



Springfield Board of Adjustment

City Council Chambers, 830 Boonville Avenue via Teleconference (Zoom)

Date: July 7th, 2020
Time: 1:30 p.m.

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

1. ROLL CALL:
2. Introduction Of Zoning Ordinance As Evidence:
3. Approval Of Minutes:
 - 3.1. February 4th, 2020
Documents:
[BOA MINUTES 2-4-2020.PDF](#)
4. Communications:
5. Unfinished Business:
6. Public Hearings:
7. Variance 578
6401 South Innovation Avenue, One Eighty-Eight, LLC
Documents:
[VARIANCE 578 SR.PDF](#)
8. Other Business:
9. 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: February 4, 2020

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), Derek Lee, Shelby Lawhon, Ed Alden, and Steven Jackson. Absent: Bryan Fisher. Staff: Daniel Neal, Senior Planner, Nick Woodman, Assistant City Attorney.

Roll call:

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

APPROVAL OF MINUTES: The minutes of January 8, 2020 were approved.

COMMUNICATIONS: None

PUBLIC HEARING:

Variance 576

2506 West Grand Street

Applicant: Family Property Leasing, LLC

Daniel Neal stated that this is a 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.

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. The proposed site measures approximately 184 feet wide by 238 feet deep.
- The property to the south and west is zoned R-MHC, Manufactured Home Community District.
- The property to the east is zoned R-LD, Low Density Multi-Family Residential District.

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 consider the existing residential areas. Where commercial areas are concentrated, they should be sited and designed to have a minimal effect on adjacent lower-intensity development, and the environment. 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. The Zoning Ordinance requires landscaping plantings within these bufferyard areas. The Administrative Review Committee would have to review, evaluate and approve the modified bufferyard, however the ARC cannot reduce the bufferyards below 10 feet.

Required Plantings per 100 Linear Feet				
Bufferyard Width	Canopy Trees	Understory Trees	Evergreen Trees	Shrubs
10 feet	0	1	2	10

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.

- (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:
- (c) 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.
 - (d) 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:
 - 1. No bufferyard width shall be less than ten feet unless permitted by subsection 36-482(16); and
 - 2. 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.

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.

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.

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."

Staff does not believe this application meets 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.

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.

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.

Mr. Derek Lee questioned the type of plants as well as the minimum bufferyard.

Mr. Daniel Neal recommends a diversity of trees and does not specify as long as they are of different varieties.

Mr. Bob Hosmer went over the landscaping requirements.

Mr. Sweere opened the public hearing.

Mr. Matt Koppitz, 5318 S. Windsor, Buffalo, MO - engineer, representing the owners presented a copy of the site plan and an e-mail from Liberty Utility regarding the bufferyard direction and a link to their company vegetation website.

Discussion regarding existing trees and reduction of the bufferyard on the west and south.

Mr. Karl Bruning, 5584 S. Walnut Hill, owner, discussed the positioning of the bay doors and how they will be utilized and noted that the utility company is directing on what types of trees/plants can be planted near the utility lines.

Ms. Angie Bruning, 5584 S. Walnut Hall, owner, noting that they brought the property without knowing that they would have to go through this process and is finding it distressing.

Mr. Sweere closed the public hearing.

Mr. Robert Sweere, asked if the 10' bufferyard is based on the size of the lot and Mr. Daniel Neal noted that it is.

Mr. Derek Lee stated that he had no problems with the bufferyard and noted that he will vote yes based on paragraph 11 of the staff report.

Mr. Ed Alden also noted paragraph 11 and stated that he will approve the variance.

Mr. Shelby Lawhon also noted paragraph 11 and stated that he will approve the variance.

Paragraph 11:

1. 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.

Mr. Sweere closed the public hearing.

Motion to **approve** Variance 576 (2506 West Grand Street). The motion carried as follows: Ayes: Sweere, Lee, Alden, Lawhorn, and Jackson. Nays: None. Abstain: None. Absent: Fisher.

Variance Findings of Fact and Conclusions of Law:

Approved: 5/0 The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner, the applicant, or predecessors in title.

Approved: 5/0 The granting of the variance **will not** affect the rights of adjacent property owners or residents.

Approved: 5/0 The strict application of the provisions of the Land Development Code from which a variance is requested will constitute unnecessary hardship upon utilization of the property.

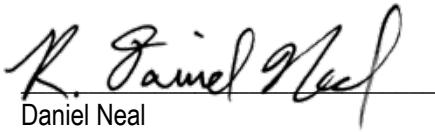
Approved: 5/0 The variance desired will not adversely affect the public health safety, morals, order, convenience, prosperity, or general welfare.

Approved: 5/0 Grant the variance desired will not be opposed to the general spirit and intent of the Land Development Code.

UNFINISHED BUSINESS: None

OTHER BUSINESS:

Motion to **approve** nomination of officers Robert Sweere, Chair and Derek Lee, Vice-Chair. The motion carried as follows:
Ayes: Sweere, Lee, Alden, Lawhorn, and Jackson. Nays: None. Abstain: None. Absent: Fisher.

A handwritten signature in black ink, appearing to read "Daniel Neal", written over a horizontal line.

Daniel Neal
For Executive Secretary

CITY OF
Springfield

JULY 7, 2020



LOCATION: 6401 S. Innovation Avenue

APPLICANT: One Eighty-Eight, LLC

STAFF: Daniel Neal, Senior Planner
417-864-1036

Request for a variance from the Section 36-454 Signs (7)(d) of the Zoning Ordinance to increase the allowed freestanding sign height from 25 feet to 40 feet along a local classified roadway.

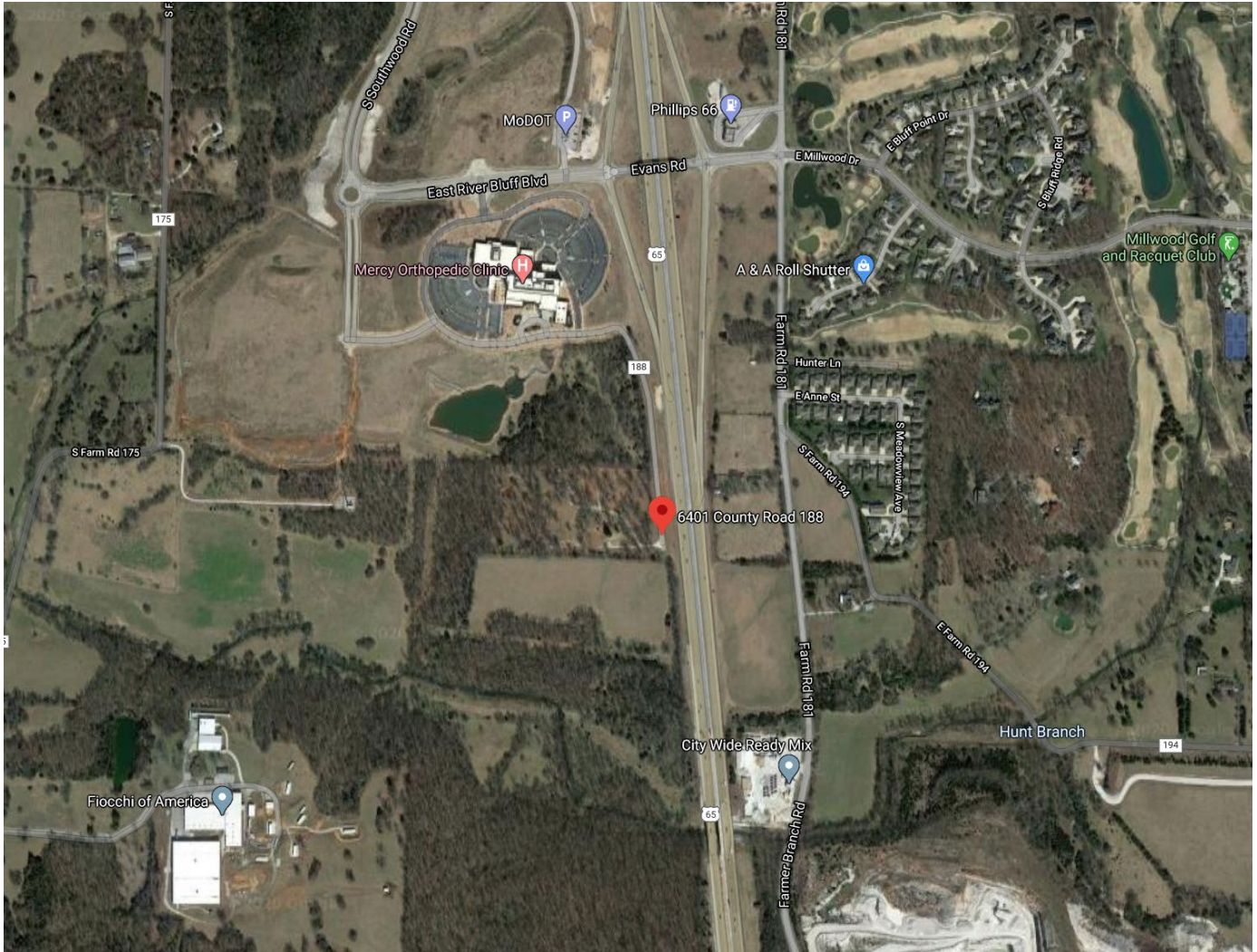
1. The applicant has submitted a request for a variance from the height of a freestanding sign per section 36-365 Variances (2) (a).
2. The Zoning Ordinance allows for a 25 foot freestanding sign along a local classified roadway.
3. The applicant is requesting a 40 foot freestanding sign with an Electronic Message Center at this location.
4. The applicant has a 36 foot tall building that is allowed to have a wall sign of 330 square feet.
5. The applicant is basing their hardship on future plans to vacate Innovation Ave.; this may or may not happen.
6. There is no pending application to vacate Innovation Ave at this location.
7. The request for a variance per Section 36-365 (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.
8. Staff does not believe the applicant has adequately shown that a hardship exists and does not meet all the standards for a variance per Section 36-365(3) which the requested variance must satisfy.

	NORTH	SOUTH	EAST	WEST
ZONING	GI COD #36	County A-1	U.S. 65 and Innovation Avenue ROW, PD 201	PD 258
LAND USE	Vacant/ undeveloped land	Vacant/ undeveloped land	Street and freeway, vacant undeveloped land	Vacant/ undeveloped land

Development Review Staff Report



SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)



U.S. 65 HWY STREET VIEW:



Development Review Staff Report

MAJOR THOROUGHFARE PLAN:



Development Review Staff Report



PROPERTY HISTORY:

The property was annexed and rezoned to General Retail District with Conditional Overlay District No. 159 in January of 2019. The local street/road name was changed to Innovation Avenue in June of 2019.

BOARD OF ADJUSTMENT ORDINANCE AUTHORITY:

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 refiling. 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 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:

Sec. 36-454. - Signs.

- (1) *Purpose.* Signs use private land and the sight line created by public rights-of-way to inform and persuade the general public by publishing a message. This section provides standards for the erection and maintenance of signs. All signs shall be erected and maintained in accordance with these standards. The general purpose of these standards is to promote, preserve, and protect the health, safety, general welfare, convenience, and enjoyment of the public, to preserve and protect the aesthetic quality of Springfield, and to achieve the following:
 - (a) *Safety.* To promote the safety of persons and property by providing that signs:
 1. Create a hazard due to collapse, fire, collision, decay, abandonment, or other safety considerations;
 2. Obstruct firefighting or police surveillance;
 3. Impair the driver's ability to see pedestrians, obstacles, or other vehicles, or to read traffic signs and signals; and
 4. Otherwise interfere with or detract from the safety of persons or property.
 - (b) *Communications efficiency.* To promote the efficient transfer of information in sign messages by providing that:
 1. Customers and other persons may locate a business or service;
 2. No person or group is arbitrarily denied the use of the sight lines from the public right-of-way for communication purposes; and
 3. The messages in signs may otherwise be communicated efficiently.
 - (c) *Landscape quality and preservation.* To protect the public welfare and to enhance the appearance and economy of the city, by providing that signs:
 1. Do not interfere with scenic views;
 2. Do not create a nuisance to persons using the public rights-of-way;
 3. Do not constitute a nuisance to occupancy of adjacent property by their brightness, size, height, or movement;
 4. Do not overwhelm people by the number of messages presented, and do not interfere with the exercise of freedom of choice to observe or ignore said messages, according to the observer's purpose;
 5. Do not negatively affect the city's tourism industry;
 6. Do contribute to the special character of particular areas or districts within the city, helping the observer to understand the city and be oriented within it;
 7. Do otherwise protect and preserve a quality landscape in the city; and
 8. Do otherwise enhance the appearance and economy of the city.
- (7) *Sign height criteria.* These criteria may be subject to sign and location restrictions.
 - (a) Sign height is the distance measured from grade at the base of a sign to the topmost portion of a sign excluding decorative embellishments as permitted in subsection 36-454(7)(e)....
 - (d) No part of a detached sign or sign structure shall exceed the height shown below as determined by the street classification from the grade of the highest paved portion of right-of-way adjacent to the property where the sign is installed or located. Where the natural grade of the sign structure location is more than 20 feet higher than the adjacent street grade, no part of the sign or sign structure shall exceed a height of 20 feet from natural grade.

Development Review Staff Report



- Local, collector and secondary arterial25 feet
 - Primary arterial, expressway and freeway40 feet
- (e) A detached sign may extend above the allowable height and the design width for the purposes of sign structure enhancement or embellishment only if such extension does not exceed 12 inches on any side.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The Community Physical Image and Character Element of the Comprehensive Plan states that most of the commercial corridors contain a wild profusion of commercial and public signs juxtaposed in various combinations. So many signs “shouting” so many messages results in visual pollution and message overload – a loss in the effectiveness of each sign. The sign system in the commercial corridors needs to be simplified, coordinated, and scaled back. Regulations should be revised to limit the messages on each sign, restrict the number and size of signs permitted, and combine multiple signs into fewer coordinated sign panels. The latest sign code changes have attempted to address these issues and staff believes allows for a reasonable and consistent sign height and size for this location.

STAFF COMMENTS:

1. The applicant is proposing to increase the maximum height of a new freestanding sign from 25 feet from street grade to 40 feet from street grade. The applicant is requesting a variance from Zoning Ordinance Section 36-454(7)(d). The applicant is proposing a multi-tenant pylon sign with EMC. There is an existing building under construction for a dental/health clinic as part of the Plaza One Eighty Eight development.
2. The Sign code requirements in Section 36-454(7)(d) of the Zoning Ordinance has a 25 foot maximum height requirement for business signs along a roadway classified local (i.e. Innovation Avenue).
 - (d) No part of a detached sign or sign structure shall exceed the height shown below as determined by the street classification from the grade of the highest paved portion of right-of-way adjacent to the property where the sign is installed or located. Where the natural grade of the sign structure location is more than 20 feet higher than the adjacent street grade, no part of the sign or sign structure shall exceed a height of 20 feet from natural grade.
 - Local, collector and secondary arterial25 feet
 - Primary arterial, expressway and freeway40 feet
3. Springfield Sign Company has submitted this application on behalf of the property owner, Innovative Dental, and has requested the following:

“On behalf of Innovative Dental and Plaza 188, Springfield Sign would like to respectfully submit a request for an exception to Section 36-454(7)(d) which states that a freestanding sign along a Local Street is allowed 25’ in height at 250 sq. ft. in sign area. We are requesting approval for an additional 15’ in height for our freestanding sign oriented along Highway 65 running North and South for an overall allowance of a 40’ in height and 243 sq. ft. (under the allowance per code) in sign area. We are in the beginning stages of the new development and the City has requested that we meet all required setbacks for future development. We would like to prepare for future development governed by Highway 65 and other parallel access roads along Hwy 65 which would allow by code a 40’ freestanding sign.”
4. The proposed sign will be approximately 15 feet from the property line/right-of-way of Innovation Avenue and 50 feet from the centerline of Innovation Avenue. The proposed sign would be approximately 85 feet from U.S. 65 Highway right-of-way.
5. There are examples of businesses in Springfield along Interstate Highways with outer roads that don’t use a detached sign and rely on wall or roof signage such as businesses along Evergreen Street adjacent to Interstate 44.
6. Staff does not have a timeline when the Southwood Avenue or east/west local street connection will occur. It could be 5 years or 20 years. It will just depend on development demands in the area which is mainly owned/controlled by Mercy. The current GR COD No. 159 zoning requires:

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"If/when Southwood extends, and eventually becomes the primary access to the proposed development, Traffic may consider forgoing the improvements to Farm Road 188 (Innovation Ave.). That decision will be deferred until more defined uses (and trip generation) are specified. If/when S. Southwood Road is extended through the neighboring property to the west of the proposed site, and it is feasible to make a connection, a public road, constructed to City of Springfield Public Works design standards, will be required to connect the proposed site to S. Southwood Rd. The future connection will only be required if the property develops into a commercial subdivision and the traffic studies warrant a connection. If the property doesn't subdivide and only Phase I is constructed, then no connection to a future extension of S. Southwood drive will be required."

7. Staff believes that this application does not meet the standards for a variance as outlined in Subsection 36-365 (3) of the Zoning Ordinance. The applicant is creating the hardship with development of their property. There are other alternatives for this property to have more signage. The 36 feet high building would allow for a 330 square foot wall sign that would be seen from U.S. 65 or Evans Road. Staff believes that the applicant is not fully utilizing their wall signage which would allow them to advertise their business up to 36 feet high. It appears from the approved sign permits that the applicant is only utilizing 216 square feet of wall signage when they have the potential of up to 330 square feet of effective sign area. The proposed sign is not a wayfinding sign as mentioned in the applicant's explanation and responses. A wayfinding sign uses directional symbols to lead customers to a location. This sign will not be able to be seen until you have already passed the Evans Road exit going south on U.S. 65. The proposed sign is merely an advertising sign for businesses onsite.
8. The applicant has submitted a site plan and rendering of the proposed 40 foot tall sign with EMC (Exhibit 2).
9. If the variance is approved, the property owner will be allowed to have one freestanding sign for a maximum of 40 feet in height measured from street grade as shown on the proposed site plan (Exhibit 2) while all other requirements of the sign code requirements shall be followed.
10. If the variance is denied; the applicant must design the sign to comply with all applicable Zoning Ordinance requirements which includes the sign code requirements.

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	<i>Our request for an additional 15' in height in freestanding sign is compounded by the physical surroundings and unnecessary hardship set upon the owner due to the lack of visual view of signage traveling South along Hwy 65 when exiting off to East River Bluff Blvd (Evans Road Exit). At the exits intersection along River Bluff Blvd the visual view of the 25' sign (option 2) allowed by code is only 10' ½" representation of signage which blocks advertising businesses located at Plaza 188. The convoluted access requires clear and proper wayfinding for all potential advertising businesses which can only be gained by a 40' freestanding sign (option 1) providing 25' ½" visual view.</i>	The proposed increased height for the detached sign and EMC, electronic message center, is not based on a hardship of the physical surroundings. The height of the building to the street would allow for wall or roof signs that would be able to be seen from U.S. 65 or Evans Road. Staff believes that the applicant is not fully utilizing their wall or roof signage square footage which would allow them to advertise their business even taller than what is prescribed. The proposed sign is not a wayfinding sign as mentioned in the applicant's explanation and responses. A wayfinding sign uses directional symbols to lead you to a location. This sign will not be able to be seen until you have already passed

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		the Evans Road exit going south on the U.S. 65. The proposed sign is merely an advertising sign for businesses on site.
(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	<i>No, the conditions upon the petition for a variance is based would not be applicable to other properties within the same zoning classification because all neighboring properties near our property are zoned differently.</i>	There are other commercially zoned properties that have the same situation and are not able to increase their height above 15 feet and in some cases use wall or roof signage instead.
(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	<i>The variance is requested due to the uniqueness of the property's location, early stages of development, and future plans for freeway frontage.</i>	The current property layout and zoning are not unique, and signage can be accommodated in other ways such as wall or roof signage. The sign company will be able to sell a taller sign and thus profit from it.
(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	<i>Good and proper wayfinding is compromised from a general public/patron perspective from the exit ramp and East/West travels without the allowance of the 40' freestanding sign. Between Hwy 65, River Bluff Blvd, Southwood, Anne, and Innovation Ave it is very convoluting.</i>	The applicant is allowed a 25-foot-tall detached sign and is permitted wall and roof signage that could provide a reasonable return. The proposed sign appears to be more prominent than a wayfinding sign.
(e) The alleged hardship has not been created by any person presently having an interest in the property; and	<i>This hardship has not been created by any person with interest in this property.</i>	The current owners have annexed, rezoned and are constructing the commercial building(s) for the site. They will also be involved with the construction of the new connection to Southwood Avenue.
(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	<i>There are no detriments to the general public's welfare nor injurious to other property or improvements to the development in which the property is located, nor will it impair the values.</i>	If the proposed detached sign and EMC follow all sign code requirements including scrolling, flashing and animation restrictions, then staff does not believe this will be a detriment to this area.
(g) <i>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</i>	<i>The granting of this requested variance will not impair an adequate supply of light or air to adjacent property, or cause or substantially increase congestion in the public streets, or increase any danger of fire or the spread of fire, or otherwise endanger the public safety.</i>	Staff does not believe the proposed use will have any adverse impact in regard to light, air, traffic or public safety if the proposed detached sign and EMC follow all sign code requirements including scrolling, flashing and animation restrictions.
(h) The variance, if granted, will not alter the essential character of the neighborhood, and	<i>This variance, if granted, does not alter the essential character of the neighborhood/development. Plaza 188 will provide a sleek modern vertical look to their freestanding sign to enhance the architectural and aesthetical features and be cohesive to the area development.</i>	The property to the north is owned by Mercy and zoned G1 while the property to the south is undeveloped and zoned County A-1, Agriculture. While the proposed use may not affect the character it may create inconsistencies for other businesses in the area.

Development Review Staff Report



(i) The variance requested is consistent with the purposes and intent of this Article and the <i>Springfield Comprehensive Plan</i>.	<i>This variance, if granted will promote, preserve, and protect the health, safety, and general welfare and provide convenience to the public/patron, as well as preserve and protect the aesthetic quality of Springfield.</i>	The comprehensive plan states that sign system in the commercial corridors needs to be simplified, coordinated, and scaled back. Regulations should be revised to limit the messages on each sign, restrict the number and size of signs permitted, and combine multiple signs into fewer coordinated sign panels.
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PUBLIC NOTIFICATIONS:

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: 4 Returned: 0

Development Review Staff Report



DEPARTMENT COMMENTS:

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

MODOT COMMENTS:

No comments.

REQUIREMENTS FOR APPROVAL:

Exhibit 1

A TRACT OF LAND AS LYING IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 21 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDERS OFFICE IN BOOK 2017, PAGE 016587-17 AND IN BOOK 2018, PAGE 16994-18 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 21 WEST; THENCE SOUTH $87^{\circ}22'38''$ EAST, 1209.65 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 65; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH $05^{\circ}02'02''$ EAST, 466.05 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, NORTH $87^{\circ}27'48''$ WEST, 199.72 FEET; THENCE NORTH $87^{\circ}20'03''$ WEST, 440.57 FEET; THENCE NORTH $87^{\circ}23'19''$ WEST, 622.18 FEET; THENCE NORTH $01^{\circ}28'18''$ EAST, 462.080 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 21 WEST, GREENE, MISSOURI. CONTAINING 13.11 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

6401 S. INNOVATION AVENUE, SPRINGFIELD, MO. 65721

PLAZA 188

ONE EIGHTY EIGHT

PROPOSED SIGNAGE - INNOVATIVE DENTAL - SOUTHEAST ELEVATION

S106R12P6-SOUTHEAST ELEVATION-PERMITTING

PROPOSED SIGNAGE - LOCATION VIEW

SCALE: 3/16" = 1'



SIGN FACES NORTH TOWARDS EVANS RD

DOUBLE FACE PYLON WITH EMC

SF CALCULATIONS/PROPOSED SF

(A) PLAZA 188 CABINET: 54" X 132" = 49.50 SF

(B) DENTAL CABINET: 54" X 132" = 49.5 SF

(C) EMC: 9' X 16' = 144 SF

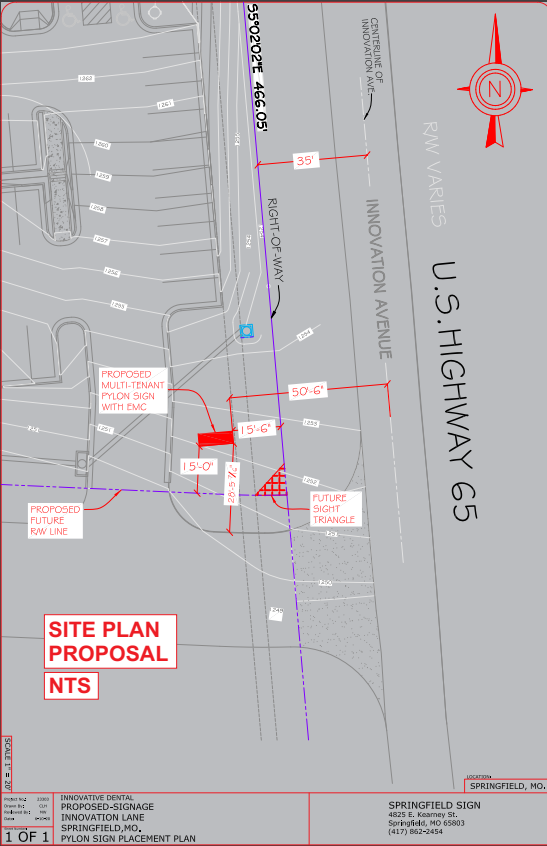
TOTAL SQUARE FOOTAGE

(D) 243 SF

STRAIGHT-ON ELEVATION PHOTO NOT AVAILABLE

SIZING IS APPROXIMATE SITE SURVEY REQUIRED

PMS CONFIRMATION FROM CUSTOMER REQUIRED



SIGN SPECIFICATIONS

- RGB LED ILLUMINATED CURVED/BOWED FACE UPPER CABINET PAINTED WHITE WITH WHITE ACRYLIC BACKER AND PERFORATED VINYL
- LED ILLUMINATED RECTANGULAR FLAT FACE MIDDLE CABINET PAINTED WHITE WITH WHITE ACRYLIC BACKER AND PERFORATED VINYL
- CURVED/BOWED FACE REVEALS AND LOWER CLADDING PAINTED WHITE
- FULL COLOR EMC

PROPOSED SIGNAGE - LOCATION VIEW

SCALE: 3/16" = 1'

SOUTH VIEW



NIGHT VIEW



CLIENT	
Innovative Dental	
SALES	
Cliff Nurnberg	800.845.9927
SCALE	
3/16" = 1'	
AO#	
23303	
ARTIST	
B BLAUVELT	

REVISION HISTORY	
11/7/19	
11/13/19-REV1-SALES REVISION	
1/23/20-REV2-CUSTOMER REVISION	
1/27/20-REV3-SALES REVISION	
2/3/20-REV4-SALES/CUSTOMER REVISION	
2/7/20-REV5-SALES REVISION	
3/11/20-REV6-LOGO UPDATE	
3/11/20-REV6-PERM	
3/17/20-REV7-PERM-REV1-LOGO UPDATE, SALES REVISION/PYLON HEIGHT UPDATE	
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3/27/20-REV9-PERM-REV3-ADDRESS UPDATE	
4/14/20-REV10-PERM-REV4-LOWER MEASUREMENT UPDATE-PER ENGINEERING	
6/2/20-REV11-PERM-REV5-PERM UPDATE-SITE DISTANCE PROFILE UPDATE	
6/11/20-REV12-PERM-REV6-SITE PLAN UPDATE	
T:\Cyrrious\o23303 - Innovative Dental (7161) \Art\Working Files	

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APPROVED BY

DATE

PROPOSED SIGNAGE - INNOVATIVE DENTAL - SOUTHEAST ELEVATION

S106R12P6-SOUTHEAST ELEVATION-PERMITTING

STRAIGHT-ON ELEVATION
PHOTO NOT AVAILABLE

SIZING IS APPROXIMATE
SITE SURVEY REQUIRED

PMS CONFIRMATION FROM CUSTOMER REQUIRED

PROPOSED SIGNAGE - LOCATION VIEW
SCALE: 3/16" = 1'

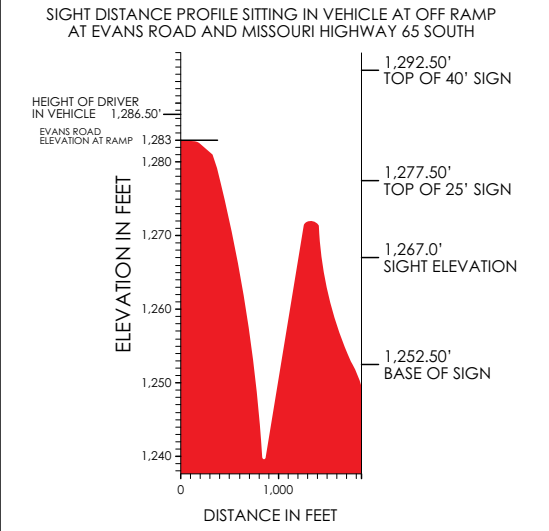
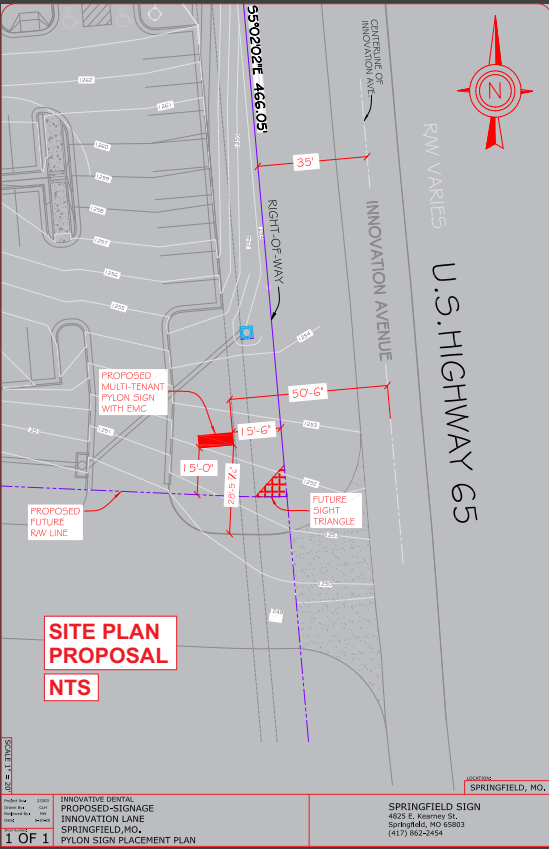


SIGN FACES NORTH TOWARDS EVANS RD

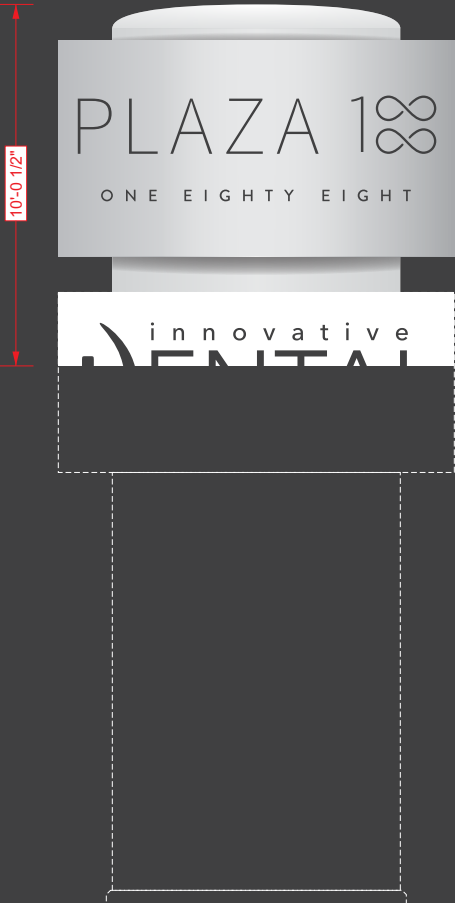
DOUBLE FACE PYLON WITH EMC
SF CALCULATIONS/PROPOSED SF

- Ⓐ PLAZA 188 CABINET: 54" X 132" = 49.50 SF
- Ⓑ DENTAL CABINET: 54" X 132" = 49.5 SF
- Ⓒ EMC: 9' X 16' = 144 SF

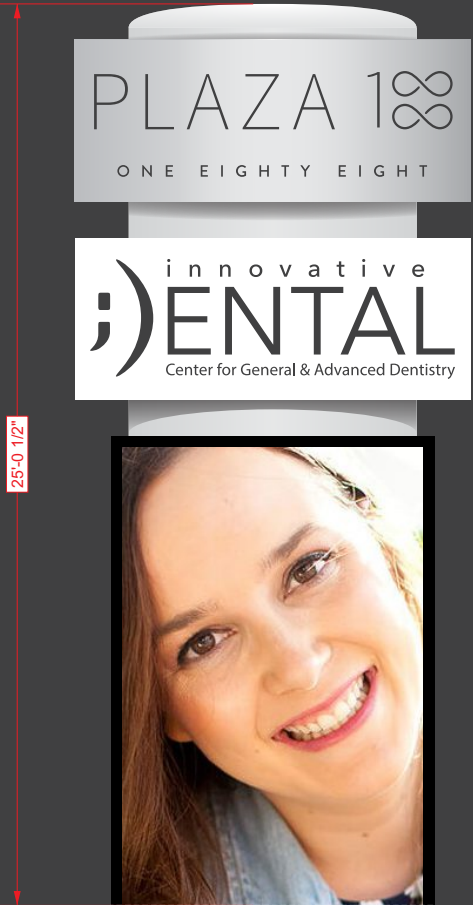
TOTAL SQUARE FOOTAGE
Ⓓ 243 SF



OPTION 2
VIEW OF SIGN SITTING IN VEHICLE
AT OFF RAMP AT EVANS ROAD AND
MISSOURI HIGHWAY 65 SOUTH
1,277.50' TOP OF 25' SIGN
SCALE: 3/16" = 1'



OPTION 1
VIEW OF SIGN SITTING IN VEHICLE
AT OFF RAMP AT EVANS ROAD AND
MISSOURI HIGHWAY 65 SOUTH
1,292.50' TOP OF 40' SIGN
SCALE: 3/16" = 1'



CLIENT	
Innovative Dental	
SALES	
Cliff Nurnberg	800.845.9927
SCALE	AO#
3/16" = 1'	23303
ARTIST	
B BLAUVELT	

REVISION HISTORY	
11/7/19	
11/13/19-REV1-SALES REVISION	
1/23/20-REV2-CUSTOMER REVISION	
1/27/20-REV3-SALES REVISION	
2/3/20-REV4-SALES/CUSTOMER REVISION	
2/7/20-REV5-SALES REVISION	
3/11/20-REV6-LOGO UPDATE	
3/11/20-REV6-PERM	
3/17/20-REV7-PERM-REV1-LOGO UPDATE, SALES REVISION/PYLON HEIGHT UPDATE	
3/24/20-REV8-PERM-REV2-ENG. UPDATE	
3/27/20-REV9-PERM-REV3-ADDRESS UPDATE	
4/14/20-REV10-PERM-REV4-LOWER MEASUREMENT UPDATE-PER ENGINEERING	
6/2/20-REV11-PERM-REV5-PERM UPDATE-SITE DISTANCE PROFILE UPDATE	
6/11/20-REV12-PERM-REV6-SITE PLAN UPDATE	
T:\Cyrinous\o23303 - Innovative Dental (7161) \Art\Working Files	

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APPROVED BY

DATE

PROPOSED SIGNAGE - INNOVATIVE DENTAL - SOUTHEAST ELEVATION

S1O6R12P6-SOUTHEAST ELEVATION-PERMITTING

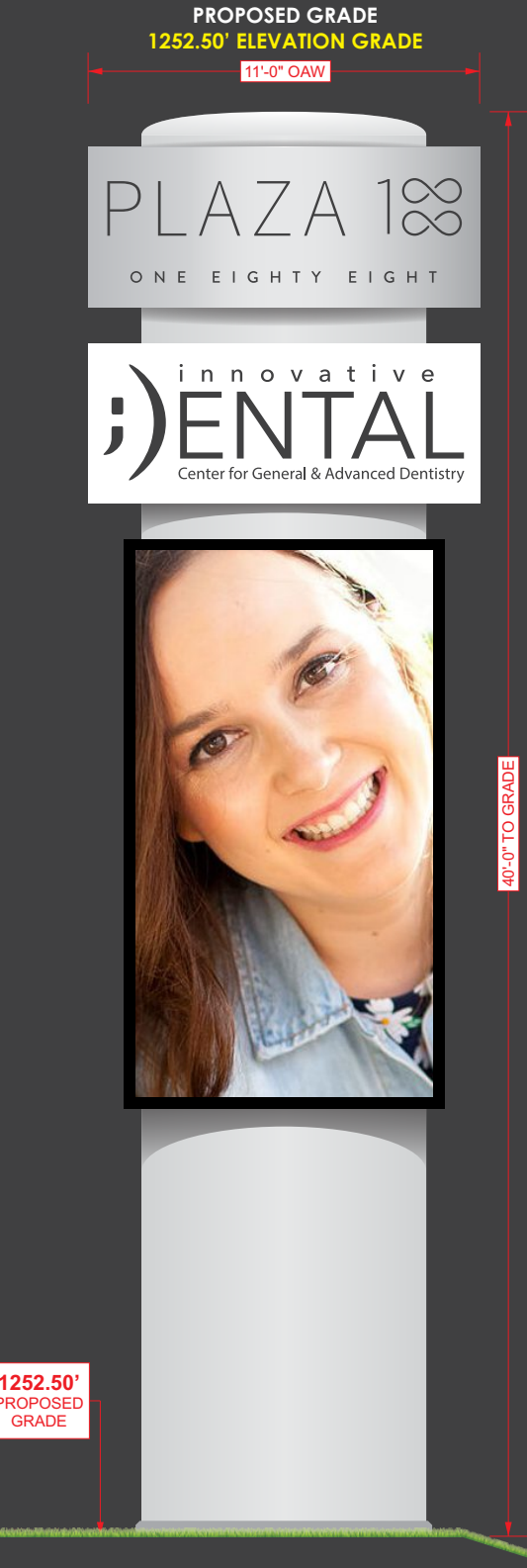
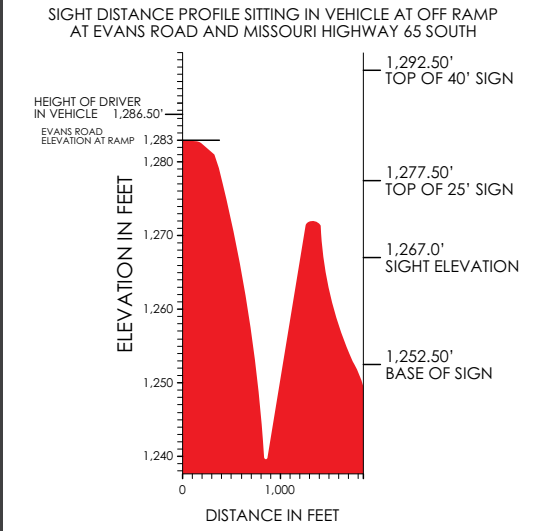
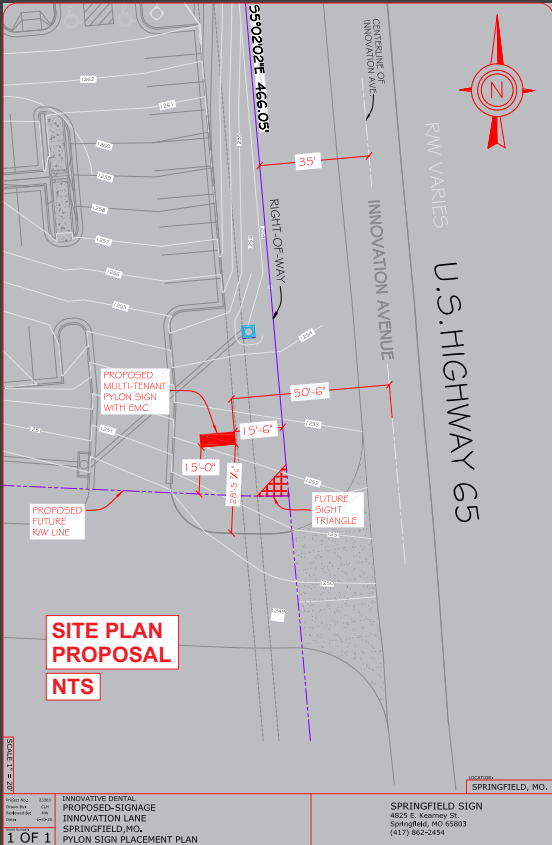
SIGN FACES NORTH TOWARDS EVANS RD

DOUBLE FACE PYLON WITH EMC
SF CALCULATIONS/PROPOSED SF

- (A) PLAZA 188 CABINET: 54" X 132" = 49.50 SF
- (B) DENTAL CABINET: 54" X 132" = 49.5 SF
- (C) EMC: 9' X 16' = 144 SF

TOTAL SQUARE FOOTAGE
(D) 243 SF

SCALE: 3/16" = 1'



CLIENT

Innovative Dental

SALES

Cliff Nurnberg 800.845.9927

SCALE

3/16" = 1'

AO#

23303

ARTIST

B BLAUVELT

REVISION HISTORY

- 11/7/19
- 11/13/19-REV1-SALES REVISION
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- 3/17/20-REV7-PERM-REV1-LOGO UPDATE, SALES REVISION/PYLON HEIGHT UPDATE
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- 3/27/20-REV9-PERM-REV3-ADDRESS UPDATE
- 4/14/20-REV10-PERM-REV4-LOWER MEASUREMENT UPDATE-PER ENGINEERING
- 6/2/20-REV11-PERM-REV5-PERM UPDATE-SITE DISTANCE PROFILE UPDATE
- 6/11/20-REV12-PERM-REV6-SITE PLAN UPDATE

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DATE

PROPOSED SIGNAGE - INNOVATIVE DENTAL - SOUTHEAST ELEVATION

S1O6R12P6-SOUTHEAST ELEVATION-PERMITTING

PROPOSED SIGNAGE - LOCATION VIEW
SCALE: 3/16" = 1'



SIGN FACES NORTH TOWARDS EVANS RD

DOUBLE FACE PYLON WITH EMC
SF CALCULATIONS/PROPOSED SF

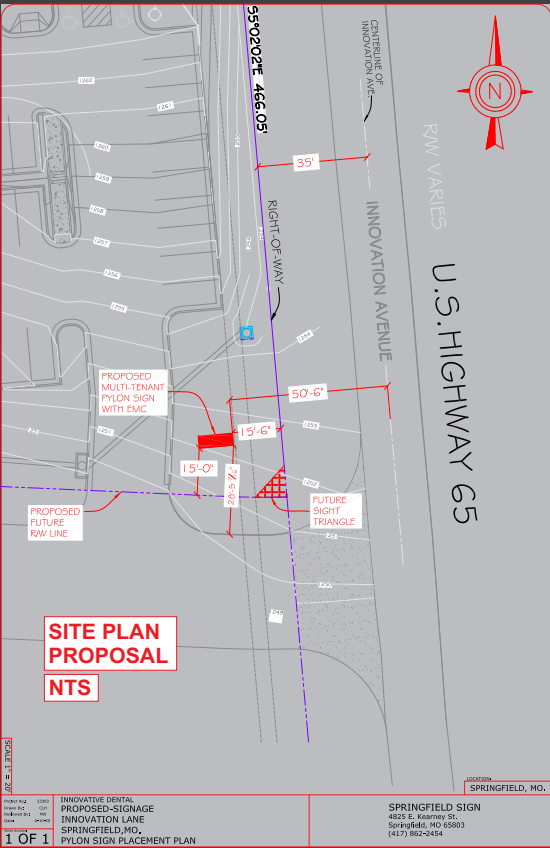
- (A) PLAZA 188 CABINET: 54" X 132" = 49.50 SF
- (B) DENTAL CABINET: 54" X 132" = 49.5 SF
- (C) EMC: 9' X 16' = 144 SF

TOTAL SQUARE FOOTAGE
(D) 243 SF

STRAIGHT-ON ELEVATION
PHOTO NOT AVAILABLE

SIZING IS APPROXIMATE
SITE SURVEY REQUIRED

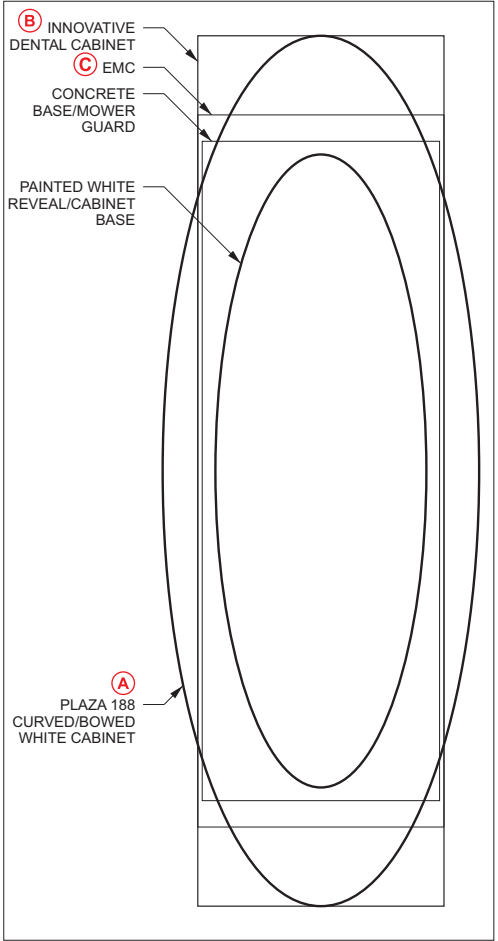
PMS CONFIRMATION FROM CUSTOMER REQUIRED



SIGN SPECIFICATIONS

- RGB LED ILLUMINATED CURVED/BOWED FACE UPPER CABINET PAINTED WHITE WITH WHITE ACRYLIC BACKER AND PERFORATED VINYL
- LED ILLUMINATED RECTANGULAR FLAT FACE MIDDLE CABINET PAINTED WHITE WITH WHITE ACRYLIC BACKER AND PERFORATED VINYL
- CURVED/BOWED FACE REVEALS AND LOWER CLADDING PAINTED WHITE
- FULL COLOR EMC

TOP VIEW - (NTS)



CLIENT

Innovative Dental

SALES

Cliff Nurnberg 800.845.9927

SCALE

3/16" = 1'

AO#

23303

ARTIST

B BLAUVELT

REVISION HISTORY

- 11/7/19
- 11/13/19-REV1-SALES REVISION
- 1/23/20-REV2-CUSTOMER REVISION
- 1/27/20-REV3-SALES REVISION
- 2/3/20-REV4-SALES/CUSTOMER REVISION
- 2/7/20-REV5-SALES REVISION
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- 3/27/20-REV9-PERM-REV3-ADDRESS UPDATE
- 4/14/20-REV10-PERM-REV4-LOWER MEASUREMENT UPDATE-PER ENGINEERING
- 6/2/20-REV11-PERM-REV5-PERM UPDATE-SITE DISTANCE PROFILE UPDATE
- 6/11/20-REV12-PERM-REV6-SITE PLAN UPDATE

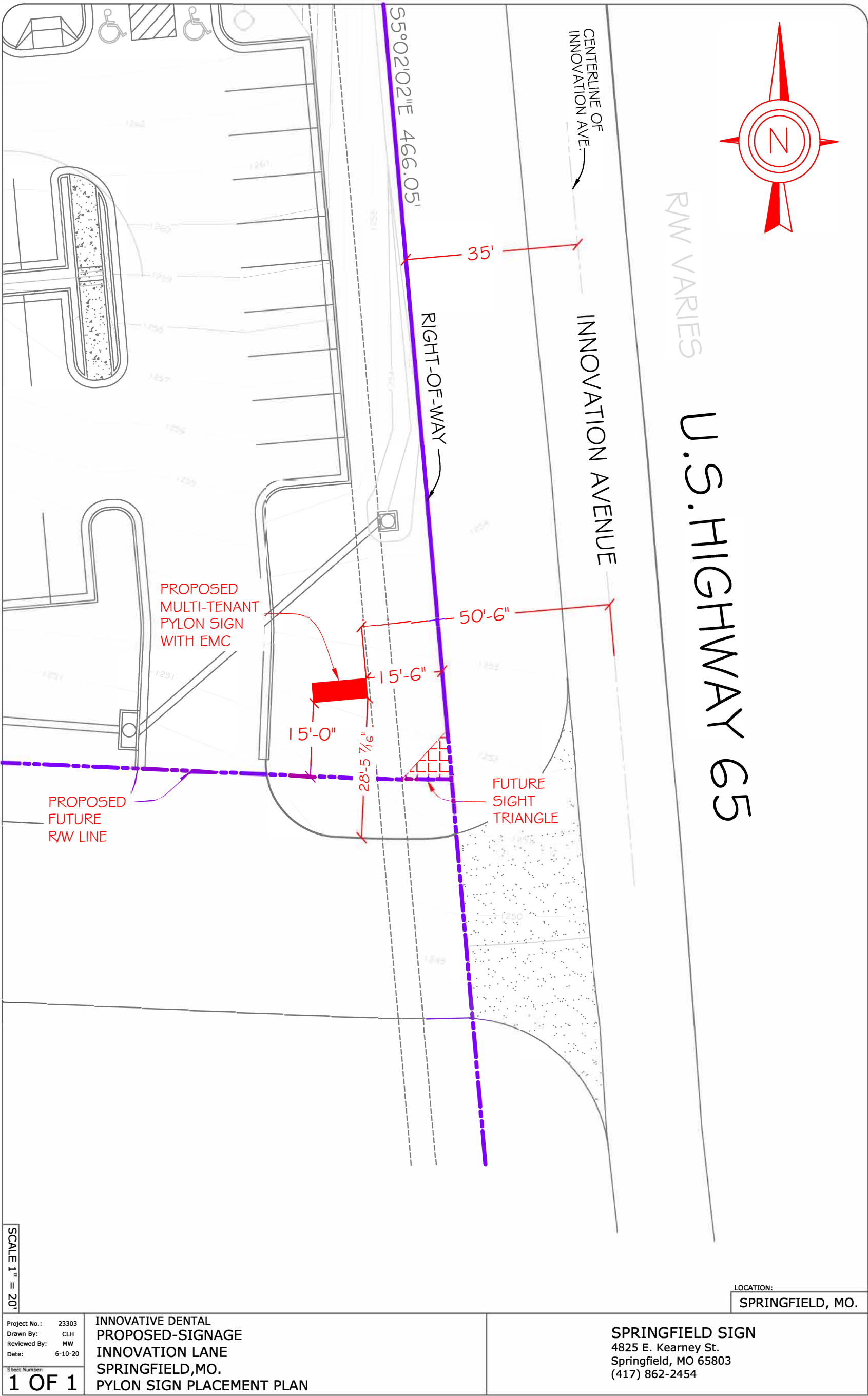
T:\Cyrrious\o23303 - Innovative Dental (7161) \Art\Working Files

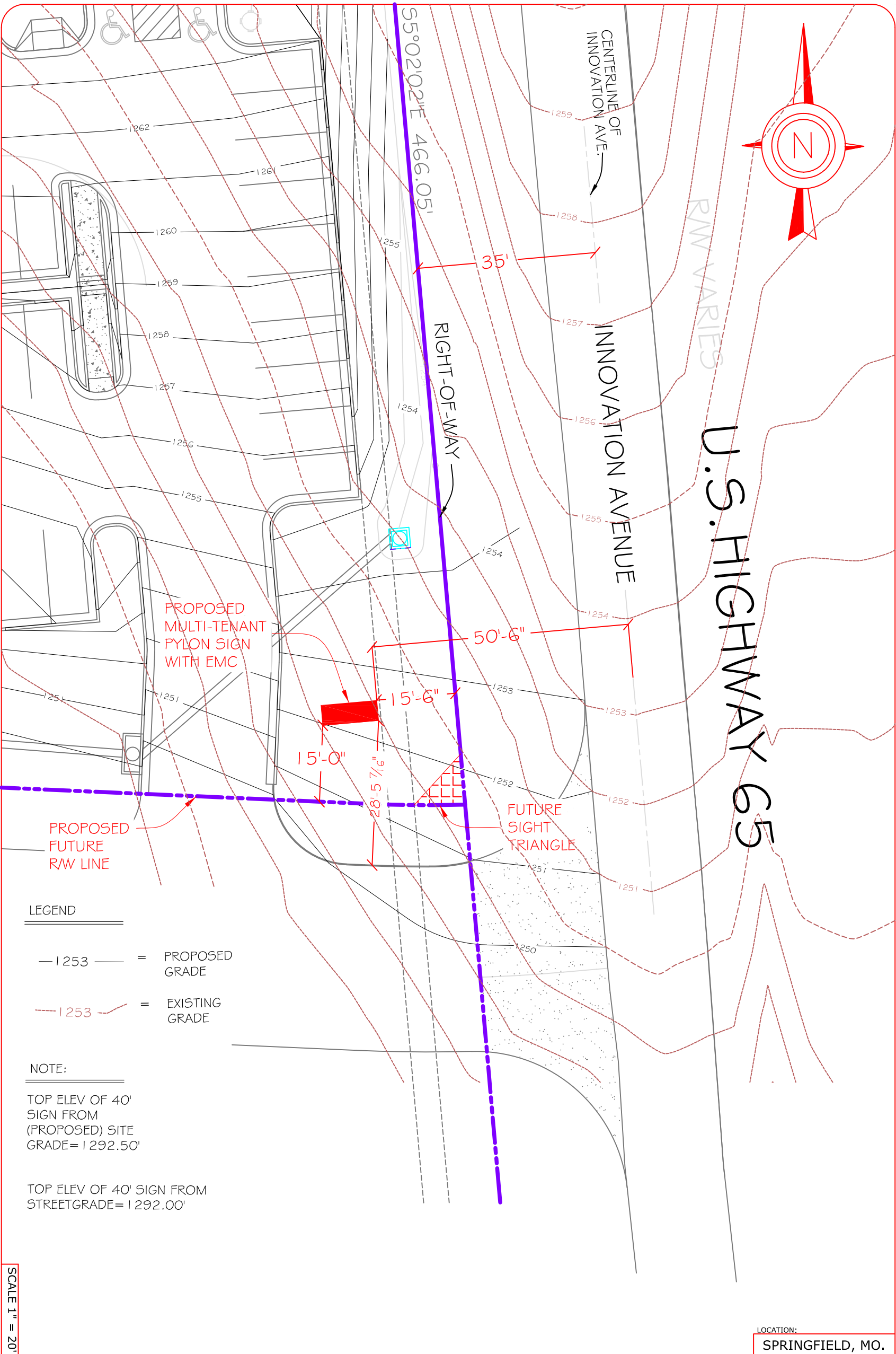
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APPROVED BY

DATE



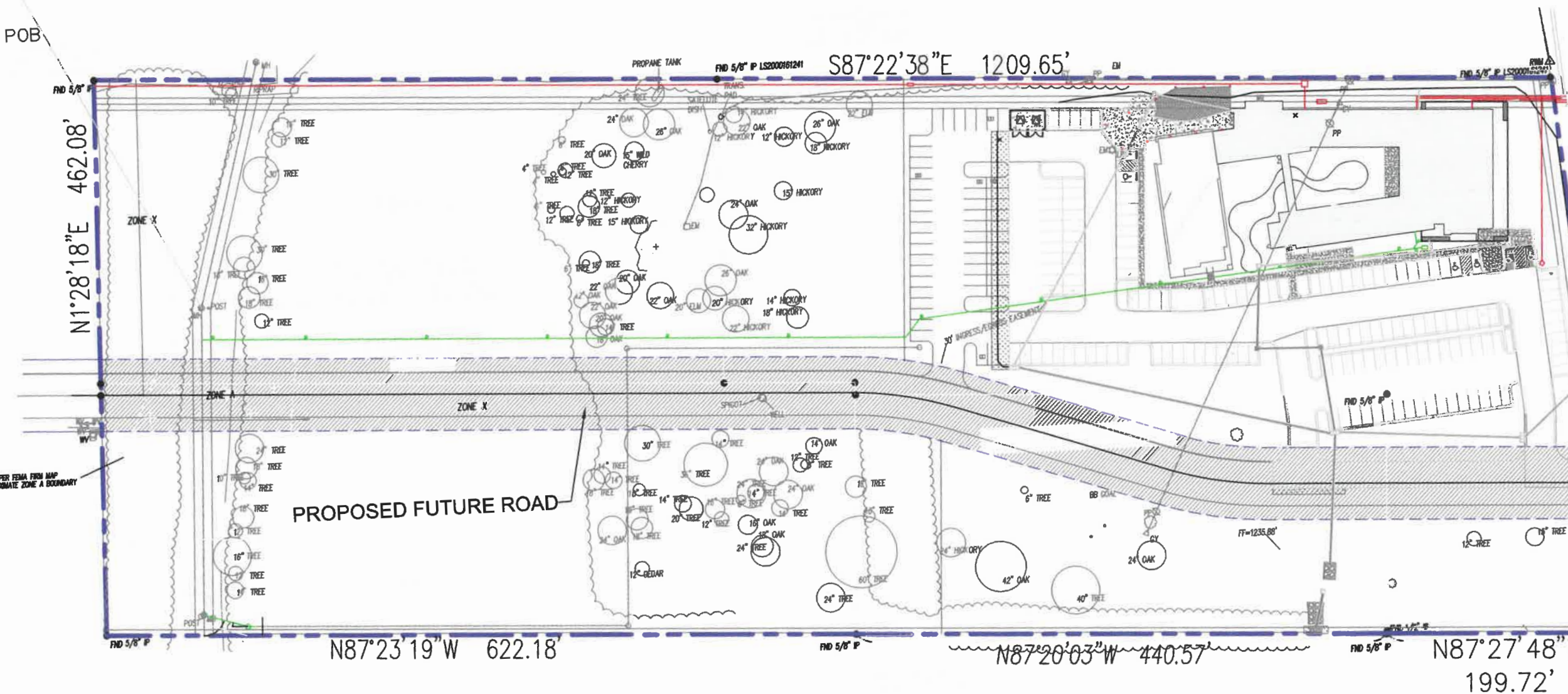


Project No.: 23303 Drawn By: CLH Reviewed By: MW Date: 6-10-20 Sheet Number: 1 OF 1		INNOVATIVE DENTAL PROPOSED-SIGNAGE INNOVATION LANE SPRINGFIELD,MO. PYLON SIGN PLACEMENT PLAN	SPRINGFIELD SIGN 4825 E. Kearney St. Springfield, MO 65803 (417) 862-2454
--	--	---	--



U.S. HIGHWAY 65
R/W MARKS

(ASPHALT) F.R. 188 (INNOVATION AVE.)
S5°02'02"E 466.05'



SCALE 1" = 100'

1 OF 1

Project No.: 25029
Drawn By: CLH
Reviewed By: MW
Date: 6-2-20

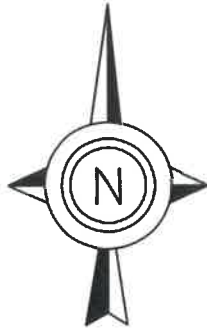
INNOVATIVE DENTAL
PROPOSED-SIGNAGE
INNOVATION LANE
SPRINGFIELD, MO.
PYLON SIGN PLACEMENT PLAN

SPRINGFIELD SIGN
4825 E. Kearney St.
Springfield, MO 65803
(417) 862-2454

LOCATION:
SPRINGFIELD, MO.



PROPOSED FUTURE ROAD EXPANSION



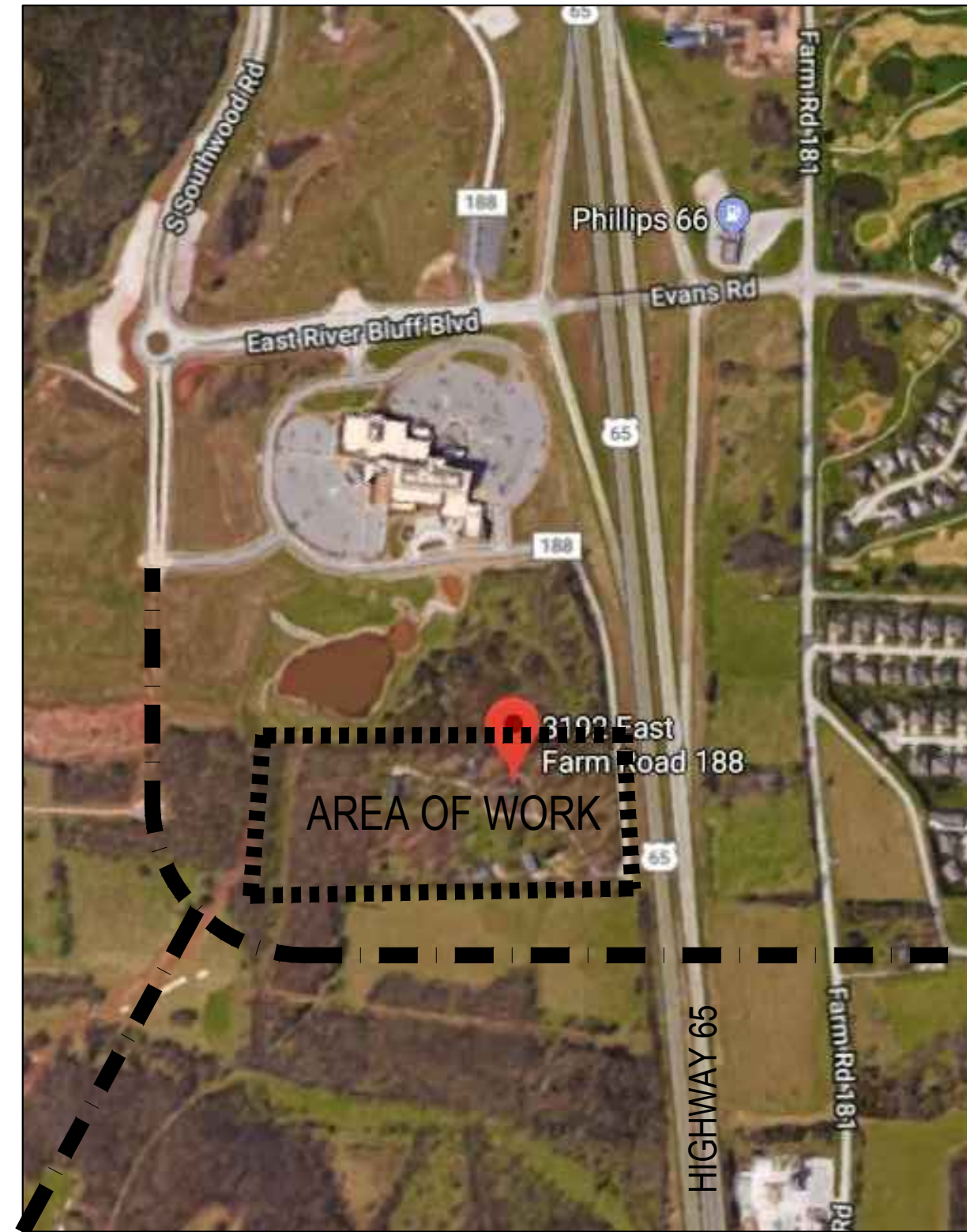
SCALE 1" = 150'

Project No.: 25029
Drawn By: CLH
Reviewed By: MW
Date: 6-2-20
Sheet Number:
1 OF 1

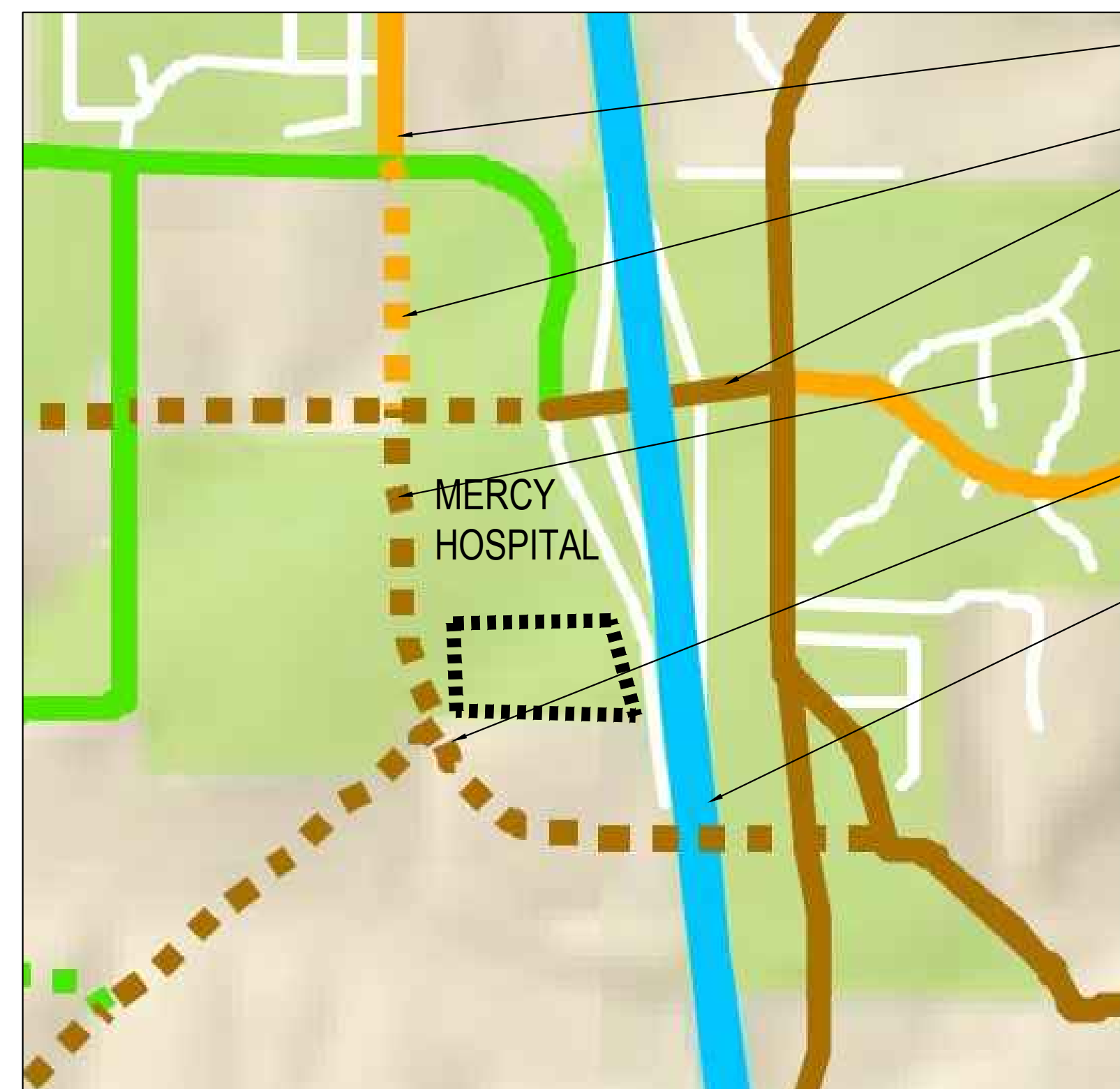
INNOVATIVE DENTAL
PROPOSED-SIGNAGE
INNOVATION LANE
SPRINGFIELD, MO.
PYLON SIGN PLACEMENT PLAN

SPRINGFIELD SIGN
4825 E. Kearney St.
Springfield, MO 65803
(417) 862-2454

LOCATION:
SPRINGFIELD, MO.



A AERIAL MAP
SCALE: N.T.C

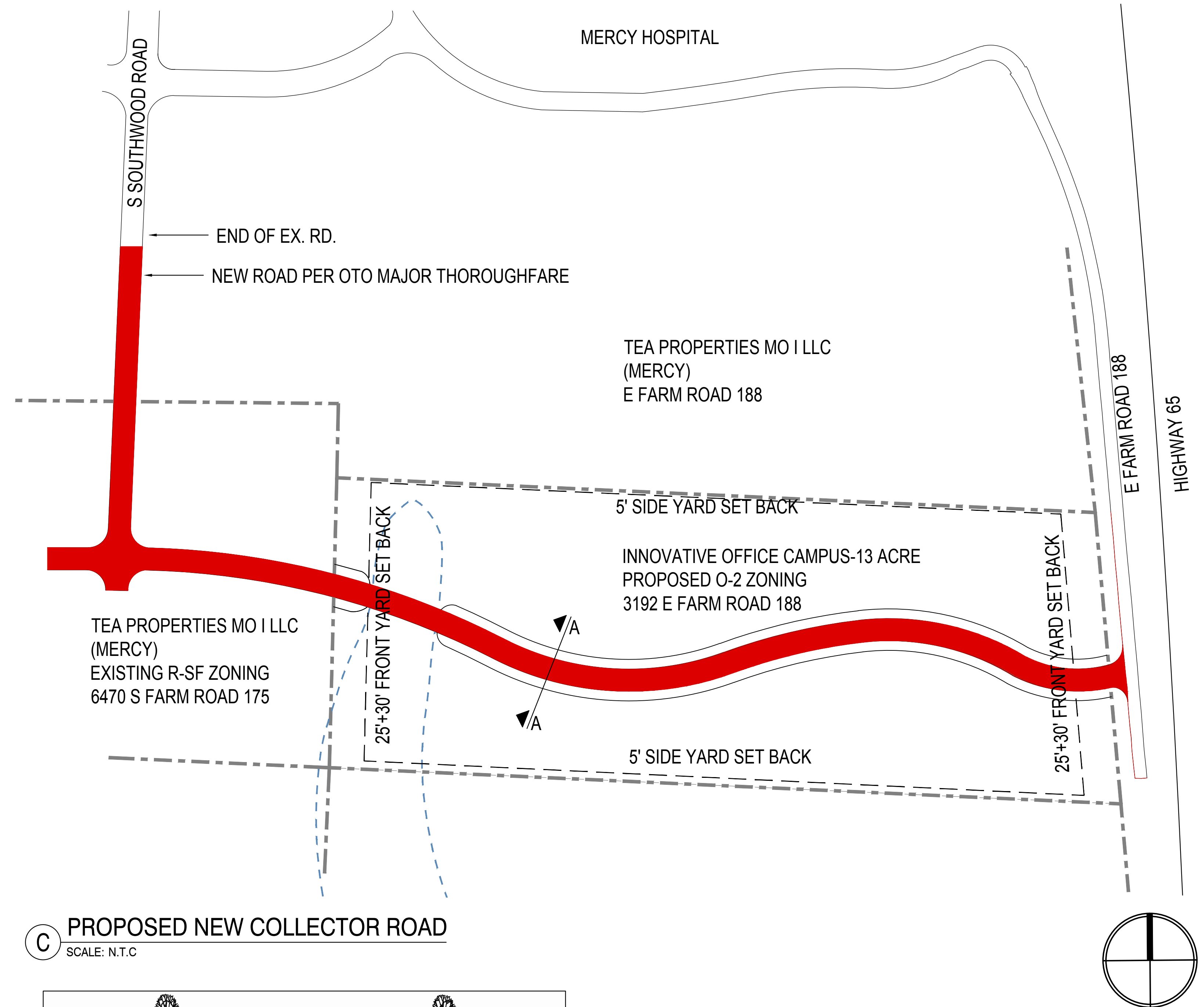


S SOUTHWOOD ROAD
FUTURE COLLECTOR
EVANS RD. AND
EAST RIVER BLUFF BLD.
FUTURE PRIMARY ARTERIAL
FUTURE PRIMARY ARTERIAL
HIGHWAY 65

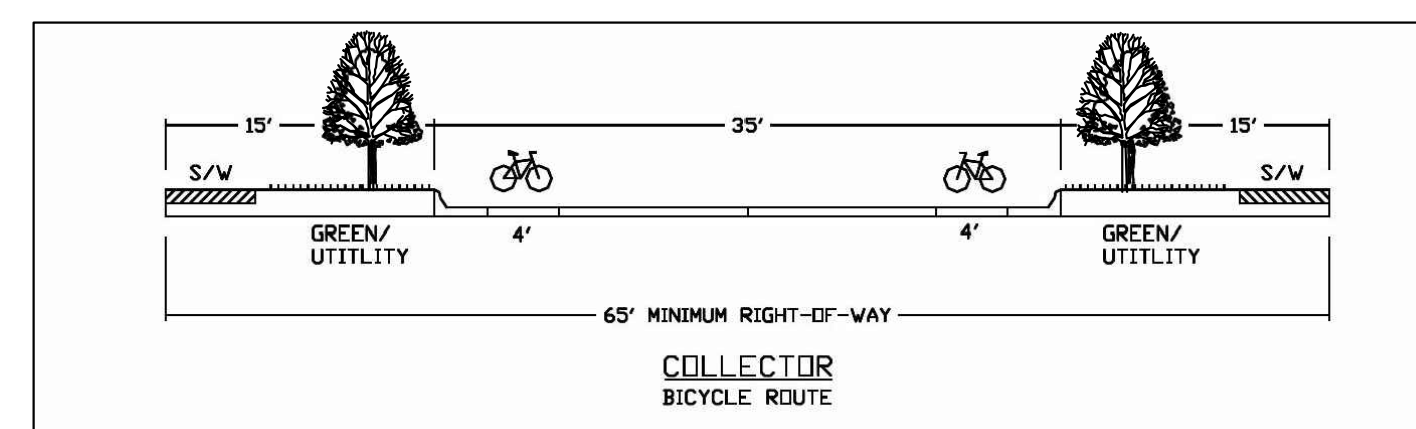
Legend

Existing Roads	
	Freeway
	Expressway
	Primary Arterial
	Secondary Arterial
	Collector
	Local Street
	Railroad
Proposed Roads	
	Future Freeway
	Future Expressway
	Future Primary Arterial
	Future Secondary Arterial
	Future Collector
	Future Local Street

B OTO MAJOR THOROUGHFARE
SCALE: N.T.C



C PROPOSED NEW COLLECTOR ROAD
SCALE: N.T.C



D SECTION A-A
SCALE: N.T.C

INNOVATIVE DENTAL & OFFICE CAMPUS
3192 E FARM RD. 188
SPRINGFIELD, MISSOURI

A0.1 PROJECT INFORMATION

KOHAN
400 POST ST. SUITE 1135, SAN FRANCISCO, CA
T 415 348-0008 WWW.KOHANINC.COM



ADDRESS
4825 E Kearney St
Springfield, MO 65803

CONTACT US
800.845.9927
springfieldsign.com

June 3, 2020

City of Springfield
840 Boonville
Springfield, MO 65802

Board of Adjustment,

RE: Variance Request – 6401 S Innovation Ave.

On behalf of Innovative Dental and Plaza 188, Springfield Sign would like to respectfully submit a request for an exception to Section 36-454(7)(d) which states that a freestanding sign along a Local Street is allowed 25' in height at 250 sq. ft. in sign area . We are requesting approval for an additional 15' in height for our freestanding sign oriented along Highway 65 running North and South for an overall allowance of a 40' in height and 243 sq. ft. (under the allowance per code) in sign area. We are in the beginning stages of the new development and the City has requested that we meet all required setbacks for future development. We would like to prepare for future development governed by Highway 65 and other parallel access roads along Hwy 65 which would allow by code a 40' freestanding sign.

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

Our request for an additional 15' in height in freestanding sign is compounded by the physical surroundings and unnecessary hardship set upon the owner due to the lack of visual view of signage traveling South along Hwy 65 when exiting off to East River Bluff Blvd (Evans Road Exit). At the exits intersection along River Bluff Blvd the visual view of the 25' sign (option 2) allowed by code is only 10' ½" representation of signage which blocks advertising businesses located at Plaza 188. The convoluted access requires clear and proper wayfinding for all potential advertising businesses which can only be gained by a 40' freestanding sign (option 1) providing 25' ½" visual view.

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

No, the conditions upon the petition for a variance is based would not be applicable to other properties within the same zoning classification because all neighboring properties near our property are zoned differently.

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 variance is requested due to the uniqueness of the property's location, early stages of development, and future plans for freeway frontage.

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

Good and proper wayfinding is compromised from a general public/patron perspective from the exit ramp and East/West travels without the allowance of the 40' freestanding sign. Between Hwy 65, River Bluff Blvd, Southwood, Anne, and Innovation Ave it is very convoluting.

E. The alleged hardship has not been created by any person presently having an interest in the property; and

This hardship has not been created by any person with interest in this property.

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

There are no detriments to the general public's welfare nor injurious to other property or improvements to the development in which the property is located, nor will it impair the values.

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

The granting of this requested variance will not impair an adequate supply of light or air to adjacent property, or cause or substantially increase congestion in the public streets, or increase any danger of fire or the spread of fire, or otherwise endanger the public safety.

H. The variance, if granted, will not alter the essential character of the neighborhood; and

This variance, if granted, does not alter the essential character of the neighborhood/development. Plaza 188 will provide a sleek modern vertical look to their freestanding sign to enhance the architectural and aesthetical features and be cohesive to the area development.

I. The variance requested is consistent with the purposes and intent of this Article and the Springfield Comprehensive Plan.

This variance, if granted will promote, preserve, and protect the health, safety, and general welfare and provide convenience to the public/patron, as well as preserve and protect the aesthetic quality of Springfield.

We respectfully are asking you to review our request, see our need, and approve our request.

Kind Regards,

Lora Martinson

Lora Martinson
Springfield Sign
4825 E Kearney St.
Springfield, MO 65803
417.862.2454
loram@springfieldsign.com

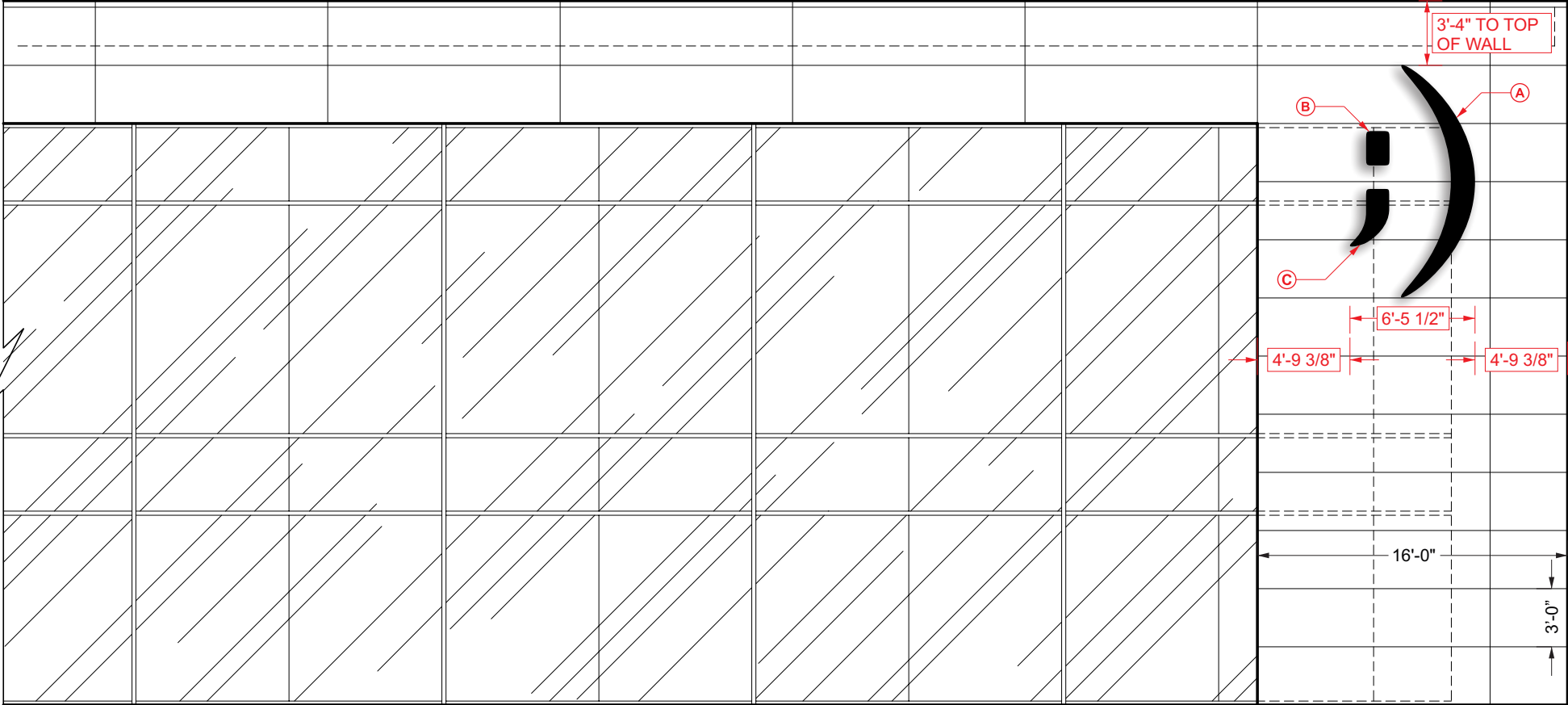
6401 S. INNOVATION AVENUE, SPRINGFIELD, MO. 65721

PROPOSED SIGNAGE - INNOVATIVE DENTAL - PARTIAL EAST ELEVATION

S2O2R8P2-PARTIAL EAST ELEVATION-PERMITTING

PROPOSED SIGNAGE - LOCATION VIEW

SCALE: 1/8" = 1'



SIGN FACES EAST
TOWARDS HWY 65

SINGLE FACE WALL SIGN
SF CALCULATIONS/
PROPOSED SF

- (A) CURVED CABINET:
3'-9 7/8" X 12'-0" = 45.875 SF
RECTANGULAR
- (B) RECTANGULAR CABINET:
1'-9 1/4" X 1'-2 1/2" = 2.14 SF
RECTANGULAR
- (C) COMMA CABINET:
2'-0 3/8" X 2'-11 5/8" = 6.03 SF
RECTANGULAR

TOTAL SQUARE FOOTAGE
(D) 54.045 SF

STRAIGHT-ON ELEVATION
PHOTO NOT AVAILABLE

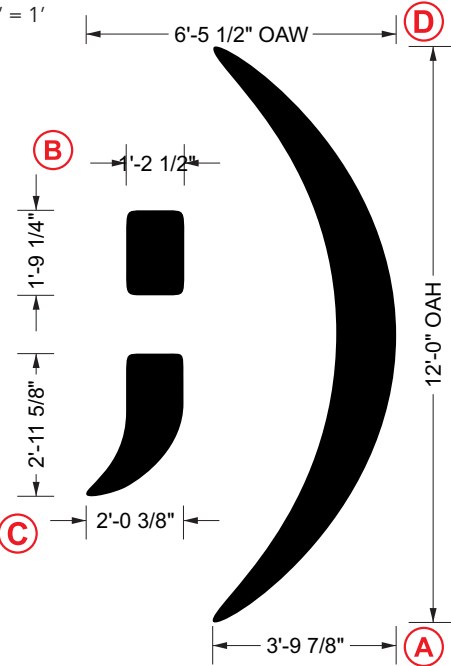
SIZING IS APPROXIMATE
SITE SURVEY REQUIRED

PMS CONFIRMATION FROM
CUSTOMER REQUIRED

VECTOR BUILDING ILLUSTRATION
EAST ELEVATION COURTESY OF
BUXTON KUBIK DOOD DESIGN
COLLECTIVE

PROPOSED SIGNAGE - DETAIL VIEW

SCALE: 1/4" = 1'

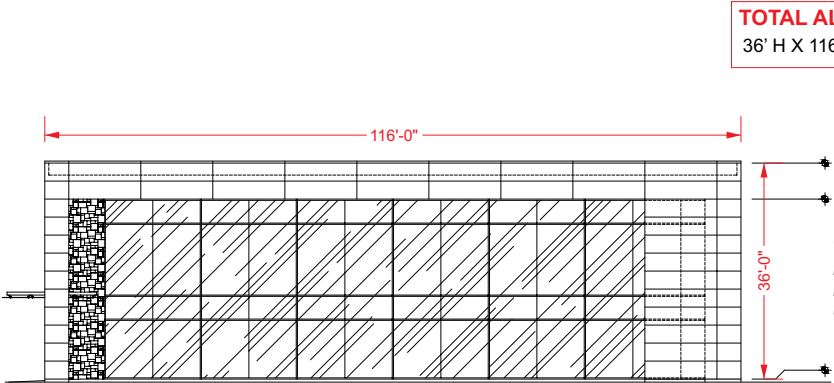


SIGN SPECIFICATIONS

- COLOR CHANGING REVERSE HALO CHANNEL LETTERS
PAINTED BLACK, MOUNTED TO WALL WITH STANDOFFS

PROPOSED SIGNAGE - ELEVATION SF

SCALE: 1/32" = 1'



TOTAL ALLOWABLE SF.
36' H X 116' W=4,176 SF(3) = 12,528 SF

VECTOR BUILDING ILLUSTRATION
EAST ELEVATION COURTESY OF
BUXTON KUBIK DOOD DESIGN
COLLECTIVE

CLIENT

Innovative Dental

SALES

Cliff Nurnberg 800.845.9927

SCALE

VARIES

AO#

23303

ARTIST

B BLAUVELT

REVISION HISTORY

- 11/7/19
- 11/13/19-REV1-SALES REVISION
- 1/23/20-REV2-CUSTOMER REVISION
- 1/27/20-REV3-SALES REVISION
- 2/3/20-REV4-SALES/CUSTOMER REVISION
- 2/7/20-REV5-SALES REVISION
- 3/11/20-REV6-LOGO UPDATE
- 3/11/20-REV6-PERM
- 3/17/20-REV7-PERM-REV1-LOGO UPDATE,
SALES REVISION/PYLON HEIGHT
UPDATE
- 3/27/20-REV8-PERM-REV2-ADDRESS UPDATE

T:\Cyrrious\o23303 - Innovative Dental (7161)
\Art\Working Files

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This is an artistic rendition and final colors/sizes may vary from that depicted herein.

APPROVED BY

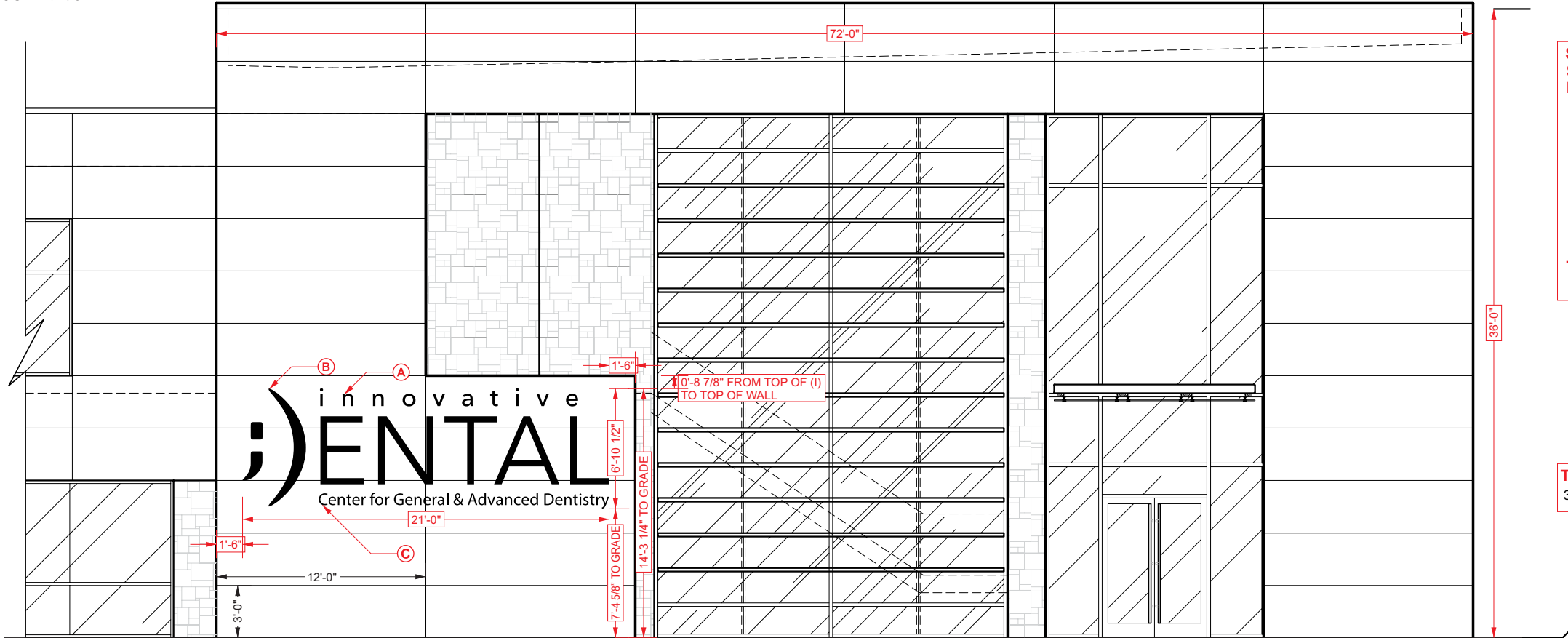
DATE

PROPOSED SIGNAGE - INNOVATIVE DENTAL - PARTIAL EAST ELEVATION

S3O1R8P2-PARTIAL SOUTH ELEVATION-PERMITTING

PROPOSED SIGNAGE - LOCATION VIEW

SCALE: 1/8" = 1'



**SIGN FACES EAST
TOWARDS HWY 65**

**SINGLE FACE WALL SIGN
SF CALCULATIONS/
PROPOSED SF**

- (A) UPPER TAGLINE:
8 1/4" X 14'-9 3/8" = 10.16 SF
RECTANGULAR
- (B) LOGO:
21'-0" X 6'-9" = 141.75 SF
RECTANGULAR
- (C) LOWER TAGLINE:
7 7/8" X 16'-7 5/8" = 10.91 SF
RECTANGULAR

TOTAL SQUARE FOOTAGE
(D) 162.82 SF

**STRAIGHT-ON ELEVATION
PHOTO NOT AVAILABLE**

**SIZING IS APPROXIMATE
SITE SURVEY REQUIRED**

**PMS CONFIRMATION FROM
CUSTOMER REQUIRED**

TOTAL ALLOWABLE SF.
36' H X 72' W=2,592 SF(3) = 7,776 SF

VECTOR BUILDING ILLUSTRATION
EAST ELEVATION COURTESY OF
BUXTON KUBIK DOOD DESIGN
COLLECTIVE

PROPOSED SIGNAGE - DETAIL VIEW

SCALE: 3/8" = 1'



SIGN SPECIFICATIONS

- COLOR CHANGING REVERSE HALO CHANNEL LETTERS
PAINTED BLACK, MOUNTED TO WALL WITH STANDOFFS
- UPPER COPY AND LOWER TAG-LINE TO BE NON-LIT
BLACK FCO ALUMINUM LETTERS PAINTED BLACK AND
FLUSH MOUNTED TO WALL

CLIENT

Innovative Dental

SALES

Cliff Nurnberg 800.845.9927

SCALE

VARIES

AO#

23303

ARTIST

B BLAUVELT

REVISION HISTORY

- 11/7/19
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- 3/11/20-REV6-PERM
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SALES REVISION/PYLON HEIGHT
UPDATE
- 3/27/20-REV8-PERM-REV2-ADDRESS UPDATE

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DATE