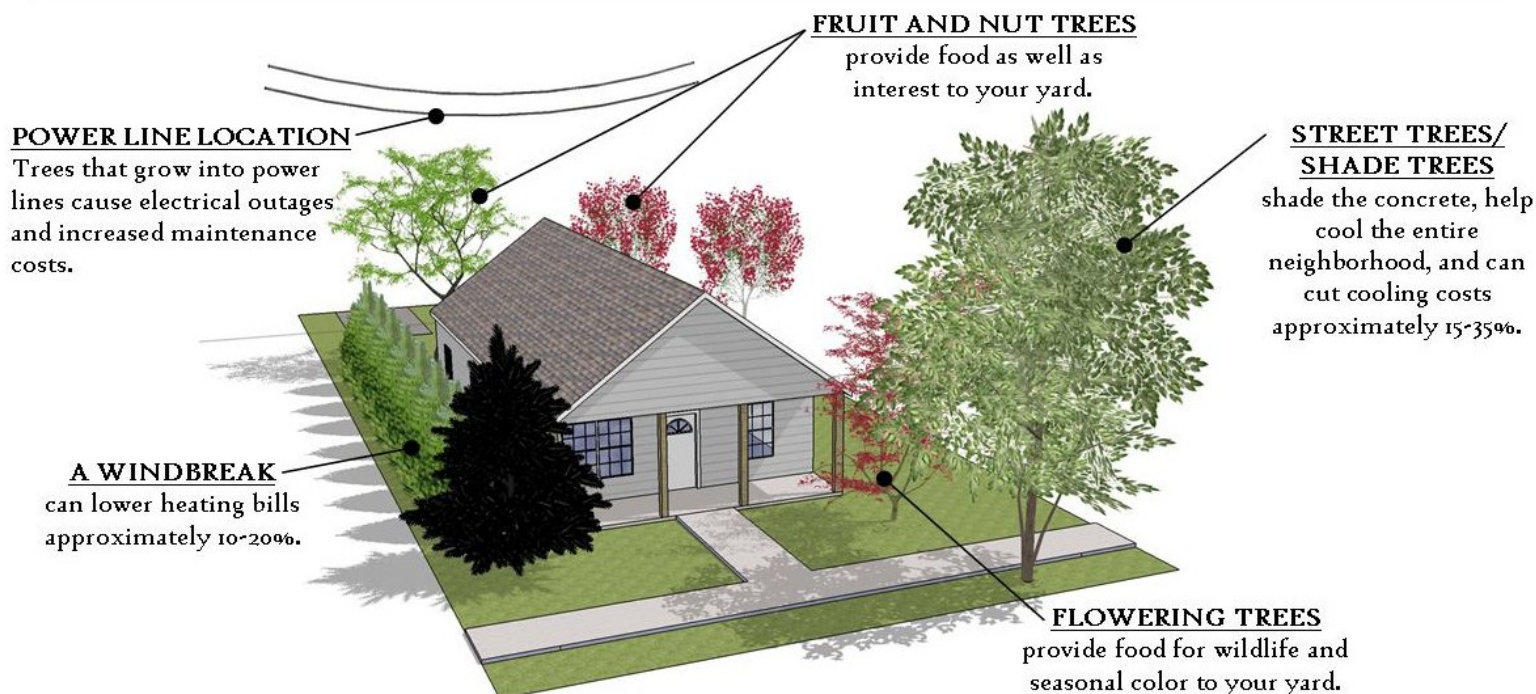
- They are adapted to our climate.
- They require little or no irrigation after they are established.
- They seldom require fertilizer or pesticides.
- They provide food and cover for butterflies, birds and other wildlife.

Native plants in this brochure have been denoted with an \*\*. For more information on native plants please visit [www.grownative.org](http://www.grownative.org), [www.missouribotanicalgarden.org](http://www.missouribotanicalgarden.org), [mdc.mo.gov](http://mdc.mo.gov) or your local nursery.



## THE RIGHT TREE IN THE RIGHT PLACE

With care and good stewardship, trees provide both aesthetic and economic benefits. The trees you plant remove CO<sub>2</sub> from the air, produce oxygen, and give songbirds a home. Trees provide many other benefits as well:





## WINTER KING HAWTHORN

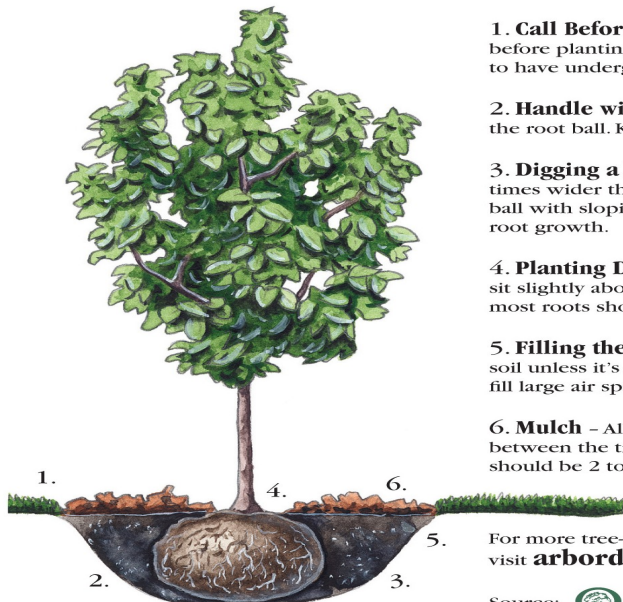
Attractive flowers, fruit and growth habit makes this a good choice for small yards. During the summer, clusters of white flowers appear. In the fall the leaves turn gold, red and purple. Bright red fruit appears in the winter.



**HEIGHT: 20'-25'**  
**CANOPY SPREAD: 20' - 25'**  
**GROWTH RATE: MODERATE**  
**DISTANCE FROM THE WIRE ZONE: 25'**

This tree provides multi-season interest. The English Hawthorne is of similar growth habit.

### Six things you should know when planting a tree.



**1. Call Before You Dig** – Several days before planting, call the national 811 hotline to have underground utilities located.

**2. Handle with Care** – Always lift tree by the root ball. Keep roots moist until planting.

**3. Digging a Proper Hole** – Dig 2 to 5 times wider than the diameter of the root ball with sloping sides to allow for proper root growth.

**4. Planting Depth** – The trunk flare should sit slightly above ground level and the top-most roots should be buried 1 to 2 inches.

**5. Filling the Hole** – Backfill with native soil unless it's all clay. Tamp in soil gently to fill large air spaces.

**6. Mulch** – Allow 1 to 2 inch clearance between the trunk and the mulch. Mulch should be 2 to 3 inches deep.

For more tree-planting tips and information, visit [arborday.org](http://arborday.org).

Source:  **Arbor Day Foundation**  
90075201



## SMOKE TREE

A shrub or small tree perfect for a shrub border or massing for hedges. The plant has some finely divided parts that give the appearance of smoke from a distance. The Royal Purple variety has showy red-purple leaves that turn scarlet in the fall.

**HEIGHT: 12'-15'**  
**CANOPY SPREAD: 10' - 15'**  
**GROWTH RATE: MODERATE**  
**DISTANCE FROM THE WIRE ZONE: 15'**

Unique tree works well as a specimen or accent tree/shrub. The American Smoketree is native to our area.

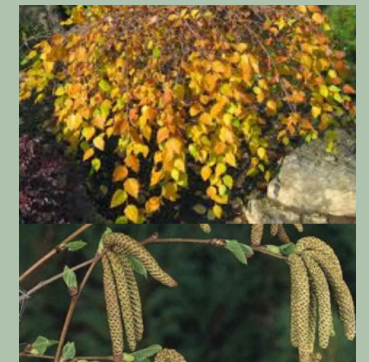


## WEeping BIRCH

The sizing of a weeping birch tree depends greatly on the space you provide for it. This tree features silvery-white peeling bark, green leaves that fade to yellow in the fall and small flowers that produce colorful blooms in the summer.

**HEIGHT: 6'-8.5'**  
**CANOPY SPREAD: 10' - 13'**  
**GROWTH RATE: SLOW**  
**DISTANCE FROM THE WIRE ZONE: 8.5'**

Several other weeping tree varieties may be suitable for a small or narrow yard.





## **PANICLE HYDRANGEA**

A multi-stemmed shrub or single-stemmed tree, this tree produces large white flowers mid-summer and showy fall color.

**HEIGHT: 10'-15'**  
**CANOPY SPREAD: 10' - 15'**  
**GROWTH RATE: FAST**  
**DISTANCE FROM THE WIRE ZONE: 15'**

Attracts butterflies and birds.



## **HOLLYWOOD JUNIPER**

These evergreens make a great privacy screen. It is considered one of the most artistic evergreens because of its twisting upright branches.

**HEIGHT: 15'-25'**  
**CANOPY SPREAD: 25' - 35'**  
**GROWTH RATE: SLOW**  
**DISTANCE FROM THE WIRE ZONE: 25'**

Skyrocket Juniper is another evergreen that makes a good privacy screen.



## **JAPANESE TREE LILAC**

Glossy reddish-brown exfoliating bark is accented by small, ivory-colored flowers. Blooms are in 3"-6" long panicles that blossom in late spring and are quite fragrant. Can be used as an ornamental or an accent tree.

**HEIGHT: 15'-20'**  
**CANOPY SPREAD: 12' - 15'**  
**GROWTH RATE: MODERATE**  
**DISTANCE FROM THE WIRE ZONE: 20'**

Can be a multi-stemmed shrub or trained to be a small ornamental tree.



## **AMUR MAPLE**

A small Maple tree with spring flowers and a showy fall display. Perfect for small yards, can be a multi-stemmed shrub or trained to be a small ornamental tree.

**HEIGHT: 15'-20'**  
**CANOPY SPREAD: 15' - 20'**  
**GROWTH RATE: MODERATE**  
**DISTANCE FROM THE WIRE ZONE: 20'**

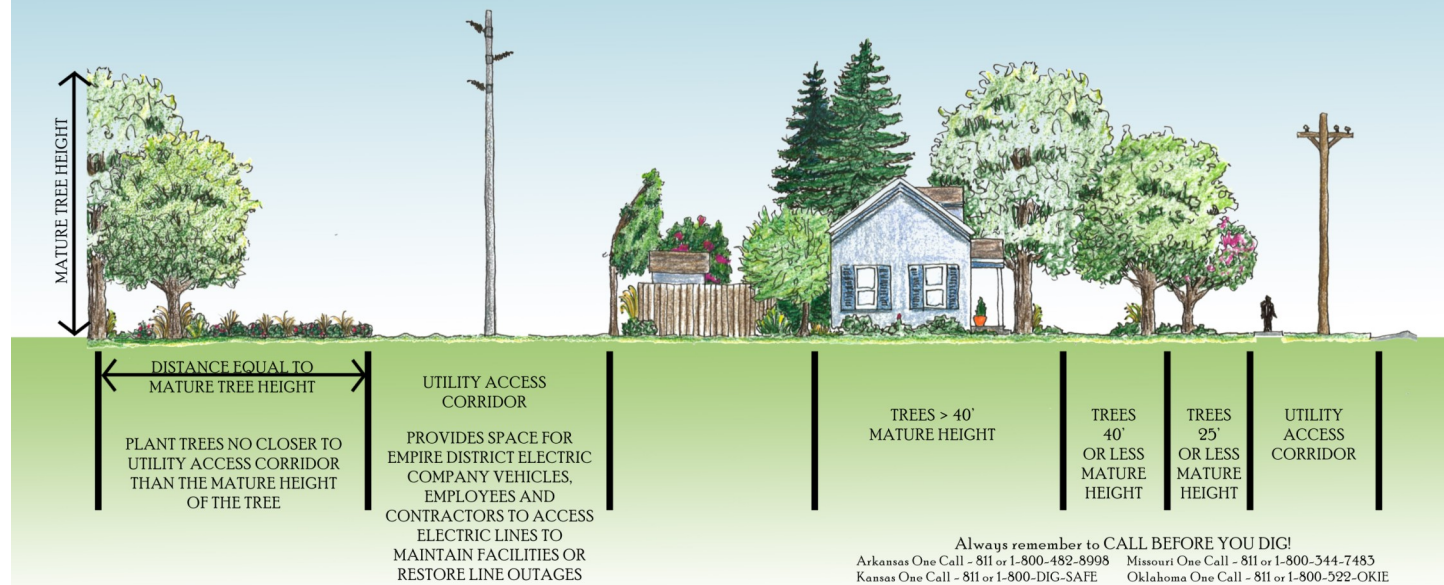
Japanese Red Maple and Paperbark Maple are similar ornamental trees.





## UTILITY-WISE PLANTING

The best way to maximize the many benefits provided by trees is to plant them where they will not outgrow their space. If the planted tree is expected to grow tall or expand widely, give it the room it needs for future growth. Trees encroaching on utility facilities may pose significant public safety risks. These border trees are good candidates for removal due to the severity of trimming required. For more information visit our website: [www.empiredistrict.com/trees](http://www.empiredistrict.com/trees)



Trees are of interest to Empire District Electric for a number of reasons. Trees whipped by winds or weighted down by snow will often cause power interruptions that disrupt business, home life, or compromise critical services such as hospitals and police. Improper, careless pruning or falling branches and trees are leading causes of serious and fatal accidents involving contact with power lines. For these reasons Empire has put together important information on how to make sure trees and power lines can peacefully coexist, without compromising safety or reliability. There are different types of high-voltage lines, and utilities have to manage each differently based on their importance.

### PLANTING NEAR DISTRIBUTION LINES

Distribution lines are those lines commonly running through neighborhoods. An outage to a distribution line could affect hundreds or even thousands of electric customers. That's why utilities and cities across the country are asking property owners to plant trees that will not exceed 25 feet in height nor a canopy spread at maturity that will encroach within 10 feet of the wire zone of these lines.

### PLANTING NEAR TRANSMISSIONS LINES

Transmission lines are high-voltage lines that carry far more energy than distribution lines, between 69,000 and 345,000 volts on our system. These lines are on the tallest, often multi-poled wooden or steel structures. They are the arteries of the electric grid and outages on these lines could affect many thousands of customers. To ensure public safety and service reliability, trees are removed from directly below the transmission lines in the Utility Access Corridor.

## Liberty Utilities-Empire District Vegetation Policy

<http://www.empiredistrict.com/Vegetation#arboretum>

### Additional Services and Information

#### Transmission right of ways (TOW)

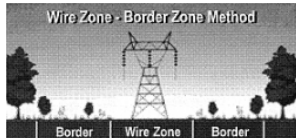
To control vegetation growth underneath and on both sides of a transmission structure, Liberty utilizes a zoned approach. The zone directly underneath and 20 feet beyond the wires is called the wire zone. Liberty encourages growth of grasses and other low-lying plant species.

The zones on either side of the transmission structure are called the border zones, where scattered shrubs and dwarf trees are allowed.

Beyond the border zone, plants of any height are managed by the hazards they may present to the lines.

#### Wires over Wildlife (WOW)

Liberty has also implemented an educational program, Wires over Wildlife, to educate ROW landowners about beneficial plants that perform well in the wire zone and near transmission ROW. This program allows landowners to learn about planting options for ROW, ways to help Liberty prevent outages near the ROW, and how to promote wildlife such as deer, pollinators, native birds, and many other native species by using native plants.





# Application for Board of Adjustment Zoning Variance

## \*\*E-PLANS INSTRUCTIONS\*\*

### \*\*PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION\*\*

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

## Office Use Only

|             |  |
|-------------|--|
| Case No.    |  |
| Date Filed  |  |
| Received By |  |
| Receipt No. |  |

Fee Amount Paid? \$ \_\_\_\_\_

[\\*See Fee Schedule](#)

The signers of this application request that the Board of Adjustment of the City of Springfield, Missouri, approve a variance from the strict application of the terms of the Springfield Zoning Ordinance on the following described property:

### LAND DESCRIPTION (an attached sheet may be used but must be uploaded digitally in a Microsoft Word format):

See attachment.

This property is located at: 2506 West Grand Street

List the existing zoning district classification of the property: General Manufacturing

Sections which should be varied: 36-482

Explain how the requested variance conforms to each of the standards set out in Subsection 36-365 of the Springfield Zoning Ordinance. A written response to these standards must be attached to this application and provided digitally in a Microsoft Word format.

**36-365. Standards for Variances.** The Board of Adjustment shall not vary the regulations of this Article as authorized above unless and until it shall make written findings based upon the particular evidence presented to it in each specific case that:

- A. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in an unnecessary hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulations were carried out; and
- B. The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same zoning classification; and
- C. The purpose of the variance is not based exclusively upon a desire to enhance the value of the property, or increase the return or income therefrom; and
- D. The property in question cannot yield a reasonable return if permitted to be used only

- under the conditions allowed by the regulations in the district in which it is located; and
- E. The alleged hardship has not been created by any person presently having an interest in the property; and
- F. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located, or diminish or impair the values thereof; and
- G. The proposed variance will not impair an adequate supply of light and air to adjacent property, or cause or substantially increase congestion in the public streets, or increase the danger of fire or the spread of fire, or endanger the public safety; and
- H. The variance, if granted, will not alter the essential character of the neighborhood; and
- I. The variance requested is consistent with the purposes and intent of this Article and the *Springfield Comprehensive Plan*.

**We, the undersigned, do attest to the truth and correctness of all facts and information presented with this application.**

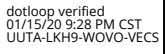
**Property Owner's Information:**

Name of current property owner(s): Family Property Liecing, LLC

If Corporation, Corporate official: Angela Bruning

Mailing Address: 5584 S. Walnut Hill Ave. Springfield, MO Zip Code: 65810

E-mail: bruning2@yahoo.com Telephone: 417-830-0485 Fax: \_\_\_\_\_

Property Owner's Signature:  

**Applicant's Name** (if different from the owner):

I hereby certify that I am authorized to represent all of the property owners of the above described tract in this proceeding. A power of attorney is attached.

Name of applicant: \_\_\_\_\_

If Corporation, Corporate official: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail: \_\_\_\_\_ Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

**Applicant's Signature (if different from the owner):** \_\_\_\_\_

\*Fees are non-refundable

## CHECKLIST FOR ZONING VARIANCE APPLICATIONS

This checklist is designed to help you make sure that you submit everything that is required for a complete zoning variance application and that you fill out the application form completely. Applications must be in the Development Review Office no later than deadline day (see Processing Time Schedule). Applications received after the deadline will be processed for the following Board of Adjustment meeting. This application must be complete or it will be returned to the applicant and will not be placed on the agenda. Close attention to the checklist will help avoid a delay in your case being heard by the Board of Adjustment.

| <b>APPLICATION FORM:</b>            |                                                                                                                                                                                                                                                                                                                |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Have you included the legal description of the land involved in the variance? You may attach the description on a separate sheet, but must be provided digitally in Microsoft Word format.                                                                                                                     |
| <input checked="" type="checkbox"/> | Have you listed the address of the property?                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/> | Have you listed the name, address and telephone number of the applicant? If the applicant is not the owner of the property, please include evidence of the consent and authority to act for the owner.                                                                                                         |
| <input checked="" type="checkbox"/> | Has the applicant signed the application form? If the applicant is a corporation, have you put the corporate seal on the application?                                                                                                                                                                          |
| <input checked="" type="checkbox"/> | Have you provided written responses to each of the standards for variances listed in subsection 36-365?                                                                                                                                                                                                        |
| <b>APPLICATION FEE:</b>             |                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | Have you determined your application fee from the Fee Schedule and entered it into the Fee Amount Paid box on page 1. (Fees are non-refundable) The application fee, recording fee, a mailing list fee can be paid when you submit the applicant on the City's Fee Payment site at this <a href="#">LINK</a> . |
| <b>SITE PLAN:</b>                   |                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | Include a site plan of the property.                                                                                                                                                                                                                                                                           |

**UNDERSTORY TREES**  
**(Less than 30 feet in height)**

Non-flowering

| COMMON NAME            | SCIENTIFIC NAME                 | MATURE HEIGHT/<br>WIDTH | GROWTH RATE/<br>HABIT                                | WATER DEMAND        | LITTER PROBLEM                                      | PEST OR DISEASE PROBLEM | EXPOSURE/<br>CULTURE                                                  | PLACE-<br>MENT                               | REMARKS                                                                                                                           |
|------------------------|---------------------------------|-------------------------|------------------------------------------------------|---------------------|-----------------------------------------------------|-------------------------|-----------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Alder, Hazel           | <i>Alnus rugosa</i>             | H 15'-25'/<br>W 10'-15' | Moderate/<br>spreading                               | Moderate            | ¾" cones in<br>a cluster of<br>4-10                 | None serious            | Full sun to<br>part shade/                                            | Lawn,<br>naturalized                         | Large shrub to small tree.                                                                                                        |
| Bladdernut,<br>Colchis | <i>Staphylea colchica</i>       | H 8'-12'/<br>W 6'-10'   | Moderate/<br>vase-<br>shaped to<br>rounded,<br>leggy | Moderate            | 2"-4"<br>3-sided<br>inflated<br>membrane<br>capsule | None serious            | Part shade/<br>prefers moist,<br>fertile, well-<br>drained soil       | Foundation,<br>lawn,<br>specimen             | Small greenish-white flowers in<br>spring. Deciduous shrub to<br>small tree.                                                      |
| Elaeagnus, Silver      | <i>Elaeagnus<br/>multiflora</i> | H 8'-10'/<br>W 8'-10'   | Rapid/<br>loose,<br>wide-<br>spreading<br>mound      | Low to<br>moderate  | ½" red,<br>drupe-like<br>fruit                      | Aphids, scale           | Full sun to<br>part shade/<br>adaptable to<br>different soil<br>types | Borders,<br>screens,<br>naturalized          | Abundant pale yellow, fragrant<br>flowers in spring. Maintain size<br>or shape by pruning after<br>flowering.                     |
| Elder, American        | <i>Sambucus<br/>canadensis</i>  | H 6'-10'/<br>W 6'-10'   | Moderate<br>to rapid/<br>mounded,<br>spreading       | Moderate            | Minimal                                             | Aphids,<br>grasshoppers | Sun to part<br>shade/<br>adaptable to<br>most moist<br>soils          | Specimen,<br>lawn,<br>border,<br>naturalized | Brittle branches. If elder<br>becomes overgrown, the<br>branches may be pruned to the<br>ground. The plant will renew<br>quickly. |
| Hornbeam,<br>American  | <i>Carpinus<br/>caroliniana</i> | H 20'-25'/<br>W 15'-20' | Slow/<br>upright,<br>irregular                       | Moderate            | Minimal                                             | None                    | Sun or shade/<br>adapts to a<br>wide range of<br>soil conditions      | Parking lot,<br>street, lawn,<br>specimen    | Pruning usually not needed.<br>Bark resembles iron in color.<br>Good all-purpose tree.                                            |
| Possumhaw              | <i>Ilex decidua</i>             | H 7'-12'/<br>W 8'-15'   | Slow to<br>moderate/<br>round and<br>spreading       | Moderate to<br>high | Minimal                                             | Leaf spots,<br>mildew   | Sun to part<br>shade/ prefers<br>moist, acid<br>soil                  | Borders,<br>naturalized                      | Will not tolerate droughty<br>conditions. Prune in early<br>spring. Large shrub to small<br>size tree.                            |

**UNDERSTORY TREES**  
**(Less than 30 feet in height)**

Ornamental

| COMMON NAME                           | SCIENTIFIC NAME                      | MATURE HEIGHT/ WIDTH    | GROWTH RATE/ HABIT                                | WATER DEMAND        | LITTER PROBLEM                                                       | PEST OR DISEASE PROBLEM                                    | EXPOSURE / CULTURE                                                          | PLACE-MENT                                               | REMARKS                                                                                                                                                        |
|---------------------------------------|--------------------------------------|-------------------------|---------------------------------------------------|---------------------|----------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Apple                                 | <i>Malus sylvestris</i>              | H 15'-50'/<br>W 15'-25' | Moderate/<br>open,<br>irregular,<br>rounded       | Moderate to<br>high | If fruiting,<br>2"-6" pome                                           | Cedar apple<br>rust, San Jose<br>scale, black<br>scab      | Full sun/<br>prefers moist,<br>deep,<br>organic,<br>fertile soil            | Garden,<br>specimen, lawn                                | Plant two or three<br>compatible varieties<br>together which bloom at<br>the same time to<br>produce fruit. Showy<br>pinkish-white flowers in<br>early spring. |
| Burning Bush<br>or<br>Winged Euonymus | <i>Euonymus alatus</i>               | H 12'-15'/<br>W 12'-15' | Moderate to<br>slow/ Dense,<br>spreading<br>mound | Moderate            | Minimal                                                              | None serious                                               | Full sun to<br>part shade/<br>adapts to<br>most any<br>well-drained<br>soil | Specimen,<br>parking lot,<br>street, screen,<br>lawn     | Brilliant red in fall.<br>Deciduous shrub. Can<br>be sheared to dense<br>hedge.                                                                                |
| Cherry, Cornelian                     | <i>Cornus mas</i>                    | J 20'-25'/<br>W 15'-20' | Moderate/<br>upright,<br>rounded                  | Low to<br>moderate  | 1" red drupe,<br>edible                                              | Web worms                                                  | Full sun to<br>part shade/<br>prefers moist<br>limed soil                   | Garden, lawn,<br>specimen                                | Fruit has pleasant acid<br>flavor.                                                                                                                             |
| Cherry, Kwansan                       | <i>Prunus serrulata</i><br>'Kwansan' | H 20'-25'/<br>W 15'-20' | Rapid/ vase-<br>shaped to<br>rounded              | Low to<br>moderate  | Minimal                                                              | Borers, stem<br>canker, scale,<br>webworms                 | Full sun/<br>adapts to<br>most soil<br>types                                | Specimen,<br>street, parking<br>lot, lawn,<br>foundation | Deep pink blooms in<br>spring. prune after<br>flowering, if needed.<br>Easy to grow.                                                                           |
| Crabapple, Hybrid<br>Flowering        | <i>Malus hybrida</i>                 | H 20'-25'/<br>W 20'-25' | Moderate to<br>rapid/<br>rounded,<br>spreading    | Low to<br>moderate  | 1"-2" red,<br>yellow or<br>green pome.<br>Nuisance near<br>pavement. | Borers, cedar<br>apple rust,<br>apple scab,<br>fire blight | Full sun/<br>prefers well-<br>drained,<br>moist soil                        | Specimen,<br>lawn, border                                | Prune for structural<br>development. Somewhat<br>drought tolerant.<br>Abundant white, pink,<br>red or purple flowers in<br>spring.                             |
| Crabapple, Japanese                   | <i>Malus floribunda</i>              | H 20'-25'/<br>W 20'-30' | Moderate/<br>rounded to<br>spreading,<br>dense    | Low to<br>moderate  | ½" yellow and<br>red pome.<br>Nuisance near<br>pavement.             | Fire blight,<br>apple scab                                 | Full sun/<br>adapts to<br>most well-<br>drained soils                       | Specimen,<br>lawn                                        | White or pink flowers<br>from deep pink buds in<br>spring. Very showy.<br>Prune for strong<br>branching.                                                       |

**UNDERSTORY TREES**  
**(Less than 30 feet in height)**

Ornamental (Continued)

| COMMON NAME         | SCIENTIFIC NAME               | MATURE HEIGHT/ WIDTH    | GROWTH RATE/ HABIT                                         | WATER DEMAND        | LITTER PROBLEM         | PEST OR DISEASE PROBLEM                                          | EXPOSURE/ CULTURE                                                                              | PLACE- MENT                                                | REMARKS                                                                                                                                          |
|---------------------|-------------------------------|-------------------------|------------------------------------------------------------|---------------------|------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Dogwood, Flowering  | <i>Cornus florida</i>         | H 20'-30'/<br>W 20'-25' | Moderate/<br>open,<br>spreading                            | Moderate            | ½" red drupe           | Borers,<br>anthracnose                                           | Part shade/<br>prefers moist,<br>well-drained<br>organic soil                                  | Specimen,<br>lawn                                          | Keep shallow roots<br>mulched for best<br>performance. Flowers<br>white to deep red in<br>spring.                                                |
| Dogwood, Pagoda     | <i>Cornus alternifolia</i>    | H 20'-25'/<br>W 15'-30' | Moderate/<br>horizontal<br>branching,                      | Moderate to<br>high | ¼" blue-black<br>drupe | Twig blight,<br>leaf spot,<br>borers,<br>canker                  | Part shade/<br>prefers moist,<br>acid, well-<br>drained soil                                   | Naturalized,<br>specimen,<br>foundation                    | Berries attract birds.<br>Pruning not necessary.<br>Does not tolerate dry<br>root zone.                                                          |
| Fringetree, Chinese | <i>Chionanthus retusus</i>    | H 25'-35'/<br>W 25'-35' | Slow to<br>moderate/<br>dense,<br>rounded and<br>spreading | Moderate to<br>high | Minimal                | None                                                             | Full sun to part<br>shade/ prefers<br>well-drained<br>moist, loamy<br>soil                     | Specimen,<br>shade                                         | Showy white flowers in<br>late spring. Can tolerate<br>heat but not drought.<br>Pruning is not<br>necessary, but can be<br>done after flowering. |
| Hawthorn            | <i>Crataegus spp.</i>         | H 20'-30'/<br>W 20'-25' | Moderate/<br>upright and<br>round                          | Moderate            | Minimal                | Blights,<br>cedar-apple<br>rust,<br>mildew,<br>insects           | Full sun or<br>light shade/<br>adapts to most<br>soils as long as<br>they are well-<br>drained | Xeriscape,<br>street, lawn,<br>border, screen,<br>grouping | Over 50 species of<br>hawthorn available.<br>Slightly fragrant flowers<br>in May. Minimal<br>pruning required-be<br>cautious of thorns.          |
| Highbush Blueberry  | <i>Vaccinium corymbosum</i>   | H 8'-12'/<br>W 8'-12'   | Moderate/<br>spreading                                     | Moderate to<br>high | Minimal                | Susceptible<br>to canker at<br>points of<br>mechanical<br>injury | Full sun to part<br>shade/ prefers<br>moist well<br>drained, acid<br>soil                      | Specimen,<br>lawn, parking<br>lot                          | Mulch root zone to<br>prevent damage to<br>shallow roots and to<br>maintain soil moisture.<br>Ornamental blueberries.                            |
| Magnolia, Saucer    | <i>Magnolia x soulangiana</i> | H 10'-20'/<br>W 10'-20' | Moderate to<br>slow/ upright,<br>rounded,<br>open          | Moderate            | Minimal                | Scale,<br>mildew                                                 | Full sun or<br>light shade/<br>prefers well-<br>drained, moist<br>organic, acid<br>soil        | Xeriscape,<br>specimen, lawn                               | Prune after flowering if<br>needed cannot tolerate<br>overly wet or dry<br>conditions. 5"-7"<br>flowers in spring.                               |

# UNDERSTORY TREES

(Less than 30 feet in height)

Ornamental (Continued)

| COMMON NAME       | SCIENTIFIC NAME                        | MATURE HEIGHT/<br>WIDTH | GROWTH RATE/<br>HABIT                 | WATER DEMAND    | LITTER PROBLEM                       | PEST OR DISEASE PROBLEM                                                             | EXPOSURE/<br>CULTURE                                                       | PLACE-<br>MENT                                 | REMARKS                                                                                            |
|-------------------|----------------------------------------|-------------------------|---------------------------------------|-----------------|--------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Peach             | <i>Prunus persica</i>                  | H 15'-25'/<br>W 10'-20' | Moderate to slow/<br>upright, rounded | Moderate        | 2"-4" round drupe, edible            | Peach leaf curl, borers, and susceptible to gummosis at points of mechanical injury | Full sun to part shade/ prefers a light, sandy, humusy, slightly acid soil | Garden, lawn                                   | Protect from frost in late spring.                                                                 |
| Pear              | <i>Pyrus communis</i>                  | H 30'-50'/<br>W 20'-30' | Moderate/<br>upright, rounded         | Moderate        | 2"-4" rounded, cone-like pome        | Fire blight                                                                         | Full sun/<br>adapts to most soils                                          | Lawn, specimen                                 | Do not fertilize often. vigorous growth promotes fire blight. Otherwise very hardy.                |
| Pear, Bradford    | <i>Pyrus calleryana</i> 'Bradford'     | H 20'-35'/<br>W 15'-20' | Rapid/<br>pyramidal, dense            | Low             | Minimal                              | None                                                                                | Full sun/<br>adapts to a wide variety of soils                             | Xeriscape, street, lawn, specimen, parking lot | Drought tolerant. Pruning is unnecessary. Showy white flowers in spring.                           |
| Plum, Purple-leaf | <i>Prunus cerasifer</i> 'Thundercloud' | H 20'-25'/<br>W 15'-20' | Rapid/<br>upright, rounded            | Moderate        | ½"-1" purple drupe in summer, edible | Borers, scale                                                                       | Full sun/<br>adapts to any well-drained soil                               | Street, parking lot lawn, specimen             | Bold purple-red leaf color fragrant white flowers in spring. Dependable and easy to grow.          |
| Plum, Hortulan    | <i>Prunus hortulana</i>                | H 20'-30'/<br>W 15'-25' | Moderate/<br>rounded                  | Low to moderate | 1" or smaller red to yellow drupe    | Leaf spot, fall webworm                                                             | Full sun to part shade/ adapts to any well-drained soil                    | Lawn, Xeriscape, landscape border              | ½" white flowers before leaves in spring. Very hardy.                                              |
| Plum, Wildgoose   | <i>Prunus munsoniana</i>               | H 20'-30'/<br>W 15'-25' | Moderate/<br>rounded                  | Low to moderate | 1" or smaller red to yellow drupe    | Leaf spot, fall webworm                                                             | Full sun to part shade/ adapts to any well-drained soil                    | Lawn, Xeriscape, landscape border              | Differs from Hortulan only in longitudinally folded leaves at maturity. Very hardy.                |
| Redbud, Eastern   | <i>Cercis canadensis</i>               | H 20'-25'/<br>W 20'-25' | Moderate/<br>rounded, multi-stemmed   | Moderate        | 3"-5" bean-like brown pod            | Stem canker, fall webworms, borers                                                  | Full sun or shade/ will tolerate all but wet soil                          | Street, lawn, specimen                         | Pink or white flowers blanket the stems in spring. Prune only to remove weakened or dead branches. |

## UNDERSTORY TREES

(Less than 30 feet in height)

Ornamental (Continued)

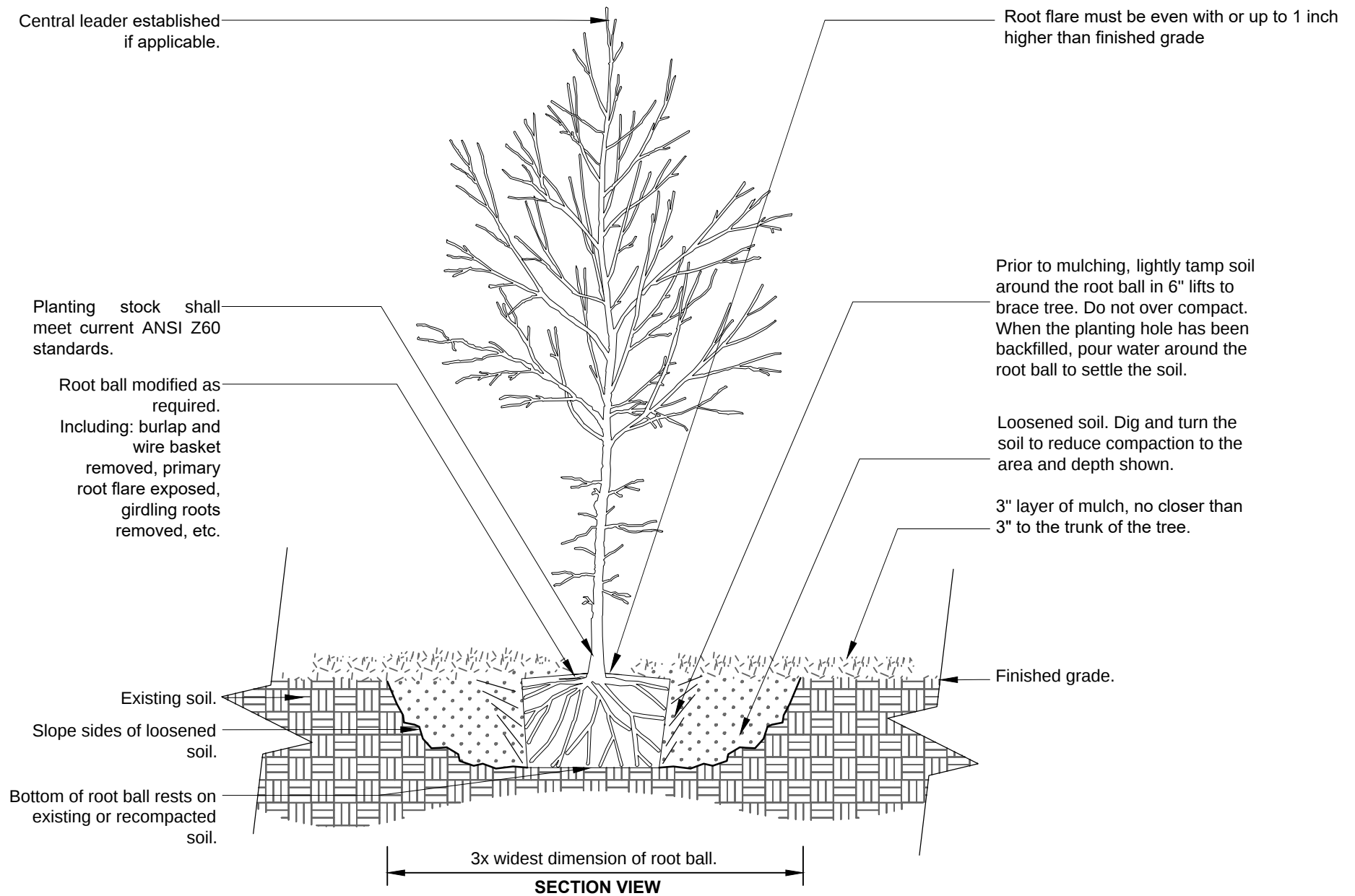
| COMMON NAME            | SCIENTIFIC NAME        | MATURE HEIGHT/<br>WIDTH  | GROWTH RATE/<br>HABIT                              | WATER DEMAND        | LITTER PROBLEM                | PEST OR DISEASE PROBLEM                           | EXPOSURE/<br>CULTURE                                                                             | PLACE-<br>MENT                        | REMARKS                                                                                       |
|------------------------|------------------------|--------------------------|----------------------------------------------------|---------------------|-------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------|
| Serviceberry,<br>Downy | Amelanchier<br>arborea | H 20'-25' /<br>W 15'-20' | Moderate/<br>upright,<br>rounded                   | Low to<br>moderate  | ¼ " - ½ " black<br>pome       | Leaf spots,<br>fire blight,<br>chewing<br>insects | Full sun to part<br>shade/ prefers<br>well-drained<br>fertile soil                               | Lawn,<br>groupings                    | White flowers for 1<br>week in spring. Attracts<br>birds.                                     |
| Silverbell, Carolina   | Halesia carolina       | H 30'-40' /<br>W 20'-30' | Slow/ low<br>branching,<br>spreading or<br>upright | Moderate to<br>high | 1 " - 1 ½ "<br>4-winged fruit | None<br>serious                                   | Full sun to part<br>shade/ prefers<br>moist. organic,<br>acid soils                              | Lawn,<br>specimen,<br>grouping        | This is a native tree<br>which looks best<br>unpruned. Very showy<br>white flowers in spring. |
| Sand Cherry,<br>Dwarf  | Prunus pumila          | H 6'-8' /<br>W 4'-5'     | Moderate/<br>low<br>branching,<br>upright          | Low                 | Minimal                       | None<br>serious                                   | Full sun to part<br>shade/ native<br>to sandy soil<br>but will adapt<br>to most well-<br>drained | Xeriscape,<br>foundation,<br>specimen | Hardy ornamental shrub<br>with ½ " white flowers<br>in spring.                                |

## EVERGREEN TREES

| COMMON NAME          | SCIENTIFIC NAME                            | MATURE HEIGHT/ WIDTH    | GROWTH RATE/ HABIT                            | WATER DEMAND     | LITTER PROBLEM            | PEST OR DISEASE PROBLEM                       | EXPOSURE/ CULTURE                                                | PLACE- MENT                                    | REMARKS                                                                                                                                         |
|----------------------|--------------------------------------------|-------------------------|-----------------------------------------------|------------------|---------------------------|-----------------------------------------------|------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Arborvitae, Oriental | <i>Thuja orientalis</i>                    | H 10'-12' / W 3'-4'     | Moderate/ tightly compact, conical            | Low              | ½" cone                   | Bagworms, spider mites, tip blight            | Full sun/ prefers well-drained, moist soils                      | Xeriscape, foundation, screen, specimen        | Responds well to shearing. Prefers humid conditions and is heat and drought tolerant. Adapts to sand or clay.                                   |
| Cedar, White         | <i>Thuja occidentalis</i>                  | H 40'-60' / W 20'-30'   | Slow/ pyramidal                               | Moderate to high | ½" cone                   | Phomopsis blight, spider mites, leaf miners   | Part shade/ prefers moist to wet sites                           | Lawn, screen, open space                       | Provides nesting areas for squirrels and songbirds. Do not use as windbreak as it is a shallow rooted tree and gives easily to wind throw.      |
| Holly, American      | <i>Ilex opaca</i>                          | H 40'-50' / W 15'-25'   | Slow/ pyramidal                               | Moderate         | Minimal                   | Leaf miner, anthracnose, tar spot, canker     | Part shade/ prefers moist loam, but will tolerate poorer soils   | Lawn, screen, open space                       | Male and female forms must be planted together to produce red berries.                                                                          |
| Holly, Lydia Morris  | <i>Ilex</i> x 'Lydia Morris'               | H 8'-12' / W 6'-8'      | Slow to moderate/ pyramidal to rounded, dense | Low to moderate  | Minimal                   | None serious                                  | Full sun or shade/ prefers well-drained soil with acid reaction. | Foundation, screen, specimen                   | Prune to maintain shape. Possesses extremely dark green, waxy leaves.                                                                           |
| Holly, Meserve       | <i>Ilex</i> x <i>meserveae</i> 'Blue Maid' | H 8'-12' / W 6'-8'      | Moderate/ dense, broad oval to pyramid        | Moderate         | Minimal                   | None serious                                  | Full sun or shade/ prefers well-drained, organic soil            | Foundation, hedge, border                      | Prune to maintain shape. Adaptable to clay soils. Hardy plant with deep green to bluish tinted leaves.                                          |
| Pine, Austrian       | <i>Pinus nigra</i>                         | H 80'-100' / W 30'-50'  | Moderate/ conical                             | Low              | Cone                      | Moths, needle blight                          | Full sun/ tolerates poor soils                                   | Xeriscape, lawn, screen, windbreak, open space | Begins dense and pyramidal in form, and becomes wider and rounded at the top.                                                                   |
| Pine, Eastern White  | <i>Pinus strobus</i>                       | H 60'-80' + / W 25'-45' | Rapid/ pyramidal                              | Low to moderate  | 4"-8" brown, curving cone | White pine blister rust, weevils, many others | Full sun to part shade/ tolerates a wide range of soils          | Screen, hedge, border, specimen                | Adapts to dry or moderately wet soils. Pruning is unnecessary. Shallow root system needs supplemental water during periods of extended drought. |

## EVERGREEN TREES (Continued)

| COMMON NAME           | SCIENTIFIC NAME                 | MATURE HEIGHT/ WIDTH     | GROWTH RATE/ HABIT                                  | WATER DEMAND | LITTER PROBLEM | PEST OR DISEASE PROBLEM                                               | EXPOSURE/ CULTURE                                                    | PLACE-MENT                                                 | REMARKS                                                                                                                                                                                          |
|-----------------------|---------------------------------|--------------------------|-----------------------------------------------------|--------------|----------------|-----------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pine, Red             | <i>Pinus resinosa</i>           | H 70'-80' /<br>W 35'-45' | Moderate/<br>pyramidal                              | Moderate     | 2" cone        | Moths,<br>lophodermium<br>needle cast                                 | Full sun/<br>tolerates most<br>well-drained<br>soils                 | Lawn,<br>screen, open<br>space                             | Red pine should not be planted<br>near Walnut.                                                                                                                                                   |
| Pine, Scotch          | <i>Pinus sylvestris</i>         | H 70'-80' /<br>W 35'-45' | Moderate/<br>broad,<br>rounded,<br>irregular        | Low          | Cone           | Stem rust,<br>moths, web<br>worms, needle<br>casts, needle<br>blights | Full sun/<br>tolerates poor<br>soils                                 | Xeriscape,<br>lawn,<br>screen, open<br>space               | Scotch Pine is used for wind<br>breaks, Christmas trees, and as<br>an ornamental. Easy to grow.                                                                                                  |
| Pine, Shortleaf       | <i>Pinus echinata</i>           | H 85'-95' /<br>W 35'-45' | Rapid/<br>pyramidal                                 | Low          | Cone           | Littleleaf<br>disease,<br>moths, rusts                                | Part shade/<br>prefers dry,<br>rocky, acid<br>soil                   | Xeriscape,<br>windbreak,<br>lawn, open<br>space,<br>screen | Only Pine species native to<br>Missouri. Harvested for<br>lumber, but the wood warps<br>badly and is knotty.                                                                                     |
| Red Cedar,<br>Eastern | <i>Juniperus<br/>virginiana</i> | H 30'-50' /<br>W 10'-25' | Moderate/<br>oval becoming<br>open and<br>irregular | Low          | Minimal        | Juniper blight,<br>bag worms,<br>cedar-apple<br>rust                  | Full sun/<br>adapts to any<br>well-drained<br>soil                   | Xeriscape,<br>parking lot,<br>lawn                         | Not tolerant of shade. Easy to<br>grow. Drought-tolerant.                                                                                                                                        |
| Spruce, Blue          | <i>Picea pungens</i>            | H 65'-75' /<br>W 20'-30' | Slow/<br>pyramidal                                  | Moderate     | 4" cone        | Needlecast                                                            | Part shade/<br>prefers rich<br>soil but will<br>tolerate dry<br>soil | Xeriscape,<br>lawn, open<br>space,<br>specimen,<br>screen  | Exceptional blue-green foliage.<br>Problem with winter drying<br>during unseasonably warm<br>periods. Prevent winter drying<br>by providing supplemental<br>water during droughty<br>conditions. |
| Spruce, Norway        | <i>Picea abies</i>              | H 85'-95' /<br>W 35'-45' | Slow/ conical                                       | Moderate     | 4"-7" cone     | Spider mites                                                          | Part shade/<br>tolerates most<br>well-drained<br>soils               | Xeriscape,<br>lawn, open<br>space,<br>screen               | Very hardy tree. Branches to<br>the ground. Needles remain on<br>the tree 6-7 years before being<br>shed. Needs supplemental<br>water during periods of<br>drought.                              |



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## TREE PLANTING GRAPHIC (EXISTING SOIL NOT MODIFIED)

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