



Springfield Board of Adjustment

Via Zoom

Date: February 1st, 2022

Time: 1:30 p.m.

MEMBERS: Derek Lee (Vice-Chair), Bryan Fisher, Shelby Lawhon, Steve Jackson, and Thomas Kondro

1. ROLL CALL:

2. Introduction Of Zoning Ordinance As Evidence:

3. Approval Of Minutes:

3.I. November 2nd, 2021

Documents:

[MINUTES 11-2-2021.PDF](#)

4. Communications:

5. Unfinished Business:

6. Public Hearings:

7. Variance 587

1930 East Kearney Street, Glen-Kearney Development, LLC

Documents:

[VARIANCE 587 SR.PDF](#)

8. Other Business:

9. 2022 Election Of Board Of Adjustment Chair And Vice Chair
City of Springfield

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: November 2, 2021

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 (Chair) Derek Lee (Vice Chair), Bryan Fisher, Ed Alden, and Shelby Lawhon. Absent: Steve Jackson. Staff: Daniel Neal, Senior Planner, Jill Burris, Assistant City Attorney, Duke McDonald, Assistant City Attorney, and Bob Hosmer, Planning Manager.

Roll call:

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

APPROVAL OF MINUTES: The minutes of October 5, 2021 were approved.

COMMUNICATIONS: None

PUBLIC HEARING:

Variance 584

1601 West Division Street

Applicant: Theresa A. Chappell Trust
POA JJ Hill

Mr. Daniel Neal states that this is a request to vary from Section 36-453(5)(b) and Section 36-453(6)(a)2. to allow a 10-foot-tall chain-link fence in all yards. The applicant has submitted a request to vary from the Permitted Projections and Structures in Required Yards, 36-453(5)(b) and Vision Obstruction Requirements, 36-453(6)(a)2. The applicant has constructed the existing 10-foot chain-link fence in the front, side and rear yards without a building permit. A service request was filed in August and on August 17, 2021, the property was identified to be in violation of the Zoning Ordinance. The Building Development Services inspector found violations to:

- Section 36-453(6)(a)2.b. - Open fences in front yards cannot exceed 50% screening and four feet in height above grade.
- Section 36-453(6)(a)2.d.- A building permit is required to construct a fence in any required front yard.
- Section 36-453(6)(b)2. – Does not meet the sight triangle requirements.
- Section 36-423(5)(b) – Fence placement does not meet required 50-foot setback from right-of-way centerline of a primary arterial classified street (Division Street). A building permit is required for a fence in any yard.

The existing fence does not meet Zoning Ordinance requirements regarding height and so a building permit cannot be issued. The Zoning Ordinance permits a fence not exceeding 7 feet in height and which complies with the provisions of subsection (6) in any yard except a front yard. Any fence exceeding 7 feet in height requires engineered plans to be submitted and reviewed with the building permit. While the existing fence does not meet the sight triangle requirements of Section 36-453(6)(b)2. The Administrative Review Committee may, upon concurrence of the city traffic engineer, modify the sight triangle requirements if it can be demonstrated to the satisfaction of the administrative review committee that the modified sight triangle will provide clear sight and safety. The Zoning Ordinance requires any fence in a front yard to be open, not exceeding 50 percent screening and no taller than four feet in height above yard grade. If these restrictions are met, then the front yard fence shall not be deemed to obstruct the view. The front yard is an open space extending the full width of the lot between the nearest principal building and the front lot line and measured perpendicular to the front lot line. The front of a lot shall be considered to be that side of the lot which fronts on a street. In the case of a corner lot, unless specifically noted otherwise on the final plat, the narrowest side fronting on the street shall be considered to be the front of the lot. The narrowest

side of the lot is along Kansas alley. Any yard except the front yard allows a fence not exceeding 7 feet in height and no structure is allowed within 50 feet from centerline of a primary arterial street.

Mr. Bob Sweere asked about the cost of the fee to apply for a variance.

Mr. Neal stated the fee for a variance is \$875.00.

Mr. Fisher asked if this fence could be built on this permitter without a variance.

Mr. Neal noted that it would not be allowed at the current location (setbacks) but on the permitter.

Mr. Derek Lee asked about the setbacks.

Mr. Neal noted the variance is for the front yard and 50 feet of the side yard.

Mr. Sweere opened the public hearing.

No speakers.

Mr. Sweere closed the public hearing.

Member Action:

Mr. Robert Sweere motioned to **approve** Variance 584 (1601 West Division Street). Mr. Bryan Fisher seconded the motion. Motion carried as follows: Ayes: Sweere, Lee, Lawhon, and Fisher. Nays: Alden. Absent: Jackson

Variance Findings of Fact and Conclusions of Law for Variance 584

Approved: 4/1 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. That condition is as follows: *Shape and location of property make a fence on the perimeter impossible under the current code. Crime in area. Located where theft is rampant – next to alleyway and railroad.*

Approved: 4/1 The granting of the variance will not adversely affect the rights of adjacent property owners or residents. *No evidence of adverse effect. Neighboring properties have similar fences.*

Approved: 4/1 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. *No comments/responses.*

Approved: 4/1 The variance desired will not adversely affect the public health safety, morals, order, convenience, prosperity, or general welfare. *Property location is subject to increased crime due to alley and viaduct.*

Approved: 4/1 Granting the variance desired will not be opposed to the general spirit and intent of the Land Development Code. *No comments/responses*

Other Findings: *No comments/responses.*

Variance 585

309 & 327 West Lakewood Street

Applicant: Project Collective, c/o Jason Finley

Mr. Neal stated that this is a request to vary from Section 36-455.(7)(a) to allow off-street parking in the front yard of a R-MD, Medium Density Multi-Family Residential District. The applicant has submitted a request to vary from the Motor Vehicles and trailers on a Residential Lot, Section 36-455.(7)(a). The Zoning Ordinance requires any new off-street parking in a residential zoning district to be located to the side or behind any residential structure per Section 36-455(7)(a). The Multi-Family Location and Design Guidelines which guides staff, Planning and Zoning Commission and City Council decisions on multi-family housing also recommends that buildings adjacent to the street shall not have parking lots located between the building and the street. The current Zoning Ordinance requirement has been in place since 1995 and the Multi-Family Design Guidelines were originally adopted in 2007. Sec. 36-455. Off-street parking requirements.

- (7) Motor vehicles and trailers on a residential lot. As used in this section, the face of a principal structure shall be any and all portions of the structure fronting on a street. For purposes of determining the prohibited yard area, a line shall be established for each side of the structure fronting a street.
- a. Portions of a yard where motor vehicles and trailers are prohibited. Motor vehicles shall not be parked in that portion of a yard, on a lot or a tract of land in any residential district or a lot or tract of land used primarily for residential purposes in any other district, in the open space between the street right-of-way and a line, as established in this section, extending from one side of the lot to the opposite side of the lot.

As viewed from the street, the line shall start at a point on the left lot line and shall extend parallel to the street to the nearest corner of the principal structure and then along the face of the principal structure to the right corner, and from that point on a line parallel to the street to a point on the right lot line (Figure 5-8).

5.7 Multi-Family Design Guidelines - Design to Encourage Pedestrian Activity

3. Buildings adjacent to the street should be situated on the site to provide pedestrian access to the street. Additional interior lot buildings may be oriented toward parking lots or public/common open space. Buildings adjacent to the street shall not have parking lots located between the building and the street. Corner lots may have parking on one street face. Interior areas of parking and vehicular use areas shall contain planting islands every 20 contiguous parking spaces whether double staked or linear. The size of the planting island shall be the equivalent area of one parking space. This shall be used toward satisfying the 5% interior landscaping requirements. The applicant recently rezoned the subject property for multi-family use on June 14, 2021 with a site plan that shows the off-street parking in compliance with Zoning Ordinance requirements.

The applicant states that the Lakewood site falls from the north side of the parcel to the south. The entire fall across the property is roughly 25' from the NE corner to the SW corner. (1232' - 1207'). By requiring parking in the rear, this means the building must be placed on the low side of the property which creates a problem for stormwater drainage for the proposed buildings. Staff states that there are many multi-family and commercial properties that are not constructed on the high point of the site. The site can be engineered to drain around the proposed multi-family building and still meet the Multi-Family Location and Design requirements and Zoning Ordinance similar other properties. The general location of the detention basin doesn't change between the two site plans. The applicant has also submitted a proposed site plan if the variance was approved. It shows the multi-family structure on the northeast portion of the lot which is the highest point of the site. The applicant states the parcel to the west has parking located in front of the building. This parcel is also located within the City Limits of Springfield. The parcel to the east is existing apartment housing with parking along the street frontage. The proposed development will look very similar (in layout) to the neighboring apartment complex and will not be detrimental to the public welfare or injurious to other property or improvements. If the variance is approved, the property owner will be allowed to construct off-street parking between the building and Lakewood Street only if City Council approves the revised site plan. The granting of a variance shall be valid for a period of not longer than one year from the date of such order unless a building permit is obtained for the fence. If the variance is denied, the applicant must construct the off-

street parking and site plan in conformance with the City Council approved Conditional Overlay District and all applicable Zoning Ordinance requirements.

Mr. Fisher asked about the site plan and if City Council has approved it.

Mr. Neal stated that City Council would need to reapprove it.

Mr. Hosmer also noted that City Council does not have the authority to approve it since it is in violation of the current zoning codes.

Mr. Sweere asked if the new proposed site plan was approved by staff before going forward to council.

Mr. Neal and Mr. Hosmer stated that they had discussed the new site plan, but staff told them that they would not support it and both site plans were discussed.

Mr. Sweere opened the public hearing.

Mr. Jared Davis, Anderson Engineering addressed that they did meet with City staff on both site plans with various options. Discussed excess excavation and 15' retaining wall, noting a safety and water issues, and deferential settlement and asking for a longer driveway and reduce retaining wall heights that is on the newer site plan.

Mr. Fisher asked about water flow and possible water issues.

Mr. Davis noted that he needs to be able to create water that goes uphill and around the building which will be substantially more expensive.

Mr. Brent Stevens, H Design Group addressed the quality of the project and the no parking in front of building has been in the ordinance for quite some time but has been allowed throughout Springfield (shown examples) and not enforced. It will cause long-term issues if cannot be allowed to have front yard parking and look at this particular case to and approve their request for a variance.

Mr. Lee asked about the height of the retaining wall in the original site plan.

Mr. Stevens noted it would be about 15 feet.

Mr. Sweere closed the public hearing.

Member Action:

Mr. Bryan Fisher motioned to **approve** Variance 585 (309 & 327 West Lakewood Street). Mr. Derek Lee seconded the motion. Motion carried as follows: Ayes: Sweere, Lee, Alden, Lawhon, and Fisher. Nays: None. Absent: Jackson

Variance Findings of Fact and Conclusions of Law for Variance 585

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. That condition is as follows: *Topography. Property slopes 25'; location of adjacent buildings and water flow across property create safety issues if building is placed where originally planned. Topography creates a hardship and requires safety issues with wall. Topography is problematic to building structures due to drainage and safety due to retaining wall.*

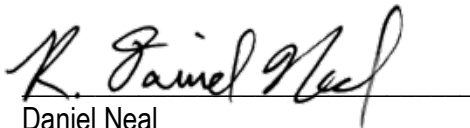
Approved: 5/0 The granting of the variance will not adversely affect the rights of adjacent property owners or residents. *No evidence of any adverse effect; Both neighboring properties have parking in the front. Consistent with surrounding properties.*

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. *Building the units as originally presented cannot yield a reasonable return.*

Approved: 5/0 The variance desired will not adversely affect the public health safety, morals, order, convenience, prosperity, or general welfare. *No comments/responses.*

Approved: 5/0 Granting the variance desired will not be opposed to the general spirit and intent of the Land Development Code. *No comments/responses*

Other Findings: *These units will be right next door to County structures of same layout and will not affect overall spirit of Land Development Code.*

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

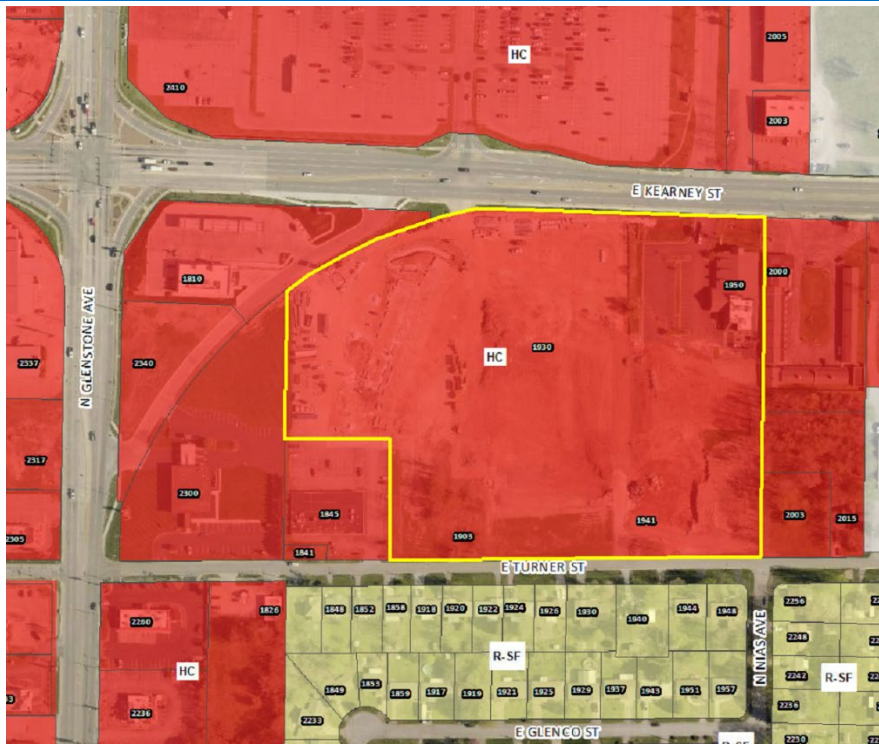
Daniel Neal
For Executive Secretary

Development Review Staff Report



BOARD OF ADJUSTMENT PUBLIC HEARING:

FEBRUARY 1, 2022



CASE: Variance 587

ACRES: Approximately 12.6 acres

LOCATION: 1930 E. Kearney Street

EXISTING LAND USE: Golf driving range/eating and drinking establishment

APPLICANT: Glen-Kearney Development, LLC

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

SUMMARY OF ZONING VARIANCE:

Request to vary from Section 36-422(5)(a) of the Zoning Ordinance to allow structures to exceed the 30-degree bulk plane/height requirements in an HC, Highway Commercial District.

STAFF FINDINGS:

1. The applicant constructed a BigShots Golf driving range/eating and drinking establishment on the property with a variance to allow fences to exceed the 30-degree bulk plane provisions. This request was approved by the Board of Adjustment on December 4, 2018. However, since the opening of the facility there have been golf balls hit over the fencing into adjacent properties. The applicant is now proposing additional taller fencing to further exceed the 30-degree bulk plane.
2. The BigShots Golf driving range/eating and drinking establishment is zoned HC, Highway Commercial and is requesting a variance from Zoning Ordinance section 36-422(5)(a) Maximum structure height: None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF, Single-Family Residential or R-TH, Residential Townhouse districts. The adjacent property to the south across Turner Street is currently zoned R-SF with existing single-family residences.
3. A structure is defined in the Zoning Ordinance as anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including, but without limiting the generality of the foregoing, houses, buildings, barns, backstops for tennis courts, bridges, fences, pergolas, parking lots, gazebos, radio and television antennae, signs, solar collectors, microwave antennae including supporting towers, roads, ruins or remnants (including foundations), swimming pools, walkways, septic systems or any similar item.
4. The applicant is requesting a variance to allow 11 golf driving range poles and netting (fencing) that will be in excess of the 30-degree bulk plane requirements from an R-SF, Single-Family Residential District boundary (see table below):

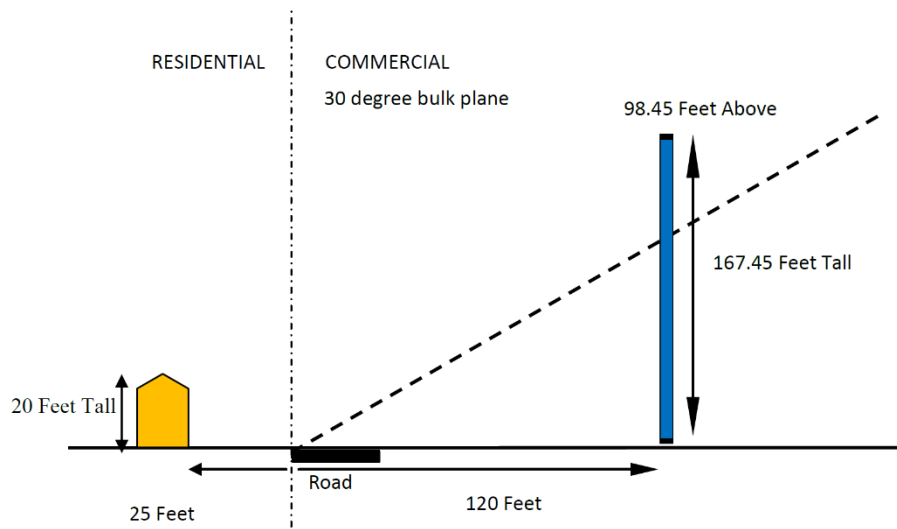
Pole	Pole #	Proposed Height	Above 30 Degree Bulk Plane	Proposed Setback
1	19.5	167.45 feet	+98.45 feet	120 feet
2	20.5	168.25	91.25	134
3	21.5	169	84	148
4	22.5	169.7	75.7	162

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5	23.5	170.33	68.33	176
6	24.5	171.05	61.05	190
7	25.5	171.75	53.75	205
8	26.5	172.5	46.5	219
9	27.5	173.3	38.3	233
10	28.5	173.3	30.3	247
11	29.5	172.45	21.45	261

5. The bulk plane defines the relationship of the height of the structure and the structures setback.



6. There are 11 poles that would not meet the 30-degree bulk plane. Of the eleven proposed poles; the nearest new pole and netting is proposed to be 167.45 feet tall and 120 feet from the R-SF District boundary to the south. The current 30-degree bulk plane requirements would require a 167.45 feet tall fence to be setback 290 feet from residential property. Staff has prepared a chart (below) for 11 of the poles and netting structures and the height differences when applying the 30-degree bulk plane requirements:

POLE#	PROPOSED HEIGHT (FEET)	PROPOSED APPROXIMATE SETBACK FROM R-SF (FEET)	30 DEGREE BULK PLANE REQUIRED SETBACK FROM R-SF (FEET)	PERMITTED HEIGHT AT PROPOSED SETBACK (FEET)	HEIGHT DIFFERENCE BETWEEN PROPOSED AND PERMITTED (FEET)
19.5	167.45 feet	120 feet	290 feet	69 feet	+98.45 feet
20.5	168.25	134	291	77	91.25
21.5	169	148	293	85	84
22.5	169.7	162	294	94	75.7
23.5	170.33	176	295	102	68.33
24.5	171.05	190	296	110	61.05
25.5	171.75	205	297	118	53.75
26.5	172.5	219	299	126	46.5

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27.5	173.3	233	300	135	38.3
28.5	173.3	247	300	143	30.3
29.5	172.45	261	299	151	21.45
30.5	140.85	275	244	159	-18.15
31.5	109.5	290	190	167	-57.5

7. The applicant has submitted site plans and elevations of the proposed poles and netting (Exhibit 3). Staff has also included the existing pole layout from the 2018 exhibit (Exhibit 4).
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. If the variance is approved; the proposed poles and netting will be allowed to exceed the 30-degree bulk plane requirements Section 36-422 (5) and as determined by Section 36-321 Definition of height, height limit and bulk plane and as shown on the proposed site plan. 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.
10. If the variance is denied; the applicant must design the site to comply with Section 36-422 (5), Section 36-321 Definition of height, height limit and bulk plane and all other applicable Zoning Ordinance requirements.

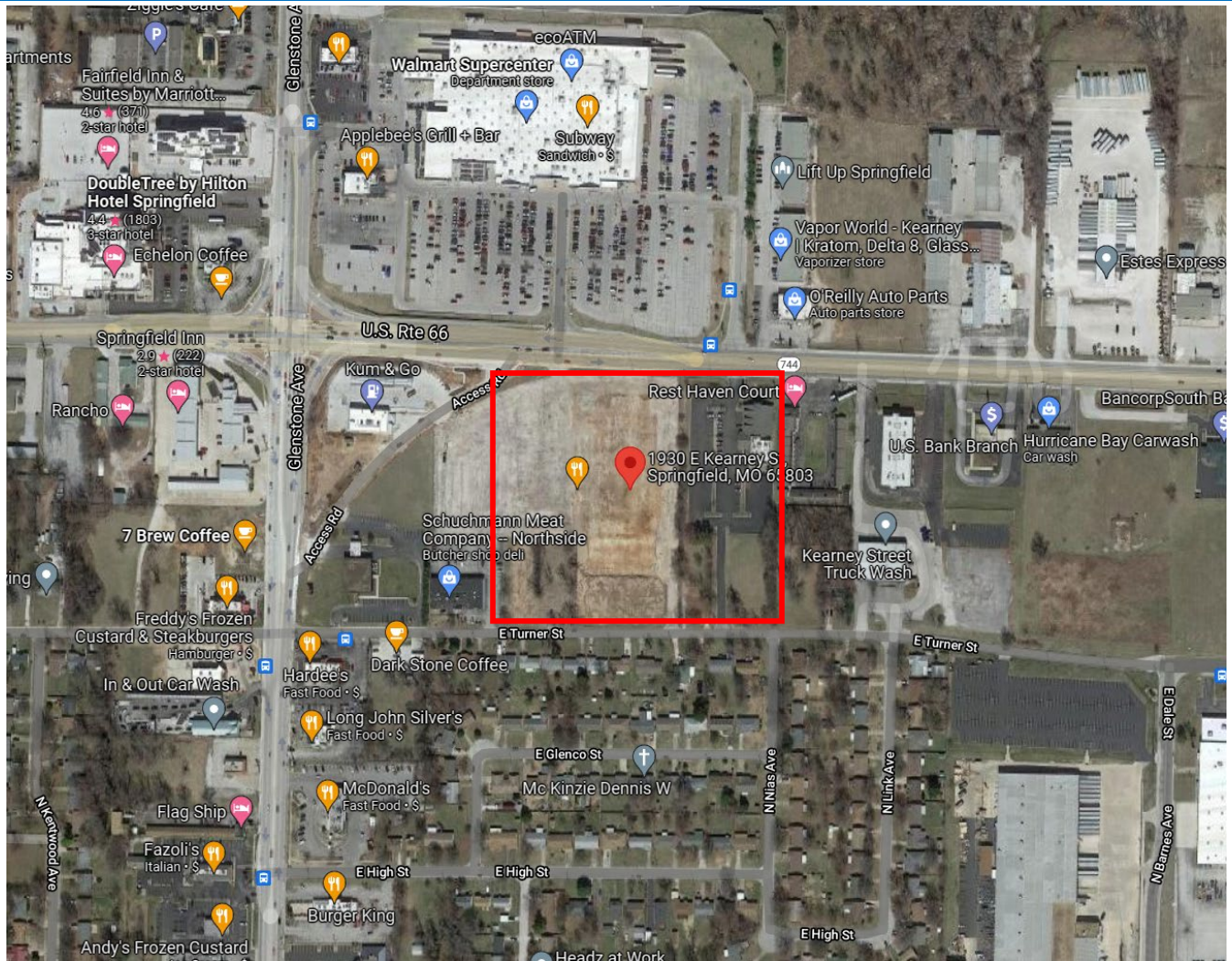
SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	HC	R-SF	HC	HC
LAND USE	Retail uses	Single-family residential uses	Retail uses and vacant/undeveloped land	Retail uses

Development Review Staff Report



SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)



STREET VIEW:



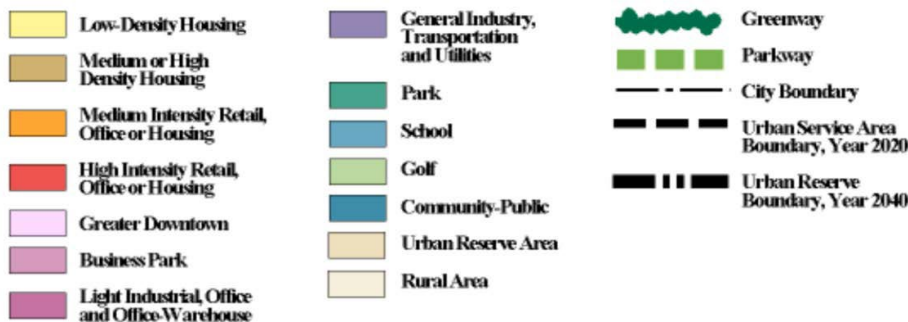
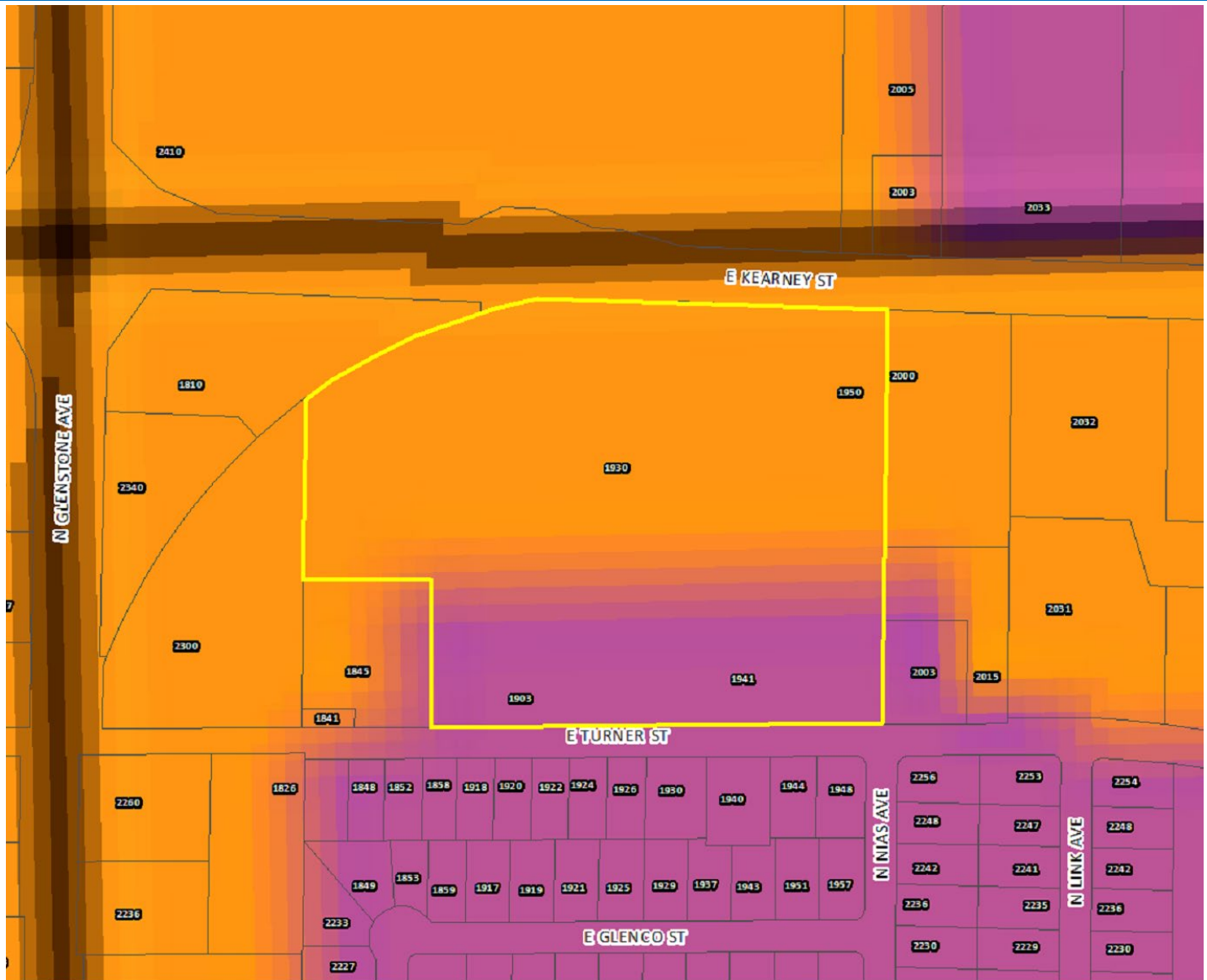
Development Review Staff Report



Development Review Staff Report



GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report



PROPERTY HISTORY:

The subject property was annexed in 1950 and was rezoned to HC during the citywide remapping in 1995 when it was a Kmart retail store. A variance request to allow for poles and netting (fences) to exceed the 30-degree bulk plane from a residential district was approved by the Board of Adjustment on December 4, 2018.

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.

Development Review Staff Report

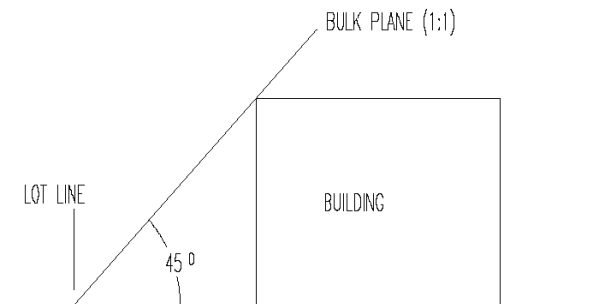
ZONING ORDINANCE SECTIONS SUBJECT TO THE ZONING VARIANCE:

The following excerpts contain pertinent passages from the Zoning Ordinance:

Section 36-321. Definitions.

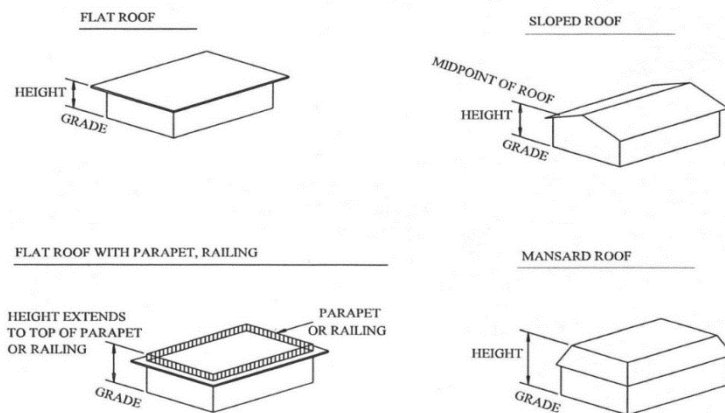
Bulk plane: A theoretical plane beginning at a lot line, or other locations as set forth in this Article, and rising over a slope determined by an acute angle measured up from the horizontal as set forth in this Article. The bulk plane defines the relationship of the height of a structure and the structure's setback from the lot line (Figure 2-3).

Figure 2-3



Height: The vertical distance of a structure measured from the average established grade at the street lot line or from the average natural ground level, if higher; or if no street grade has been established to the highest point of the roof's surface if a flat surface; to the deck line of mansard roofs; and to the mean height level between eaves and ridge for hip or gable roofs. In measuring the height of a building, the following structures shall be excluded: chimneys, cooling towers, telecommunication towers, ornamental cupolas, domes, or spires, elevator bulk heads, penthouses, tanks, water towers, and parapet walls not exceeding four feet in height (Figure 2-5).

Figure 2-5



Height limit: The vertical distance measured from the average ground level at the base of a structure above which no part of any structure shall extend.

Structure: Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including, but without limiting the generality of the foregoing, houses, buildings, barns, backstops for tennis courts, bridges, fences, pergolas, parking lots, gazebos, radio and television antennae, signs, solar collectors, microwave antennae including supporting towers, roads, ruins or remnants (including foundations), swimming pools, walkways, septic systems or any similar item.

Development Review Staff Report



Sec. 36-422. - HC - Highway commercial district.

(5) Bulk and intensity of use restrictions.

- (a) Maximum structure height: None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH districts.

COMPATIBILITY WITH 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.

STAFF COMMENTS:

1. The Board of Adjustment approved a variance in December of 2018 to allow the construction of a business with poles and netting (fences) that exceed the 30-degree bulk plane from residential districts.
2. The applicant is requesting to vary from Section 36-422(5)(a) of the Zoning Ordinance to allow structures to exceed the 30-degree bulk plane/height requirements with new poles and netting for the subject property generally located at 1930 E. Kearney Street.
3. The Board of Adjustment has authority to grant variances that are based on design requirements of this article per Section 36-365(2)(e) of the Zoning Ordinance.
4. The property owner, Glen-Kearney Development, LLC, is a limited liability corporation that is managed by Tim O'Reilly.
5. The applicant has submitted site plans and elevations of the proposed poles and netting (Exhibit 3). Staff has also included the existing pole layout from the 2018 exhibit (Exhibit 4).

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	<i>The Big Shots golf concept is unique. It is based on tall netting and poles which keep golf balls contained within the facility. It would cause an unnecessary hardship to have the pole heights meet the bulk plane requirements. A current hardship is occurring on the adjacent properties as golf balls are being struck over the existing nets. These balls cause a safety hazard for vehicles on the adjacent roads</i>	A variance approved in 2018 allowed the poles and netting at most 160 feet to encroach within the 30-degree bulk plane. The proposal will add more poles and netting that will encroach; however, it is to alleviate a safety hazard.
(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>The Big Shots golf concept is unique. There are no other facilities in town that have this type of netting system. The zoning ordinance does not specifically address tall netting systems due to the unique nature of the facility. Specifically, this will likely be the first and last property within Springfield that would need the variance.</i>	The height and bulk plane requirements apply to any business that would have structures such as poles or netting (fences) such as golf courses or driving ranges.
(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 purpose of the variance is to eliminate the safety hazard associated with balls being hit into traffic on the adjacent streets. The existing Big Shots facility will not receive any additional value for the property when the nets are raised to the needed height. The existing netting is a unique system which is not adequately addressed in the zoning ordinance. The bulk plane requirements associated with traditional structures should not apply to the proposed additional netting heights.</i>	Staff is aware of court cases involving property owners across Turner Street.
(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>The taller pole heights and netting system are critical to the function of the overall operation. Golf balls would continue to be hit over the netting system if the variance is not allowed. This would continue to cause a nuisance and safety hazard to the surrounding streets and properties. The property could not yield a reasonable return with the exiting netting system.</i>	The applicant could seek other alternatives to the issue rather than placing taller poles and netting.
(e) The alleged hardship has not been created by any person presently having an interest in the property; and	<i>The hardship is created by the unforeseen need to have taller netting and poles that do not meet the existing zoning ordinance and variance. The people who have an interest in the property did not design the existing netting height. Had the ownership known that golf balls would be struck over the netting system, then a taller system would have been requested by the original variance.</i>	The new poles and netting are being requested by the same applicant/owner as the original variance request in 2018.
(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	<i>The taller netting system will not be detrimental to the public welfare or injurious to adjacent properties. The existing netting</i>	The proposed poles and netting appear to be correcting the issue that was causing a detriment to the public welfare and injurious to

Development Review Staff Report



which the property is located, or diminish or impair the values thereof; and	<i>system is 160' tall and the proposed netting system is 175' tall. This adds roughly 10% to the existing height which will barely be noticeable. The taller netting system will, in fact, benefit and protect the public and the neighboring properties.</i>	property; however, there hasn't been any evidence submitted that this will completely solve the problem.
(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 netting system is a see-through system that does not block light and air to the adjacent property. The proposed variance will have no effects on congestion or fire danger. The variance will reduce the danger associated with golf balls being struck onto the adjoining streets and neighboring properties.</i>	The proposed poles and netting do not appear to impair the supply of light and air or increase congestion or the danger of fire.
(h) The variance, if granted, will not alter the essential character of the neighborhood, and	<i>The existing netting system is essentially the same as the proposed netting system. The variance will not alter the character of the neighborhood.</i>	The golf driving range business already exists and is fully operational.
(i) The variance requested is consistent with the purposes and intent of this Article and the <i>Springfield Comprehensive Plan</i> .	<i>The comprehensive plan indicates this area is an activity center. Supporting the existing entertainment venue at this location would be consistent with the comprehensive plan. Supporting the existing activity center would benefit the other uses in the area. Traveling customers who stay in the hotels that surround the facility walk to the entertainment venue and benefit from its presence.</i>	The Comprehensive Plan 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.

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 property owners within 185 feet.

Notices sent to property owners within 185 feet:

Mailed: 40

Returned: 0

DEPARTMENT COMMENTS:

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

No apparent impact to CU.

ENVIRONMENTAL SERVICES CLEAN WATER COMMENTS:

No conflict with public sewer.

FIRE DEPARTMENT COMMENTS:

No comments.

PUBLIC WORKS STORMWATER COMMENTS:

No comments.

PUBLIC WORKS TRAFFIC COMMENTS:

No comments.

Development Review Staff Report



LEGAL DESCRIPTION:

Exhibit 1

All that part of Kearney-Glenstone Subdivision and that part of the Northwest Quarter of the Northwest Quarter of Section Eight, Township Twenty-nine North, Range Twenty-one West of the Fifth Principal Meridian, Greene County, Missouri, being more particularly described as follows: BEGINNING at the Southwest corner of Lot Two of Kearney-Glenstone Subdivision, a recorded subdivision in the City of Springfield, Greene County, Missouri as recorded in Plat Book "EE" at Page 65 in the Greene County Recorder's Office; thence, North 01°59'45" East, along and with the West line of said Lot Two, a distance of 286.85 feet to the North line of said Lot Two; thence, Northeasterly along and with the North line of Lots Two through Five, on a 925.37-foot radius curve to the right, having a chord bearing of North 68°03'31" East, and chord length of 411.49 feet, an arc distance of 414.96 feet to an existing iron pin on the current South right-of-way of Kearney Street (Business Route "44"); thence, Easterly, along and with said South line, the following four (4) courses:

South 86°21'15" East, a distance of 186.50 feet; thence, North 83°45'09" East, a distance of 29.72 feet; thence, South 86°09'48" East, a distance of 77.26 feet; thence, South 87°05'20" East, a distance of 249.71 feet to the East line of the Northwest Quarter of the Northwest Quarter of said Section Eight; thence, South 01°51'49" West, along and with said East line, a distance of 661.16 feet to the North right-of-way line of Turner Street; thence, North 89°11'33" West, along and with said North line, a distance of 716.15 feet to the Southeast corner of the Re-plat of Lot One of Kearney-Glenstone Subdivision; thence, North 01°59'37" East, along and with the East line of said Re-plat, a distance of 234.16 feet to the South line of Lot Three of Kearney-Glenstone Subdivision; thence, North 89°13'53" West, along and with the South line of Lots Three and Two of said subdivision, a distance of 204.40 feet to the POINT OF BEGINNING, containing 12.60 acres, more or less, and being subject to easements, restrictions or rights-of-way, if any.

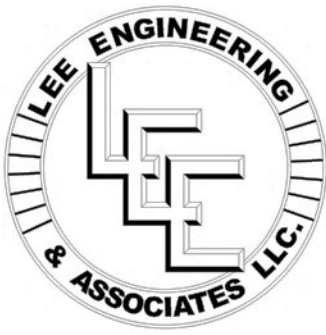


Exhibit 2

LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DRIVE., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

December 2, 2021

Board of Adjustment

Re: 1930 Kearney, Springfield MO
Big Shots Golf Facility
Standards for Variances

A Site plan is provided for the existing Big Shots facility. The facility requires tall poles and netting to keep golf balls from exiting the property. The property received a variance on December 4th, 2018, for the pole height. The poles need to be raised due to golf balls being hit over the existing poles. The tall poles and netting are not specifically called out as a structure in the zoning ordinance, but the original variance case established that the City considers the pole to be a structure under the "or similar item" language in the definition below:

Structure: Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including, but without limiting the generality of the foregoing, houses, buildings, barns, backstops for tennis courts, bridges, fences, pergolas, parking lots, gazebos, radio and television antennae, signs, solar collectors, microwave antennae including supporting towers, roads, ruins or remnants (including foundations), swimming pools, walkways, septic systems or any similar item.

The zoning ordinance bulk and intensity of use restrictions for Highway Commercial District Zoning is provided below:

Maximum structure height: None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH districts.

The existing poles vary in height up to 160' tall and do not meet the 30-degree bulk plane requirements. The proposed poles vary in height up to 175' tall. The attached drawing shows the requested increase in pole height.

The standards for variances are provided below:

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;

The Big Shots golf concept is unique. It is based on tall netting and poles which keep golf balls contained within the facility. It would cause an unnecessary hardship to have the pole heights meet the bulk plane requirements. A current hardship is occurring on the adjacent properties as golf balls are being struck over the existing nets. These balls cause a safety hazard for vehicles on the adjacent roads.

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;

The Big Shots golf concept is unique. There are no other facilities in town that have this type of netting system. The zoning ordinance does not specifically address tall netting systems due to the unique nature of the facility. Specifically, this will likely be the first and last property within Springfield that would need the variance.

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;

The purpose of the variance is to eliminate the safety hazard associated with balls being hit into traffic on the adjacent streets. The existing Big Shots facility will not receive any additional value for the property when the nets are raised to the needed height. The existing netting is a unique system which is not adequately addressed in the zoning ordinance. The bulk plane requirements associated with traditional structures should not apply to the proposed additional netting heights.

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;

The taller pole heights and netting system are critical to the function of the overall operation. Golf balls would continue to be hit over the netting system if the variance is not allowed. This would continue to cause a nuisance and safety hazard to the surrounding streets and properties. The property could not yield a reasonable return with the exiting netting system.

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

The hardship is created by the unforeseen need to have taller netting and poles that do not meet the existing zoning ordinance and variance. The people who have an interest in the property did not design the existing netting height. Had the ownership known that golf balls would be struck over the netting system, then a taller system would have been requested by the original variance.

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;

LEE ENGINEERING AND ASSOCIATES, L.L.C.

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The taller netting system will not be detrimental to the public welfare or injurious to adjacent properties. The existing netting system is 160' tall and the proposed netting system is 175' tall. This adds roughly 10% to the existing height which will barely be noticeable. The taller netting system will, in fact, benefit and protect the public and the neighboring properties.

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;

The netting system is a see-through system that does not block light and air to the adjacent property. The proposed variance will have no effects on congestion or fire danger. The variance will reduce the danger associated with golf balls being struck onto the adjoining streets and neighboring properties.

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

The existing netting system is essentially the same as the proposed netting system. The variance will not alter the character of the neighborhood.

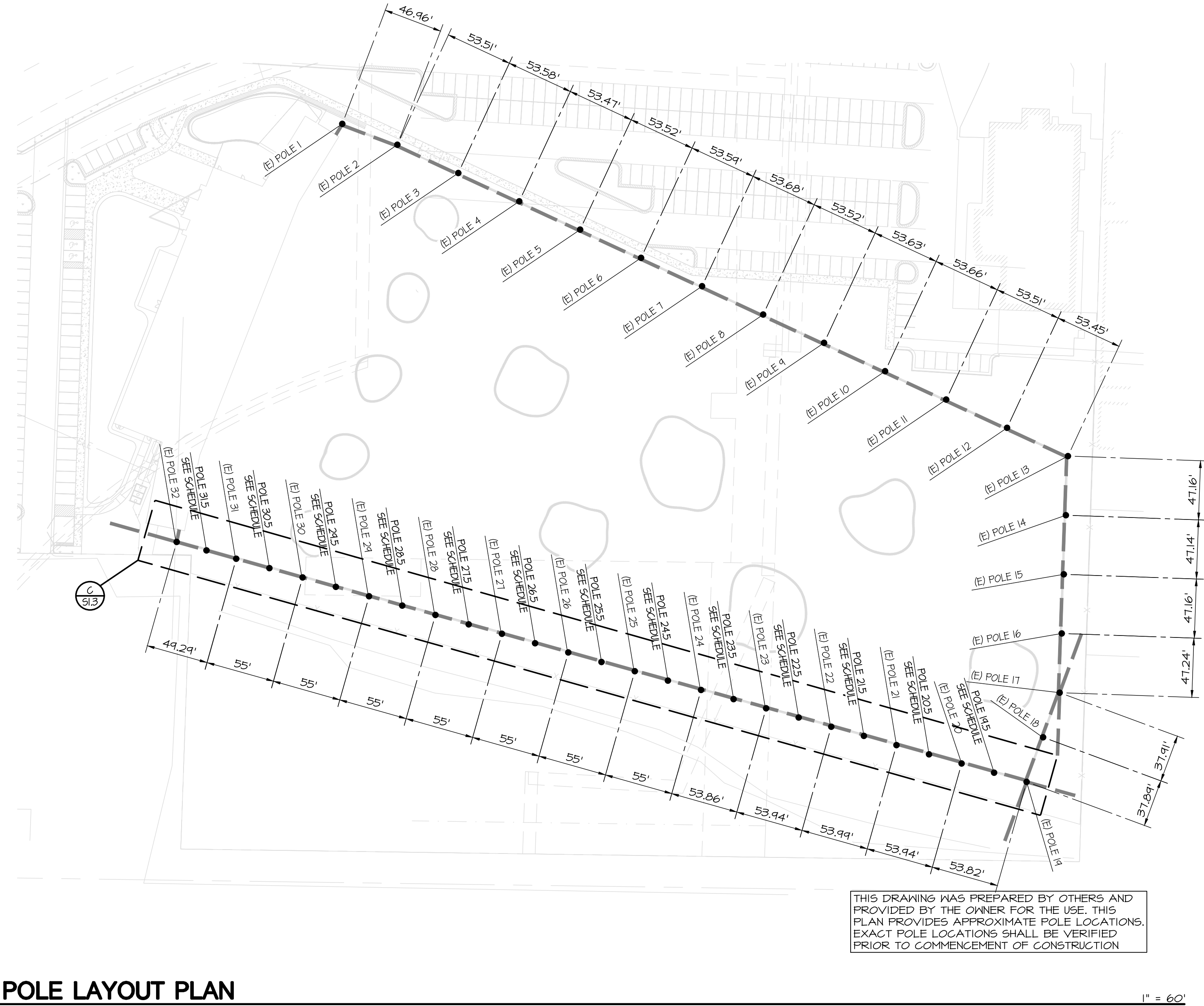
I. The variance requested is consistent with the purposes and intent of this Article and the Springfield Comprehensive Plan.

The comprehensive plan indicates this area is an activity center. Supporting the existing entertainment venue at this location would be consistent with the comprehensive plan. Supporting the existing activity center would benefit the other uses in the area. Traveling customers who stay in the hotels that surround the facility walk to the entertainment venue and benefit from its presence.

POLE SCHEDULE									
POLE NUMBER	MAX. POLE TRIIBUTARY SPACING	MAX. POLE HT. ABOVE FINISHED GRADE	# SPLICE HEIGHT	POLE SIZE			"S"	YIELD (KSI)	SPLICE DETAIL
				DIAMETER	WALL THICKNESS	PIPE YIELD (KSI)			
14.5	55'	161.45'	116'	16"	.375"	50	.375"	50	DETAIL 5 ON SHEET 51.4
			64'	24"	.375"	65	.375"	65	DETAIL 2 ON SHEET 51.4
			10'	30"	.500"	65	.500"	65	DETAIL 1 ON SHEET 51.4
				36"	.500"	65			
20.5	55'	168.25'	118'	16"	.375"	50	.375"	50	DETAIL 5 ON SHEET 51.4
			66'	24"	.375"	65	.375"	65	DETAIL 2 ON SHEET 51.4
			12'	30"	.500"	65	.500"	65	DETAIL 1 ON SHEET 51.4
				36"	.500"	65			
21.5	55'	164'	118'	16"	.375"	50	.375"	50	DETAIL 5 ON SHEET 51.4
			66'	24"	.375"	65	.375"	65	DETAIL 2 ON SHEET 51.4
			12'	30"	.500"	65	.500"	65	DETAIL 1 ON SHEET 51.4
				36"	.500"	65			
22.5	55'	164.7'	114'	16"	.375"	50	.375"	50	DETAIL 5 ON SHEET 51.4
			67'	24"	.375"	65	.375"	65	DETAIL 2 ON SHEET 51.4
			13'	30"	.500"	65	.500"	65	DETAIL 1 ON SHEET 51.4
				36"	.500"	65			
23.5	55'	170.35'	120.5'	16"	.375"	50	.375"	50	DETAIL 5 ON SHEET 51.4
			68.5'	24"	.375"	65	.375"	65	DETAIL 2 ON SHEET 51.4
			15.5'	30"	.500"	65	.500"	65	DETAIL 1 ON SHEET 51.4
				36"	.500"	65			
24.5	55'	171.05'	125.5'	16"	.375"	50	.375"	50	DETAIL 5 ON SHEET 51.4
			74.5'	24"	.375"	65	.375"	65	DETAIL 2 ON SHEET 51.4
			26.5'	30"	.500"	65	.500"	65	DETAIL 1 ON SHEET 51.4
				36"	.500"	65			
25.5	55'	171.75'	128'	16"	.375"	50	.375"	50	DETAIL 5 ON SHEET 51.4
			78'	24"	.438"	65	.438"	65	DETAIL 2 ON SHEET 51.4
			28'	30"	.550"	65	.550"	65	DETAIL 1 ON SHEET 51.4
				36"	.550"	65			
26.5	55'	172.5'	128.5'	16"	.375"	50	.375"	50	DETAIL 5 ON SHEET 51.4
			74.5'	24"	.500"	65	.500"	65	DETAIL 2 ON SHEET 51.4
			26.5'	30"	.625"	65	.625"	65	DETAIL 1 ON SHEET 51.4
				36"	.625"	65			
27.5	55'	173.3'	124.5'	16"	.375"	50	.375"	50	DETAIL 5 ON SHEET 51.4
			74.5'	24"	.500"	65	.500"	65	DETAIL 2 ON SHEET 51.4
			32.5'	30"	.625"	65	.625"	65	DETAIL 1 ON SHEET 51.4
				36"	.750"	65			
28.5	55'	173.3'	124.5'	16"	.375"	50	.375"	50	DETAIL 5 ON SHEET 51.4
			81.5'	24"	.500"	65	.500"	65	DETAIL 2 ON SHEET 51.4
			22.5'	30"	.750"	65	.750"	65	DETAIL 1 ON SHEET 51.4
				36"	.750"	65			
24.5	55'	172.45'	128.5'	16"	.375"	50	.375"	50	DETAIL 5 ON SHEET 51.4
			83.5'	24"	.500"	65	.500"	65	DETAIL 2 ON SHEET 51.4
			25.5'	30"	.750"	65	.750"	65	DETAIL 1 ON SHEET 51.4
				36"	.750"	65			
30.5	55'	140.85'	104'	16"	.250"	50	.250"	50	DETAIL 6 ON SHEET 51.4
			74'	20"	.375"	65	.375"	65	DETAIL 3 ON SHEET 51.4
			25'	30"	.438"	65	.438"	65	DETAIL 1 ON SHEET 51.4
				36"	.438"	65			
31.5	40'	104.5'	64'	16"	.250"	50	.250"	50	DETAIL 6 ON SHEET 51.4
			35'	20"	.281"	65	.281"	65	DETAIL 4 ON SHEET 51.4
				24"	.375"	65			

- * SPLICE HEIGHTS INDICATED ARE DISTANCES ABOVE THE FINISHED GRADE
- POLE SPACING IN SCHEDULE IS MAXIMUM, SEE PLAN

51.2
- "S" INDICATES SOCKET OR SPLICE PIPE WALL THICKNESS
- WALL THICKNESS SHOWN ARE ACTUAL



POLE LAYOUT PLAN

ENGEL AND COMPANY ENGINEERS WERE NOT CONTRACTED TO PROVIDE A TRAJECTORY (BALL CONTAINMENT). POLE HEIGHTS DENOTED ON THESE SETS OF PLANS WERE DETERMINED BY THE OWNER. THE INFORMATION FOR POLE HEIGHTS SHOWN ON THESE DRAWINGS WERE PROVIDED TO ENGEL AND COMPANY THROUGH THE OWNER/SITE OPERATOR PROJECT MANAGER. ANY QUESTIONS REGARDING POLE HEIGHTS SHOULD BE DIRECTED TO THE OWNER/SITE OPERATOR.

PLAN AND POLE LOCATIONS SHOWN ABOVE WERE DRAWN WITH THE INPUT FROM THE OWNER AND THEIR PROJECT MANAGER. IT IS STRONGLY RECOMMENDED THAT THE POLES LOCATIONS BE SURVEYED AND MARKED PRIOR TO ANY CONSTRUCTION TO AVOID ANY PROPERTY LINES, EASEMENTS OR EXISTING UNDERGROUND INSTRUCTURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT 811 JULIE (ILLINOIS ONE-CALL SYSTEM) TO AVOID ANY INTERFERENCE WITH UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

FOUNDATION DEPTHS SHOWN ON THE SCHEDULE ABOVE ARE BASED ON THE DEPTH TO BEDROCK INFORMATION PROVIDED BY PROJECT SOILS ENGINEER AND CIVIL ENGINEER. THE DEPTHS TO BEDROCK USED FOR THIS DESIGN WERE INTERPOLATED FROM THE KNOWN DEPTHS TO BEDROCK AT ADJACENT POLE LOCATIONS. IT IS STRONGLY URGED THAT THE DEPTH TO BEDROCK AT EACH PROPOSED POLE LOCATION BE VERIFIED BY DRILLING, GROUND PENETRATING RADAR OR SOME OTHER APPROVED METHOD TO DETERMINE ROCK DEPTHS. THIS INFORMATION SHOULD BE PROVIDED TO ENGEL AND COMPANY ENGINEERS FOR COMPARISON TO DESIGN ASSUMPTIONS PRIOR TO STEEL FABRICATION OR INSTALLATION.

FOUNDATION SCHEDULE		
POLE NUMBER	FOUNDATION	
	DIAMETER	DEPTH
14.5	4'-0"	15'-0"
20.5	4'-0"	18'-0"
21.5	4'-0"	24'-0"
22.5	4'-0"	23'-0"
23.5	4'-0"	16'-0"
24.5	4'-0"	24'-0"
25.5	4'-0"	26'-0"
26.5	4'-0"	17'-0"
27.5	4'-0"	24'-0"
28.5	4'-0"	32'-0"
24.5	4'-0"	27'-0"
30.5	4'-0"	17'-0"
31.5	3'-0"	14'-0"

BigShots Golf - Springfield				
Pole Number	Approx. Existing Grade (ft.)	Approx. Depth to Bedrock	Height to Lower Deck (ft.)	Length of Exposure (ft.)
19.5	1366.55	5.3	170	167.45
20.5	1365.75	7.2	170	168.25
21.5	1365.00	13.7	170	169
22.5	1364.30	13.1	170	169.7
23.5	1363.65	6.0	170	170.35
24.5	1362.95	13.0	170	171.05
25.5	1362.25	15.3	170	171.75
26.5	1361.55	6.8	170	172.45
27.5	1360.70	13.3	170	173.3
28.5	1360.70	22.6	170	173.3
29.5	1361.55	16.2	170	172.45
30.5	1363.15	7.5	140	140.85
31.5	1364.50	6.5	110	109.5

- FOR FOUNDATION DETAIL SEE

31.5

GENERAL NOTES

2018 INTERNATIONAL BUILDING CODE GOVERNS DESIGN AND CONSTRUCTION. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET OF PLANS.

SAFETY REGULATIONS - ADMIN. CODE, GENERAL SAFETY ORDERS ("OSHA") IS APPLICABLE TO THE CONSTRUCTION OF THIS PROJECT AND PROVISIONS THEREOF MUST BE FOLLOWED. ENGEL & COMPANY ENGINEERS IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR SAFETY ON THE JOBSITE. THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE BUILDER.

ALL DIMENSIONS WHICH ARE DEPENDENT ON EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

FOUNDATION DESIGN IS BASED ON THE SOILS REPORT PREPARED BY TERRACON CONSULTANTS, INC. PROJECT NO. 15195000, DATED 05-21-2019. THE SITE SHALL BE PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS FOUND IN THE SOILS REPORT.

CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI MINIMUM IN 28 DAYS. USE NO MORE THAN 6.6 GALLONS OF WATER PER SACK OF CEMENT. (DESIGN IS BASED ON A COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS. THEREFORE SPECIAL INSPECTION IS NOT REQUIRED.)

WELDING SHALL BE DONE BY A CERTIFIED WELDER USING THE SHIELDED ARC PROCESS AND E80 SERIES ELECTRODES. WELDS SHALL BE FULL SECTION, FULL PENETRATION AND SHALL DEVELOP THE FULL STRENGTH OF THE SMALLER OF THE PARTS JOINED UNLESS THE PLANS SHOW OTHERWISE. ALL SHOP WELDING SHALL BE DONE USING THE SHIELDED ELECTRIC ARC PROCESS BY CERTIFIED WELDERS USING APPROVED ELECTRODES. NO FIELD WELDING WITHOUT SPECIAL INSPECTION. ALL WELDING PER AWS D1.1, USE E6018 ELECTRODES. NO FIELD WELDING IS EXPECTED TO BE PART OF THIS PROJECT.

STRUCTURAL STEEL -

ALL FLAT PLATES AND SHAPES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A36.

16" DIAMETER AND SMALLER PIPE SHALL BE DUAL CERTIFIED API 5L X50 (50 KSI MIN. YIELD) AND ASTM 572 GRADE 50. ALTERNATE FOR 16" DIAMETER AND SMALLER PIPE: PIPE SHALL BE ASTM A252 PROVIDED THAT THE STEEL CERTIFICATIONS ASSOCIATED WITH THE PIPE ARE AVAILABLE AND SHOW THE STEEL TO HAVE A MINIMUM YIELD STRENGTH OF 50 KSI.

20", 24", 30", 36", 42" DIAMETER PIPE SHALL BE ASTM A252 PROVIDED THAT THE STEEL CERTIFICATIONS ASSOCIATED WITH THE PIPE ARE AVAILABLE AND SHOW THE STEEL TO HAVE A MINIMUM YIELD STRENGTH OF 65 KSI.

CABLE AND WIRE ROPE SHALL BE 7 X 19 GALVANIZED WIRE ROPE WITH THE FOLLOWING MINIMUM BREAKING STRENGTHS:
5/16" NOMINAL DIAMETER: 11,200 LBS
1/2" NOMINAL DIAMETER: 26,900 LBS
9/16" NOMINAL DIAMETER: 35,000 LBS

NETTING SHALL HAVE NO MORE THAN 8% EQUIVALENT SOLID WIND DRAG. THE NETTING CONNECTION SHALL BE OF A DESIGN THAT IS INTENDED TO BREAK AWAY SO AS TO PREVENT, MINIMIZE, OR OTHERWISE REDUCE DAMAGE TO THE STEEL CABLES, STEEL POLES AND/OR FOUNDATION IN WEATHER CONDITIONS WHICH RESULT IN HEAVY ICE BUILDUP ON THE NET (AND/OR HEAVY ICE BUILDUP AND STRONG WINDS).

WIRE ROPE FITTINGS SHALL DEVELOP THE BREAK STRENGTH OF THE CABLE PER THE MANUFACTURER (CROSBY OR EQUAL).

SHOP APPLIED PAINT/COATING SYSTEM SHALL BE PICCO COATINGS INC. AND SHALL BE APPLIED PER THE MANUFACTURES RECOMMENDATIONS AS FOLLOWS:

SURFACE PREPARATION: REMOVE ALL GREASE, OIL, DIRT, DUST OR OTHER CONTAMINANTS. PREFERRED: SSPC-SP6 COMMERCIAL BLAST CLEANING

PRIME: APPLY A FULL, EVEN AND CONTINUOUS COAT OF PICCO COATINGS CO. GRAY INHIBITIVE ALKYD PRIMER AT A RATE OF 1.5 TO 2 MILS DFT.

TOPCOAT: APPLY A FULL, EVEN AND CONTINUOUS. COAT OF PICCO COATINGS CO. PICCO 13 SERIES ENAMEL AT A RATE OF 1.5 TO 2 MILS DFT.

COAT ENTIRE BASE OF POLE BELOW FINISHED GRADE WITH 6 COATS

GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING ALL EXCAVATIONS, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED PORTIONS OF THE WORK.

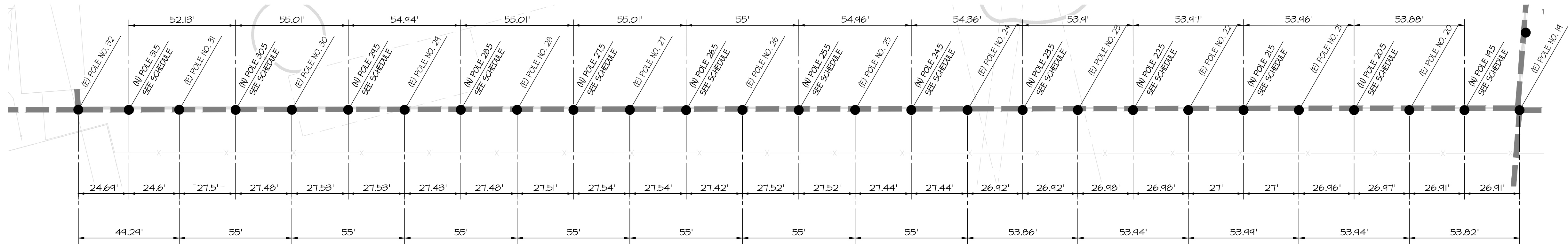
ENGEL & COMPANY IS NOT RESPONSIBLE FOR ONSITE INSPECTION TO ASSURE COMPLIANCE WITH MATERIALS AND/OR WORKMANSHIP SPECIFIED HEREIN. ENGEL & COMPANY IS NOT RESPONSIBLE FOR ANY CHANGES IN THE PLANS OR SPECIFICATIONS UNLESS APPROVAL IS AUTHORIZED IN WRITING. WORKMANSHIP IS TO BE OF THE HIGHEST QUALITY AND IN ALL CASES TO FOLLOW ACCEPTED CONSTRUCTION PRACTICES AND CITY/COUNTY STANDARDS. PLEASE REVIEW ALL PLANS AND SPECS PRIOR TO CONSTRUCTION.

WIND LOADING INFORMATION

OCCUPANCY CATEGORY: II
BASIC WIND SPEED: 107 MPH, NET DENSITY = 8%
EXPOSURE: C

NOT FOR PRELIMINARY CONSTRUCTION

		ENGEL & COMPANY <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025	DRAWN IAR	Pole Layout Plan, Schedule & Notes		
			DATE 06/25/2021	Pole Additions and Extensions		SHEET NO.
			CHECKED RAG	BigShots - Springfield Extensions		\$11
			APPROVED .	1930 East Kearney Springfield, Missouri		
DATE	ISSUED FOR					1 of 5

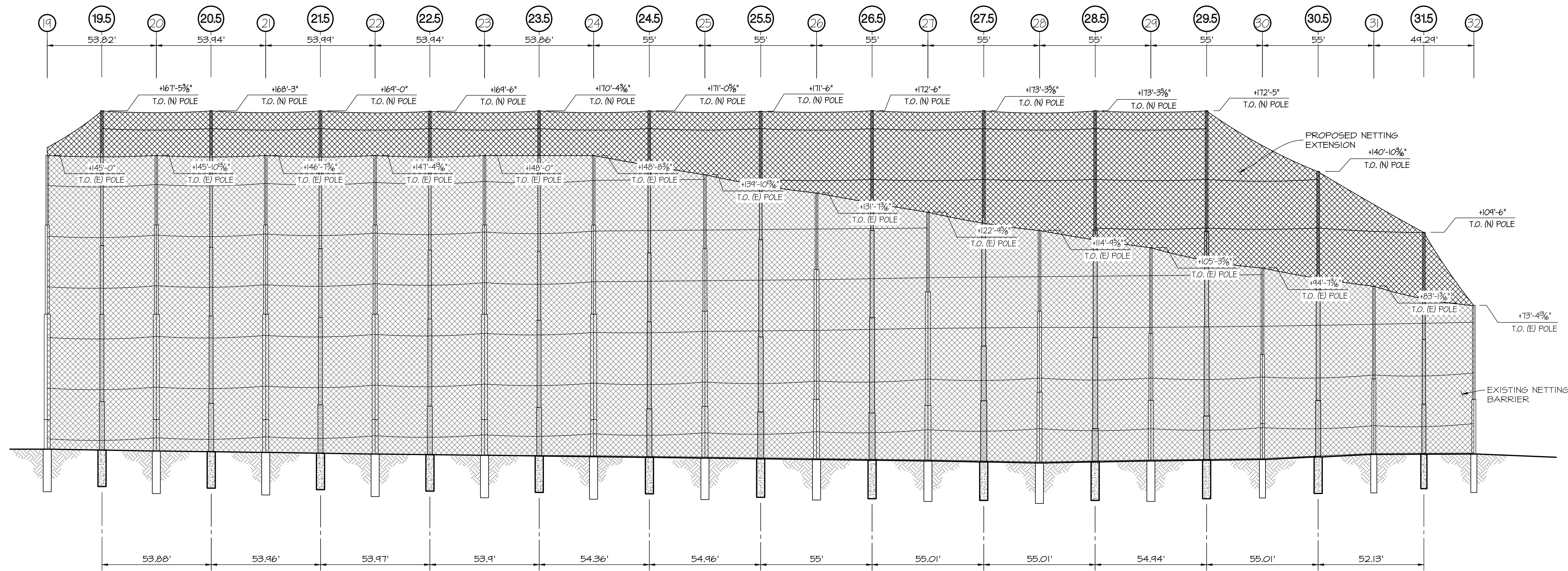


1 SOUTH ENLARGED POLE LAYOUT
PLAN

1" = 30'

NOT FOR PRELIMINARY
CONSTRUCTION

		ENGEL & COMPANY <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025	DRAWN IAR	Enlarged Pole Layout Plan Pole Additions and Extensions BigShots - Springfield Extensions 1930 East Kearney Springfield, Missouri	
			DATE 06/25/2021		SHEET NO.
			CHECKED RAG		S12
DATE	ISSUED FOR		APPROVED		2 of 5 23484



POLE 19 THRU 32 EXTENSION
ELEVATION

1" = 30'-0"

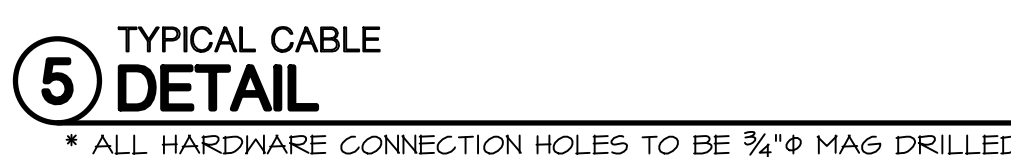
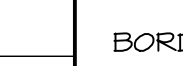
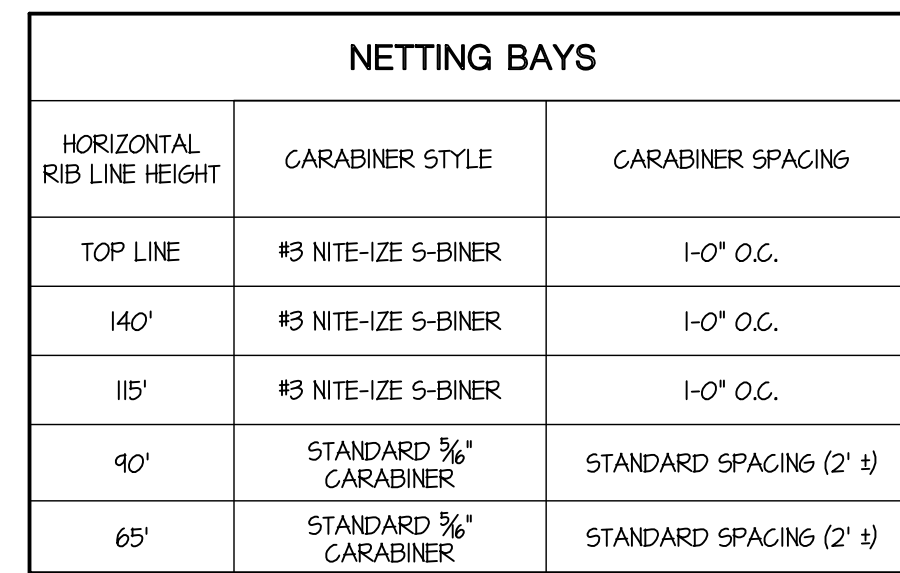
NOT FOR PRELIMINARY
CONSTRUCTION

		ENGEL & COMPANY <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025	Elevations Pole Additions and Extensions BigShots - Springfield Extensions 1930 East Kearney Springfield, Missouri	
			DRAWN IAR	SHEET NO.
			DATE 06/25/2021	S13 3 of 5
			CHECKED RAG	
DATE	ISSUED FOR		APPROVED	



NOT FOR PRELIMINARY
CONSTRUCTION

		ENGEL & COMPANY <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025	DRAWN JAR	Splice Details Pole Additions and Extensions BigShots - Springfield Extensions 1930 East Kearney Springfield, Missouri	SHEET NO.
			DATE 06/25/2021		4 of 5
			CHECKED RAG		
DATE	ISSUED FOR		APPROVED		



		ENGEL & COMPANY <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025	DRAWN IAR	Pole Details		
			DATE 06/15/2021	Pole Additions and Extensions		SHEET NO.
			CHECKED RAG	BigShots - Springfield Extensions		\$1.5
			APPROVED	1930 East Kearney Springfield, Missouri		5 OF 5
DATE	ISSUED FOR					

A map of the North Town Mall area. The map shows a grid of streets. At the top, 'TALMAGE CT' is labeled. Below it, 'GLENSTONE' runs vertically. To the right of Glenstone is 'NORTH TOWN MALL'. Below Glenstone is 'KEARNEY'. To the right of Kearney is a shaded area labeled 'SITE'. To the right of the 'SITE' is 'TURNER'. Below Turner is 'GLENCoe'. To the right of Glencoe is 'NIAS'. To the right of Nias is 'LINK'. Below Turner is 'CRUTCHER'. Below Crutcher is 'HIGH'. To the left of Crutcher is 'AVE B'. To the left of Ave B is 'NTWOOD'. The map is bounded by 'TRK' on the left and 'LINK' on the right.

VICINITY MAP
NOT TO SCALE

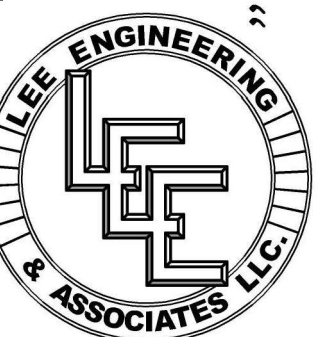
	FOUND IRON PIN
	SET IRON PIN OR MARKER AS NOTED
	R/W MARKER
	BOUNDARY LINE
	R/W LINE
	EASEMENT LINE
	SETBACK LINE
	MEASURED
	PLAT
	DEED
	RECORD
	LIGHT POLE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER LINE
	UTILITY POLE
	ELECTRIC METER
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	GUY WIRE
	PHONE/COMMUNICATION LINE
	PHONE PEDESTAL
	CABLE TV RISER
	CABLE TV LINE
	UNDERGROUND PHONE
	OVERHEAD PHONE
	FIBER OPTIC LINE
	WATER VALVE
	WATER METER
	WATER LINE
	FIRE HYDRANT
	GAS VALVE
	GAS METER
	GAS LINE
	FENCE LINE (AS NOTED)
	ROAD SIGN (STOP, SPEED LIMIT, ETC.)

XFMR	TRANSFORMER
ICV	IRRIGATION CONTROL VALVE
CI	STORMWATER CURB INLET

Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2009028050

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Engineering with Integrity



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