



Agenda City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Ken McClure, Mayor

Zone Councilmembers General Councilmembers

Phyllis Ferguson, Zone 1 Jan Fisk, General A

Abe McGull, Zone 2 Craig Hosmer, General B

Mike Schilling, Zone 3 Andrew Lear, General C

Matthew Simpson, Zone 4 Richard Ollis, General D

Upcoming Council Meeting Agenda

August 10, 2020 6:30 p.m.

This meeting will be conducted both at 830 N. Boonville Ave. and electronically. The public may observe, physically attend (the number of people gathered will be limited to fewer than 10 per space with physical distancing requirements applied) or viewed at <https://cityview.springfieldmo.gov/livestream/>.

Speakers must [sign up with the City Clerk](#) no later than 5:00 p.m. the Friday before the meeting to speak to an issue on the agenda. Citizens wishing to submit comments to City Council may do so using the [citizen comments form](#).

Speakers are to limit their remarks to three to five minutes.

Note: Sponsorship does not denote Council member approval or support.

1. **ROLL CALL.**
2. **APPROVAL OF MINUTES. JULY 27, 2020 CITY COUNCIL MEETING AND JULY 28, 2020 SPECIAL CITY COUNCIL MEETING.**

Documents:

[07-27-2020.PDF](#)

[07-28-20 SPECIAL CITY COUNCIL MEETING.PDF](#)

3. **FINALIZATION AND APPROVAL OF CONSENT AGENDAS. CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST NOTIFY THE CITY CLERK BY 5:00 P.M. ON FRIDAY, AUGUST 7, 2020.**
4. **CEREMONIAL MATTERS.**

5. **CITY MANAGER REPORT, PUBLIC HEALTH DIRECTOR REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETINGS.**
6. **SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On.**
7. **Council Bill 2020-175 (Schilling)**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 5 acres of property generally located at 3146 South Golden Avenue from GM, General Manufacturing to O-1, Office District; establishing Conditional Overlay District No. 188; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.) (By: OIP Golden, LLC; 3146 South Golden Avenue; Z-16-2020 w/COD #188.)

Documents:

[2020-175.PDF](#)

8. **Council Bill 2020-176 (Council)**

A general ordinance amending the Springfield City Code Chapter 74, 'Nuisance and Housing Code,' Article I, 'In General,' Section 74-1, to redefine 'Lead-bearing substance' and 'Lead hazard' to cross-reference definitions in state law, and Article IV, 'Lead Poisoning,' Section 74-171, to replace "elevated blood lead toxicity" with "lead poisoning," and Section 74-178, to delete "lead toxicity" as redundant to "lead poisoning."

Documents:

[2020-176.PDF](#)

9. **Council Bill 2020-177 (Lear)**

A special ordinance declaring the necessity of condemning rights-of-way over, under, and through the properties herein described for the purpose of constructing and maintaining sanitary sewers in the Hunt Branch Trunk Sewer Project, #5PW5716; and authorizing certain officers, or their designees, to do all things necessary to carry out the terms of this Ordinance.

Documents:

[2020-177.PDF](#)

10. **Council Bill 2020-178 (Ferguson)**

A special ordinance approving the plans and specifications for the West Meadows Trail and Parking Lot Improvements, Plan No. 2018PW0077; accepting the bid of Emery Sann & Sons, Inc. in the amount of

accepting the bid of Emery Capps & Sons, Inc., in the amount of \$405,508.60, for construction of said project; and authorizing the City Manager, or his designee, to enter into an agreement with such bidder.

Documents:

[2020-178.PDF](#)

11. RESOLUTIONS. Citizens May Speak. May Be Voted On.

12. Council Bill 2020-180 (Simpson)

A resolution declaring an intent to initiate the annexation of approximately 45 acres of private property generally located at 6177 South Farm Road 189. (Staff recommends approval.) (By: Frank J. and Kimberly L. Steed; 6177 S. Farm Road 189; A-4-2020.)

Documents:

[2020-180.PDF](#)

13. Council Bill 2020-194 (McClure)

A resolution establishing the "Forward SGF – Commercial Street Advisory Team" for the purpose of providing additional citizen engagement and participation during the City's comprehensive planning process.

Documents:

[2020-194.PDF](#)

14. Council Bill 2020-195 (McClure)

A resolution establishing the "Forward SGF – Downtown Advisory Team" for the purpose of providing additional citizen engagement and participation during the City's comprehensive planning process.

Documents:

[2020-195.PDF](#)

15. EMERGENCY BILLS.

16. PUBLIC IMPROVEMENTS.

17. GRANTS.

18. AMENDED BILLS.

19. COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On.

20. Council Bill 2020-181 (Ferguson)

A general ordinance amending the Springfield Land Development Code,

Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 5.3 acres of property generally located at 410, 414, and 430 North Boonville Avenue, 310 East Phelps Street, and 405 North Jefferson Avenue from HM, Heavy Manufacturing District, to CC, Center City District; establishing Conditional Overlay District No. 187; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.) (By: Missouri State University and Vecino Group; 410, 414 and 430 N. Boonville Avenue, 310 E. Phelps Street and 405 N. Jefferson Avenue; Z-12-2020 w/COD #187.)

Documents:

[2020-181.PDF](#)

21. Council Bill 2020-182 (Ferguson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.08 acres of property generally located at 618 North Benton Avenue from HM, Heavy Manufacturing District, and GI, Governmental and Institutional Use District, to CC, Center City; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.) (By: Advocates for a Health Community Inc.; 618 North Benton Avenue; Z-15-2020.)

Documents:

[2020-182.PDF](#)

22. Council Bill 2020-183 (Ferguson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 10.41 acres of property generally located at 3221 West Kearney Street from HC, Highway Commercial District to R-MD, Medium-Density Multifamily Residential District; establishing Conditional Overlay District No. 186; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.) (By: Agron H. & Lele L. Selencia; 3221 West Kearney Street; Z-13-2020 w/COD#186.)

Documents:

[2020-183.PDF](#)

23. Council Bill 2020-184 (Ferguson)

A special ordinance granting Conditional Use Permit No. 445 for the purpose of authorizing a warehousing and storage facility to operate within the CS, Commercial Service District generally located at 2706 West Chestnut Expressway as a conditional use. (Staff and Planning and Zoning Commission recommend approval.) (By: MOCAL Investment Company, LLC; 2706 West Chestnut Expressway; Conditional Use Permit 445.)

LLC; 2706 West Chestnut Expressway; Conditional Use Permit 445.)

Documents:

[2020-184.PDF](#)

24. Council Bill 2020-185 (Schilling)

A special ordinance vacating the public street of South Crenshaw Road between South Kissick Avenue and East Ridgecrest Street; and declaring the public interest requires such vacation despite the objections thereto. (Staff and Planning and Zoning Commission both recommend approval.) (By: City of Springfield; Crenshaw Road between South Kissick Avenue and East Ridgecrest Street; Vacation 819.)

Documents:

[2020-185.PDF](#)

25. Council Bill 2020-186 (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.04 acres of property generally located at 1738 West Sunshine Street from R-TH, Residential Townhouse District to LB, Limited Business District; and adopting an updated Official Zoning Map. (Staff recommends approval and Planning and Zoning Commission recommends denial.) (By: Sunshine TP LLC; 1738 West Sunshine Street; Z-14-2020.)

Documents:

[2020-186.PDF](#)

26. Council Bill 2020-187 (Simpson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 4.2 acres of property, generally located at 3503, 3521, 3527, and 3535 South Lone Pine Avenue from R-SF, Single-family Residential, GR, General Retail, and LB, Limited Business District to Planned Development No. 374; and adopting an updated Official Zoning Map. (Planning and Zoning Commission and Staff recommend approval.) (By: Elevation Enterprises, LLC; 3503, 3521, 3527, and 3535 South Lone Pine Avenue; Planned Development 374.)

Documents:

[2020-187.PDF](#)

27. FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.

28. Council Bill 2020-188 (Lepp)

28. Council Bill 2020-188 (Leary)

A special ordinance authorizing the City Manager, or his designee, to accept equipment with a value of \$39,447.92 provided through the State Homeland Security Grant Program which is necessary to sustain capabilities for response to explosive device incidents by the Springfield Fire Department Bomb Squad; and declaring that this Ordinance qualifies for approval in one reading.

Documents:

[2020-188.PDF](#)

29. Council Bill 2020-189 (McClure)

A general ordinance amending the Springfield City Code, Chapter 106, 'Traffic and Vehicles,' Article I, 'In General,' by repealing Section 106-24, 'Protective Headgear for Persons Riding Motorcycles and Motortricycles,' due to preemption by state law.

Documents:

[2020-189.PDF](#)

30. Council Bill 2020-190 (Hosmer)

A special ordinance amending the General Fund budget for the City of Springfield, Missouri, for Fiscal Year 2020-2021, by appropriating a portion of the Fiscal Year 2018-2019 carryover funds and increasing expenses in the amount of \$175,000.00, for special election costs related to the fee for a Short-Term Loan Establishment permit.

Documents:

[2020-190.PDF](#)

31. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

Michael Hasty wishes to address City Council.

32. NEW BUSINESS.

As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

33. UNFINISHED BUSINESS.

34. MISCELLANEOUS.

35. CONSENT AGENDA – FIRST READING BILLS. See Item #3.

36. Council Bill 2020-191 (Schilling)

A special ordinance authorizing the Director of Planning and Development

A special ordinance authorizing the Director of Planning and Development and the City Clerk to sign the Plat of the Administrative Subdivision of Kansas at Grand Phase 2 with a Subdivision Variance, generally located at 1720 West Grand Street, upon compliance with all the terms of this Ordinance. (Staff and Planning and Zoning Commission recommend approval.) (McKeen Trust; 1720 West Grand Street, Kansas at Grand Subdivision Phase 2 Replat, submitted with a variance.)

Documents:

[2020-191.PDF](#)

37. Council Bill 2020-192 (Schilling)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Firestone Springfield Addition, generally located at 216 East Weaver Road, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.) (By: McKeen Trust, c/o Gene McKeen; 216 East Weaver Road; Preliminary Plat of Firestone Springfield Addition.)

Documents:

[2020-192.PDF](#)

38. Council Bill 2020-193 (Ollis)

A special ordinance authorizing the City Manager, or his designee, to enter into a Joint Funding Agreement with the United States Department of the Interior for the purpose of operating and maintaining four streamgages.

Documents:

[2020-193.PDF](#)

39. CONSENT AGENDA – ONE READING BILLS. See Item #3.

40. CONSENT AGENDA – SECOND READING BILLS. See Item #3.

41. END OF CONSENT AGENDA.

42. ADJOURN.

43. NEW BUSINESS.

44. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

45. EMERGENCY BILLS. Citizens May Speak. May Be Voted On.

Persons addressing City Council will be escorted to a monitored computer and address

City Council via Zoom. Please clearly state their name and address before speaking.

All meetings are recorded.

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.

July 27, 2020
Springfield, Missouri

The City Council met in regular session July 27, 2020 in the City Council Chambers at Historic City Hall. The meeting was called to order by Mayor Ken McClure. A moment of silence was observed.

Roll Call

Present. Richard Ollis*, Andrew Lear*, Abe McGull, Matthew Simpson*, Mike Schilling*, Phyllis Ferguson*, Jan Fisk*, Craig Hosmer and Ken McClure. Absent. None.

*Members attending via videoconference.

Minutes

The minutes of July 13, 2020 City Council meeting and July 13, 2020 Special City Council Meeting were approved as presented.

CEREMONIAL MATTERS

City Manager Report

Jason Gage, City Manager, noted the World-champion Springfield Lasers 2020 tennis season continues and people can continue to tune in to watch the world-champion team defend their title at the 2020 World Team Tennis tournament.

Mr. Gage noted over the last two weeks city management and the police department have continued conversations with local NAACP chapter representatives and the basis of the discussions was to address the three demands the NAACP issued to City Council on July 13, 2020. Mr. Gage noted the demands included, 1) ban the use of vascular neck restraint, chokeholds or any form of neck restraint; 2) reduce the traffic stop racial disparity index from 2.71 to 1; and, 3) reform the Police Civilian Review Board (PCRB). He expressed his opinion these are very serious concerns and the City will make every effort to find a resolution. Mr. Gauge expressed his belief it is certainly not part of the Springfield Police Department's values, training, or desire to in any way discriminate as part of the role to protect the public. He noted there are systemic approaches and other factors can still result in discriminatory outcomes; therefore, the City is committed to identifying and eliminating any unintentional discriminatory outcomes in our effort to protect the public. Mr. Gage noted each organization has agreed to be publicly transparent regarding these discussions and progress made. He noted as part of this communication, each Council member has a copy of the news release and a list of 22 questions (and answers) submitted to SPD by the NAACP and responded to by Chief Williams.

Mr. Gage noted this past Saturday, local youth had the opportunity to continue to safely interact with Missouri State basketball players and Springfield Police officers in monthly skills development (drills) throughout the Springfield community. He noted the Bears head coach Dana Ford organized the events with collaboration from the Springfield Police Department, the City of Springfield, the Community Partnership of the Ozarks, and the Springfield Dream Center to create this unique opportunity. Mr. Gage shared the events are free for children in grades K-6 and take place from 10:30

a.m. to noon on the fourth Saturday of every month and the remaining dates include August 22 at Grant Beach Park & Pool and September 26 at Reed Academy.

Mr. Gage noted as a reminder to the community there is an upcoming election next Tuesday, August 4th and noted several items of interest to Springfieldians, including Medicaid Expansion and fees for a payday loan establishment permits.

Councilman Hosmer encouraged the City Manager the investigate sending Governor Parsons a letter encouraging a state-wide masking ordinance, noting 32 states have enacted a masking ordinance. He expressed his opinion wearing a mask is much less intrusive and inconvenient than shutting down the economy.

Mr. Gage noted he has been working on putting information together based on the City Council meeting from July 13, 2020 and it should be easy to put the information into the form of a letter.

Clay Goddard, Director of Public Health and Welfare, noted today Springfield-Greene County officially exceeded 1,000 cases of COVID-19. He noted staff at the Health Department are managing 459 active cases, there are 567 are under quarantine order, and there are 56 people in the local hospitals (not just Springfield residents) with 15 people in ICU and 13 ventilated. Mr. Goddard noted 100 new cases are diagnosed every two to three days. He discussed the incubation period is 10-14 days and after a mitigating effort has been introduced it generally will take up to 21 days before results are seen. Mr. Goddard noted the community is currently at day 12 since the masking ordinance was passed, but he believes he is seeing a slowing of the number of cases. He noted much of the effectiveness of the masking ordinance is dependent upon compliance, he thanked the community for compliance, and expressed his opinion wearing a mask will make a difference. Mr. Goddard urged leaders in Southwest Missouri to follow the example of Springfield and enact a masking ordinance. He noted he has had ongoing conversations with the CDC regarding the Great Clips exposure and the CDC will be coming to Springfield on Thursday, July 30, 2020 to study the models the Public Health Department has developed for contract tracing and share lessons they have learned. Mr. Goddard noted two weeks ago City Council approved a budget adjustment to hire staff and noted he is making progress on hiring staff. He noted the Health Department is still behind, but they are making up ground.

Mayor Pro Tem Ferguson asked the potential development for a vaccine for COVID-19.

Mr. Goddard noted there are three vaccine candidates entering phase 3. He explained the testing phases. Mr. Goddard noted there needs to be at least a 50% improvement over the placebo before the vaccine can go forward. He noted a vaccine looks promising and it is very difficult to get a vaccine to this stage. Mr. Goddard noted there are 164 in other areas of testing.

Mayor Pro Tem Ferguson asked what the timeline is on a potential vaccine moving through phase 3.

Mr. Goddard noted in a perfect situation vaccines would be available to the highest risk candidates in late fall or early winter and up to full scale during the first quarter of 2021. He noted currently the belief is the vaccine will take multiple doses.

The following bills appeared on the agenda under Second Reading Bills.

Mayor McClure issued a public apology to Cheryl Clay and noted it was not his intent to be disrespectful to Ms. Clay at the July 13, 2020 City Council meeting.

**Glenstone and
Kearney
Community
Improvement
District**

Sponsor: McGull. City Council Bill 2020-161.

A Special Ordinance approving a Petition to Establish the Glenstone and Kearney Community Improvement District; declaring the 4.54 acres in said District to be a blighted area and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare; authorizing the City Manager to execute a Cooperative Agreement between the City, the Glenstone and Kearney Community Improvement District, and Missouri Commercial Development, LLC; and directing the City Clerk to notify the Missouri Department of Economic Development of the creation of the District. (Staff recommends approval.)

Mayor McClure noted public hearing was held on July 13, 2020 on the proposed and it is now in front of City Council for consideration. He asked for questions or comments from members of City Council.

There being no questions or comments, Mayor McClure called for a roll call vote.

City Council Bill 2020-161. Special Ordinance 27359 was approved by the following roll call vote: Ayes: Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear, McGull, Simpson and McClure. Nays: None. Absent: None. Abstain: None.

**Kay Pointe Place
Community
Improvement
District**

Sponsor: Ferguson. City Council Bill 2020-162.

A Special Ordinance approving a Petition to Establish the Kay Pointe Place Community Improvement District; authorizing the City Manager to execute a Cooperative Agreement between the City and the Kay Pointe Place Community Improvement District, and Carleton Resources, LLC; and directing the City Clerk to notify the Missouri Department of Economic Development of the creation of the District. (Staff recommends approval.)

Mayor McClure noted public hearing was held on July 13, 2020 on the proposed and it is now in front of City Council for consideration. He asked for questions or comments from members of City Council.

There being no questions or comments, Mayor McClure called for a roll call vote.

City Council Bill 2020-162. Special Ordinance 27360 was approved by the following roll call vote: Ayes: Ferguson, Fisk, Hosmer, Ollis, Lear, McGull, Simpson, Schilling and McClure. Nays: None. Absent: None. Abstain: None.

**The Ridge at Ward
Farm Community
Improvement
District**

Sponsor: Schilling. City Council Bill 2020-163.

A Special Ordinance approving a Petition to Establish the Ridge at Ward Farm Community Improvement District; authorizing the City Manager to execute a Cooperative Agreement between the City, the Ridge at Ward Farm Community Improvement District, and RW Developments, LLC; and directing the City Clerk to notify the Missouri Department of Economic Development of the creation of the District. (Staff recommends approval.)

Mayor McClure noted public hearing was held on July 13, 2020 on the proposed and it is now in front of City Council for consideration. He asked for questions or comments from members of City Council.

Councilman Schilling asked for a visual of the proposed. He noted he had a constituent contact him noting he had heard numerous explosions. Councilman Schilling noted there are now numerous rock ridges.

There being no further questions or comments, Mayor McClure called for a roll call vote.

City Council Bill 2020-163. Special Ordinance 27361 was approved by the following roll call vote: Ayes: Fisk, Hosmer, Ollis, Lear, McGull, Simpson, Schilling, Ferguson and McClure. Nays: None. Absent: None. Abstain: None.

**Commercial Street
Parking Lot and
Pedestrian
Alleyway
Improvement
Project**

Sponsor: Ferguson. City Council Bill 2020-164.

A Special Ordinance approving the plans and specifications for the Commercial Street Parking Lot and Pedestrian Alleyway Improvement Project; accepting the bid of Hunter Chase & Associates, Inc., in the amount of \$522,660.40, for the project; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

Mayor McClure noted public hearing was held on July 13, 2020 on the proposed and it is now in front of City Council for consideration. He asked for questions or comments from members of City Council.

There being no questions or comments, Mayor McClure called for a roll call vote.

City Council Bill 2020-164. Special Ordinance 27362 was approved by the following roll call vote: Ayes: Hosmer, Ollis, Lear, McGull, Simpson, Schilling, Ferguson, Hosmer and McClure. Nays: None. Absent: None. Abstain: None.

**Mosaic Artwork
from the
Commercial Club**

Sponsor: Ferguson. City Council Bill 2020-165.

A Special Ordinance authorizing the City Manager, or his designee, to accept a donation of mosaic artwork valued at \$15,000.00 from the Commercial Club of Springfield, Missouri, for inclusion in sidewalk construction and enhancement in the Commercial Street area.

Mayor McClure noted public hearing was held on July 13, 2020 on the proposed and it is now in front of City Council for consideration. He asked for questions or comments from members of City Council.

There being no questions or comments, Mayor McClure called for a roll call vote.

City Council Bill 2020-165. Special Ordinance 27363 was approved by the following roll call vote: Ayes: Ollis, Lear, McGull, Simpson, Schilling, Ferguson, Fisk, Hosmer and McClure. Nays: None. Absent: None. Abstain: None.

**Expenditures from
the Commercial
Street Tax
Increment
Financing Special
Allocation Fund**

Sponsor: Ferguson. City Council Bill 2020-166.

A Special Ordinance authorizing expenditures from the Commercial Street Tax Increment Financing Special Allocation Fund for public improvement projects within the Commercial Street Tax Increment Financing District in the amount of \$66,000, which had previously been allocated for the Commercial Street TIF Façade Loan Program. (Staff recommends approval.)

Mayor McClure noted public hearing was held on July 13, 2020 on the proposed and it is now in front of City Council for consideration. He asked for questions or comments from members of City Council.

There being no questions or comments, Mayor McClure called for a roll call vote.

City Council Bill 2020-166. Special Ordinance 27364 was approved by the following roll call vote: Ayes: Lear, McGull, Simpson, Schilling, Ferguson, Fisk, Hosmer, Ollis and McClure. Nays: None. Absent: None. Abstain: None.

**Amending the
Operating Budget
of the City of
Springfield in
various Special
Revenue and
Capital Project
Funds**

Sponsor: Ollis. City Council Bill 2020-167.

A Special Ordinance amending the Fiscal Year 2019-2020 operating budget of the City of Springfield by increasing both revenue and expenses in the amount of \$368,028.00, in various Special Revenue and Capital Project Funds, for the purpose of accounting for certain reimbursements and associated offsetting expenses.

Mayor McClure noted public hearing was held on July 13, 2020 on the proposed and it is now in front of City Council for consideration. He asked for questions or comments from members of City Council.

There being no questions or comments, Mayor McClure called for a roll call vote.

City Council Bill 2020-167. Special Ordinance 27365 was approved by the following roll call vote: Ayes: McGull, Simpson, Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear and McClure. Nays: None. Absent: None. Abstain: None.

**Amending the
Operating Budget
of the City of
Springfield in
General Fund**

Sponsor: Hosmer. City Council Bill 2020-168.

A Special Ordinance amending the Fiscal Year 2019-2020 operating budget of the City of Springfield in the General Fund by increasing both revenue and expenses in the amount of \$146,511.00, for the purpose of adjusting for certain reimbursements and associated offsetting expenses as well as adjusting the salary budget for retirement payouts.

Mayor McClure noted public hearing was held on July 13, 2020 on the proposed and it is now in front of City Council for consideration. He asked for questions or comments from members of City Council.

There being no questions or comments, Mayor McClure called for a roll call vote.

City Council Bill 2020-168. Special Ordinance 27366 was approved by the following roll call vote: Ayes: Simpson, Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear, McGull and McClure. Nays: None. Absent: None. Abstain: None.

**City Utilities
Agreement with
BKD, LLP, for
Professional
Auditing Services**

Sponsor: McClure. City Council Bill 2020-169.

A Special Ordinance authorizing the General Manager of City Utilities of Springfield, Missouri ("City Utilities"), or his designee, on behalf of City Utilities to enter into an agreement with BKD, LLP, to provide professional auditing services to City Utilities for Fiscal Years 2020-2024. If City Utilities is unsuccessful at negotiating the terms and conditions of such a contract with BKD, LLP, then City Utilities will move to do so with RSM US, LLP.

Councilman Lear recused himself due to his prior association with BKD and his son's current association with RSM.

Mayor McClure noted public hearing was held on July 13, 2020 on the proposed and it is now in front of City Council for consideration. He asked for questions or comments from members of City Council.

There being no questions or comments, Mayor McClure called for a roll call vote.

City Council Bill 2020-169. Special Ordinance 27367 was approved by the following roll call vote: Ayes: Schilling, Ferguson, Fisk, Hosmer, Ollis, McGull, Simpson, and McClure. Nays: None. Absent: Lear. Abstain: None.

**Donation from
BSB Tie Company
to SPD**

Sponsor: Simpson. City Council Bill 2020-171.

A Special Ordinance authorizing the City Manager, or his designee, to accept a donation of 700 railroad ties, valued at \$17,780.00, from BSB Tie Company to be used by the Springfield Police Department to improve safety in their training shoot house.

Mayor McClure noted public hearing was held on July 13, 2020 on the proposed and it is now in front of City Council for consideration. He asked for questions or comments from members of City Council.

There being no questions or comments, Mayor McClure called for a roll call vote.

City Council Bill 2020-171. Special Ordinance 27368 was approved by the following roll call vote: Ayes: Ferguson, Fisk, Hosmer, Ollis, Lear, McGull, Simpson, Schilling and McClure. Nays: None. Absent: None. Abstain: None.

Councilman Hosmer requested a thank you letter be sent to BSB Tie Company for their donation to the Springfield Police Department.

The following bill appeared on the agenda under Resolutions.

**Grant Avenue
Parkway Delay**

Sponsor: Schilling. City Council Bill 2020-174.

A resolution delaying the acceptance and processing of applications for demolition, new construction, re-platting of property, including lot combinations, and rezoning for a period of one hundred eighty (180) days from the date of passage of this Resolution for those properties which abut the Grant Avenue Parkway Area, to allow time to seek input from area residents, property owners, design professionals and interested citizens regarding the Grant Avenue Parkway concept design and for staff to present a report to City Council regarding the Parkway concept, development constraints and opportunities in this area.

Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. She noted it delays acceptance and processing for 180 days of applications for demolition, new construction, re-platting, and rezoning to allow for time to gather public input and prepare recommendations for City Council. Ms. Smith noted the appeal process for applicants.

Cora Scott, Director of Public Information and Civic Engagement, provided a brief overview of the proposed. She noted the Grant Avenue Parkway project is a three-mile stretch connecting Downtown Springfield to the Wonders of Wildlife National Museum and Aquarium with various neighborhoods, parks, and Greenway connections. Ms. Scott noted the November 2019 grant award notification for this project and currently the City is coordinating with Missouri Department of Transportation (MoDOT) and the Federal Highway Administration (FHWA). She noted the City is currently seeking a contract a Project Consultant and she reviewed the role of the Project Consultant. Ms. Scott reviewed the process and the community engagement plan associated with the Grant Avenue Parkway project.

Mayor Pro Tem Ferguson asked where the first public engagement meeting will be held.

Ms. Scott noted the first meeting will be a virtual meeting on August 18, 2020 and a time has not yet been set.

Mayor Pro Tem Ferguson clarified the meeting will be available on City View or Facebook.

Ms. Scott answered affirmatively.

An opportunity was given for citizens to express their views. There being no speakers the public hearing was declared closed.

There being no questions or comments from City Council members, Mayor McClure called for a roll call vote.

City Council Bill 2020-174. Resolution 10517 was approved by the following roll call vote: Ayes: Fisk, Hosmer, Ollis, Lear, McGull, Simpson, Schilling, Ferguson and McClure. Nays: None. Absent: None. Abstain: None.

EMERGENCY BILLS

PUBLIC IMPROVEMENTS

GRANTS

AMENDED BILLS

The following bill appeared on the agenda under City Council Bills for Public Hearing.

Rezoning 3146 South Golden Avenue

Sponsor: Schilling. City Council Bill 2020-175.

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 5 acres of property generally located at 3146 South Golden Avenue from GM, General Manufacturing to O-1, Office District; establishing Conditional Overlay District No. 188; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.) (By: OIP Golden, LLC; 3146 South Golden Avenue; Z-16-2020 w/COD #188.)

Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. She noted the proposed is a rezoning for a church currently located in a General Manufacturing (GM) district. Ms. Smith noted the intended use is for a private K-6 school and a GM permit allows churches, but not schools. She noted the area is appropriate for light industrial and the Conditional Overlay District (COD) will require a traffic impact study at the time of development.

Councilman Hosmer asked for clarification on the difference between churches and schools in a GM zone.

Ms. Smith answered a church is allowed in every zoning district unless it is a planned development and the planned development specifically prohibits churches. She expressed her belief churches have been consistently treated differently than a school.

An opportunity was given for citizens to express their views.

Derek Lee appeared to answer any questions City Council may have. There were no questions from City Council.

There being no further speakers the public hearing was declared closed.

The following bills appeared on the agenda under First Reading Bills.

**Amending City
Code Chapter 74
to Lead Poisoning**

Sponsor: Council. City Council Bill 2020-176.

A general ordinance amending the Springfield City Code Chapter 74, 'Nuisance and Housing Code,' Article I, 'In General,' Section 74-1, to redefine 'Lead-bearing substance' and 'Lead hazard' to cross-reference definitions in state law, and Article IV, 'Lead Poisoning,' Section 74-171, to replace "elevated blood lead toxicity" with "lead poisoning," and Section 74-178, to delete "lead toxicity" as redundant to "lead poisoning."

Rhonda Lewsader, City Attorney, provided a brief overview of the proposed. She noted several month ago updated building codes were being reviewed and adopted and Mayor Pro Tem Ferguson asked City staff to review if the City code sections regarding lead poisoning were consistent with state and federal law. Ms. Lewsader noted Assistant City Attorney Duke McDonald completed a review and found a small difference in the City code definition of lead-bearing, lead hazard, and lead toxicity. She noted the proposed would change verbiage to reflect that of state and federal law.

Mayor Pro Tem Ferguson expressed her gratitude to Ms. Lewsader and her department.

An opportunity was given for citizens to express their views. There being no speakers the public hearing was declared closed.

**Hunt Branch
Trunk Sewer
Project**

Sponsor: Lear. City Council Bill 2020-177.

A special ordinance declaring the necessity of condemning rights-of-way over, under, and through the properties herein described for the purpose of constructing and maintaining sanitary sewers in the Hunt Branch Trunk Sewer Project, #5PW5716; and authorizing certain officers, or their designees, to do all things necessary to carry out the terms of this Ordinance.

Errin Kemper, Director of Environmental Services, provided a brief overview of the proposed. He noted the urban service area was established in 1984 between the City and Greene County. Mr. Kemper noted in 2005 the area was amended to include the Hunt Branch Watershed. He noted the 2005 proposed listed many owners requesting sewer service and the City worked through 2008 to acquire easements and come to agreements with property owners. Mr. Kemper noted there was one property owner the City was not able to gain an easement from. He explained the sewer was to be gravity fed and the hold out property was in the valley and therefore, the City was not able to move forward or provide sewer service to any other property owner. Mr. Kemper noted in 2017 Environmental Services (ES) began to pursuing easements on the one remaining property, as they had continued to receive inquiries for public sewer service. He noted ES has been in discussion with the property owner and the property owner's attorney, but have not been able to reach an agreement for the value of the easements. Mr. Kemper noted City Council passed a condemnation bill in 2008, but the condemnation bill passed in 2008 was tied to a specific legal description that has now changed. He noted the proposed re-confirms the condemnation authority and will allow a third party to mediate negotiations.

Mayor McClure asked how the proposed would impact any possible annexations.

Mr. Kemper answered any person who connected to public sewer is required to complete a form agreeing to submit to annexation.

Councilman Schilling clarified the City was offering \$19,000 for the easements to the property owner, but the property owner wanted over \$300,000.

Mr. Kemper answered affirmatively.

Councilman Schilling asked if the three properties in question were open to commercial development as there was is such a large discrepancy between the City's offer and the property owner's request.

Mr. Kemper answered he could not speculate how the property owner arrived at their monetary request. He noted the City contacted an appraiser to review the property and requested easements.

An opportunity was given for citizens to express their views.

Elizabeth Link spoke in favor of the proposed. She encouraged City Council to vote yes and noted she had been waiting for several years for the proposed in order to begin construction on a senior living development. Ms. Link noted she has a market study indicating there are 400 seniors living within a five-mile radius in need of the service her company will be providing. She also noted the facility will employ 40-50 people full-time.

Eddie Tims spoke in favor of the proposed. He noted he is a resident of Springfield and the architect on the facility Ms. Link referenced. Mr. Tims expressed his opinion the proposed will increase property value, there are other property people are waiting to develop because of the need for public sewer, and although no one likes condemnation, the one property owner holding out is restricting economic growth.

Zach Fisher spoke in favor of the proposed. He noted he is a resident of Springfield and works as Director of Development for Foster Development. Mr. Fisher noted the aforementioned project is a \$35-36 million dollar project and will provide beds for 100 assisted living and memory care patients and 45 independent living residents. He noted this project will add to the tax base. Mr. Fisher noted his company focuses on keeping business local and utilizes local talent, local merchants for supplies, and local and regional financial institutions. He encouraged City Council to vote yes on the proposed.

There being no further speakers the public hearing was declared closed.

**West Meadows
Trail and Parking
Lot Improvements**

Sponsor: Ferguson. City Council Bill 2020-178.

A special ordinance approving the plans and specifications for the West Meadows Trail and Parking Lot Improvements, Plan No. 2018PW0077; accepting the bid of Emery Sapp & Sons, Inc., in the amount of \$405,508.60, for construction of said project; and authorizing the City Manager, or his designee, to enter into an agreement with such bidder.

Jonathan Peitz, Professional Engineer, provided a brief overview of the proposed. He noted the project extends from Fort Street to just south of the railroad tracks and includes a 10-foot wide concrete path with two-foot gravel shoulders on each side. Mr. Peitz noted the project will build 2,000 linear feet of new trail as well as a parking lot at Fort and a kiosk to represent West Meadows. He noted bids were solicited and opened on July 7, 2020 and two bids were received. Mr. Peitz noted the proposed is funded by the Missouri Department of Natural Resources Recreational Trails Grant and the 1/8 cent sales tax alternative transportation program.

An opportunity was given for citizens to express their views. There being no speakers the public hearing was declared closed.

PETITIONS, REMONSTRANCES, AND COMMUNICATIONS

John Holt wishes to address City Council. Mr. Holt did not appear.

Melanie Taylor spoke against the masking mandate. Ms. Taylor noted she belongs to a group who spoke to City Council at the July 13, 2020 City Council meeting and stated after the City Council meeting she spoke with her group and the general feeling was disheartened and feeling City Council did not hear them express what they thought or what they see. Ms. Taylor noted her group is very aware of COVID-19 and spent months researching the virus, the number, and the survival rate. She expressed her opinion the Mayor and City Council put people in a position to fear the current state.

Ms. Taylor expressed her opinion the action of City Council has caused a lot of excitement in the community and her group has gained an additional 1,800 members. She encouraged City Council to listen to the people and expressed her belief the COVID-19 statistics do not justify the mask mandate.

Jerusha Azjita wishes to address City Council. Mr. Azjita did not appear.

Michael Hasty spoke against the masking ordinance. Mr. Hasty noted he did not have a chance to speak at the last City Council meeting on July 13, 2020. He noted his is a veteran and expressed his opinion City Council has overstepped their authority. Mr. Hasty noted during the last City Council meeting one of the City Councilmen noted authority for the mandate comes from the 1905 Supreme Court case *Jacobson v. Massachusetts*. He noted the case is 115 years old and was during the Smallpox epidemic and in 1905 the leading cause of death was infectious diseases and public health was not organized at a federal level. Mr. Hasty noted the medical field had little to offer the public until 1938 and the discovery of penicillin. He referenced the 1927 Supreme Court case *Buck v. Bell* which upheld mandatory sterilization of the “feeble minded” in order to protect public health as an example of mandatory ordinances passed in the name of public health. Mr. Hasty noted according to the CDC website, the leading cause of death in 2019 was heart disease and he has not witnessed any mandatory ordinances to address people’s bad eating habits—because that is their choice. He noted second is cancer, but there are no actions being taken to stop people from smoking. Mr. Hasty expressed his opinion the COVID-19 statistics do not warrant a masking ordinance.

Eric Harleman wishes to address City Council. Mr. Harleman did not appear.

Amanda Douglas spoke against the masking ordinance. Ms. Douglas expressed her opinion the media and others enamored with the coronavirus are sensationalizing the virus in a harmful way. She expressed her belief the deaths are in no way less tragic, than any other deaths, but also not any more unique. Ms. Douglas noted her brother was a Marine and gave his life fighting for the country and for freedoms that many today would like to squander for a false sense of security from a self-seeking, big government. She expressed her belief people have been affected more by the reaction to the virus than by the virus itself. Ms. Douglas referenced numerous studies by various doctors noting the negative affects of masking. She cited statistics from the CDC website noting at 99% survival rate. Ms. Douglas expressed her concern why government from local to federal are imposing Draconian measures for a virus with a 99% survival rate. She expressed her opinion the logic does not add up and because the science and the facts do not seem to matter to the policies made, it leaves her to conclude the actions are beyond the natural world expressing her belief in a demonic spirit.

Melissa Garrett spoke against the masking ordinance. Ms. Garrett noted she is a veteran with a traumatic brain injury. She expressed concern over people with disabilities wearing a face mask and cited reasons from the CDC website why a person with disabilities may not be able to wear a face mask. Ms. Garrett noted there have been masking policies developed federally, at the state level, the local level, and by

private businesses. She noted the ADA does not have any rules addressing masking; therefore, the government must consider reasonable accommodations. Ms. Garrett expressed her opinion City Council passed the masking ordinance without consideration of people's religious beliefs. She posed the question if COVID-19 is so dangerous, why has the homeless population not been decimated. Ms. Garrett cited numerous pandemics and noted there was not a masking ordinance passed during any of the previous pandemics.

Debra Buckner spoke against the masking ordinance. Ms. Buckner noted she is speaking to City Council on behalf of children. She noted the summer school program is currently in session and meeting five days a week and asked what changes on August 24, 2020 that students will only be able to attend classes two days per week. Ms. Buckner noted if masks work, students should be able to attend the full five days per week. She expressed her concern if a child is at home with an abusive caretaker, the child no longer has the release to go to school, the child is now trapped with the abuser. Ms. Buckner expressed her opinion some children need hands on learning and some children to not have assistance at home to help with schoolwork or computer-based learning. She also expresses her opinion, parents need to work and schools have often provided before and after school care. Ms. Buckner expressed her opinion the masking ordinance is creating a divide and hate in the community.

Dustin Gavisk wishes to address City Council. Mr. Gavisk did not appear.

Marc Falmer spoke against the masking mandate. Mr. Falmer noted wearing a mask is against his religious beliefs. He cited scenarios in which masking violates his religious beliefs. Mr. Falmer expressed his opinion a person's greatest fear should be God.

Aviah LaBrie wishes to address City Council. Ms. LaBrie did not appear.

Dixie George wishes to address City Council. Ms. George did not appear.

Jim Palmisano spoke against the masking ordinance. Mr. Palmisano noted he had visited the WHO and CDC and noted masks do not protect from COVID-19. He noted he visited the WHO website today and the WHO makes no recommendation for common people to wear a mask. Mr. Palmisano expressed his opinion it is fraud to force people to wear a mask and stated doctors all over the country will tell you a mask does nothing to protect a person from a virus. He expressed his belief people have been terrorized by the media and now by City Council. Mr. Palmisano noted AG Barr stated an emergency declaration does not suspend the American constitution. He expressed his opinion each person has the right to manage his or her health and safety according to conscious and beliefs. Mr. Palmisano asked City Council to repeal the masking ordinance. He expressed his opinion the purpose of government is to defend a person's rights.

Councilman Hosmer noted all City Council members are sworn to uphold the United States constitution and the Missouri constitution as part of the oath of office. He also noted several City Council members have also sworn to uphold the constitution because of the job held or from former military service. Councilman Hosmer asked Mr. Palmisano what constitutional right is City Council violating.

Mr. Palmisano answered City Council is violating people's constitutional rights.

Councilman Hosmer asked which constitutional provision is being violated.

Mr. Palmisano answered he has no constitutional rights. He has rights granted by the Creator and the Declaration of Independence. He noted he has the right to move and be free as he wills.

Councilman Hosmer posed the question if he had a completely contagious disease, is he free to go where he pleases.

Mr. Palmisano noted he stands corrected and there are provisions. He noted there is quarantine.

Councilman Hosmer asked is quarantine not more severe than requiring someone to wear a mask.

Mr. Palmisano answered he did not see the correlation.

Amanda Newsom wishes to address City Council. Ms. Newsom did not appear.

Trevion Burnett wishes to address City Council. Mr. Burnett did not appear.

Darius Burnett wishes to address City Council. Mr. Burnett did not appear.

Kris Palmer wishes to address City Council. Ms. Palmer acknowledged Mayor McClure's apology to Cheryl Clay. She expressed her opinion the Police Citizen Review Board is important for accountability with the Springfield Police Department (SPD) and she fully supports the intent of the review board. Ms. Palmer expressed her opinion Chief Williams selects the citizens for the review board and this creates bias. She expressed her opinion the citizens on the review board should not be connected to law enforcement in any way so that law enforcement is not policing themselves. Ms. Palmer expressed her optimism for positive outcome from the meeting and questions posed to City Council from the NAACP.

Kimberly Woodman wishes to address City Council. Ms. Woodman expressed concern for increasing racial violence in Springfield. She noted on July 5, 2020 a white supremacy banner was hung on a bridge on Kansas Expressway and expressed her opinion the effects are still being felt even though police quickly removed the banner. Ms. Woodman noted on July 13, 2020 a racially motivated brawl in Springfield and expressed her opinion the brawl resulted in many appalling social media posts. She noted on July 22, 2020 a black 12-year-old boy on a bicycle hit by a white woman in a

car flying a confederate flag. Ms. Woodman relayed the mother of the boy reported the incident to the police and was told the incident was not high on the police priority list and she expressed her wish for these types of incidents to be high on the police priority list. She expressed her opinion by staying silent about these types of incidents it is a means of agreement. Ms. Woodman noted there are signs posted in Springfield about wearing masks and asked if signs could be posted about unifying the City and about being anti-racist. She asked if City Council could make a more public stance against racism. Ms. Woodman asked City Council to focus on crime and poverty in Springfield as a long-term goal in order to make Springfield a healthy community.

Thomas “Alex” Haines noted his is with United Community Change and would like to address City Council regarding police reform and body cameras. Mr. Haines expressed his opinion body cameras for police would benefit citizens, police, and the community. He noted the rise of recording interactions between individuals and posts on social media. Mr. Haines expressed his opinion if police will be wearing body cameras then they should have a voice at the table rather than relying on snippets posted on Facebook. He expressed his opinion police body cameras can provide transparency for the police, as well as for citizens and the community. Mr. Haines expressed his opinion footage from police body cameras could depict police brutality, but also police bravery, correct behavior, and professionalism. He expressed his opinion implementing body cameras for police will lead to trust from the community, especially if the cameras cannot be turned off and on by the officers. Mr. Haines posed several questions to City Council regarding police body cameras.

Councilman Simpson asked Jason Gage, City Manager, the current status of body cameras for the Springfield Police Department (SPD).

Mr. Gage answered implementing body cameras in Springfield is a \$1 million dollar project and requires vetting of venders, then submission of proposals from venders (usually a couple week process), review of proposals (usually one to two weeks), present proposal to City Council for action, and then the timeframe as outlined by the selected vender to provide body cameras as outlined in their proposal. He noted there may be a high demand for body cameras currently and is unsure if that will affect SPD. Mr. Gage noted operational policies for body cameras can be developed simultaneously during the vender vetting process. He noted the entire process will take a few months.

Councilman Simpson asked if a retreat to discuss many issues, including the underlying root causes of crime, is still going to be held.

Mr. Gage answered affirmatively and noted the City is working on a scientifically valid survey from the community and gathering a broad range of data and input.

Mia Jones noted she is the founder of United Community Change (UCC). Ms. Jones noted UCC strives for unity and justice for all in the community. She expressed her opinion Mayor McClure’s behavior toward Cheryl Clay at the City Council meeting on July 13, 2020 was shocking and offensive. Ms. Jones expressed her opinion Mayor McClure’s behavior demonstrated a lack of concern for the issues Ms. Clay was

presenting. She noted she did witness Mayor McClure speak at a faith-based meeting and expressed her opinion he did a 360 in expressing himself and his concerns for the community and Ms. Jones now believes there are some common values she shares with Mayor McClure. She commended Mayor McClure's proactive apology to Ms. Clay and expressed her desire the Mayor's actions may restore some of the hope lost in the community and City Council will work with UCC in all areas concerning justice and equality in the community. Ms. Jones listed four UCC demands and asked City Council to review the demands.

Denzel Ransom noted he is 19 and has lived in Springfield his entire life. Mr. Ransom expressed his opinion Springfield needs to be more progressive, especially in its leadership. He expressed concern for the growth of Springfield. Mr. Ransom noted he will be a sophomore at the University of Missouri (UM) in Columbia, Missouri. He expressed his opinion after completing his first year at UM and returning to Springfield he noticed how far behind Springfield is. Mr. Ransom expressed his opinion Columbia is preparing for the future, especially with outside and cultural growth. He expressed his opinion people of his generation are seeking progressiveness and as Springfield is lacking in progressiveness, people of his generation are not going to choose to live in Springfield.

Councilman Lear thanked Mr. Ransom for his enthusiasm and expressed his agreement with Mr. Ransom. He expressed his opinion it is the younger generation who will drive the City into what it will be. Councilman Lear noted the City is in the middle of developing a comprehensive plan and expressed his opinion the City does need to include voices from younger people in order to move the City to an inclusive and inviting community.

Tim Havens spoke to City Council regarding the Springfield Police Department (SPD). Mr. Havens noted Paul Williams has been the Police Chief for 10 years and expressed his opinion there should be a performance review of SPD under Chief Williams tenure. He reviewed reports and statistics related to crime. Mr. Havens expressed his opinion based on the number of citizens speaking to City Council regarding police reform, there is an issue with SPD. He expressed his opinion based on satisfaction surveys and crime reports Chief Williams has not been successful in his position and posed the question to City Council of why Chief Williams is still employed with the City. Mr. Havens expressed his opinion Chief Williams is still employed because of status quo and because City Council does not have time for sweeping changes to bring Springfield into the 20th century. He listed many reasons he believes are indicators why City Council does not relieve Chief Williams of his duties.

Councilman Hosmer asked Mr. Havens if he understands City Council does not hire the Police Chief.

Mr. Havens responded City Council hires the City Manager and the City Manager hires the Police Chief.

Councilman Hosmer asked Mr. Havens if he thinks SPD want crime to increase.

Mr. Havens answered no, but his contention is SPD is brutal and racist.

Councilman Hosmer noted crime is increasing and asked Mr. Havens if he believes SPD officers are not doing their job.

Mr. Havens answered he did not know, and he wished he did. He noted statistics indicate crime is increasing.

Councilman Hosmer expressed his opinion it is not fair to criticize Springfield police officers and noted they do a good job in very trying circumstances. He expressed his opinion there are problems with SPD and there are things that should be done differently, but the officers are doing the best job they can under the circumstances they find themselves in. Councilman Hosmer noted due to budget issues, Springfield has fewer officers than the community should have. He noted this leads to less community policing, lower enforcement of laws, and higher crime. Councilman Hosmer noted these problems are not because of Chief Williams or the officers, but because of a funding issue. He expressed to Mr. Havens to ask for Chief Williams to be removed because crime is increasing, does not make any sense.

Mr. Havens responded based on the statistics he cited, whoever is the leader of the team is responsible for the job not getting done.

NEW BUSINESS

UNFINISHED BUSINESS

MISCELLANEOUS

CONSENT AGENDA FIRST READING BILLS

CONSENT AGENDA ONE READING BILLS

The following bill appeared on the agenda under Consent Agenda Second Reading Bills.

**Encroachment
License with
Three-D
Development at
401 South Avenue**

Sponsor: Ferguson. City Council Bill 2020-170.

A Special Ordinance authorizing the City Manager, or his designee, to enter into a Cost Share Agreement with Springfield Public Schools to share the costs associated with sidewalk construction along Smith Street, near Hillcrest High School, with the City's expected contribution to be \$21,335; and amending the budget of the Department of Public Works for Fiscal Year 2020-2021 in the amount of \$21,335 to appropriate Springfield Public Schools' contribution to the costs.

END OF CONSENT AGENDA.

Motion to Adjourn Councilman McGull moved to Adjourn. Councilman Simpson seconded the motion, and it was approved by the following vote. Ayes: Ollis, Lear, McGull, Simpson, Schilling, Ferguson, Fisk and McClure. Nays: Hosmer. Absent: None. Abstain: None. The meeting adjourned at 8:45 p.m.

Prepared by
Monica Paxton

Anita J. Cotter, CMC/MRCC
City Clerk

DRAFT

July 28, 2020
Springfield, Missouri

The City Council met in special session July 28, 2020 at Historic City Hall. The meeting was called to order by Mayor Ken McClure.

Roll Call

Present. Abe McGull, Matthew Simpson*, Mike Schilling*, Phyllis Ferguson*, Jan Fisk*, Craig Hosmer, Richard Ollis*, Andrew Lear* and Ken McClure. Absent. None.

*Members attending via videoconference.

**Budget
Amendment for
Springfield-Greene
County Health
Department**

Sponsor: Ollis. Council Bill 2020-179.

A special ordinance amending the budget of the Springfield-Greene County Health Department for Fiscal Year 2020-2021 in the amount of \$2,748,859.00 to appropriate funds from the Public Health Fund balance to provide additional staff to respond to COVID-19; and declaring an emergency pursuant to City Charter Section 2.12.

Clay Goddard, Director of Public Health and Welfare, provided a brief overview of the proposed. Mr. Goddard explained when there is a public health crisis a Public Health Director will have a period of time when he/she will have to work with the resources present, but he/she knows there is federal funding in the pipeline. He noted it is how you get to the federal funding at the ground level that will define your response. Mr. Goddard noted when he heard the CARES Act funding had been approved by Congress, he knew money was on the way and would help as he continued to navigate his response to COVID-19. Mr. Goddard noted discussion on how to use federal funding would be built around the pillars of testing, containment, and mitigation. He noted testing and containment are expensive and labor intensive. Mr. Goddard noted he appeared before City Council 15 days ago and was asked by Councilman Lear if he was sure he was asking for enough money and at that time he had been in conversations with county commissioners about the CARES Act dollars that are under their control. Mr. Goddard noted he has also been having discussions with the state. He noted these funds are not quite ready to access, there is a process to access the funds, and there will be standards to be met in case of a potential Department of Treasury audit. Mr. Goddard explained how he has typically seen federal funds deployed and why he believes there has been a barrier to funds so far. He explained during the anthrax scare in 2001, federal funds flowed to the state, then to the Department of Health, and to the local levels with very detailed deliverables. Mr. Goddard explained the process was similar during the pandemic of H1N1. He noted this is not the current situation. Mr. Goddard explained federal funds have been sent to county governments to distribute to their local branches of government and not-for-profits; therefore, this has created an extra process and slowed the distribution of funds. He noted there has been a significant increase in the disease in the month of July, and he would like to move quickly in order to be prepared for any potential spike in the fall. Mr. Goddard noted the reason for the original budget adjustment was to fund disease investigation, laboratory capacity, and testing. He noted the proposed is for contact tracing and Katie Towns, Assistant Director of Health, will provide a brief overview.

Mayor McClure clarified the proposed is using funds from the Health Department's reserves and the intent is some, or all, of the money would be reimbursed through the CARES Act or any other sources.

Mr. Goddard answered affirmatively, but noted there are not any guarantees the money will be reimbursed. He noted he presented to the County Commission on Friday morning and as a matter of understanding of the gravity of the situation, the County Commission has asked him to apply for funds in the Healthcare round of funding rather than the originally scheduled last round of funding.

Mayor McClure asked Mr. Goddard to explain the process for applying for funds from the County.

Mr. Goddard explained the application process opened a week ago, there are different categories of reimbursement, and an advisory committee reviews all applications and makes the decisions on funding.

Councilman Simpson asked about rapid antigen tests for diagnostic purposes and if there have been any changes.

Mr. Goddard answered there was a conversation with the state Health Department last Friday regarding testing technology and there is agreement testing technology will continue to evolve. He noted Washington University in St. Louis is working on a saliva-based test. He noted he verbalized to the state need testing capacity in the community, cannot rely on commercial vendors because some of the major labs have had significant delays recently. Mr. Goddard noted the state Health Department agreed and they do have funds to provide assistance.

Katie Towns, Assistant, provided a brief overview of the proposed. Ms. Towns explained some of the Public Health Fundamentals, explain the disease investigation process, and define epidemiology and contact tracing. She noted epidemiology identifies the source and transmission of the disease, monitors and tracks the disease, and develops guidelines to slow the spread of the disease. Ms. Towns explained contact tracing identifies people who have come in contact with a positive individual and initiates quarantine and symptom monitoring to slow the disease spread. She noted staff at the Public Health Department have monitored illnesses such as influenza and Hepatitis A as dictated by statistics and state statutes; however, the addition of COVID-19 has created a large need. Ms. Towns reviewed the Health Department's Disease Investigation Model. She noted the proposed is a request to expand the Epi-Extender Team or what many people think of as "contact tracing" with a contracted company. Ms. Towns noted if the proposed is passed it would allow some of the staff at the Health Department to return to their normal duties, as well as manage the high volume of cases in Greene County. She expressed her opinion there will be a spike in the fall due to gatherings, return of students to school, and fall enrollment at colleges and universities and this contract will allow the Health Department to respond accordingly.

Mayor McClure clarified the services provided are on a contract basis.

Ms. Towns answered affirmatively. She noted this is a Government Services Agreement and will only bill for services used.

Mayor McClure clarified the Health Department is estimating \$2.7 million, but will actually be based upon the need and will bill as costs are incurred.

Ms. Towns answered affirmatively. She noted the Health Department is also pursuing the contract on a six-month term.

Councilman Hosmer asked how the volunteers from the healthcare industry and universities fit into this process.

Mr. Goddard answered the volunteers are not a long-term solution, it is a team to address the current backlog of cases and the volunteers are assisting with the Investigation Team (disease investigation), not the Extender Team (contact tracing).

Councilman Hosmer asked if the Health Department is using cell phone data to locate where the infected person has been.

Ms. Towns answered the Health Department does not use cell phone data for tracking.

Councilman Lear asked if there are multiple vendors available, if the Health Department has selected a vendor, and if the Health Department has selected a vendor how was the vendor vetted.

Ms. Towns noted the Health Department began this process months ago and have been in contact with multiple vendors. She noted the selected vendor has had contracts in other states, has worked with the CDC, and has layers of experience in this type of contact tracing.

Councilman Lear asked if any of the staff from the vendor would be people from the local community or if they are people they already have on staff.

Ms. Towns answered the selected vendor will be working with staff they already have but have told Ms. Towns they will be post positions locally and pull from local talent.

Councilman Lear encouraged the Health Department to try to use local talent.

Mr. Goddard noted there are currently positions available from the last funding approval to the Health Department from City Council and they are looking for local talent.

An opportunity was given for citizens to express their views. There being no speakers the public hearing was declared closed.

There being no questions or comments, Mayor McClure called for a roll call vote.

City Council Bill 2020-179. Special Ordinance 27370 was approved by the following roll call vote: Ayes: Simpson, Ferguson, Fisk, Hosmer, Ollis, Lear, McGull, Schilling and McClure. Nays: None. Absent: None. Abstain: None.

Closed Session

Councilman Hosmer moved City Council hold a closed meeting City Council will hold a closed meeting to discuss legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys pursuant to Section 610.021(1), RSMo.; and this meeting, record, and vote shall be closed, and the City Council shall stand adjourned at the end of the closed session.

Councilman McGull seconded the motion, and it was approved by the following roll call vote: Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear, McGull, Simpson and McClure. Nays: None. Absent: None. Abstain: None.

One-rdg. _____
P. Hrngs. X
Pgs. 15
Filed: 07-21-20

Sponsored by: Schilling

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 175

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning
2 map and rules for interpretation,' by rezoning approximately 5 acres of
3 property generally located at 3146 South Golden Avenue from GM,
4 General Manufacturing to O-1, Office District; establishing Conditional
5 Overlay District No. 188; and adopting an updated Official Zoning Map.
6 (Staff and Planning and Zoning Commission both recommend approval.)
7 _____
8

9 WHEREAS, an application has been filed for a zoning change of the 4.95 acres
10 of property generally located at 3146 South Golden Avenue, and more fully described in
11 "Exhibit B," from GM, General Manufacturing to a less intense O-1, Office District with
12 Conditional Overlay District No. 188; and
13

14 WHEREAS, Conditional Overlay District No. 188 shall modify the requirements
15 of the Springfield Land Development Code Section 36-383, O-1, Office District, by
16 requiring that the property described in "Exhibit B" comply with the requirements
17 described in "Exhibit A;" and
18

19 WHEREAS, following proper notice, a public hearing was held before the
20 Planning and Zoning Commission, a copy of the Record of Proceedings from said public
21 hearing being attached hereto and incorporated herein by this reference as "Exhibit C,"
22 and said Commission made its recommendation; and
23

24 WHEREAS, the City has reviewed the applicant's request and prepared a staff
25 report concerning the application which is attached hereto and incorporated herein by
26 this reference as "Exhibit D;" and
27

28 WHEREAS, proper notice was given of a public hearing before City Council, and
29 said hearing was held in accordance with law.
30

31 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
32 SPRINGFIELD, MISSOURI, as follows, that:
33

34 Section 1 – The property described in "Exhibit B," which is attached hereto and
35 incorporated herein by this reference, is hereby rezoned from GM, General
36 Manufacturing, or such zoning district as is designated on the official zoning map
37 adopted by City Council, to O-1, Office District, with Conditional Overlay District No.
38 188. Springfield Land Development Code, Section 36-306, 'Official zoning map and
39 rules for interpretation,' is hereby amended, changed and modified consistent with this
40 Ordinance.

41
42 Section 2 – City Council hereby establishes Conditional Overlay District No. 188
43 which shall contain the requirements and standards provided on "Exhibit A," which is
44 attached hereto and incorporated herein by this reference as though set forth herein.
45 The requirements of Conditional Overlay District No. 188 shall modify the requirements
46 of the Springfield Land Development Code Section 36-400, Office Districts, by requiring
47 the property described on "Exhibit B" to comply with the requirements contained in
48 "Exhibit A."

49
50 Section 3 – City Council hereby directs the City Manager, or designee, to update
51 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
52 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
53 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
54 rules of interpretation.'

55
56 Section 4 – The Official Zoning Map herein adopted shall be maintained and
57 archived in the same digital form in which this Council has approved its adoption.

58
59 Section 5 – This Ordinance shall be in full force and effect from and after
60 passage.

61
62 Passed at meeting: _____

63
64 _____
65 Mayor

66
67 Attest: _____, City Clerk

68
69
70 Filed as Ordinance: _____

71
72
73 Approved as to form: Kyle Tolles, Assistant City Attorney

74
75
76 Approved for Council action: Jason A. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2020- 175

FILED: 07/21/20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 5 acres of property generally located at 3146 South Golden Avenue from GM, General Manufacturing to O-1, Office District and establishing Conditional Overlay District No. 188. (Staff and Planning and Zoning Commission both recommend approval.)

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-16-2020 & CONDITIONAL OVERLAY DISTRICT NO. 188

The applicant is proposing to rezone approximately 4.95 acres of property generally located at 3146 South Golden Avenue from GM, General Manufacturing to O-1, Office District. The applicant intends to lease the property to a K-6 private school.

The O-1 district is designed to be a restrictive district for low intensity office or professional uses which may be located outside the center city adjacent to any of the residential districts, with appropriate buffers and landscaping so as not to create an adverse effect on adjacent residential areas.

The O-1 district is less intense than the current GM, General Manufacturing district.

The Major Thoroughfare Plan classifies Golden Avenue as a secondary arterial.

REMARKS:

The Planning and Zoning Commission held a public hearing on July 16, 2020, and recommended to approve, by a vote of 8 to 0.

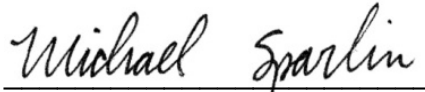
The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. This application is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which designates the subject property as appropriate for Light Industrial, Office and Office-Warehouse. Manufacturing, assembly, office and warehousing activities are included in this category.

2. Approval of this application will allow for further development of this property and promote infill development where investments have already been made in public services and infrastructure.

Submitted by:



Michael Sparlin, Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

EXHIBITS:

- Exhibit A, Conditional Overlay District Provisions
- Exhibit B, Legal Description
- Exhibit C, Record of Proceedings
- Exhibit D, Development Review Staff Report

ATTACHMENTS:

- Attachment 1: Department Comments
- Attachment 2: Neighborhood Meeting Summary

EXHIBIT A

CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-16-2020 & CONDITIONAL OVERLAY DISTRICT NO. 188

The requirements of Section 36-400 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. A Traffic Impact Study shall be submitted at the time of development based on the actual use of the property. Any improvements required based on the study will be required to be constructed or funds escrowed prior to the issuance of a building permit.

EXHIBIT B

LEGAL DESCRIPTION
ZONING CASE Z-16-2020 & CONDITIONAL OVERLAY DISTRICT NO. 188

Beginning at the Southwest corner of the Northwest Quarter (NW1/4) of the Southeast quarter (SE1/4) of Section Four (4), Twenty-eight (28), Range Twenty-two (22), in the City of Springfield, Greene County, Missouri; thence East 50 rods (825 feet); thence North 16 rods (264 feet); thence West 50 rods (825 feet); thence South 16 rods (264 feet) to the Point of Beginning, all being in the City of Springfield, Greene County, Missouri, except right-of-way for Golden Avenue deeded to City of Springfield, in Book 2013 Page 90316-03.

AND EXCEPT:

Beginning at a point 20.00 feet East of the Southwest corner of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Four (4), Township Twenty-eight (28) North, Range Twenty-two (22) West, said point being an existing iron pin on the East right-of-way line of Golden Avenue and South line of said Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4); thence East along the south line of said Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) a distance of 805.00 feet to an existing iron pin; thence West on an interior angle of 00°40'20" to the right, a distance of 804.92 feet to an iron pin set on said East right-of-way of Golden Avenue; thence South along said East-right-of-way line, a distance of 9.44 feet to the Point of Beginning, subject to a Southwestern Bell Telephone Easement, all in Greene County, Missouri.

EXHIBIT C

RECORD OF PROCEEDINGS
ZONING CASE Z-16-2020 & CONDITIONAL OVERLAY DISTRICT NO. 188
Planning and Zoning Commission – July 16, 2020

Z-16-2020 w/COD #188
3146 South Golden Avenue
Applicant: OIP Golden, LLC

Mr. Hosmer stated that this is a request rezone approximately 5 acres of property generally located at 3146 South Golden Avenue from GM, General Manufacturing to O-1, Office District and establishing Conditional Overlay District No. 188. This application is consistent with the Comprehensive Plan which designates the subject property as appropriate for Light Industrial, Office and Office-Warehouse. Manufacturing, assembly, office and warehousing activities are included in this category. The Transportation Plan classifies Golden Avenue as a secondary arterial. The property is not located in a FEMA designated floodplain. A fee in lieu of on-site stormwater detention is not allowed, and detention will be required. The property is not located in a stream buffer area. The O-1 district is designed to be a restrictive district for low intensity office or professional uses which may be located outside the center city adjacent to any of the residential districts, with appropriate buffers and landscaping so as not to create an adverse effect on adjacent residential areas. A Traffic Impact Study shall be submitted at the time of development based on the actual use of the property. Any improvements required based on the study will be required to be constructed or funds escrowed prior to the issuance of a building permit. Staff recommends approval.

Mr. Doennig opened the public hearing.

Derek Lee, 1200 E. Woodhurst Drive representing the owner, noted that churches are allowed, but not schools and the church and a school want to share and there will be no change to the exterior and also here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Z-16-2020 w/COD #188 (3146 South Golden Avenue). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Rose, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Shuler.



Bob Hosmer, AICP
Planning Manager

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING:

CITY COUNCIL PUBLIC HEARING:



JULY 16, 2020

July 27, 2020

CASE: Z-16-2020 w/COD #188

ACRES: 4.95 acres

LOCATION: 3146 South Golden Avenue

EXISTING LAND USE: Church

APPLICANT: OIP Golden LLC

STAFF: Michael Sparlin, Senior Planner
417-864-1091

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).

SUMMARY OF REQUEST:

Request to rezone approximately 5 acres of property generally located at 3146 South Golden Avenue from GM, General Manufacturing to O-1, Office District and establishing Conditional Overlay District No. 188.

FINDINGS FOR STAFF RECOMMENDATIONS:

1. This application is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which designates the subject property as appropriate for Light Industrial, Office and Office-Warehouse. Manufacturing, assembly, office and warehousing activities are included in this category.
2. Approval of this application will allow for further development of this property and promote infill development where investments have already been made in public services and infrastructure.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GM	County M-2	HM	R-SF
LAND USE	Undeveloped land	Manufacturing and light assembly	Undeveloped land	Single-family residence

Development Review Staff Report

GOOGLE AERIAL OF LANDMARKS, BUSINESS, AND ATTRACTIONS:

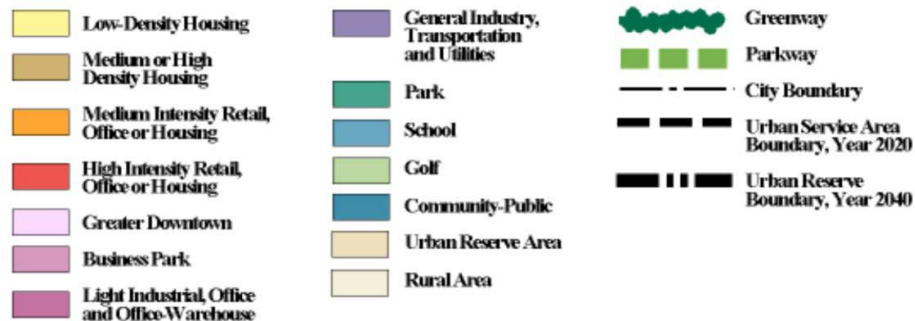
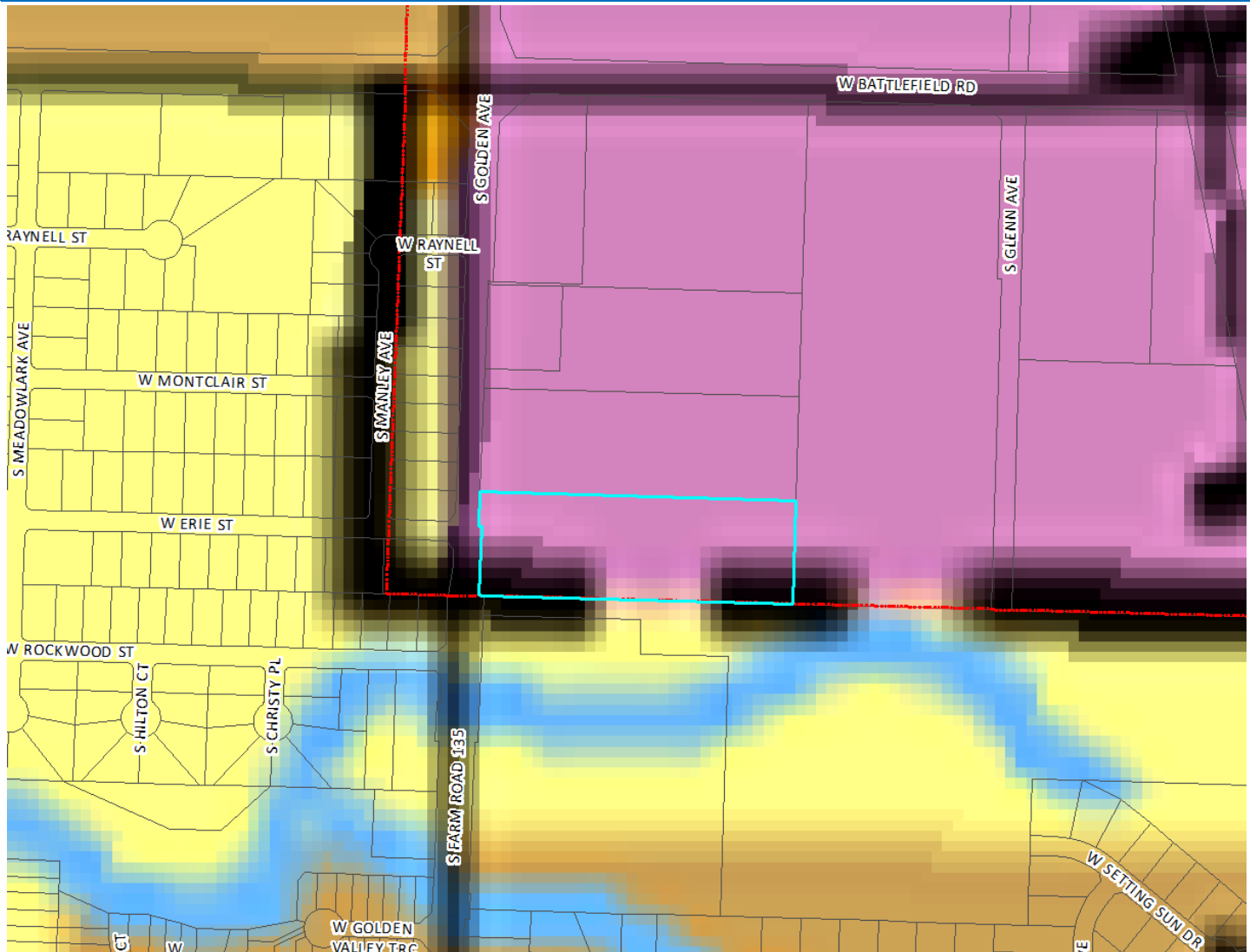


GOOGLE MAPS STREET VIEW:



Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



Development Review Staff Report



PROPERTY HISTORY:

The subject property was originally zoned GM by General Ordinance No. 4494, which was a city-wide rezoning in 1995. The site has not been the subject of a map amendment since that time.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

- (a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:
 1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
 2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
 3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
 4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
 5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
 6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
 7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
 8. Information submitted at the public hearing.

ZONING ORDINANCE OR CODE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR O-1
Minimum Yard Requirements	Twenty-five feet along a street classified as a collector or higher classification street or as required by <u>section 36-453</u> , supplemental open space and yard regulations.
Maximum Structure Height	Thirty-five feet, except that all structures shall remain below a 45-degree bulk plane as measured from the boundary of any R-SF or R-TH district.
Minimum Open Space	20 percent
Use Limitations	All activities and permitted uses except off-street parking and loading facilities, drive-thru facilities and day care activities shall be conducted entirely within a completely enclosed building.
BULK PLANE	BUFFERYARD AND LANDSCAPING
All structures shall remain below a 45-degree bulk plane as measured from the boundary of any R-SF or R-TH district.	No bufferyard is required because the property would be surrounded by higher intensity districts.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* designates the subject property as appropriate for Light Industrial, Office and Office-Warehouse. Manufacturing, assembly, office and warehousing activities are included in this category.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 4.95 acres of property generally located at 3146 South Golden Avenue from GM, General Manufacturing to O-1, Office District and establishing Conditional Overlay District No. 188. The applicant intends to lease the property to a K-6 private school.

Development Review Staff Report



2. The O-1 district is designed to be a restrictive district for low intensity office or professional uses which may be located outside the center city adjacent to any of the residential districts, with appropriate buffers and landscaping so as not to create an adverse effect on adjacent residential areas.
3. The O-1 district is less intense than the current GM, General Manufacturing district.
4. The Major Thoroughfare Plan classifies Golden Avenue as a secondary arterial.
5. Approval of this application will allow for further development of this property and promote infill development where investments have already been made in public services and infrastructure.
6. The proposed rezoning was reviewed by City departments, whose comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

All neighborhood meetings have been cancelled due to the Mayor's Proclamation of Civil Emergency. Property owners were mailed a comment card to provide their comments. A summary of the meeting is attached (Attachment 2).

PUBLIC NOTIFICATIONS:

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

Notices sent to property owners within 185 feet:

Mailed: 7

Returned: 0

Development Review Staff Report



DEPARTMENT COMMENTS:

ATTACHMENT 1

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No objections to rezoning request.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Clean Water Services has no objections to the proposed rezoning. The subject property has access to public sewer.

FIRE DEPARTMENT:

Fire has no issues with the proposed rezoning.

CITY UTILITIES:

City Utilities has no issues with the proposed rezoning.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The property is in the Inman Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention is not allowed and detention will be required. Water quality is required if adding an additional acre of impervious area. The property is not located in a stream buffer area.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	Inman Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	No
Is stormwater fee in lieu an option?	No

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies S. Golden Avenue as a Secondary Arterial roadway. The standard right-of-way width for S. Golden Avenue is 35-feet from the centerline. It appears additional right-of-way is not needed on S. Golden Avenue.

Development Review Staff Report



A survey is recommended to determine the exact amount of existing right-of-way. S. Golden Avenue is a city-maintained Street.

TRAFFIC COUNTS & ON-STREET PARKING

There are no recent traffic counts for S. Golden Avenue and on-street parking is not allowed.

DRIVEWAY ACCESS

There is one driveway access point onto the property from S. Golden Avenue. Additional driveway access points must meet City spacing standards for a Secondary Arterial roadway.

SIDEWALK

There is existing sidewalk along the property frontage of S. Golden Avenue.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There is one bus stop along S. Golden Avenue in the vicinity of this development. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

A Traffic Impact Study is required and will be submitted for approval prior to issuance of a building permit. Any improvements required based on the Traffic Impact Study are required to be constructed or funds escrowed prior to issuance of a building permit.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
Street 1	S. Golden Avenue	Secondary Arterial	No	35	35
Street 2					
Street 3					
Street 4					
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		50	50	312	
*Proposed Trips Generated		168	218	1,188	
Additional Trips Generated		118	168	876	

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

Development Review Staff Report



REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2

The requirements of Section 36-400 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. A Traffic Impact Study shall be submitted at the time of development based on the actual use of the property. Any improvements required based on the study will be required to be constructed or funds escrowed prior to the issuance of a building permit.

One-rdg. _____
P. Hmgs. _____
Pgs. 4
Filed: 07-21-20

Sponsored by: Council

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-176

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield City Code Chapter 74, 'Nuisance and Housing Code,'
2 Article I, 'In General,' Section 74-1, to redefine 'Lead-bearing
3 substance' and 'Lead hazard' to cross-reference definitions in state law,
4 and Article IV, 'Lead Poisoning,' Section 74-171, to replace "elevated
5 blood lead toxicity" with "lead poisoning," and Section 74-178, to delete
6 "lead toxicity" as redundant to "lead poisoning."
7
8

9 WHEREAS, federal law addresses lead poisoning in the "Residential Lead-
10 Based Paint Hazard Reduction Act," as amended, 42 United States Code 4851 et seq.
11 and in the "Toxic Substances Control Act," as amended, 15 United States Code 2605,
12 2607, and 2681 to 2692; and
13

14 WHEREAS, state law addresses lead poisoning in Revised Missouri Statutes,
15 Sections 701.300 through 701.349; and
16

17 WHEREAS, state law on lead poisoning is derivative of, and consistent with,
18 federal law on lead poisoning; and
19

20 WHEREAS, Springfield City Code Chapter 74 addresses lead poisoning and
21 uses terms that do not appear in state or federal law; and
22

23 WHEREAS, City Council wishes to make the City Code terminology consistent
24 with state and federal law.
25

26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 SPRINGFIELD, MISSOURI, that:
28

29 Section 1 – The Springfield City Code Chapter 74, 'Nuisance and Housing Code,'
30 Article IV, 'Lead Poisoning,' is hereby amended as follows:
31

32 NOTE: Language to be added is underlined and language to be deleted is ~~stricken~~.
33

ARTICLE IV. – NUISANCE AND HOUSING CODE

Sec. 74-1. - Definitions.

Lead-bearing substance means ~~any paint, varnish, lacquer, putty, plaster, structural material or similar substance which contains more than the percentage or concentration of lead established by federal regulations for lead-bearing substances~~ the same as that term is defined under state law in Rev. Mo. Stat. Chapter 701.

Lead hazard means ~~any lead-bearing substance which produces biologically available lead in concentrations exceeding federal standards for dust, soil, deteriorated paint and/or water on any public or private property available and accessible to children and/or pregnant women~~ the same as that term is defined under state law in Rev. Mo. Stat. Chapter 701.

Sec. 74-171. - Purpose and scope of article.

The provisions of this article are designed to prevent and control ~~elevated blood lead toxicity~~ poisoning problems within the city by establishing limits of exposure to lead-bearing substances on exposed surfaces to which children may be commonly exposed, and to provide for notification of and abatement procedures for lead-bearing substances which are deemed a health hazard, and to prescribe penalties for the violation of this article and prescribe procedures by which the provisions of this article may be executed.

Sec. 74-178. - Reports of lead poisoning ~~or lead toxicity~~.

Lead poisoning ~~or lead toxicity~~ is defined by the Center for Disease Control. It is hereby designated a reportable disease or condition, which shall be reported to the city manager.

Section 2 – Savings Clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired or liability incurred nor any cause or causes of action occurred or existing, under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 3 – Severability Clause. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4 – This Ordinance shall be in full force and effect from and after passage.

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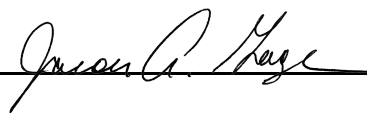
Passed at meeting: _____

Mayor

Attest: , _____ City Clerk

Filed as Ordinance: _____

Approved as to form: , Assistant City Attorney

Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020-176

FILED: 07-21-20

ORIGINATING DEPARTMENT: Building Development Services

PURPOSE: To amend the Springfield City Code Chapter 74, 'Nuisance and Housing Code,' Article I, 'In General,' Section 74-1, to redefine "lead-bearing substance" and "lead hazard" to cross-reference definitions in state law, and Article IV, 'Lead Poisoning,' Section 74-171, to replace "elevated blood lead toxicity" with "lead poisoning," and Section 74-178, to delete "lead toxicity" as redundant to "lead poisoning."

BACKGROUND AND REMARKS: While City Council was adopting the Building Codes, Mayor Pro Tempore Ferguson requested staff to review the City's Lead Poisoning article for consistency with state and federal law.

The City can ensure consistency with state and, by extension, federal law, by defining "lead-bearing substance" and "lead hazard" with a cross-reference to state law definitions of those terms. By using such cross-reference, "lead-bearing substance" and "lead hazard" will have the same meaning as the definition in state law in Rev. Mo. Stat. Chapter 701.

"Blood lead toxicity" is a term that appears once in City Code Section 74-171. It does not appear in either state or federal law. This Ordinance changes that term to "lead poisoning," which appears in state and federal law repeatedly.

The term "lead toxicity" appears in the title to City Code Section 74-178 and the text of that section but is redundant to the term "lead poisoning." The term appears once in federal law in a context that bears no relationship to the City's ordinance, so it makes sense to delete "lead toxicity" from the City Code. The City should use "lead poisoning" consistently as the problem to attack.

Submitted by:

Approved by:

Duke McDonald,
Assistant City Attorney

Jason Gage,
City Manager

One-rdg. _____
P. Hrngs. _____
Pgs. 19
Filed 07-21-20

Sponsored by Lear

First Reading _____

Second Reading _____

COUNCIL BILL 2020- 177

SPECIAL ORDINANCE _____

AN ORDINANCE

DECLARING the necessity of condemning rights-of-way over, under, and through the properties herein described for the purpose of constructing and maintaining sanitary sewers in the Hunt Branch Trunk Sewer Project, #5PW5716; and authorizing certain officers, or their designees, to do all things necessary to carry out the terms of this Ordinance.

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

Section 1 - City Council hereby declares it necessary to condemn the following described property, for the purpose of constructing, maintaining, and extending the public sanitary sewer system of the City of Springfield, Missouri, a municipal corporation, to-wit:

Tract #1: Owner(s) of Tract 1 are Bryant Farms of Greene County, Limited Liability Company also commonly referred to as Bryant Family Farms of Greene County Limited Liability Company and Mark H. Bryant and Wanda M. Bryant, husband and wife to the extent they claim any right in the property described as Tract 1. Also, Leah Betts, Greene County Collector of Revenue, to the extent of any unpaid taxes.

PERPETUAL SANITARY SEWER EASEMENTS BEING DESCRIBED AS FOLLOWS:

PERPETUAL SANITARY SEWER EASEMENT #1:

A 20.0 feet wide Sanitary Sewer Easement being a part of the North One-Half (N½) of the Southwest Quarter (SW¼) of Section 23, Township 28 North, Range 21 West, Greene County, Missouri, being a part of the tract of land described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2007 at Page 058440-07, and being more particularly described as follows:

COMMENCING at an existing 5/8" iron pin at the Northwest corner of said N½ of the SW¼; thence S01°04'59"W, along the West line of said N½ of the SW¼, a distance of

330.00 feet to a point on the South line of a tract of land recorded in Deed Book 2012 at Page 005484-12; thence S87°31'39"E, along said South line, a distance of 85.16 feet for a POINT OF BEGINNING; thence continuing S87°31'39"E, along said South line, a distance of 24.45 feet; thence S32°38'52"E, a distance of 14.60 feet; thence S69°46'54"E, a distance of 473.68 feet; thence N40°32'47"E, a distance of 198.57 feet to a point on said South line; thence S87°31'39"E, along said South line, a distance of 25.41 feet; thence S40°32'47"W, a distance of 228.16 feet; thence N69°46'54"W, a distance of 494.32 feet; thence N32°38'52"W, a distance of 35.39 feet to the POINT OF BEGINNING. Containing 14,447 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

ALSO, PERPETUAL SANITARY SEWER EASEMENT #2:

A 20.0 feet wide Sanitary Sewer Easement being a part of the North One-Half (N½) of the Southwest Quarter (SW¼) and a part of the Northwest Quarter (NW¼) of Section 23, Township 28 North, Range 21 West, Greene County, Missouri, being a part of the tract of land described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2007 at Page 058440-07, and being more particularly described as follows:

COMMENCING at an existing 5/8" iron pin at the Northwest corner of said N½ of the SW¼; thence S87°28'37"E, along the North line of said N½ of the SW¼, a distance of 990.02 feet to a point on the East line of a tract of land recorded in Deed Book 2012 at Page 005484-12; thence S01°04'27"W, along said East line, a distance of 111.69 feet to the POINT OF BEGINNING; thence N01°04'27"E, along said East line, a distance of 22.93 feet; thence N61°47'35"E, a distance of 50.79 feet; thence N45°31'05"E, a distance of 211.59 feet; thence N02°07'28"E, a distance of 1237.11 feet, to the South line of a tract of land recorded in Book 2007, at Page 052301-07; thence S87°33'35"E, along said South line, a distance of 20.00 feet; thence S02°07'28"W, leaving said South line, a distance of 1232.82 feet; thence S76°19'22"E, a distance of 482.69 feet; thence S68°04'23"E, a distance of 503.02 feet; thence S87°24'39"E, a distance of 432.06 feet; thence S88°35'24"E, a distance of 36.45 feet, to a point on the West right-of-way line of Farm Road 193, as described in Book 2017, at Page 010879-17; thence S12°20'15"E, along said West right-of-way line, a distance of 20.59 feet; thence N88°35'24"W, leaving said West right-of-way line, a distance of 41.55 feet; thence N87°24'39"W, a distance of 435.68 feet; thence N68°04'23"W, a distance of 504.98 feet; thence N76°19'22"W, a distance of 483.85 feet; thence S45°31'05"W, a distance of 212.87 feet; thence S61°47'35"W, a distance of 64.87 feet, to a point on the East line of said tract recorded in Book 2012, at Page 005484-12; thence N01°04'27"E, along said East line of said tract, a distance of 22.93; to the POINT OF BEGINNING, containing 59,480 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

ALSO, TEMPORARY CONSTRUCTION EASEMENTS DESCRIBED AS FOLLOWS:

TEMPORARY CONSTRUCTION EASEMENT #1:

A variable width Temporary Construction Easement being a part of the North One-Half (N½) of the Southwest Quarter (SW¼) of Section 23, Township 28 North, Range 21 West, Greene County, Missouri, being a part of the tract of land described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2007 at Page 058440-07, and being more particularly described as follows:

COMMENCING at an existing 5/8" iron pin at the Northwest corner of said N½ of the SW¼; thence S01°04'59"W, along the West line of said N½ of the SW¼, a distance of 330.00 feet to a point on the South line of a tract of land recorded in Deed Book 2012 at Page 005484-12; thence S87°31'39"E, along said South line, a distance of 109.61 feet for a POINT OF BEGINNING; thence continuing S87°31'39"E, along said South line, a distance of 167.93 feet; thence S69°46'54"E, a distance of 326.28 feet; thence N40°32'47"E, a distance of 126.33 feet to a point on said South line; thence S87°31'39"E, along said South line, a distance of 25.41 feet; thence S40°32'47"W, a distance of 198.57 feet; thence N69°46'54"W, a distance of 473.68 feet; thence N32°38'52"W, a distance of 14.60 feet to the POINT OF BEGINNING. Containing 28,251 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

ALSO, TEMPORARY CONSTRUCTION EASEMENT #2:

A variable width Temporary Construction Easement being a part of the North One-Half (N½) of the Southwest Quarter (SW¼) of Section 23, Township 28 North, Range 21 West, Greene County, Missouri, being a part of the tract of land described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2007 at Page 058440-07, and being more particularly described as follows:

COMMENCING at an existing 5/8" iron pin at the Northwest corner of said N½ of the SW¼; thence S01°04'59"W, along the West line of said N½ of the SW¼, a distance of 330.00 feet to a point on the South line of a tract of land recorded in Deed Book 2012 at Page 005484-12; thence S87°31'39"E, along said South line, a distance of 85.16 feet for a POINT OF BEGINNING; thence S32°38'52"E, a distance of 35.39 feet; thence S69°46'54"E, a distance of 494.32 feet; thence N40°32'47"E, a distance of 228.16 feet to a point on said South line; thence S87°31'39"E, along said South line, a distance of 76.22 feet; thence S40°32'47"W, a distance of 274.26 feet; thence N69°46'54"W, a distance of 557.61 feet; thence N32°38'52"W, a distance of 56.17 feet to a point on said South line; thence S87°31'39"E, along said South line, a distance of 24.45 feet to the POINT OF BEGINNING. Containing 26,507 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

ALSO, TEMPORARY CONSTRUCTION EASEMENT #3:

A variable width Temporary Construction Easement being a part of the North One-Half (N½) of the Southwest Quarter (SW¼) and a part of the Northwest Quarter (NW¼) of Section 23, Township 28 North, Range 21 West, Greene County, Missouri, being a part of the tract of land described in the Quit Claim Deed recorded in the Greene County

Recorder's Office in Book 2007 at Page 058440-07, and being more particularly described as follows:

COMMENCING at an existing 5/8" iron pin at the Northwest corner of said N½ of the SW¼; thence S87°28'37"E, along the North line of said N½ of the SW¼, a distance of 990.02 feet to a point on the East line of a tract of land recorded in Deed Book 2012 at Page 005484-12; thence S01°04'27"W, along said East line, a distance of 111.69 feet to the POINT OF BEGINNING; thence N01°04'27"E, along said East line, a distance of 22.93 feet; thence N61°47'35"E, a distance of 36.72 feet; thence N45°31'05"E, a distance of 157.11 feet; thence N02°07'28"E, a distance of 1241.16 feet; thence N87°33'35"W, a distance of 160.39 feet; thence N02°26'25"E, a distance of 20.00 feet, to the South line of a tract of land recorded in Book 2007, at Page 052301-07; thence S87°33'35"E, along said South line, a distance of 210.28 feet; thence S02°07'28"W, a distance of 1237.11 feet; thence S45°31'05"W, a distance of 211.59 feet; thence S61°47'35"W, a distance of 50.79 feet, to the POINT OF BEGINNING, containing 70,226 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

ALSO, TEMPORARY CONSTRUCTION EASEMENT #4:

A 60.0 foot wide Temporary Construction Easement being a part of the North One-Half (N½) of the Southwest Quarter (SW¼) and a part of the Northwest Quarter (NW¼) of Section 23, Township 28 North, Range 21 West, Greene County, Missouri, being a part of the tract of land described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2007 at Page 058440-07, and being more particularly described as follows:

COMMENCING at an existing 5/8" iron pin at the Northwest corner of said N½ of the SW¼; thence S87°28'37"E, along the North line of said N½ of the SW¼, a distance of 990.02 feet to a point on the East line of a tract of land recorded in Deed Book 2012 at Page 005484-12; thence S01°04'27"W, along said East line, a distance of 203.41 feet to the POINT OF BEGINNING; thence N01°04'27"E, a distance of 68.79 feet; thence N61°47'35"E, a distance of 64.87 feet; thence N45°31'05"E, a distance of 212.87 feet to a point hereinafter designated "POINT A"; thence S76°19'22"E, a distance of 483.85 feet; thence S68°04'23"E, a distance of 504.98 feet; thence S87°24'39"E, a distance of 435.68 feet; thence S88°35'24"E, a distance of 41.55 feet to a point on the West Right-of-Way line of Farm Road 193, as described in Book 2017, at Page 010879-17; thence S12°20'15"E, along said West Right-of-Way line, a distance of 61.77 feet; thence N88°35'24"W, leaving said Right-of-Way line, a distance of 56.84 feet; thence N87°24'39"W, a distance of 446.52 feet; thence N68°04'23"W, a distance of 510.88 feet; thence N76°19'22"W, a distance of 446.16 feet; thence S45°31'05"W, a distance of 188.08 feet; thence S61°47'35"W, a distance of 107.09 feet to the POINT OF BEGINNING, containing 104,981 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

ALSO, TEMPORARY CONSTRUCTION EASEMENT #5:

A variable width Temporary Construction Easement being a part of the North One-Half (N½) of the Southwest Quarter (SW¼) and a part of the Northwest Quarter (NW¼) of Section 23, Township 28 North, Range 21 West, Greene County, Missouri, being a part of the tract of land described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2007 at Page 058440-07, and being more particularly described as follows:

COMMENCING at "POINT A" referenced in the description for TEMPORARY CONSTRUCTION EASEMENT #4 (above); thence N21°05'17"E, a distance of 20.17 feet to the POINT OF BEGINNING; thence N02°07'28"E, a distance of 1232.82 feet; thence S87°33'35"E, a distance of 15.00 feet; thence S02°07'28"W, a distance of 1215.39 feet; thence S76°19'22"E, a distance of 472.91 feet; thence S68°04'23"E, a distance of 501.05 feet; S87°24'39"E, a distance of 428.45 feet; thence S88°35'24"E, a distance of 31.35 feet, to a point on the West right-of-way line of Farm Road 193, as described in Book 2017, at Page 010879-17; thence S12°20'15"E, along said West right-of-way line, a distance of 20.59 feet; thence N88°35'24"W, leaving said West right-of-way line, a distance of 36.45 feet; thence N87°24'39"W, a distance of 432.06 feet; thence N68°04'23"W, a distance of 503.02 feet; thence N76°19'22"W, a distance of 482.69 feet, to the POINT OF BEGINNING, containing 47,241 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

Said Temporary Construction Easements to terminate upon completion and acceptance of improvements.

Tract #2: Owner(s) of Tract 2 is Bryan K. Blount Revocable Trust dated October 11, 2004 and Mark H. Bryant and Wanda M. Bryant, husband and wife to the extent they claim any right in the property described as Tract 2. Also, Leah Betts, Greene County Collector of Revenue, to the extent of any unpaid taxes.

PERPETUAL SANITARY SEWER EASEMENTS BEING DESCRIBED AS FOLLOWS:

PERPETUAL SANITARY SEWER EASEMENT #1:

A 20.0 feet wide Sanitary Sewer Easement being a part of the North One-Half (N½) of the Southwest Quarter (SW¼) of Section 23, Township 28 North, Range 21 West, Greene County, Missouri, being a part of the tract of land described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2012 at Page 005484-12, and being more particularly described as follows:

COMMENCING at an existing 5/8" iron pin at the Northwest corner of said N½ of the SW¼; thence S01°04'59"W, along the West line of said N½ of the SW¼, a distance of 168.54 feet for a POINT OF BEGINNING; thence S32°38'52"E, a distance of 197.34 feet to a point on the South line of said tract of land; thence N87°31'39"W, along said South line, a distance of 24.45 feet; thence N32°38'52"W, a distance of 153.31 feet to a point on the West line of said N½ of the SW¼; thence N01°04'59"E, along said West

line, a distance of 36.02 feet to the POINT OF BEGINNING. Containing 3,507 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

ALSO, PERPETUAL SANITARY SEWER EASEMENT #2:

A 20.0 feet wide Sanitary Sewer Easement being a part of the North One-Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 23, Township 28 North, Range 21 West, Greene County, Missouri, being a part of the tract of land described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2012 at Page 005484-12, and being more particularly described as follows:

COMMENCING at an existing 5/8" iron pin at the Northwest corner of said N $\frac{1}{2}$ of the SW $\frac{1}{4}$; thence S01°04'59"W, along the West line of said N $\frac{1}{2}$ of the SW $\frac{1}{4}$, a distance of 330.00 feet to a point on the South line of said tract of land; thence S87°31'39"E, along said South line, 691.61 feet for a POINT OF BEGINNING; thence N40°32'47"E, a distance of 158.35 feet; thence N61°47'35"E, a distance of 226.65 feet to a point on the East line of said tract of land; thence S01°04'27"W, along said East line, a distance of 22.93 feet; thence S61°47'35"W, a distance of 211.69 feet; thence S40°32'47"W, a distance of 138.93 feet to a point on said South line; thence N87°31'39"W, along said South line, a distance of 25.41 feet to the POINT OF BEGINNING, containing 7,356 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

ALSO, TEMPORARY CONSTRUCTION EASEMENTS DESCRIBED AS FOLLOWS:

TEMPORARY CONSTRUCTION EASEMENT #1:

A variable width Temporary Construction Easement being a part of the North One-Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 23, Township 28 North, Range 21 West, Greene County, Missouri, being a part of the tract of land described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2012 at Page 005484-12, and being more particularly described as follows:

BEGINNING at said Northwest corner of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$; thence S87°28'37"E, along the North line of said tract, a distance of 50.02 feet; thence S01°04'59"W, leaving said North line, a distance of 134.12 feet; thence S32°38'52"E, a distance of 191.60 feet; thence S69°46'54"E, a distance of 128.15 feet, to a point on the South line of said tract; thence N87°31'39"W, along said South line, a distance of 167.93 feet; thence N32°38'52"W, leaving said South line, a distance of 197.34 feet, to a point on the West line of said N $\frac{1}{2}$, SW $\frac{1}{4}$; thence N01°04'59"W, along said West line, a distance of 168.54 feet to the POINT OF BEGINNING, containing 22,514 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

ALSO, TEMPORARY CONSTRUCTION EASEMENT #2:

A 20.0 feet wide Temporary Construction Easement being a part of the North One-Half (N½) of the Southwest Quarter (SW¼) of Section 23, Township 28 North, Range 21 West, Greene County, Missouri, being a part of the tract of land described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2012 at Page 005484-12, and being more particularly described as follows:

COMMENCING at said Northwest corner of the N½ of the SW¼; thence S01°04'59"W, along the West line of said N½ of the SW¼, a distance of 204.56 feet for a POINT OF BEGINNING; thence S32°38'52"E, a distance of 153.31 feet to a point on the South line of said tract of land; thence N87°31'39"W, along said South line, a distance of 24.45 feet; thence N32°38'52"W, a distance of 109.29 feet to a point on the West line of said N½ of the SW¼; thence N01°04'59"E, along said West line, a distance of 36.02 feet to the POINT OF BEGINNING, containing 2,626 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

ALSO, TEMPORARY CONSTRUCTION EASEMENT #3:

A 20.0 feet wide Temporary Construction Easement being a part of the North One-Half (N½) of the Southwest Quarter (SW¼) of Section 23, Township 28 North, Range 21 West, Greene County, Missouri, being a part of the tract of land described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2012 at Page 005484-12, and being more particularly described as follows:

COMMENCING at an existing 5/8" iron pin at the Northwest corner of said N½ of the SW¼; thence S01°04'59"W, along the West line of said N½ of the SW¼, a distance of 330.00 feet to a point on the South line of said tract of land; thence S87°31'39"E, along said South line, 666.20 feet for a POINT OF BEGINNING; thence N40°32'47"E, a distance of 177.76 feet; thence N61°47'35"E, a distance of 241.62 feet to a point on the East line of said tract of land; thence S01°04'27"W, along said East line, a distance of 22.93 feet; thence S61°47'35"W, a distance of 226.65 feet; thence S40°32'47"W, a distance of 158.35 feet to a point on said South line; thence N87°31'39"W, along said South line, a distance of 25.41 feet to the POINT OF BEGINNING. Containing 8,044 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

ALSO, TEMPORARY CONSTRUCTION EASEMENT #4:

A 60.0 feet wide Temporary Construction Easement being a part of the North One-Half (N½) of the Southwest Quarter (SW¼) of Section 23, Township 28 North, Range 21 West, Greene County, Missouri, being a part of the tract of land described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2012 at Page 005484-12, and being more particularly described as follows:

COMMENCING at an existing 5/8" iron pin at the Northwest corner of said N½ of the SW¼; thence S01°04'59"W, along the West line of said N½ of the SW¼, a distance of 330.00 feet to a point on the South line of said tract of land; thence S87°31'39"E, along

said South line, 717.02 feet for a POINT OF BEGINNING; thence N40°32'47"E, a distance of 138.93 feet; thence N61°47'35"E, a distance of 211.69 feet to a point on the East line of said tract of land; thence S01°04'27"W, along said East line, a distance of 68.79 feet; thence S61°47'35"W, a distance of 166.79 feet; thence S40°32'47"W, a distance of 80.67 feet to a point on said South line; thence N87°31'39"W, along said South line, a distance of 76.22 feet to the POINT OF BEGINNING, containing 17,942 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

Said Temporary Construction Easements to terminate upon completion and acceptance of improvements.

Tract #3: Owner(s) of Tract 3 is Bryant Farms of Greene County, Limited Liability Company also commonly referred to as Bryant Family Farms of Greene County Limited Liability Company and Mark H. Bryant and Wanda M. Bryant, husband and wife to the extent they claim any right in the property described as Tract 3. Also, Leah Betts, Greene County Collector of Revenue, to the extent of any unpaid taxes.

A PERPETUAL SANITARY SEWER EASEMENT BEING DESCRIBED AS FOLLOWS:

A 20.0 feet wide Sanitary Sewer Easement being a part of the West One-Half (W½) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 23, Township 28 North, Range 21 West, Greene County, Missouri, being a part of the tract of land described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2007 at Page 058440-07, and being more particularly described as follows:

COMMENCING at an existing boat spike at the Northeast corner of said SE¼ of Section 23; thence N87°28'37"W, along the north line of the E½ of said NE¼ of the SE¼, a distance of 666.58 feet to the Northeast corner of said W½ of the NE¼ of the SE¼; thence S01°04'53"W, along the East line of said W½ of the NE¼ of the SE¼, a distance of 462.46 feet for a POINT OF BEGINNING; thence continuing S01°04'53"W, along said East line, a distance of 20.82 feet; thence N72°49'56"W, a distance of 249.79 feet; thence N60°40'54"W, a distance of 453.11 feet; thence N82°48'52"W, a distance of 27.37 feet to a point on the West line of said W½ of the NE¼ of the SE¼; thence N01°05'27"E, along said West line, a distance of 20.11 feet; thence S82°48'52"E, a distance of 33.41 feet; thence S60°40'54"E, a distance of 454.89 feet; thence S72°49'56"E, a distance of 241.89 feet to the POINT OF BEGINNING. Containing 14,605 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

ALSO, TEMPORARY CONSTRUCTION EASEMENTS DESCRIBED AS FOLLOWS:

TEMPORARY CONSTRUCTION EASEMENT #1:

A variable width Temporary Construction Easement being a part of the West One-Half (W½) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section 23,

Township 28 North, Range 21 West, Greene County, Missouri, being a part of the tract of land described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2007 at Page 058440-07, and being more particularly described as follows:

COMMENCING at an existing boat spike at the Northeast corner of said SE $\frac{1}{4}$ of Section 23; thence N87°28'37"W, along the north line of the E $\frac{1}{2}$ of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, a distance of 666.58 feet to the Northeast corner of said W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence S01°04'53"W, along the East line of said W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, a distance of 441.64 feet for a POINT OF BEGINNING; thence continuing S01°04'53"W, along said East line, a distance of 20.82 feet; thence N72°49'56"W, a distance of 241.89 feet; thence N60°40'54"W, a distance of 454.89 feet; thence N82°48'52"W, a distance of 33.41 feet to a point on the West line of said W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence N01°05'27"E, along said West line, a distance of 20.11 feet; thence S82°48'52"E, a distance of 39.46 feet; thence N18°15'07"E, a distance of 40.76 feet; thence S60°40'54"E, a distance of 460.24 feet; thence S23°14'35"W, a distance of 40.23 feet; thence S72°49'56"E, a distance of 233.99 feet to the POINT OF BEGINNING. Containing 32,942 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

ALSO, TEMPORARY CONSTRUCTION EASEMENT #2:

A variable width Temporary Construction Easement being a part of the West One-Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 23, Township 28 North, Range 21 West, Greene County, Missouri, being a part of the tract of land described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2007 at Page 058440-07, and being more particularly described as follows:

COMMENCING at an existing boat spike at the Northeast corner of said SE $\frac{1}{4}$ of Section 23; thence N87°28'37"W, along the north line of the E $\frac{1}{2}$ of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, a distance of 666.58 feet to the Northeast corner of said W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence S01°04'53"W, along the East line of said W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, a distance of 483.28 feet for a POINT OF BEGINNING; thence continuing S01°04'53"W, along said East line, a distance of 62.45 feet; thence N72°49'56"W, a distance of 273.47 feet; thence N23°14'35"E, a distance of 40.23 feet; thence N60°40'54"W, a distance of 451.33 feet; thence S18°15'07"W, a distance of 40.76 feet; thence N82°48'52"W, a distance of 9.22 feet to a point on the West line of said W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence N01°05'27"E, along said West line, a distance of 60.34 feet; thence S82°48'52"E, a distance of 27.37 feet; thence S60°40'54"E, a distance of 453.11 feet; thence S72°49'56"E, a distance of 249.79 feet to the POINT OF BEGINNING, containing 25,840 square feet, more or less, and subject to any rights-of-way, easements, and restrictions of record.

Said Temporary Construction Easements to terminate upon completion and acceptance of improvements.

Section 2 – City Council hereby finds and declares that the Hunt Branch Trunk Sewer Project, identified as project #5PW5716, serves a legitimate public purpose as it is necessary to provide a sewer infrastructure backbone to the southeastern Urban Service Area.

Section 3 – The City Attorney, or her designee, is hereby authorized to proceed immediately with condemnation proceedings against the above described properties as authorized by Article II, Sections 2.16(3), (7) and (10), and Article XIX, Section 19.18 of the City Charter; and the officers of the City are further authorized to exercise any and all powers necessary to carry out the terms of this Ordinance.

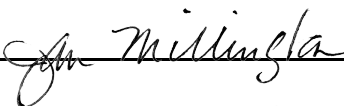
Section 4 – This Ordinance shall be in full force and effect from and after passage.

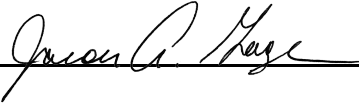
Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: , Assistant City Attorney

Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020- 177

FILED: 07-21-20

ORIGINATING DEPARTMENT: Environmental Services

PURPOSE: To declare the necessity of condemning rights-of-way over, under, and through the properties herein described for the purpose of constructing and maintaining sanitary sewers in the Hunt Branch Trunk Sewer Project, #5PW5716; and authorizing certain officers, or their designees, to do all things necessary to carry out the terms of this Ordinance.

BACKGROUND INFORMATION: The Hunt Branch Trunk Sewer Project has been approved by Council within the Capital Improvement Plan and will be funded through the Environmental Services Clean Water Fund.

This easement acquisition is necessary to extend sewer to the U.S. Highway 60 corridor, east of Springfield. The trunk sewer will provide a sewer infrastructure backbone ultimately serving a 3,500-acre watershed.

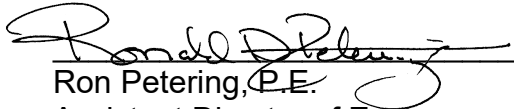
City right-of-way staff have been able to reach agreements regarding the necessary rights-of-way on eight (8) out of eleven (11) tracts. This Ordinance allows the Law Department to begin condemnation proceedings regarding the remaining three tracts as shown in Exhibit A, all of which are owned by the same, or closely aligned, entities and persons. An overview of the three tracts is shown in Exhibit B.

In 2005, City Council amended the Urban Service Area to include the Hunt Branch Watershed, citing a desire to promote urban growth in accordance with the comprehensive plan. In 2008, City Council approved Ordinance 25334 declaring the necessity of condemning these same three tracts, but the project was placed on hold following the economic downturn. In 2020, discussions with the property owners resulted in a slightly modified alignment from that presented in 2008. The current alignment is less obtrusive to the property as cooperation from City Utilities allows the sanitary sewer to share an existing 100-foot utility easement where possible.

Negotiations are continuing regarding the remaining tracts to obtain the necessary easements and we are hopeful to reach an agreement soon. To allow this project to stay on schedule for contractor award in Spring 2021, it is necessary to gain this approval now. Should a settlement be reached with the remaining property owner, condemnation will not be pursued.

REMARKS: The Environmental Services Department recommends passage of this Council bill.

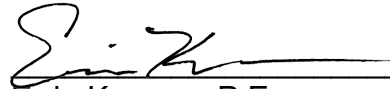
Submitted by:



Ron Petering, P.E.

Assistant Director of Environmental Services

Recommended by:



Errin Kemper, P.E.

Director of Environmental Services

Approved by:



Jason Gage

City Manager

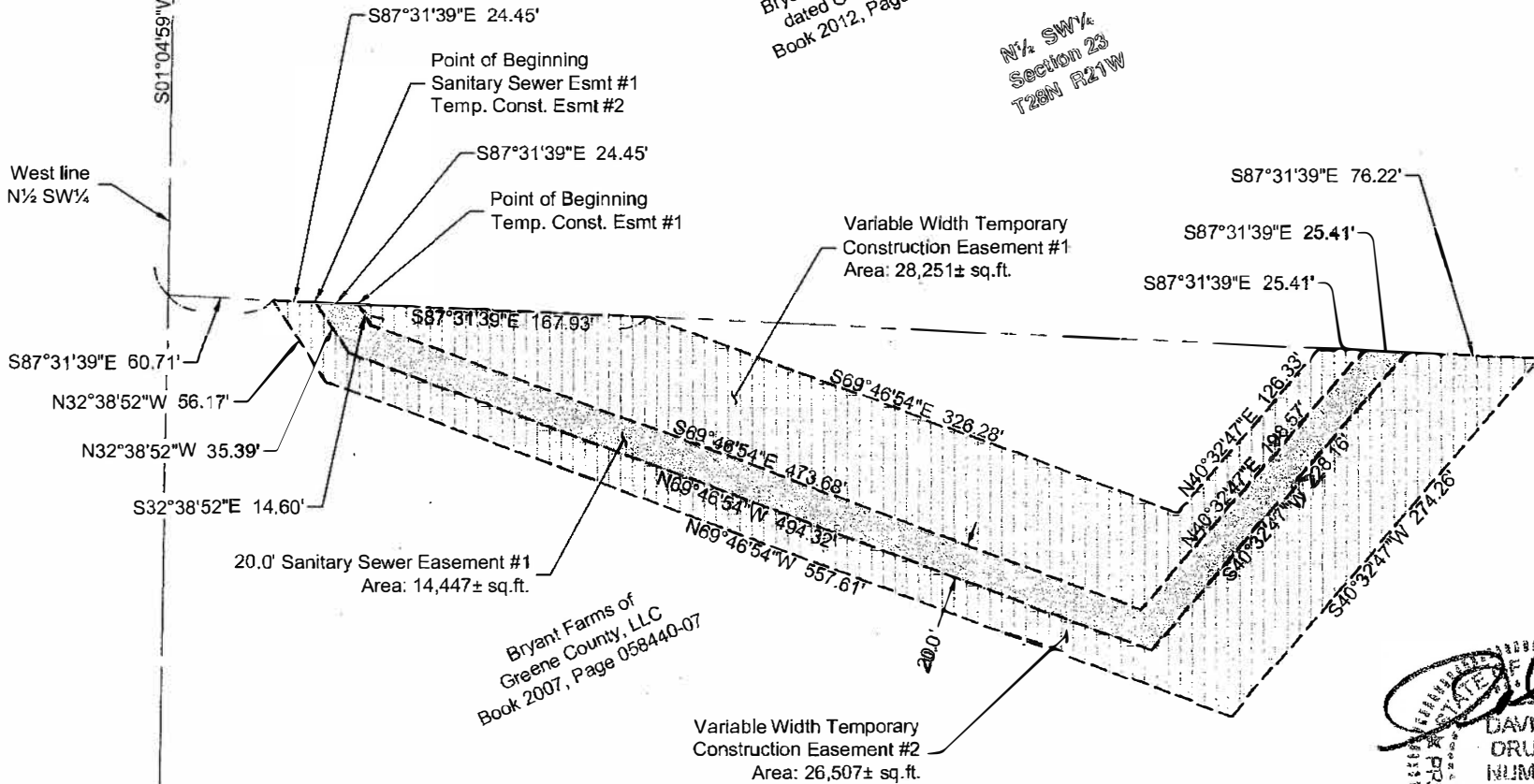
Exhibit A

N

Commencing Point
Ex. 5/8" Iron Bar
NW Corner
SW¼, 23-28-21

Bryan K. Blount Rev. Trust
dated October 11, 2004
Book 2012, Page 005484-12

N¼ SW¼
Section 23
T28N R21W



This sketch is not a boundary survey. It is intended to show the configuration of a proposed easement. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.

DAVID D. DRUMM
NUMBER
PLS-2007017958
Date: 2020.03.16 09:20:39-0500

Digitally signed by David D. Drumm
Date: 2020.03.16 09:20:39-0500

PROJECT NO: 018-0982

DRAWN BY: DDD

DATE: 03.13.20

SANITARY SEWER EASEMENT & TEMPORARY CONSTRUCTION EASEMENT

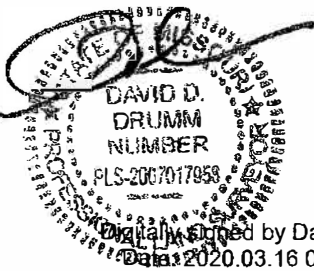
13 of 10

MOLSSON
ASSOCIATES

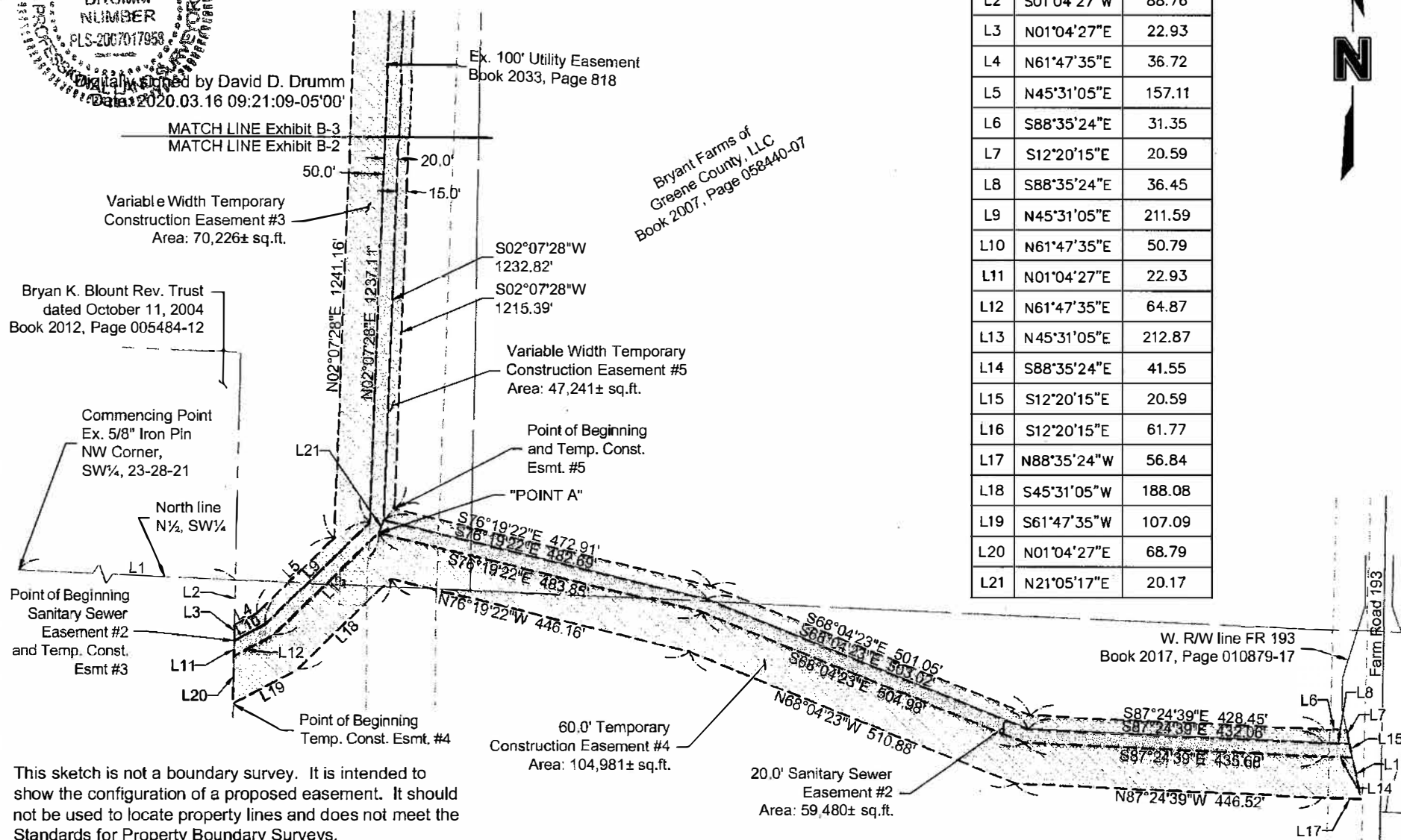
Certificate of Authority: Survey MO# LC366
550 St. Louis Street
Springfield, MO 65806
TEL 417.890.8802
FAX 417.890.8805

EXHIBIT
TRACT #1
Page 1

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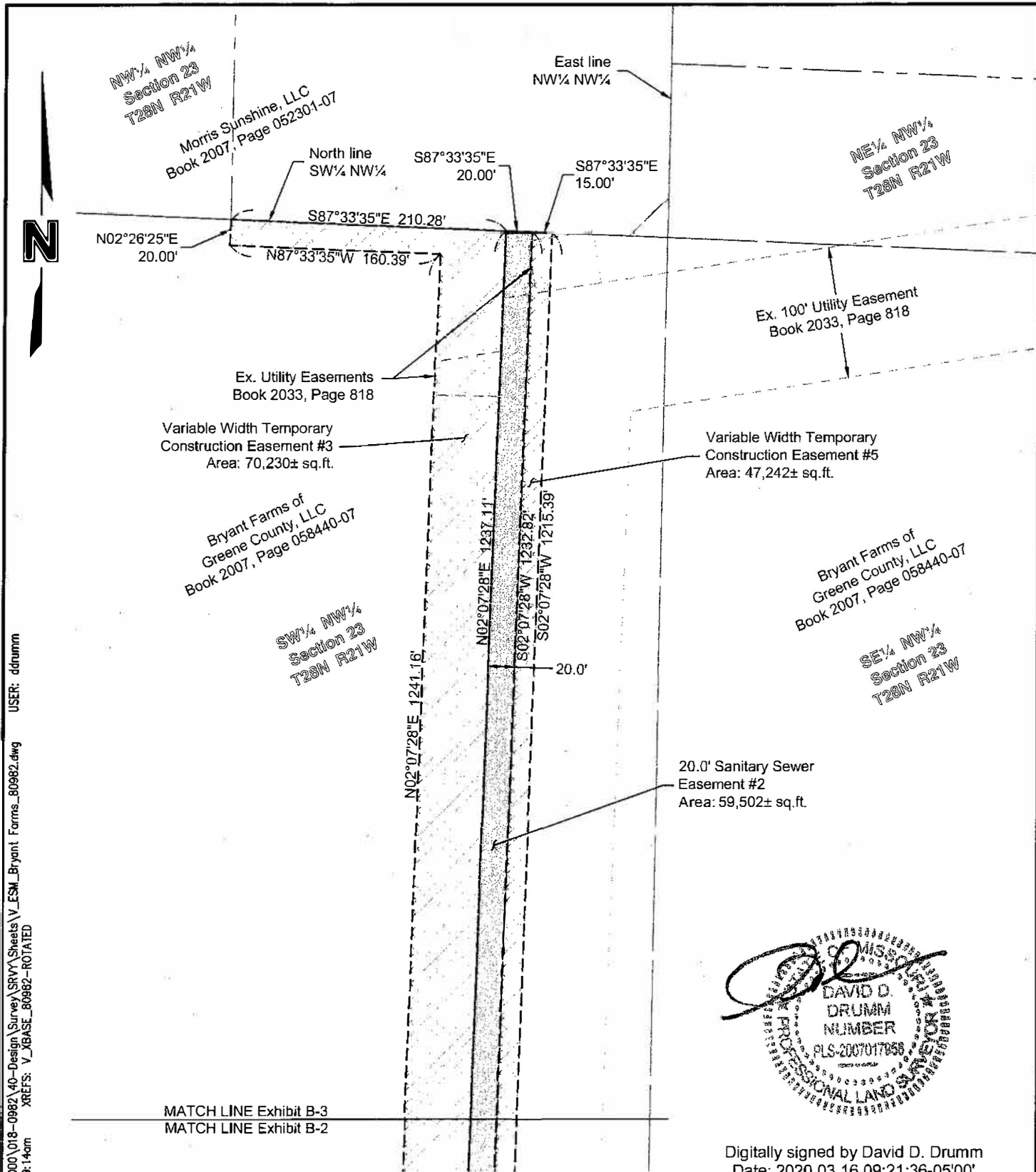
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DATE: Mar 16, 2020 9:14am
XREFS: V_XBASE_80982-ROTATED



LINE TABLE		
ID	DIRECTION	DIST.(FT)
L1	S87°28'37"E	990.02
L2	S01°04'27"W	88.76
L3	N01°04'27"E	22.93
L4	N61°47'35"E	36.72
L5	N45°31'05"E	157.11
L6	S88°35'24"E	31.35
L7	S12°20'15"E	20.59
L8	S88°35'24"E	36.45
L9	N45°31'05"E	211.59
L10	N61°47'35"E	50.79
L11	N01°04'27"E	22.93
L12	N61°47'35"E	64.87
L13	N45°31'05"E	212.87
L14	S88°35'24"E	41.55
L15	S12°20'15"E	20.59
L16	S12°20'15"E	61.77
L17	N88°35'24"W	56.84
L18	S45°31'05"W	188.08
L19	S61°47'35"W	107.09
L20	N01°04'27"E	68.79
L21	N21°05'17"E	20.17

This sketch is not a boundary survey. It is intended to show the configuration of a proposed easement. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.

PROJECT NO: 018-0982	SANITARY SEWER EASEMENT & TEMPORARY CONSTRUCTION EASEMENT	 Certificate of Authority: Survey MO# LC366 550 St. Louis Street Springfield, MO 65806 TEL 417.890.8802 FAX 417.890.8805	EXHIBIT
DRAWN BY: DDD			TRACT #1
DATE: 03.13.20			Page 2



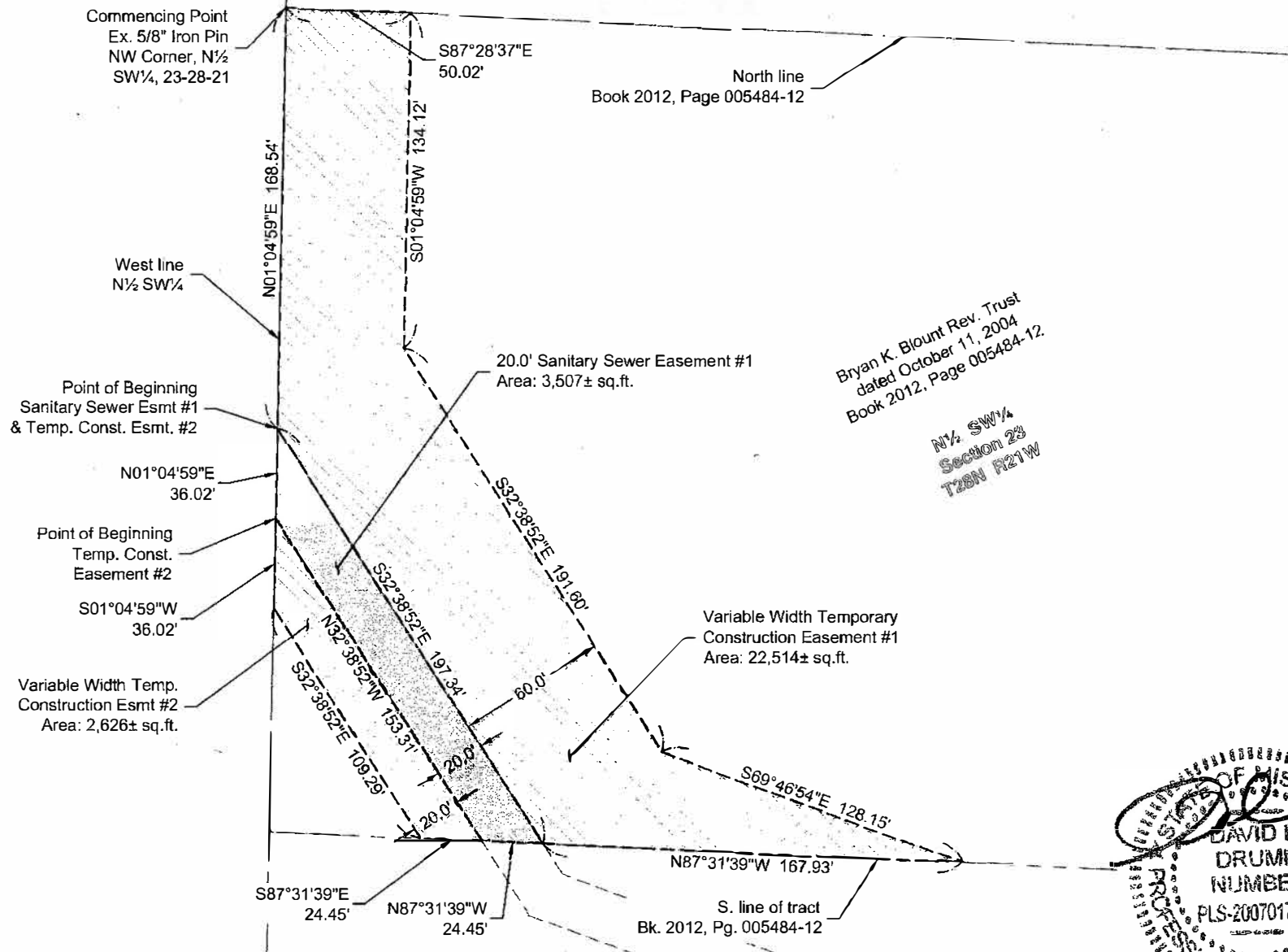
DAVID D. DRUMM
 NUMBER
 PLS-2007017058
 PROFESSIONAL LAND SURVEYOR

Digitally signed by David D. Drumm
 Date: 2020.03.16 09:21:36-05'00'

This sketch is not a boundary survey. It is intended to show the configuration of a proposed easement. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.

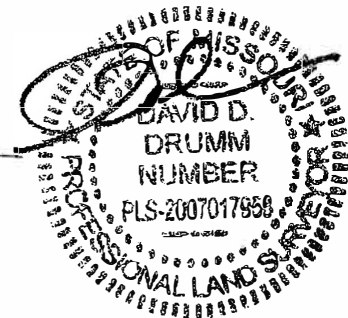
PROJECT NO: 018.0982	SANITARY SEWER & TEMPORARY CONSTRUCTION EASEMENT		Ce rti f c Authority: Survey MO# LC366 550 St. Louis Street Springfield, MO 65806 TEL 417.890.8802 FAX 417.890.8805	EXHIBIT TRACT #1 Page 3
DRAWN BY: DDD				
DATE: 03.13.20				

USER: ddummm
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Bryan K. Blount Rev. Trust
 dated October 11, 2004
 Book 2012, Page 005484-12.

N1/4 SW1/4
 Section 23
 T28N R21W



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PROJECT NO:	018-0982
DRAWN BY:	DDD
DATE:	03.16.20

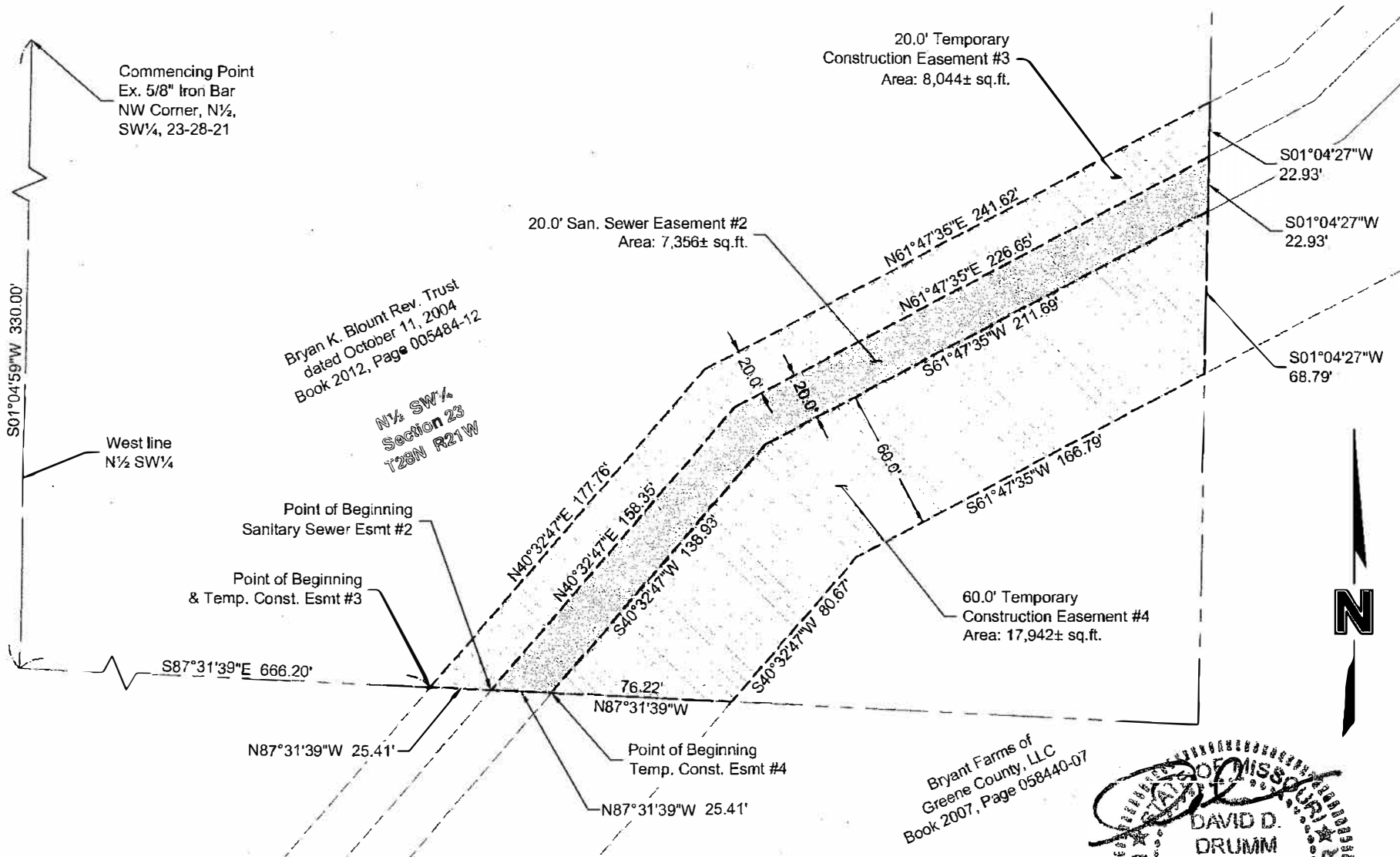
SANITARY SEWER EASEMENT & TEMPORARY CONSTRUCTION EASEMENT

MOLSSON
 ASSOCIATES

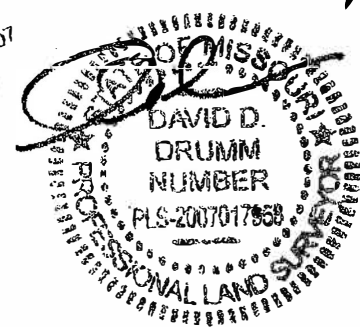
Certificate of Authority: Survey MO# LC366
 550 St. Louis Street
 Springfield, MO 65806
 TEL 417.890.8802
 FAX 417.890.8805

EXHIBIT
 TRACT #2
 Page 1

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This sketch is not a boundary survey. It is intended to show the configuration of a proposed easement. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.



PROJECT NO:	018-0982
DRAWN BY:	CDA
DATE:	05.24.18

SANITARY SEWER EASEMENT & TEMPORARY CONSTRUCTION EASEMENT

17 of 10

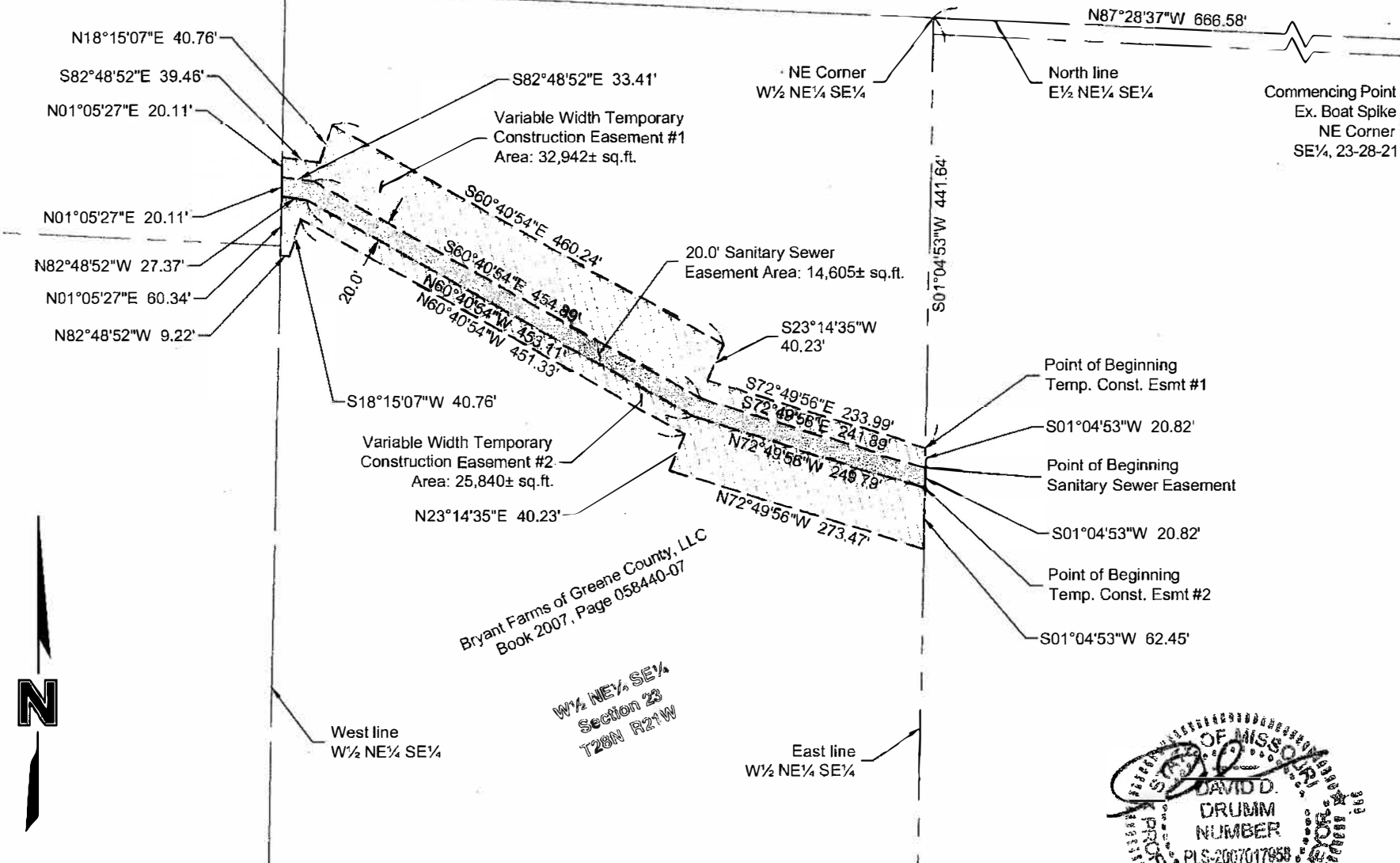
Certificate of Authority: Survey MO# LC366
 550 St. Louis Street
 Springfield, MO 65806
 TEL 417.890.8802
 FAX 417.890.8805

EXHIBIT

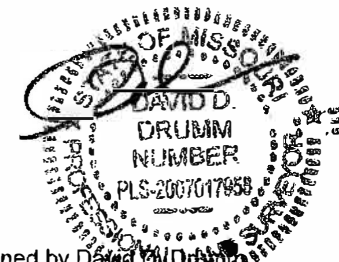
TRACT #2

Page 2

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Digitally signed by David D. Drumm
 Date: 2020.03.16 16:15:38 -0500

PROJECT NO:	018-0982
DRAWN BY:	CDA
DATE:	03.16.20

SANITARY SEWER EASEMENT & TEMPORARY CONSTRUCTION EASEMENT

MOLSSON
ASSOCIATES

Certificate of Authority: Survey MO# LC366

550 St. Louis Street
 Springfield, MO 65806
 TEL 417.890.8802
 FAX 417.890.8805

EXHIBIT
 TRACT #3
 Page 1

Exhibit B

Hunt Branch Trunk Sewer
Overview of Tracts #1, #2 & #3



North

Scale 1" = 600'

Farm Road 189

U.S. Highway 60

Farm Road 193

TRACT #2
BLOUNT, BRYAN K TR
1923200024

Main "B"

Trunk Sewer "A"

TRACT #1
BRYANT FARMS OF
GREENE COUNTY LLC
1923200023

Trunk Sewer "A"

TRACT #3
BRYANT FARMS OF
GREENE COUNTY LLC
1923400013

State Highway NN

One-rdg. _____
P. Hrngs. _____
Pgs. 13
Filed: 07-21-20

Sponsored by: Ferguson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 178

SPECIAL ORDINANCE _____

AN ORDINANCE

1 APPROVING the plans and specifications for the West Meadows Trail and Parking
2 Lot Improvements, Plan No. 2018PW0077; accepting the bid of Emery
3 Sapp & Sons, Inc., in the amount of \$405,508.60, for construction of
4 said project; and authorizing the City Manager, or his designee, to
5 enter into an agreement with such bidder.
6 _____
7

8 WHEREAS, the Jordan Creek Trail at West Meadows is part of the overall
9 master plan for redevelopment of the Jordan Creek Valley in downtown Springfield; and
10

11 WHEREAS, the West Meadows Trail and Parking Lot Improvements, Plan No.
12 2018PW0077, depicted in "Exhibit A", which is attached hereto and incorporated herein
13 by this reference, utilizes land adjacent to Historic Route 66 and the Route 66 Roadside
14 Park which has been part of an environmental clean-up; and
15

16 WHEREAS, bids for this Project were solicited by advertisement in *The Daily*
17 *Events* from June 12, 2020, to June 16, 2020, and all bids were opened on July 7, 2020;
18 and
19

20 WHEREAS, Emery Sapp & Sons, Inc., is the lowest responsive and responsible
21 bidder for the Project; and
22

23 WHEREAS, if approved, the Project will be partially funded by a Recreational
24 Trails Grant from the Missouri Department of Natural Resources in the amount of
25 \$250,000, which was previously budgeted, and \$155,508.60 will be funded by the 1/8-
26 cent Transportation Sales Tax Alternative Transportation Program and is already
27 budgeted.
28

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

32 Section 1 – City Council hereby approves the plans and specifications for the
33 Project generally referred to as the West Meadows Trail and Parking Lot Improvements,

Plan No. 2018PW0077, and accepts the bid of Emery Sapp & Sons, Inc., for said Project, at the price and sum of \$405,508.60, except as said sum may be lawfully increased or decreased by the actual quantities of work units involved.

Section 2 – The City Manager, or his designee, is hereby authorized to enter into an agreement with said bidder, said agreement to be in substantially similar form to the document attached hereto and incorporated herein by this reference as “Exhibit B,” and in accordance with the terms of the bid, the plans, and the specifications, and to do all things necessary to carry out the intent of the agreement.

Section 3 – All workers performing work under the agreement attached hereto as “Exhibit B,” shall be paid a wage of no less than the prevailing hourly rate of wages for work of a similar character in this locality or the public works contracting minimum wage, whichever is applicable. Contractor shall fully comply with the provisions and requirements of the Missouri State Prevailing Wage Law. Contractors and any subcontractor performing work under this agreement must provide a 10-hour OSHA construction safety training program, or similar program approved by the Department of Labor, for on-site employees, unless employees demonstrate they previously completed the program.

Section 4 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: , Assistant City Attorney

Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020-178

FILED: 07-21-20

ORIGINATING DEPARTMENT: Public Works

PURPOSE: Approving the plans and specifications for the West Meadows Trail and Parking Lot Improvements, Plan No. 2018PW0077; accepting the bid of Emery Sapp & Sons, Inc., in the amount of \$405,508.60, for construction of said project; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

BACKGROUND INFORMATION: The Jordan Creek Trail at West Meadows is part of the overall master plan for redevelopment of the Jordan Creek Valley in downtown Springfield. This trail and parking lot will be adjacent to Historic Route 66 and the Route 66 Roadside Park. This project creates a use for open space that has been part of an environmental clean-up project and is a part of an overall plan to facilitate the redevelopment of a drainage ditch into a living urban stream with streamside amenities. Exhibit A shows the project limits.

Bids were solicited for this project by advertising in the *Daily Events* from June 12, 2020, to June 16, 2020. Bids were opened on July 7, 2020, at 10:30 a.m., with the following bids received:

<u>Contractor</u>	<u>Bid Amount</u>
Emery Sapp & Sons	\$405,508.60
Hunter Chase	\$880,972.00
Engineer's Estimate	\$483,485.50

The low bid, if accepted, will be partially funded by a Recreational Trails Grant from the Missouri Department of Natural Resources (\$250,000), which was previously budgeted. The remaining \$155,508.60 will be funded by the 1/8-cent Transportation Sales Tax Alternative Transportation Program and is already budgeted.

Supports the following City Council Priorities:

- Quality of Place
- Economic Vitality
- Public Safety

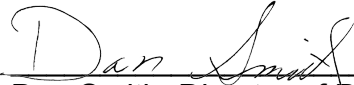
REMARKS: Public Works recommends acceptance of the bid Emery Sapp & Sons, Inc. as the lowest responsible bid and passage of this Ordinance.

Submitted by:



Martin Gugel, Assistant Director of Public Works

Recommended by:



Dan Smith, Director of Public Works

Approved by:



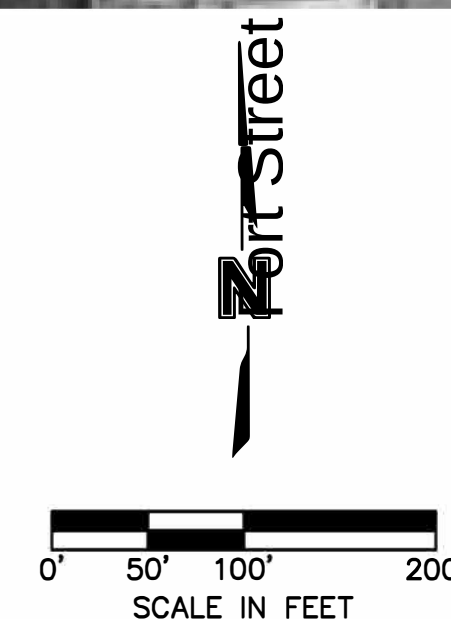
Jason Gage, City Manager

Exhibit A



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DATE: Apr 27, 2017 12:00pm XREFS: 131182_xtopo 131182_P_Base-NEW-2017.04.26


MISSOURI
ONE CALL SYSTEM
1-800-DIG-RITE OR 811
www.mo1call.com



CITY OF
SPRINGFIELD, MISSOURI
PARKING AND TRAIL
IMPROVEMENTS FOR
WEST MEADOWS

APPROVED BY _____ DATE _____
DIRECTOR OF PUBLIC WORKS

SURVEYED BY: <u>OLSSON</u>	DESIGN: <u>TDD</u>	SCALES	SHEET <u>1</u>
FIELD BK: <u>OLSSON</u>	DRAWN: <u>TDD</u>	HOR: _____	OF <u>1</u> SHEET
LEVEL BK: <u>OLSSON</u>	CHECKED: <u>NWM</u>	VERT: _____	FILE NO. _____

drawn by: _____ TD
checked by: _____ NWT
approved by: _____ NWT
project no.: _____ 013-118
drawing no. NEWLAYOUTEXHIBIT
date: _____ 04.26.201

[illegible]

NEW TRAIL CONCEPT EXHIBIT	WEST MEADOWS PARKING AND TRAIL IMPROVEMENTS	0047
---------------------------	--	------

OLSSON[®]
ASSOCIATES
Olsson Associates Engineering MO State Cert. of Authority #011582
Professional Engineers and Surveyors ACES and ASCE Cert. of Authority #2005002085
550 S. LOUIS ST.
TEL. 417.890.9802

Exhibit B

ROUTING ORDER	(1) ORIGINATING DEPARTMENT (4) LAW DEPARTMENT	(2) CONTRACTOR (5) CITY MANAGER'S OFFICE	(3) FINANCE DEPARTMENT (6) CITY CLERK'S OFFICE
EFFECTIVE DATE	TERMINATION DATE	CONTRACT NUMBER:	
CITY		CONTRACTOR	
CITY OF SPRINGFIELD 840 BOONVILLE, P.O. BOX 8368 SPRINGFIELD, MO 65802 PHONE: (417) 864-1994 FAX: (417) 864-1907 ATTN: JONATHAN PEITZ DEPT.: PUBLIC WORKS		NAME: EMERY SAPP & SONS, INC. ADDRESS: 5350E STATE HWY AA SPRINGFIELD, MO 65803 PHONE: (417) 833-9915 FAX: ATTN: KYLE ROY	

AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, 20____, by the parties identified above.

WITNESSETH: That whereas, the Contractor has become the lowest responsible bidder for furnishing the supervision, labor, tools, equipment, materials and supplies and for constructing the following City improvements:

West Meadows Trail 2018PW0077 RTP#2018-08

The City and Contractor agree to the following:

1. Manner and Time for Completion. The Contractor will furnish all supervision, labor, tools, equipment, materials and supplies necessary to perform, and to perform said work at Contractor's own expense in accordance with the contract documents and any applicable City ordinances and state and federal laws within 75 calendar days from the date Contractor is ordered to proceed, which order shall be issued by the Director of Public Works within 30 days after the date of this contract.

2. Prevailing Wages. All labor utilized in the construction of the aforementioned improvements shall be paid a wage of no less than the "prevailing hourly rate of wages" for work of a similar character in this locality or the public works contracting minimum wage, whichever is applicable, as set out in the Wage Order attached to and made part of the specification for work under this Contract, or by the U.S. Secretary of Labor in accordance with the Federal Davis-Bacon Act (Title 40 U.S.C. Chapter 31, subchapter IV), whichever wage is applicable. Contractor shall pay wages not less than once a week. At any time the Contractor is found to not have paid prevailing wages, the Contractor shall forfeit as a penalty to the City one hundred dollars for each underpaid worker employed, for each calendar day, or portion thereof such worker is paid less than the said stipulated rates for any work done under this contract. Notwithstanding the foregoing, if the engineer's estimate of the total project cost or the bid accepted by the City is \$75,000.00 or less, then all labor utilized in the construction of the improvements shall not be required to pay the "prevailing rate of wages" or the public works minimum wage. However, if the project becomes subject to a change order that increases the total project cost to more than \$75,000.00, a "prevailing hourly rate of wages" or the public works contracting minimum wage, whichever is applicable, shall be paid for all labor utilized in the construction of the improvements but only for that portion of the project which exceeds \$75,000.00.

3. Insurance Requirements. Without limiting any of the other obligations or liabilities of the Contractor, the Contractor shall secure and maintain at its own cost and expense, throughout the duration of this Contract and until the work is completed and accepted by the City of Springfield, insurance of such types and in such amounts as may be necessary to protect it and the interests of the City of Springfield against all hazards or risks of loss as hereunder specified or which may arise out of the performance of the Contract Documents. The form and limits of such insurance, together with the underwriter thereof in each case, are subject to approval by the City of Springfield. Regardless of such approval, it shall be the responsibility of the contractor to maintain adequate insurance coverage at all times during the term of the Contract. Failure of the Contractor to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability in general or under the Contract Documents.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be filed with the City within ten (10) days after the date of the receipt of Notice of Award of the Contract to the Contractor and prior to the start of work. All insurance policies shall require that the insurance company in question provide thirty (30) days written notice prior to modification or cancellation of such insurance. Such notices shall be mailed, certified mail, return receipt requested, to:

City of Springfield - Public Works, P.O. Box 8368, Springfield, MO 65801-8368; and

Such policies shall name the City as an additional insured, with limits of liability not less than the sovereign immunity limits for Missouri public entities calculated by the Missouri Department of Insurance as of January 1 each calendar year and published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(See, <http://insurance.mo.gov/industry/sovimunity.php>)

As of January 1, 2020, the minimum coverage for the insurance referred to herein shall be as set out below:

- a. **Workers' Compensation**....Statutory coverage per RSMo 287.010 et seq
Employer's Liability..... \$1,000,000.00

b. **Commercial General Liability Insurance**, including coverage for Premises, Operations, Products and Completed Operations, Contractual Liability, Broad Form Property Damage, Independent Contractors, Explosion, Collapse, and Underground Property Damage and endorsed for blasting if blasting required. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least Two Million Nine Hundred Five Thousand Six Hundred Sixty-four Dollars and no/100 Dollars (\$2,905,664.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Thirty-five Thousand Eight Hundred Forty-nine and no/100 Dollars (\$435,849.00) with respect to injuries and/or death of any one person in a single occurrence and an amount not less than at least \$1,000,000 for all claims to property arising out of a single occurrence and at least \$100,000 to any one owner with respect to damages to property. Contractor agrees that the proceeds of such insurance policy shall first be used to pay any award, damages, costs, and/or attorneys' fees incurred by or assessed against City, its employees, officers and agents, before payment of any award, damages, costs or attorneys fees of Contractor, its employees, officers or agents. Contractor agrees to cause its insurer to name City as an additional insured on such insurance policy, including the City as an additional insured for coverage under its products-completed operations hazard, and said policy shall be primary and noncontributory. Aggregate Limit must apply on a Per Project basis, and the endorsement must accompany the certificate of insurance. A Waiver of Subrogation endorsement must be provided by contractor in favor of the City.

c. **Automobile Liability Insurance** covering bodily injury and property damage for owned, non-owned and hired vehicles, with limits of at least Two Million Nine Hundred Five Thousand Six Hundred Sixty-four Dollars and no/100 Dollars (\$2,905,664.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Thirty-five Thousand Eight Hundred Forty-nine and no/100 Dollars (\$435,849.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. **Subcontracts**. In case any or all of this work is sublet, the Contractor shall require the subcontractor to procure and maintain all insurance required in subparagraphs (a), (b) and (c) hereof and in like amounts. Contractor shall require any and all subcontractors with whom it enters into a contract to perform work on this project to protect the City of Springfield through insurance against applicable hazards or risks and shall, upon request of the City, provide evidence of such insurance.

e. **Notice**. The Contractor and/or subcontractor shall furnish the City prior to beginning the work, the policy as specified in subparagraph (d), and satisfactory proof of carriage of all the insurance required by this contract, with the provision that policies shall not be canceled, modified or non-renewed without thirty (30) days written notice to the City of Springfield.

f. **Legislative or Judicial Changes**. In the event the scope or extent of the City's tort liability as a governmental entity as described in Section 537.600 through 537.650 RSMo is broadened or increased during the term of this agreement by legislative or judicial action, the City may require Contractor, upon 10 days written notice, to execute a contract addendum whereby the Contractor agrees to provide, at a price not exceeding Contractor's actual increased premium cost, additional liability insurance coverage as the City may require to protect the City from increased tort liability exposure as the result of such legislative or judicial action. Any such additional insurance coverage shall be evidenced by an appropriate certificate of insurance and shall take effect within the time set forth in the addendum.

4. Performance, Labor, and Materials Payment Bond: The Contractor shall furnish a Performance Bond and a Labor and Materials Payment Bond with surety approved by the City and on the forms approved by the City, each bond shall be in the amount of **\$405,508.60 (Four Hundred Five Thousand Five Hundred Eight Dollars and Sixty Cents)** conditioned upon the full and faithful performance of all major terms and conditions of this contract and payment of all labor and material suppliers. It is further mutually agreed between the parties hereto that if at any time after the execution of this agreement and the surety bond(s) hereto attached for its faithful performance and payment of labor and material suppliers, the City shall deem the surety or sureties upon such bond(s) to be unsatisfactory, or if, for any reason, such bond(s) ceases to be adequate to cover the performance of the work, the Contractor shall, at its expense, within five (5) days after the receipt of notice from the City to do so, furnish an additional bond or bonds, in such form and amount, and with such surety or sureties as shall be satisfactory to the City. In such event no further payment to the Contractor shall be deemed to be due under this contract until such new or additional security for the faithful performance of the work and the payment of labor and material suppliers shall be furnished in a manner and form satisfactory to the City. The corporate surety on any performance or payment bond must be licensed by the State of Missouri and if the required bond exceeds \$25,000.00 must be listed in United States Treasury Circular 570.

5. Contractor's responsibility for subcontractors. The Contractor shall be as fully responsible to the City for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons it directly employs. Contractor shall cause appropriate provisions to be inserted in all subcontracts relating to this work, to bind all subcontractors to Contractor by all the terms herein set forth, and insofar as applicable to the work of subcontractors and to give Contractor the same power regarding termination of any subcontract as the City may exercise over Contractor under any provisions of this contract. Nothing contained in this contract shall create any contractual relation between the subcontractor and the City or between any subcontractors.

6. General Independent Contractor Clause. This agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri Revenue and Taxation laws, Missouri Workers' Compensation and Unemployment Insurance laws. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This agreement shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

7. Liquidated Damages. Time of completion of work by the Contractor is of the essence. Should Contractor, or in the case of default, the surety, fail to substantially complete the work within the time specified in the contract, or within such extra time as may be allowed, Contractor (or surety) shall be liable to the City in the amount of \$1,000 per day for each and every calendar day that the contract remains uncompleted after the time allowed for substantial completion, as liquidated damages, and not as a penalty, it being stipulated that actual damages to the City and the public arising from Contractor's failure to timely complete the work would be difficult, if not impossible, to ascertain. The amount assessed as liquidated damages may be withheld from any moneys otherwise due to Contractor from the City. The project is not considered complete until final acceptance by the City. After substantial completion, liquidated damages for failure to complete the remaining work shall be in the amount specified in the General Conditions, unless an amount is provided in the Job Special Provision, in which case, the Job Special Provision amount will apply.

8. Termination for Cause. The City reserves the right to terminate this contract by giving at least five (5) days prior written notice to the Contractor, without prejudice to any other rights or remedies of the City should the Contractor be adjudged a bankrupt, or if Contractor should make a general assignment for the benefit of its creditors, or if a receiver should be appointed for Contractor or for any of its property, or if Contractor should persistently or repeatedly refuse or fail to supply enough properly skilled workmen or proper material, or if Contractor should refuse or fail to make prompt payment to any person supplying labor or materials for the work under the contract, or persistently disregard instructions of the City or fail to observe or perform any provisions of the contract.

9. City's Right to Proceed. In the event this contract is terminated pursuant to Paragraph 8, then the City may take over the work and prosecute the same to completion, by contract or otherwise, and Contractor and its sureties shall be liable to the City for any costs over the amount of this contract thereby occasioned by the City. In any such case, the City may take possession of, and utilize in completing the work, such materials, appliances and structures as may be on the work site and are necessary for completion

of the work. The foregoing provisions are in addition to, and not in limitation of, the rights of the City under any other provisions of the contract, city ordinances, and state and federal laws.

10. Termination for Convenience of City. The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

11. Guards and Lights. The Contractor agrees that during the performance of said work, adequate barricades, guards and warning signs, lights or devices consistent with the requirements contained in the Manual on Uniform Traffic Control Devices shall be provided by Contractor during construction.

12. Liability and Indemnity.

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages, except those caused by the City's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of this contract. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

b. The Contractor shall defend, indemnify and save harmless the City, its elected or appointed officials, agents and employees from and against any and all liability, suits, damages, costs (including attorney fees), losses, outlays and expenses from claims in any manner caused by, or allegedly caused by, or arising out of, or connected with, this contract, or the work or any subcontract thereunder (the Contractor hereby assuming full responsibility for relations with subcontractors), including, but not limited to, claims for personal injuries, death, property damage, or for damages from the award of this contract to Contractor, notwithstanding any possible negligence, whether sole or concurrent, on the part of the City, its officials, agents and employees.

c. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due any employees in rendering services pursuant to this agreement or any subcontract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act, the Missouri Prevailing Wage Law or any other federal or state law.

d. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation or benefits payable by or for the Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, agents and employees, for which indemnification is sought.

e. The indemnification obligations herein shall not negate, abridge or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, agents and employees, which are otherwise available under statute, or in law or equity.

f. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this agreement in its contract price. Contractor's obligation under this agreement to defend, indemnify, and hold harmless any person from that person's own negligence or wrongdoing is limited to the coverage and limits of the applicable insurance required of the Contractor under this agreement.

g. The Contractor shall indemnify and hold the City harmless for any penalties, fines, fees or costs, including costs of defense, which are charged or assessed by any Federal, state or local agency including, but not limited to, Environmental Protection Agency or Department of Natural Resources.

13. Attorney Fees. In the event of any litigation arising from breach of this Agreement the City shall be entitled to recover from the Contractor all reasonable costs incurred for such litigation, including staff time, court costs, attorney fees, and all other related expenses incurred in such litigation.

14. Payment for Labor and Materials. The Contractor agrees and binds itself to pay for all labor done, and for all the materials used in the construction of the work to be completed pursuant to this contract.

15. Payment. The City will pay the Contractor in accordance with the rate set forth in the contract documents on file in the Public Works Department and by this reference made a part hereof, which shall constitute full and complete compensation for the Contractor's work provided hereunder. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Contractor under the terms of this contract exceed the sum of **\$405,508.60 (Four Hundred Five Thousand Five Hundred Eight Dollars and Sixty Cents)** unless specifically and mutually agreed to in writing by both the City and the Contractor. No partial payment to the Contractor shall operate as approval of acceptance of work done or materials furnished hereunder. Such compensation will be paid in progress payments, as established by the City, subject to receipt of a requisition for payment and a statement of work provided by the Contractor and agreement by both the City and the Contractor that the Contractor has fully performed the work to be paid for in such progress payments in conformance with the contract.

16. Contract Documents. The contract documents shall consist of the following:

- a. This Contract
- b. All Change Orders
- c. Bid Plans and Specifications
- d. City of Springfield Standard General Conditions and Technical Specifications for Public Works Construction (10-01-19 Revised Edition)
- e. Special Conditions & Provisions
- f. Required Federal Contract Provisions
- g. Proposal
- h. Statement of Bidder's Qualifications
- i. Acknowledgment
- j. Performance Bond and Payment and Material Bond
- k. Instructions to Bidders
- l. Anti-collusion Affidavit
- m. Notice to Proceed
- n. Notice to Contractors

This contract, together with the other documents enumerated in this paragraph, forms the contract between the parties. These documents are as fully a part of the contract as if attached hereto or repeated herein.

17. Subsurface Conditions. Contractor agrees that information contained in the published reports and public actions of the Missouri Division of Geology and Land Survey shall be conclusive and binding upon the Contractor as to what subsurface conditions at the job site are reasonably anticipated or reasonably foreseeable.

18. Conflict of Interest. In accepting this contract, Contractor certifies that no member or officer of its firm or corporation is an officer or employee of the City of Springfield, Missouri, or any of its boards or agencies, and further that no officer or employee of the City has any financial interest, direct or indirect, in this contract. All applicable federal regulations and provisions of RSMo. Section 105.450 et seq. shall not be violated.

19. Assignment. The Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto, provided, however, that claims for money due or to become due to the Contractor from the City under this Contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City and the bond surety. Any such assignment is expressly subject to all rights and remedies of the City under this agreement, including the right to change or delete activities from the Contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this agreement.

20. Nondiscrimination. The Contractor agrees in the performance of this Contract not to discriminate on the ground or because of race, color, religion, sex, sexual orientation, gender identity, national origin, age, status as a protected veteran or status as a qualified individual with a disability, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder. The parties hereby incorporate the requirements of 41 C.F.R. §§ 60-1.4(a)(7), 29 C.F.R. Part 471, Appendix A to Subpart A, 41 C.F.R. § 60-300.5(a) and 41 C.F.R. § 60-741.5(a), if applicable.

a. This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-300.5(a). This regulation prohibits

discriminations against qualified protected veterans, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans.

b. This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.

21. Nonresident/Foreign Contractors. The Contractor shall procure and maintain during the life of this contract:

a. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.570 RSMo.

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

22. Notices. All notices required or permitted hereinunder and required to be in writing may be given by FAX or by first class mail addressed to City and Contractor at the addresses shown above. The date of delivery of any notice given by mail shall be the date falling on the second full day after the day of its mailing. The date of delivery of notice by FAX transmission shall be deemed to be the date transmission occurs, except where the transmission is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party.

23. Occupational License: The Contractor shall obtain and maintain an occupational license with the City of Springfield, Missouri, if required by city code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. No contract will be executed by the City until this occupational license has been obtained and that the Contractor is current on any City taxes is verified.

24. Safety Training. Pursuant to Missouri Revised Statute Section 292.675, Contractors and subcontractors who sign a contract to work on public works projects must provide a 10-hour OSHA construction safety program, or similar program approved by the Department of Labor and Industrial Relations, to be completed by their on-site employees, unless such employees hold documentation of prior completion of the program, within sixty (60) days of beginning work on the construction project. The Contractor shall provide an acceptable notarized affidavit stating that Contractor has verified the completion of a 10-hour construction safety program with respect to the employees working in connection with the contracted services. Contractors and subcontractors in violation of this provision will forfeit to the public body \$2,500 plus \$100 a day for each employee who is employed without training. Public bodies and contractors may withhold assess penalties from the payment due to those contractors and subcontractors. The penalties shall not begin to accrue until the time periods in the statute have elapsed (60 days after notice to proceed and 20 days to produce documentation for employee found in violation).

25. Affidavit for Contracts Over \$5,000.00. That pursuant to Missouri Revised Statute Sections 285.525 through 285.550, if this contract exceeds the amount of \$5,000.00 and Contractor is associated with a business entity, Contractor shall provide an acceptable notarized affidavit stating that the associated business entity is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services, and that said business entity does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. Additionally, Contractor must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

26. Compliance with Laws. Contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

27. Entire Agreement. This agreement contains the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto, and signed by both parties.

28. Jurisdiction. This agreement and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this agreement be adjudicated, venue shall be proper only in the Circuit Court of Greene County, Missouri.

IN WITNESS WHEREOF, the parties hereto evidence their agreement to the terms of this Contract by their signatures below.

REVIEWED BY:

RECOMMENDED BY:

Director of Public Works or Acting Director

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay therefor.

Director of Finance or Acting Director

APPROVED AS TO FORM

City Attorney or Assistant City Attorney

CONTRACTOR:

By: _____

Printed Name: _____

Title: _____

If Contractor is a Disadvantaged Business Enterprise (DBE), please indicate classification.

Minority Owned ☐ Women Owned ☐ Veteran Owned ☐

CITY OF SPRINGFIELD, MISSOURI

By: _____
City Manager or his/her designee

CERTIFICATION REGARDING POTENTIAL CONFLICTS OF INTEREST

The City's Charter, Sec. 19.16, prohibits any Council member or employee of the City from having a financial interest, direct or indirect, in any contract with the City and any member of a City board or commission from having a financial interest, direct or indirect, in any contract with the department or administrative agency managed or operated by the board or commission on which he or she serves.

*****If the prohibition above is violated, the contract is void and the Council member, City board or commission member forfeits his or her office or the employee forfeits his or her employment*****

Vendor certifies that (check all that apply):

1. ____ No City Council member, City employee, or City board or commission member is an employee, officer, partner, owner, etc., of vendor.
2. ____ No spouse or dependent child of a City Council member, City employee, or City board or commission member is an employee, officer, partner, owner, etc., of vendor.
3. ____ A City Council member or spouse is an employee, officer, partner, owner, etc., of vendor.
4. ____ A City employee or spouse is an employee, officer, partner, owner, etc., of vendor.
5. ____ A City board/commission member or spouse is an employee, officer, partner, owner, etc., of vendor.

If choosing 3, 4, or 5, please provide name of Council member, employee, board or commission member, or spouse:

Vendor Certification:

I certify the information above is true and accurate.

By: _____

Title: _____

Company: _____

Please note whether the Charter is violated is fact-specific. City staff will follow up with you for additional information.

36

37 Approved as to form: , Assistant City Attorney

38

39

40 Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020-180

FILED: 08-04-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Declaring an intent to initiate the annexation of approximately 45 acres of private property generally located at 6177 South Farm Road 189. (Staff recommends approval.)

BACKGROUND INFORMATION:

The owner(s) of the private property generally located at 6177 South Farm Road 189 is requesting annexation into the City of Springfield (See "Exhibit B," Location Sketch). The owner(s) of the property have signed a petition to request annexation into the City of Springfield (See "Exhibit C," Annexation Petition). The proposed annexation does not include the existing right-of-way of South Farm Road 189. The property is within the City of Springfield's Urban Service Boundary and is immediately adjacent to the City of Springfield. The owner is proposing to annex and rezone to allow for a single-family (R-SF) and patio home (R-TH) development.

This Resolution only initiates the proposed annexation and does not annex the property. The property is currently zoned Greene County R-1, Suburban Residence District. The owner(s) is requesting that the property be rezoned to a R-SF, Single-Family Residential District and R-TH, Residential Townhouse District which will be concurrently reviewed with the annexation public hearing in September. City Council is required to hold a public hearing before the proposed annexation can be approved (see "Exhibit D," Annexation Schedule).

If this request is approved, staff will submit a Council Bill for a public hearing to consider annexation of this property.

REMARKS:

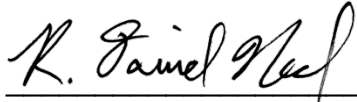
Staff recommends approval to initiate the annexation based on the following:

1. The area to be annexed is contiguous to the City of Springfield and within the Urban Service Area. See "Exhibit B" for the location of the private property to be annexed.
2. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* supports the annexation.
3. The property owner has petitioned the City for annexation.
4. All City services can be provided to the property.

5. The City will receive sales and property tax revenue once annexed.

Staff recommends the initiation of the annexation of the subject property.

Submitted by:



Daniel Neal, Senior Planner

Reviewed by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

EXHIBITS:

Exhibit A, Property Description

Exhibit B, Location Map

Exhibit C, Annexation Petition

Exhibit D, Annexation Schedule

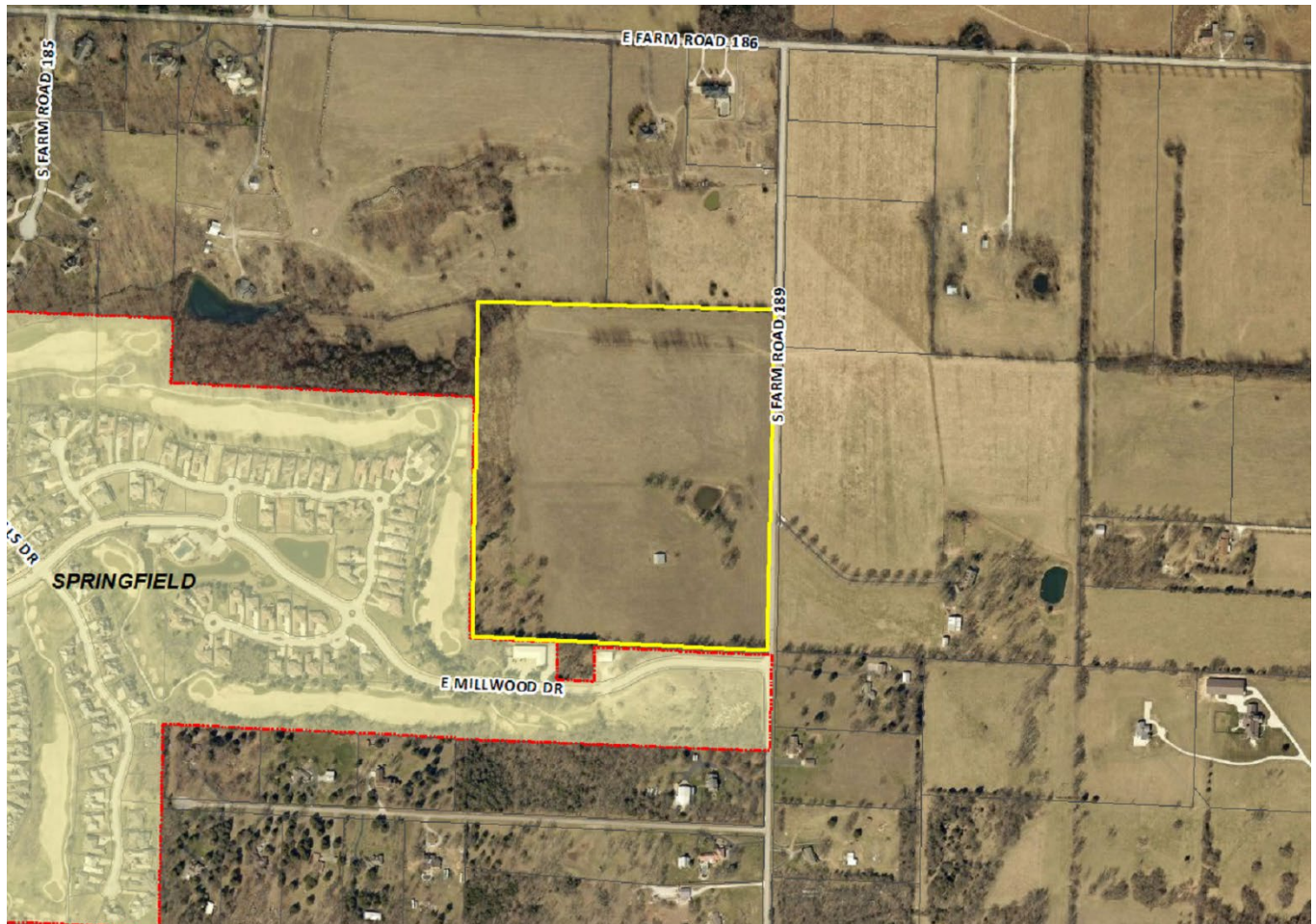
Exhibit A

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-ONE (21) WEST, ALL BEING IN GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION TWENTY-SEVEN (27); THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE1/4), NORTH 88°29'28" WEST A DISTANCE OF 1322.94 FEET TO AN EXISTING IRON PIN FOR CORNER; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID NORTHEAST QUARTER (NE1/4), NORTH 00°13'56" EAST A DISTANCE OF 1324.19 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID NORTHEAST QUARTER (NE1/4), NORTH 00°12'37" EAST A DISTANCE OF 164.95 FEET TO AN IRON PIN SET FOR CORNER; THENCE SOUTH 88°27'31" EAST A DISTANCE OF 1320.96 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID NORTHEAST QUARTER (NE1/4), SOUTH 00°06'09" WEST A DISTANCE OF 164.96 FEET TO AN EXISTING IRON PIN FOR CORNER; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), SOUTH 00°09'33" WEST A DISTANCE OF 1323.48 FEET TO THE POINT OF BEGINNING, ALL IN GREENE COUNTY, MISSOURI. EXCEPT ANY PART THEREOF TAKEN OR USED FOR FARM ROAD 189 RIGHT OF WAY.

Exhibit B



LOCATION:

LOCATION:	6177 S. Farm Road 189
CURRENT ZONE:	County R-1, Suburban Residence District
PROPOSED ZONE:	R-SF, Single-Family Residential District, and R-TH, Residential Townhouse District
CASE NUMBER:	A-4-2020

Exhibit C



Voluntary Annexation Application

E-PLANS INSTRUCTIONS

PLEASE FOLLOW STEPS 1 & 2 BEFORE SUBMITTING THIS APPLICATION

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

Office Use Only

Case No.	
Date Filed	
Received By	
Receipt No.	

Fee Amount Paid? \$ _____

[*See Fee Schedule](#)

Date of application: 6-22-2020

Property Location: 6177 S Farm Road 189

Property Owner's Information (full name(s) of all legal property owners listed on deed):

Name of current property owner(s): Frank J and Kimberly L Steed

If corporation, Corporate Official: _____

Mailing Address: PO Box 1009, Branson West, MO

Zip Code: 65737

Telephone: 417-699-0369

E-mail: jay@steedcommunities.com

PROPERTY OWNER'S SIGNATURE: _____

(if corporation, need signature of one official)

Contact Person Handling Application:

Name(s): CJW Transportation Consultants, LLC. c/o Chris Wynn

If corporation, Corporate Official: _____

Mailing Address: 5051 S National Ave. Ste 7A Springfield, MO

Zip Code: 65810

Telephone: 417-889-3400

E-mail: cwynn@gocjw.com

Current Use of the Property: Vacant - Farmland

Current County Zoning: R-1 Suburban Residence

Proposed City Zoning: R-SF with a portion of the lots being zoned R-TH

LAND DESCRIPTION (attach legal description of property and label as Exhibit A):

See attached.

PETITION

TO: THE CITY OF SPRINGFIELD, MISSOURI, A MUNICIPAL CORPORATION

We, the undersigned petitioner(s), submit to the City Council of the City of Springfield, Missouri as follows:

- 1) The undersigned are the fee and simple owner(s) of record of the real estate in Greene County, Missouri more fully described in Exhibit A, and
- 2) The request and petition to the City of Springfield, Missouri to annex the land described in Exhibit A is not now a part of any corporate limits of any incorporated City, and
- 3) The land described in Exhibit A is contiguous to the existing corporate limits of the City of Springfield, Missouri, and
- 4) The request and petition is voluntarily made and is submitted under the provisions of Section 71.012RSMo. 1986, as amended (Voluntary Annexation).

SIGNED: _____

SIGNED: _____

STATE OF MISSOURI
COUNTY OF GREENE SS.

MARRIED PERSON'S ACKNOWLEDGEMENT

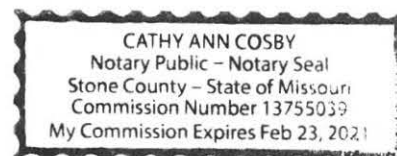
On this 23rd day of June, 2020, before me, a Notary Public in and for said state, personally appeared Frank J. Steed Jr. and Kimberly Steed, to me known to be the persons described in and who executed the foregoing document, and acknowledged that he/she executed the same as his/her free act and deed.

And the said person further declared himself/herself to be married.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the day and year first above written.

Notary Public: Cathy Ann Cosby
Print Name: Cathy Ann Cosby

"Notary Seal"



STATE OF MISSOURI
COUNTY OF GREENE SS.

ACKNOWLEDGEMENT OF CORPORATE OFFICIAL

On this ____ day of _____, 20____, before me appeared _____, to me personally known, who, being by me duly sworn did say that he/she is the _____ of _____, and that the seal affixed to foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the day and year first above written.

"Notary Seal"

Notary Public: _____

Print Name: _____

STATE OF MISSOURI
COUNTY OF GREENE SS.

UNMARRIED PERSON'S ACKNOWLEDGEMENT

On this ____ day of _____, 20____, before me, a Notary Public in and for said state, personally appeared _____, to me known to be the person described in and who executed the foregoing document, and acknowledged that he/she executed the same as his/her free act and deed.

And the said person further declared himself/herself to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in _____ the day and year first above written.

"Notary Seal"

Notary Public: _____

Print Name: _____

Exhibit D

ANNEXATION SCHEDULE

ANNEXATION A-4-2020

ANNEXATION:

Initiate annexation	August 10, 2020
City Council public hearing	September 8, 2020
City Council second reading and vote	September 21, 2020

A,” which is attached hereto and incorporated herein by this reference, to the Forward
SGF – Commercial Street Advisory Team. The individuals provided on “Exhibit A” shall
serve on said Advisory Team, with Irene Schaefer serving as chair, until the City has
completed its most recent comprehensive planning process and adopted a new
comprehensive plan for the City at the conclusion of said process.

Section 4 – This Resolution shall be in effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Resolution: _____

Approved as to form: Kyle Tull, Assistant City Attorney

Approved for Council action: Jason C. Hage, City Manager

EXPLANATION TO COUNCIL BILL 2020-194

FILED: 08-04-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Establishing the Forward SGF - Commercial Street Advisory Team for the purpose of providing additional citizen engagement and participation during the comprehensive planning process. (Staff recommends approval).

BACKGROUND INFORMATION: As part of the Forward SGF Comprehensive Planning process, the City is engaging Progressive Urban Management Associates ("PUMA") to update the 2006 *Commercial Street Strategy for Success* and to make recommendations for optimal organizational collaboration, work program and budget to achieve the strategies outlined in the plan. Citizen engagement will be a key factor in updating the strategic plan, including the establishment of an advisory team that will work with the City's consultants and staff over the course of the next 6-8 months.

REMARKS: The Advisory Team will provide a public face to the planning process and demonstrate a commitment on behalf of the City to seek meaningful input from citizens most familiar with the business, real estate and residential dynamics on Commercial Street. In addition, representatives from the Planning and Zoning Commission and the Forward SGF Advisory Team will serve on the Forward SGF - Commercial Street Advisory Team to provide continuity. The Team will serve as a community sounding board, to help provide planning direction and feedback for Planning and Zoning Commission and City Council consideration.

Thirteen members are recommended for appointment to the Forward SGF - Commercial Street Advisory Team. Their term of service will conclude with City Council's consideration of the updated strategic plan. The attached "Exhibit A" provides a roster of those recommended to serve on the Forward SGF - Commercial Street Advisory Team.

Submitted by:

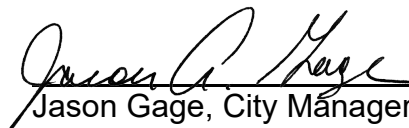


Randall Whitman, Principal Planner

Recommended by:



Mary Lilly Smith, Director



Jason Gage, City Manager

Exhibit A

Forward SGF – Commercial Street Advisory Team

	Name / Business	Representation
1	Irene Schaefer, Chair Footbridge Trading Company	Retailer
2	William Angle Trail Labs	Retailer
3	Natalie Broekhoven	Planning and Zoning Commission
4	Mary Collette Historic Firehouse #2	Event Center
5	Ryan Dock Lindberg's	Restaurant
6	Andrea Flores Prosperiti Partners	Development Community/Missouri Hotel
7	Lyle Foster Big Momma's / Q Enoteca	Restaurant
8	Joe Gidman Café Cusco/ Van Gogh's / Chabom Tea	Restaurant/Retailer
9	Rod Pickett BluStyles Barber Shop	Personal Services/Barbershop Owner
10	Christine Schilling MosaicaRose	Arts Community / Resident
11	Stephanie Shadwick N-FORM Architecture	Design Professional
12	John Taylor Askinosie Chocolate	Manufacturer
13	Becky Volz	Comprehensive Plan Advisory Team

36 planning process to provide advice and input to City Council, the Planning and Zoning
37 Commission, and City staff.

38
39 Section 3 – City Council hereby appoints those individuals identified on “Exhibit
40 A,” which is attached hereto and incorporated herein by this reference, to the Forward
41 SGF – Downtown Advisory Team. The individuals provided on “Exhibit A” shall serve on
42 said Advisory Team, with Alex Greiwe serving as chair, until the City has completed its
43 most recent comprehensive planning process and adopted a new comprehensive plan
44 for the City at the conclusion of said process.

45
46 Section 4 – This Resolution shall be in effect from and after passage.

47
48 Passed at meeting: _____

49
50 _____
51 Mayor

52
53 Attest: _____, City Clerk

54
55 Filed as Resolution: _____

56
57 Approved as to form: Kyle Talbot, Assistant City Attorney

58
59 Approved for Council action: Jason A. Hays, City Manager
60
61

EXPLANATION TO COUNCIL BILL 2020-195

FILED: 08-04-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Establishing the Forward SGF Downtown - Advisory Team for the purpose of providing additional citizen engagement and participation during the comprehensive planning process. (Staff recommends approval).

BACKGROUND INFORMATION: As part of the Forward SGF Comprehensive Planning process, a separate plan will be developed for downtown Springfield, broadly described as the traditional central business district, University Plaza and Jordan Valley Park. This plan is intended to replace the 1998 Vision 20/20 Center City plan. Citizen engagement will be a key factor in updating the strategic plan, including the establishment of an advisory team that will work with the City's consultants and staff over the course of the next 6-8 months.

REMARKS: The Advisory Team will provide a public face to the planning process and demonstrate a commitment on behalf of the City to seek meaningful input from citizens most familiar with the business, real estate and residential dynamics in downtown. In addition, representatives from the Planning and Zoning Commission and the Forward SGF Advisory Team will serve on the Downtown team to provide continuity. The Team will serve as a community sounding board, to help provide planning direction and feedback for Planning and Zoning Commission and City Council consideration.

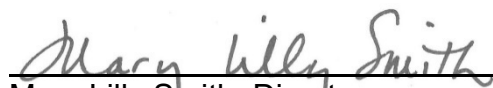
Twenty-one members are recommended for appointment to the Forward SGF Downtown Advisory Team. Their term of service will conclude with City Council's consideration of the new downtown plan. The attached "Exhibit A" provides a roster of those recommended to serve on the Forward SGF Downtown Advisory Team.

Submitted by:

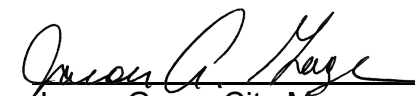


Randall Whitman, Principal Planner

Recommended by:



Mary Lilly Smith, Director



Jason Gage, City Manager

Exhibit A

Forward SGF - Downtown Advisory Team

	Name / Business	Representation
1	Alex Greiwe, Chair Springfield Area Chamber of Commerce	Resident
2	Chris Ball Ball Architects	Design Professional
3	Michelle Billionis The Coffee Ethic	Restaurant
4	Valeria Boss AVBS	Personal Services/ Salon Owner
5	Jeff Childs Rankin/Sperry Van Ness	Commercial Broker
6	Ken Chumbley Christ Episcopal Church	Faith Community
7	Beth Domann Landers Theatre	Arts Community
8	Edgar Hagens Hip Hop Dress Out Fashions	Retailer
9	Kim Hamm BKD	Professional Services
10	Bethany Henry Dake Wells Architects	Design Professional
11	Allen Kunkel Missouri State University	Missouri State University
12	Johnny McNeil Community Partnership of the Ozarks	Nonprofit Community
13	John McQueary Hotel Vandivort	Hospitality / Restaurant
14	Daniel Ogunyemi	Comprehensive Plan Advisory Team
15	Dan Reiter Springfield Cardinals	Springfield Cardinals
16	Cameron Rose	Planning & Zoning Commission
17	Jeff Schrag Mother's / Daily Events	Brewery
18	Brina Thomas 5 Pound Apparel	Retailer
19	Lelia Voss US Bank	Financial Institution
20	Barb Baker Community Improvement District	Ex officio
21	Rusty Worley Downtown Springfield Association	Ex officio

One-rdg. _____
P. Hrngs. _____
Pgs. 19
Filed: 08-04-20

Sponsored by: Ferguson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 181

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning
2 map and rules for interpretation,' by rezoning approximately 5.3 acres of
3 property generally located at 410, 414, and 430 North Boonville Avenue,
4 310 East Phelps Street, and 405 North Jefferson Avenue from HM, Heavy
5 Manufacturing District, to CC, Center City District; establishing Conditional
6 Overlay District No. 187; and adopting an updated Official Zoning Map.
7 (Staff and Planning and Zoning Commission both recommend approval.)
8 _____
9

10 WHEREAS, an application has been filed for a zoning change of the property
11 generally located at 410, 414, and 430 North Boonville Avenue, 310 East Phelps Street,
12 and 405 North Jefferson Avenue, and more fully described in "Exhibit B," from HM,
13 Heavy Manufacturing District, to CC, Center City District with Conditional Overlay
14 District No. 187; and
15

16 WHEREAS, Conditional Overlay District No. 187 shall modify the requirements
17 of the Springfield Land Development Code Section 36-424, CC, Center City District, by
18 requiring that the property described in "Exhibit B" comply with the requirements
19 described in "Exhibit A"; and
20

21 WHEREAS, following proper notice, a public hearing was held before the
22 Planning and Zoning Commission, a copy of the Record of Proceedings from said public
23 hearing being attached hereto and incorporated herein by this reference as "Exhibit C,"
24 and said Commission made its recommendation; and
25

26 WHEREAS, the City has reviewed the applicant's request and prepared a staff
27 report concerning the application which is attached hereto and incorporated herein by
28 this reference as "Exhibit D;" and
29

30 WHEREAS, proper notice was given of a public hearing before City Council, and
31 said hearing was held in accordance with law.
32

33 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF

34 SPRINGFIELD, MISSOURI, as follows, that:

35
36 Section 1 – The property described in "Exhibit B," which is attached hereto and
37 incorporated herein by this reference, is hereby rezoned from HM, Heavy Manufacturing
38 District, or such zoning district as is designated on the official zoning map adopted by
39 City Council, to CC, Center City District, with Conditional Overlay District No. 187.
40 Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for
41 interpretation,' is hereby amended, changed and modified consistent with this
42 Ordinance.

43
44 Section 2 – City Council hereby establishes Conditional Overlay District No. 187
45 which shall contain the requirements and standards provided on "Exhibit A," which is
46 attached hereto and incorporated herein by this reference as though set forth herein.
47 The requirements of Conditional Overlay District No. 187 shall modify the requirements
48 of the Springfield Land Development Code Section 36-424, Center City District, by
49 requiring the property described on "Exhibit B" to comply with the requirements
50 contained in "Exhibit A."

51
52 Section 3 – City Council hereby directs the City Manager, or designee, to update
53 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
54 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
55 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
56 rules of interpretation.'

57
58 Section 4 – The Official Zoning Map herein adopted shall be maintained and
59 archived in the same digital form in which this Council has approved its adoption.

60
61 Section 5 – This Ordinance shall be in full force and effect from and after
62 passage.

63
64 Passed at meeting: _____

65
66
67 _____
68 Mayor

69 Attest: _____, City Clerk

70
71 Filed as Ordinance: _____

72
73
74 Approved as to form: Kyle Tolbert, Assistant City Attorney

75
76
77 Approved for Council action: Jason A. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2020 - 181

FILED: 08-04-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 5.3 acres of property generally located at 410, 414 and 430 North Boonville Avenue, 310 East Phelps Street and 405 North Jefferson Avenue from HM, Heavy Manufacturing District to CC, Center City District and establishing Conditional Overlay District No. 187. (Staff and Planning and Zoning Commission both recommend approval.)

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-12-2020/
CONDITIONAL OVERLAY DISTRICT NO. 187

The applicant is proposing to rezone approximately 5.3 acres of property generally located at 410, 414 and 430 North Boonville Avenue, 310 East Phelps Street and 405 North Jefferson Avenue from HM, Heavy Manufacturing District to CC, Center City District and establishing COD No. 187. The intent of this rezoning application is to facilitate the redevelopment of the site for office, parking garage and eFactory/University uses.

A Conditional Overlay District has been submitted to mitigate any potential impacts of the base zoning. The requirements include a Traffic Impact Study to be submitted at the time of development and any roadway improvements required will be defined in the Traffic Impact Study and must be constructed. The Center City District does not require off-street parking, however, if residential uses are ever developed, off-street parking will be required. The applicant, MSU, is proposing an off-street parking garage for their proposed development.

REMARKS:

The Planning and Zoning Commission held a public hearing on July 16, 2020, and recommended to approve, by a vote of 7 to 0.

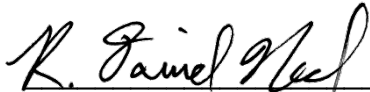
The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. This application is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*, which identifies the subject property as appropriate for Greater Downtown uses. The Center City District is listed as an appropriate zoning district for this Land Use category.

2. The requested CC, Center City zoning is consistent with the existing CC zoning to the northeast, south and west of the subject property.
3. A Conditional Overlay District has been submitted to mitigate any potential negative impacts of the Center City District.
4. This request is consistent with the City's policies to promote infill development where investments have already been made in public services and infrastructure.

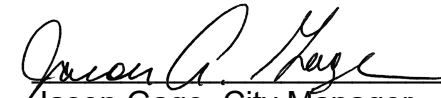
Submitted by:


Daniel Neal, Senior Planner

Recommended by:


Mary Lilly Smith, Director

Approved by:


Jason Gage, City Manager

EXHIBITS:

Exhibit A, Conditional Overlay District Provisions

Exhibit B, Legal Description

Exhibit C, Record of Proceedings

Exhibit D, Development Review Staff Report

ATTACHMENTS:

Attachment 1: Department Comments

Attachment 2: Conditional Overlay District Provisions

Exhibit A

CONDITIONAL OVERLAY DISTRICT PROVISIONS ZONING CASE Z-12-2020 & CONDITIONAL OVERLAY DISTRICT NO. 187

The requirements of *Section 36-424* of the *Springfield Zoning Ordinance* shall be modified herein for development within this district to include the following.

1. Traffic Engineering shall evaluate any proposed development and if the estimated trip generation (using ITE trip generation rates) results in an increase of over 100 trip ends per peak hour or 1,000 trips ends per day, the City Traffic Engineer shall, at his discretion, require a Traffic Impact Study (TIS) be submitted. Any public improvements identified by the study as necessary to provide a satisfactory level of service in the peak hour shall be addressed before approval of the development.
2. The subject properties shall meet the off-street parking requirements for residential uses, however the number of parking spaces can be reduced by 20% by providing bicycle parking spaces at a rate of two (2) bicycle spaces for each required off-street automobile parking space.

Exhibit B

LEGAL DESCRIPTION ZONING CASE Z-12-2020 & CONDITIONAL OVERLAY DISTRICT NO. 187

A parcel of land being a part of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 13, Township 29 North, Range 21 West, in the City of Springfield, Greene County, Missouri, and a part of the tracts of land described in Book 2009, at Page 23561-09 and in Book 2009, at Page 039458-09, and in Book 1056, at Page 359, and all that part of the tract of land described in Book 2019, at Page 002044-19, all being recorded in the Greene County, Missouri Recorder of Deeds Office and all that part of the vacated right-of-way of Peach Alley or Robberson Avenue, lying South of the South right-of-way line of Phelps Street and North of the Saint Louis and San Francisco Railroad right-of-way or Mill Street, which is described in Vacation 361 (City of Springfield Ordinance Number 18567 dated June 18, 1979) and in Vacation 293 (City of Springfield Special Ordinance Number 17266 dated March 22, 1976) and in Council Bill 4173 (Special Ordinance Number 3946 dated July 1, 1942), being more particularly described as follows:

Book 2019, Page 002044-19:

Beginning at the Northwest Corner of Lot Five (5) in McNulty's Subdivision in the City of Springfield, Greene County, Missouri, Thence South along the West boundary of said Subdivision to a cross in the sidewalk, 30 feet, more or less, South of the Southwest Corner of Lot One (1) of said Subdivision; Thence East 268.18 feet, more or less, to the West line of vacated Robberson Avenue (Peach Alley) for a new Point of Beginning; Thence East 10 feet, more or less to the center of vacated Robberson Avenue; Thence North 106.19 feet along the Centerline of vacated Robberson Avenue; Thence West to the East line of McNulty's Subdivision; Thence South to the new Point of Beginning;
And

Beginning at the Northwest corner of Lot Five (5) in McNulty's Subdivision in the City of Springfield, Greene County, Missouri, Thence South along the West boundary of said Subdivision to a cross in the sidewalk, 30 feet, more or less, South of the Southwest Corner of Lot One (1) of said Subdivision, Thence East 278.18 feet, more or less, to the center of vacated Robberson (Peach) Avenue; Thence North 106.19 feet along the center of vacated Robberson Avenue; Thence West to the East line of McNulty's Subdivision; Thence North of the Northeast corner of Lot Five (5) of McNulty's Subdivision; Thence West along the North line of Lot Five (5) to the Point of Beginning, which tract includes Lots 1, 2, 3, 4 and 5 in McNulty's Subdivision and a tract 30 feet in width South thereof together with a portion of vacated Robberson Avenue, the South line of said tract being the same as the North boundary line of property being conveyed to Springfield Tablet Manufacturing CO. and all of which property is located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 29, Range 22, in Springfield, Greene County, Missouri.

Except from the above two tracts, the following three tracts:

Commencing at the Northwest corner of McNulty's Subdivision, said point also being the Northwest corner of Lot 5 and lying on the East right-of-way line of Boonville Avenue; Thence South 00°00'00" East along said East right-of-way 79.46 feet for a new Point of

Beginning, said point being an "X" cut in a concrete walk; Thence South 88°50'45" East 281.11 feet to the center of vacated Robberson Avenue; Thence South 02°16'00" West along said center of vacated Robberson Avenue a distance of 75.80 feet; Thence leaving said centerline of vacated Robberson Avenue, North 88°36'20" West 278.14 feet to the East right-of-way line of Boonville, said point being an "X" cut in concrete walk; Thence North 00°00'00" West along said right-of-way 74.63 feet to the Point of Beginning, all in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4 of Section 13, Township 29, Range 22, in Springfield, Greene County, Missouri, containing 0.48 Acres, more or less

And

Commencing at the Northwest corner of McNulty's Subdivision, said point also being the Northwest corner of Lot Five (5), and lying on the East along said East right-of-way, 79.46 feet for a new Point of Beginning, said point being an "X" cut in a concrete walk; Thence South 88°50'45" East 281.11 feet to the center of vacated Robberson Avenue; Thence South 02°16'00" West along said center of vacated Robberson Avenue, a distance of 75.80 feet; Thence leaving said centerline of vacated Robberson Avenue North 88°36'20" West 278.14 feet to the East right-of-way line of Boonville, said point being an "X" cut in concrete walk; Thence North 00°00'00" West along said right-of-way 74.63 feet to the Point of Beginning; all in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Twenty-nine (29), Range Twenty-two (22), in Springfield, Greene County, Missouri.

And

Beginning at the intersection of the East line of Boonville Avenue and the North line of Mill Street in the City of Springfield, Greene County, Missouri; Thence North along the East line of Boonville Avenue 120 feet; Thence East 280 feet more or less to the center of Robberson Avenue formerly Peach Alley; Thence North along the centerline of Robberson Avenue 105 feet; Thence East 228 feet to the West line of the Springfield Tablet Company tract as described in Book 621, Page 301, in the Office of County Recorder; Thence South along the West line of said tract, 53 feet to the North line of the Springfield Tablet Company tract as described in Book 560 at Page 584; Thence West 5 feet to the Northwest corner of said tract, Thence South 100.3 feet; Thence Southwesterly 34 feet; Thence Southwesterly 186.2 feet to the East line of Robberson Avenue (vacated); Thence South 34 feet; Thence West 284.3 feet to the Point of Beginning, except that portion of Robberson not vacated; All in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Twenty-nine (29), Range Twenty-two (22), in Springfield, Greene County, Missouri.

Book 2009, Page 039458-09 (TractV):

Beginning at the Southeast corner of Phelps Street and Boonville Avenue in the City of Springfield, Greene County, Missouri, running thence South Forty-three (43) feet more or less; thence East Two Hundred Seventy-four and 4/10 (274.4) feet more or less to the West line of Robberson Avenue; thence North Fifty (5) feet more or less to the South line of Phelps Street; thence West along the South line of Phelps Street Two Hundred Seventy-six and 2/10 (276.2) feet more or less to the point of beginning, all in the City of Springfield, Greene County, Missouri, together with the West half of the vacated Robberson (Peach Alley) Avenue on the East side thereof and adjacent thereto.

And

Beginning at the Southeast corner of Phelps Avenue and Peach Alley (now Robberson Avenue) in the City of Springfield, Greene County, Missouri; thence South along the East line of Peach Alley (now Robberson Avenue) One Hundred (100) feet; thence East Two Hundred (200) feet; thence North One Hundred (100) feet to the South side of Phelps Avenue; thence West along the South side of Phelps Avenue Two Hundred (200) feet to the place of beginning, together with the East half of vacated Robberson (Peach Alley) Avenue on the West side thereof and adjacent thereto.

Book 2009, Page 023561-09 (Tracts I-V):

Tract I:

Beginning at a point on the West side of Jefferson Street in the City of Springfield, Missouri, twenty-five (25) feet of North of the section line dividing sections thirteen (13) and twenty-four (24), in Township Twenty-nine (29), Range Twenty-two (22); Thence north along the west line of Jefferson Street, a distance of 166 feet more or less to the center line of Wilson Creek; Thence West 215 Feet; Thence South 100 feet more or less to the center of Wilson Creek; Thence in a Southwesterly direction 15 feet, more or less along the centerline of said Creek to the parcel of ground deeded by R.O. Cravens ETAL to St. Louis and San Francisco Railway Company by deed recorded in Book 440 at Page 273, Deed Records of Greene County, Missouri; Thence South 53 feet more or less to the North line of the right-of-way of said railway company as shown by said deed above referred to recorded in book 468 at page 273; Thence East along the North line of said right-of-way as shown by said deed, 230.4 feet to Jefferson Street, being the place of beginning. All being in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Twenty-nine (29), Range Twenty-two (22), in Greene County, Missouri.

Tract II:

Beginning at a point on the West line of Jefferson Street in the City of Springfield, Missouri, midway between the West end of the abutments of the Wilson Creek Bridge, across said Jefferson Street; Thence north along the Western line of said Jefferson Street, 170 feet and 2 inches to the South line of Phelps Avenue; Thence West 222 feet and 9 inches to the land of M.F. Johnson; thence South 170 feet more or less to the point directly West of the beginning point; Thence due East 222 feet more or less to the Point of Beginning. All being in the Southwest quarter (SW1/4) of the Southwest quarter (SW1/4) of Section Thirteen (13), Township Twenty-nine (29), Range Twenty-two (22), in Greene County, Missouri, subject to any part thereof, taken, deeded or used for road or highway purposes.

Tract III:

A Certain strip or parcel of land lying being and situate in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Twenty-nine (29), Range Twenty-two (22), in Greene County, Missouri, at Springfield and described as follows:

Commencing at the intersection of the Southerly tangential projection of the West line of Jefferson Avenue and the center line of Grantor's Main Link Track; Thence Northerly along said tangential projection twenty-five (25) feet; thence westerly along Grantor's right-of-way and parallel with said main tract center line, 230.4 feet to the point of beginning; thence Northerly at right angles 53 feet; thence Southwesterly making an

angle of 177 °12' to the left of last described course, 191.5 feet; Thence Southerly at right angles to said tract, 29 feet; Thence Easterly parallel with said main tract, 189 feet more or less to the Point of Beginning. All being in the City of Springfield, Greene County, Missouri.

Tract IV:

Commencing at the Northwest corner of McNulty's subdivision, said point also being the Northwest corner of lot five (5), and lying on the East right-of-way line of Boonville Avenue; thence South 00°00'00" East along said East right-of-way, 79.46 feet for a new Point of Beginning, said point being an "X" cut in a concrete walk; Thence South 88°50'45" East 281.11 feet to the center of vacated Robberson Avenue; Thence South 02D16'00" West along said center of vacated Robberson Avenue, a distance of 75.80 feet; Thence leaving said centerline of vacated Robberson Avenue North 88°36'20" West 278.14 feet to the East right-of-way line of Boonville, said point being an "X" cut in concrete walk; Thence North 00°00'00" West along said right-of-way 74.63 feet to the Point of Beginning; all in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Twenty-nine (29), Range Twenty-two (22), in Springfield, Greene County, Missouri.

Tract V:

Beginning at the intersection of the East line of Boonville Avenue and the North line of Mill Street in the City of Springfield, Greene County, Missouri; Thence North along the East line of Boonville Avenue 120 feet; Thence East 280 feet more or less to the center of Robberson Avenue formerly Peach Alley; Thence North along the center line of Robberson Avenue 105 feet; thence East 228 feet to the West line of the Springfield Tablet Company tract as described in Book 621 at Page 301, in the office of the County Recorder; thence South along the West line of said tract, 53 feet to the North line of the Springfield Tablet Company tract as described in Book 560 at Page 584; thence West 5 feet to the Northwest corner of said tract; thence South 100.3 feet; thence Southwesterly 34 feet; thence Southwesterly 186.2 feet to the East line of Robberson Avenue (vacated); Thence South 34 feet; thence West 284.3 feet to the Point of Beginning, except that portion of Robberson not vacated; all in the Southwest quarter (SW1/4) of the Southwest quarter (SW1/4) of Section Thirteen (13), Township Twenty-nine (29), Range Twenty-two (22), in Springfield, Greene County, Missouri.

Ordinance 18567 Vacation 361:

That part of Robberson Avenue lying between the south right-of-way line of Phelps Street and the North right-of-way line of Mill St. except the South 120 feet already vacated by Special Ordinance No. 691 dated March 2, 1937, and except the North 91 feet of the South 211 feet already vacated by Special Ordinance No. 17266 dated March 22, 1976; all in Section 13, Township 29, Range 22, Springfield, Greene County, Missouri.

Ordinance 17266 Vacation 293:

That part of Robberson Avenue lying between the south right-of-way line of Phelps Street and the North right-of-way line of Mill Street EXCEPT the North 98 feet and EXCEPT the South 120 feet already vacated by Special Ordinance No. 691, dated March 2, 1937. All in Section 13, Township 29, Range 22, Springfield, Greene County, Missouri.

Ordinance 3946 Council Bill 4173:

Beginning 181 feet South of the Southeast corner of Peach Alley or Robberson Avenue and Phelps Avenue in the City of Springfield, Missouri, for a beginning point, thence South along the East line of Peach Alley or Robberson Avenue to the Northeast corner of Peach Alley or Robberson Avenue and Mill Street; thence West along the North line of Mill Street to the Northwest corner of Peach Alley or Robberson Avenue and Mill Street; Thence North along the West line of Peach Alley or Robberson Avenue to a point due West of the beginning point; thence East on a due East and West line to the East boundary line of Peach Alley or Robberson Avenue, the point of beginning.

Except

All that part of the vacated right-of-way of Jefferson Avenue as described in Vacation 635 (dated July 1, 1999) described as follows:

Commencing at the northwest corner of Mill Street and Jefferson Avenue, Thence North $06^{\circ}13'11''$ East a distance of 11.37 feet to the POINT OF BEGINNING; Thence North $06^{\circ}13'11''$ East a distance of 12.34 feet to a point for corner; Thence South $05^{\circ}25'37''$ West a distance of 12.33 feet to a point for corner; Thence North $87^{\circ}53'23''$ West a distance of 0.17 feet to the POINT OF BEGINNING, and containing 1.05 square feet of land, more or less.

Containing 139,141 square feet or 3.194 acres, more or less, subject to rights-of-way, easements and restrictions of record.

Exhibit C

**RECORD OF PROCEEDINGS
ZONING CASE Z-12-2020 & CONDITIONAL OVERLAY DISTRICT NO. 187
Planning and Zoning Commission – July 16, 2020**

Z-12-2020

405 North Jefferson Avenue

Applicant: Missouri State Board of Governors and Vecino Group

Melissa Cox recused.

Mr. Hosmer stated that this is a request to rezone approximately 5.3 acres of property generally located at 410, 414 and 430 N. Boonville Avenue, 310 E. Phelps Street and 405 N. Jefferson Avenue from a HM, Heavy Manufacturing District to CC, Center City District. This application is consistent with the Comprehensive Plan, which identifies the subject property as appropriate for Greater Downtown uses. The Center City District is listed as an appropriate zoning district for this land use category.

The adjacent properties are mostly zoned for Center City uses. In addition, the majority of these properties are utilized for commercial, office or industrial purposes which is consistent with the intent of the Center City District. The Transportation Plan classifies Jefferson Avenue as a Secondary Arterial roadway, Phelps Street as a Local roadway, and Boonville Avenue as Collector roadway. A Traffic Impact Study is required to be submitted. Any roadway improvements required will be defined in the Traffic Impact Study. The property is located in a FEMA designated floodplain. A fee in lieu of on-site stormwater detention is not applicable as the site is already built out. The property is not located in a stream buffer area. Staff recommends approval.

Mr. Doennig opened the public hearing.

Ms. Jane Earnhart, developer here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

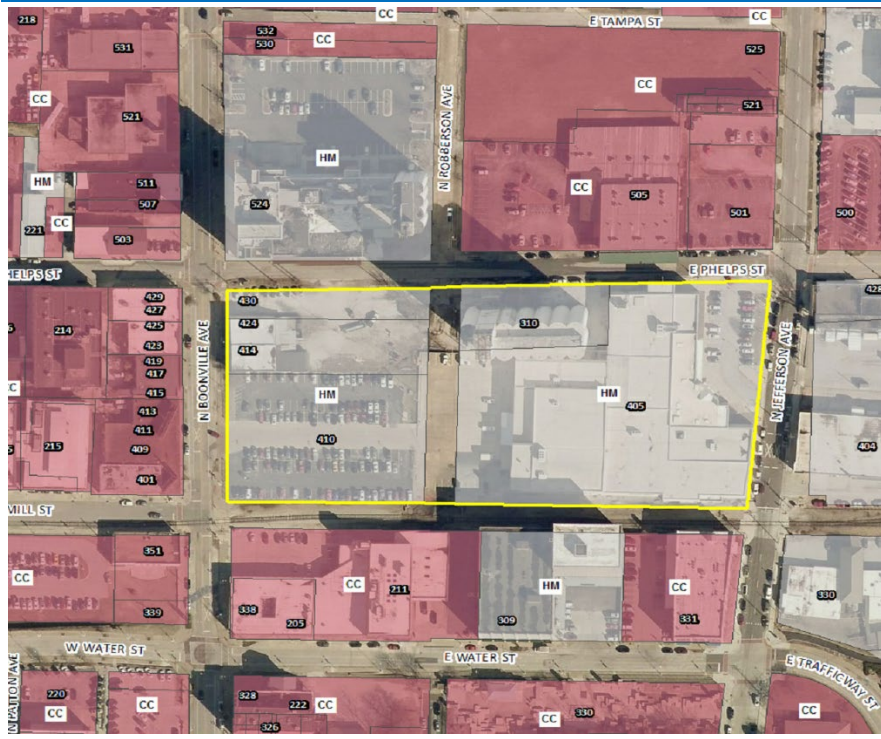
Mr. Jobe motioned to **approve** item Z-12-2020 (405 North Jefferson Avenue). Mr. King seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Rose, Jobe, Thomas, and Broekhoven. Nays: None.



Bob Hosmer, AICP
Planning Manager

Exhibit D

PLANNING AND ZONING COMMISSION PUBLIC HEARING: CITY COUNCIL PUBLIC HEARING:



July 16, 2020

August 10, 2020

CASE: Z-12-2020 w/COD #187

ACRES: 5.3 acres

LOCATION: 410, 414 and 430 N. Boonville Avenue, 310 E. Phelps Street and 405 N. Jefferson Avenue

EXISTING LAND USE: Office, warehousing and university uses

APPLICANT: Missouri State University and Vecino Group

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

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).

SUMMARY OF REQUEST:

Request to rezone approximately 5.3 acres of property generally located at 410, 414 and 430 N. Boonville Avenue, 310 E. Phelps Street and 405 N. Jefferson Avenue from HM, Heavy Manufacturing District to CC, Center City District and establishing Conditional Overlay District No. 187.

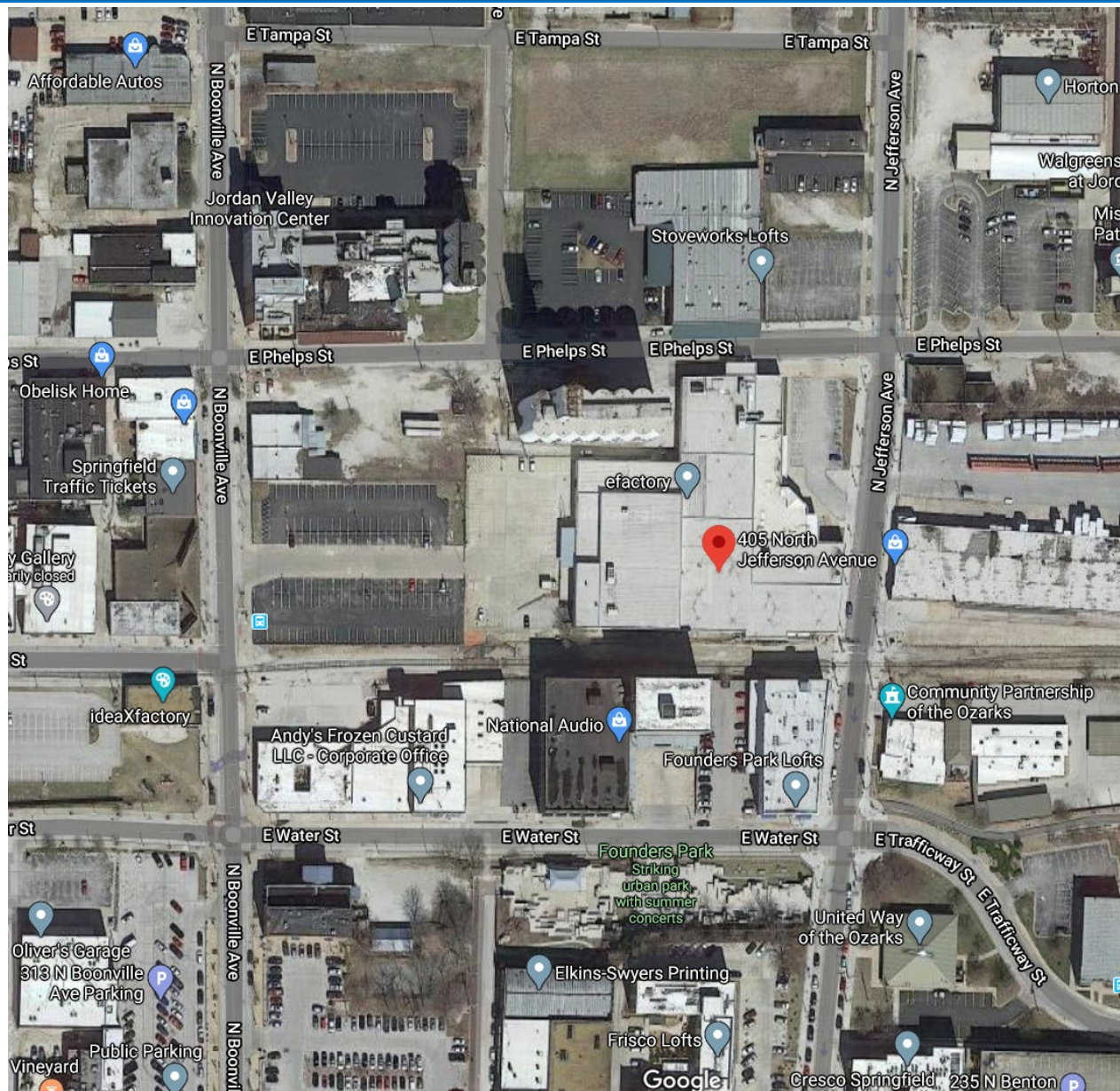
FINDINGS FOR STAFF RECOMMENDATIONS:

1. This application is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*, which identifies the subject property as appropriate for Greater Downtown uses. The Center City District is listed as an appropriate zoning district for this Land Use category.
2. The requested CC, Center City zoning is consistent with the existing CC zoning to the northeast, south and west of the subject property.
3. A Conditional Overlay District has been submitted to mitigate any potential negative impacts of the Center City District.
4. This request is consistent with the City's policies to promote infill development where investments have already been made in public services and infrastructure.

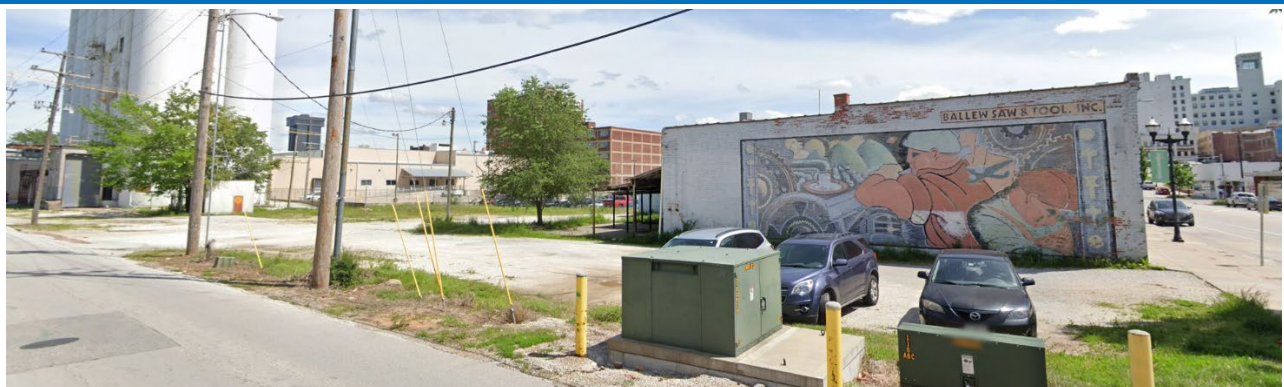
SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM & CC	CC & HM	HM	CC
LAND USE	JVIC, warehousing and apartments	Office, warehousing, audio tape manufacturing	Office, warehousing and storage	Retail and office uses

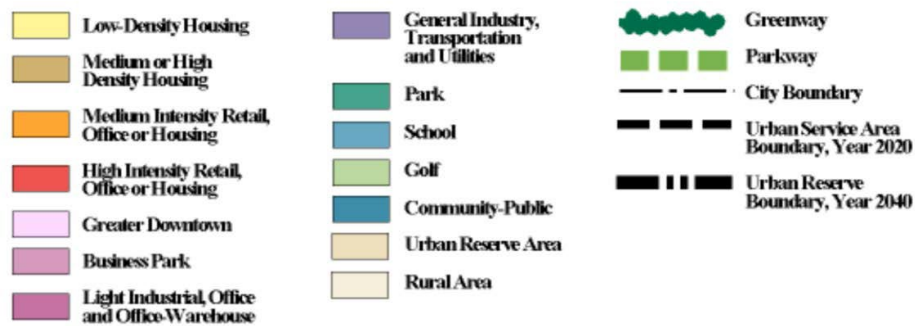
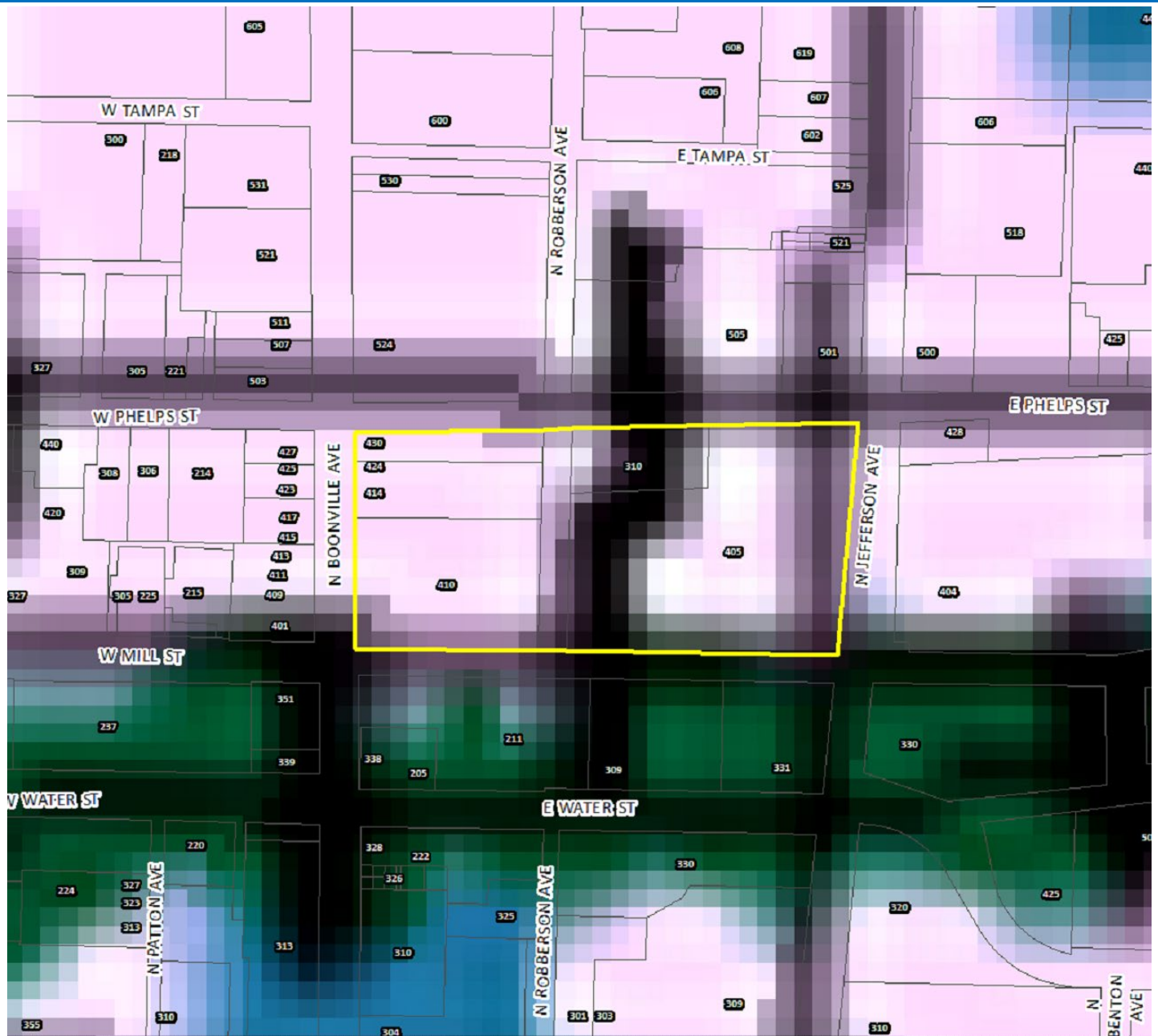
GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



GROWTH MANAGEMENT AND LAND USE PLAN:



PROPERTY HISTORY:

The subject property was originally zoned HM, Heavy Manufacturing District by General Ordinance No. 4494, which was a city-wide rezoning in 1995. The site has not been the subject of a map amendment since that time.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

- (a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:
1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
 2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
 3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
 4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
 5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
 6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
 7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
 8. Information submitted at the public hearing.

ZONING ORDINANCE OR CODE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR CC
Minimum Yard Requirements	None.
Maximum Structure Height	None.
Minimum Open Space	None.
BULK PLANE	BUFFERYARD AND LANDSCAPING
None.	None. Whenever any development in a CC district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening and fencing, and 36-482, landscaping and bufferyards. Interior and perimeter landscaping requirements may apply in the event of future development.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* also designates this area within the Greater Downtown land use district. This district, which pertains to the downtown and University Plaza portions of Center City, promotes high-intensity office, retail and housing, preferably in mixed-use buildings with a strong pedestrian orientation. It recommends the most appropriate zoning district for this location would be the Center City District.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 5.3 acres of property generally located at 410, 414 and 430 N. Boonville Avenue, 310 E. Phelps Street and 405 N. Jefferson Avenue from HM, Heavy Manufacturing District to CC, Center City District and establishing COD #187. The intent of this rezoning application is to facilitate the redevelopment of the site for office, parking garage and eFactory/University uses.
2. A Conditional Overlay District has been submitted to mitigate any potential impacts of the base zoning. The requirements include a Traffic Impact Study to be submitted at the time of development and any roadway improvements required will be defined in the Traffic Impact Study and must be constructed. The Center City District does not require off-street parking; however, if residential uses are ever developed off-street parking will be required. The applicant, MSU, is proposing an off-street parking garage for their proposed development.

3. The adjacent properties are mostly zoned for Center City uses. In addition, the majority of these properties are utilized for commercial, office or industrial purposes which is consistent with the intent of the Center City District.
4. Properties zoned Center City are intended to be a mixed-use district that accommodates a variety of residential, commercial, and light industrial uses. It is intended for older commercial and light industrial areas, particularly the central business district and Commercial Street area that tend to accommodate a wide variety of uses. These areas generally developed early in the city's history and do not display the characteristics typical of modern suburban development. These areas may also be experiencing or be in need of rehabilitation or redevelopment. This district is intended to accommodate the transition that must occur if these areas are to contribute to the vitality of the city. The proposed map amendment is consistent with the existing conditions of the area.
5. The proposed development does not require a multi-family location and design guideline assessment based on the Center City District regulations.
6. The subject property is within walking and bicycling distance of the MSU campus, the downtown area and bus stops. In addition, there is a good sidewalk system and marked bike routes in the area.
7. The proposed rezoning was reviewed by City departments, whose comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

All neighborhood meetings have been cancelled due to the Mayor's Proclamation of Civil Emergency. Property owners were mailed a comment card to provide their comments. None were received to date.

PUBLIC NOTIFICATIONS:

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

Notices sent to property owners within 185 feet: Mailed: 19 Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Clean Water Services has no objections to the proposed rezoning. The subject property has access to public sewer.

FIRE DEPARTMENT:

Fire has no issues with the proposed rezoning.

CITY UTILITIES:

City Utilities has no issues with the proposed rezoning.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The property is in the Jordan Creek Lower Branch drainage basin. The property is located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention is not applicable as the site is already built out. Water quality will be required if adding an additional acre of impervious area. The property is not located in a stream buffer area.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	Jordan Creek Lower Branch
Is property located in Floodplain?	Yes
Is property located on a sinkhole?	No
Is property located in a stream buffer?	No
Is stormwater fee in lieu an option?	N/A

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies N. Jefferson Avenue Road as a Secondary Arterial roadway, E. Phelps Street as a Local roadway, and N. Boonville Avenue as Collector roadway. The standard right-of-way width for N. Jefferson Avenue is 35 feet from the centerline, E. Phelps Street is 25 feet from the centerline and N. Boonville Avenue is 30 feet from the centerline. It appears no additional right-of-way is needed along Jefferson, Phelps or Boonville. A survey is recommended to determine the exact amount of existing right-of-way. All three roads are city -maintained streets.

TRAFFIC COUNTS & ON-STREET PARKING

There are no recent traffic counts for N. Jefferson Avenue, E Phelps Street or N. Boonville Avenue. On-street parking is allowed along all three roadways.

DRIVEWAY ACCESS

There is one driveway access point onto the property from N. Jefferson Avenue, three driveway access points from E. Phelps Street and two driveway access points from N. Boonville Avenue. Access to this property will be allowed based on existing City of Springfield standards.

SIDEWALK

There is existing sidewalk along the property frontage of N. Jefferson Avenue and N. Boonville Avenue. There is no sidewalk along the property frontage on E. Phelps Street. A Streetscape project is planned by the City of Springfield along Phelps Street between Boonville Avenue and Robberson Avenue. A fee in lieu of sidewalk construction has been approved by the Administrative Review Committee (ARC) for E. Phelps Street.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There is one bus stop along N. Boonville Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

A Traffic Impact Study is required to be submitted. Any roadway improvements required will be defined in the Traffic Impact Study.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
Street 1	N. Jefferson Avenue	Secondary Arterial	Yes	35	35
Street 2	E. Phelps Street	Local	Yes	25	25
Street 3	N. Booneville Avenue	Collector	Yes	30	30
Street 4					
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		28	32	156	
*Proposed Trips Generated		110	160	1,600	
Additional Trips Generated		412	608	6,244	

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2

The requirements of Section 36-424 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. The City Traffic Engineer shall evaluate any proposed development and if the estimated trip generation (using ITE trip generation rates) results in an increase of over 100 trip ends per peak hour or 1,000 trips ends per day, the City Traffic Engineer shall, at his discretion, require a Traffic Impact Study (TIS) be submitted. Any public improvements identified by the study as necessary to provide a satisfactory level of service in the peak hour shall be addressed before approval of the development.
2. The subject properties shall meet the off-street parking requirements for residential uses, however the number of parking spaces can be reduced by 20% by providing bicycle parking spaces at a rate of two (2) bicycle spaces for each required off-street automobile parking space.

One-rdg. _____
P. Hrngs. _____
Pgs. 14
Filed: 08-04-20

Sponsored by: Ferguson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-182

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning
2 map and rules for interpretation,' by rezoning approximately 1.08 acres of
3 property generally located at 618 North Benton Avenue from HM, Heavy
4 Manufacturing District, and GI, Governmental and Institutional Use
5 District, to CC, Center City; and adopting an updated Official Zoning Map.
6 (Staff and Planning and Zoning Commission both recommend approval.)
7
8

9 WHEREAS, an application has been filed for a zoning change of the property
10 generally located at 618 North Benton Avenue, and more fully described in "Exhibit A,"
11 from HM, Heavy Manufacturing District, and GI, Governmental and Institutional Use
12 District, to CC, Center City District; and
13

14 WHEREAS, following proper notice, a public hearing was held before the
15 Planning and Zoning Commission on July 16, 2020, a copy of the Record of
16 Proceedings from said public hearing being attached hereto and incorporated herein by
17 this reference as "Exhibit B," and said Commission made its recommendation; and
18

19 WHEREAS, the City has reviewed the applicant's request and prepared a staff
20 report concerning the application which is attached hereto and incorporated herein by
21 this reference as "Exhibit C;" and
22

23 WHEREAS, proper notice was given of a public hearing before City Council and
24 said hearing was held in accordance with law.
25

26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 SPRINGFIELD, MISSOURI, as follows, that:
28

29 Section 1 – The property described in "Exhibit A," which is attached hereto and
30 incorporated herein by this reference, is hereby rezoned from HM, Heavy Manufacturing
31 District, and GI, Governmental and Institutional Use District, or such zoning districts as
32 are designated on the official zoning map adopted by City Council, to CC, Center City
33 District. Springfield Land Development Code, Section 36-306, 'Official zoning map and

rules for interpretation,' is hereby amended, changed and modified consistent with this Ordinance.

Section 2 – City Council hereby directs the City Manager, or designee, to update the City's digital zoning map to reflect this rezoning, and City Council adopts the map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in the Springfield Land Development Code, Section 36-306, 'Official zoning maps and rules of interpretation.'

Section 3 – The Official Zoning Map herein adopted shall be maintained and archived in the same digital form in which this Council has approved its adoption.

Section 4 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Kyle T. [Signature], Assistant City Attorney

Approved for Council action: Jason A. [Signature], City Manager

EXPLANATION TO COUNCIL BILL 2020 - 182

FILED: 08-04-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.08 acres of property generally located at 618 North Benton Avenue from HM, Heavy Manufacturing and GI, Governmental and Institutional Use District to CC, Center City. (Staff and Planning and Zoning Commission both recommend approval.)

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-15-2020

The applicant, Advocates for a Healthy Community, Inc., is proposing to rezone approximately 1.08 acres of property generally located at 618 North Benton Avenue from HM, Heavy Manufacturing and GI, Governmental and Institutional Use District to CC, Center City.

Jordan Valley Community Health Clinic intends to build an expansion to the existing clinic. The subject property is split-zoned with HM district on the south portion of property and GI on the north. The split-zoned property makes development difficult when different zoning districts apply to the development as a whole.

The subject property is located within the *Idea Commons Plan* area. Adopted by City Council in October 2010, the plan's goal is to create a vibrant mixed-use community that is a model for innovative and sustainable development, complements Missouri State University's initiative to expand opportunities for business development and commercialization and support the vision for Jordan Valley, which is detailed in the *Jordan Valley Park Concept Plan and Design Guidelines*.

The CC district will promote the mixed-use community that is envisioned by the *Idea Commons Plan* and the *Jordan Valley Park Concept Plan and Design Guidelines*.

REMARKS:

The Planning and Zoning Commission held a public hearing on July 16, 2020, and recommended to approve, by a vote of 8 to 0.

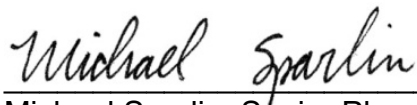
The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The CC district will promote the mixed-use community that is envisioned by the *Idea Commons Plan* and the *Jordan Valley Park Concept Plan and Design Guidelines*.

2. The CC district is intended to be a mixed-use district that accommodates a variety of residential, commercial, and light industrial uses. It is intended for older commercial and light industrial areas, particularly the central business district and Commercial Street area that tend to accommodate a wide variety of uses. These areas generally developed early in the city's history and do not display the characteristics typical of modern suburban development.
3. The application will consolidate Jordan Valley Health Clinic facilities into one zoning district. The Clinic rezoned its other property located on the west side of Benton Avenue from HM to CC in June 2005.

Submitted by:



Michael Sparlin, Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

EXHIBITS:

Exhibit A, Legal Description

Exhibit B, Record of Proceedings

Exhibit C, Development Review Staff Report

ATTACHMENTS:

Attachment 1: Department Comments

Exhibit A

**LEGAL DESCRIPTION
ZONING CASE Z-15-2020**

ALL OF LOTS SIXTY-EIGHT (68), SIXTY-SEVEN (67) AND THAT PART OF LOT SIXTY-SIX (66), BLOCK "H", OF HARWOOD, LISEBY AND BOYD'S ADDITION TO SPRINGFIELD, LYING SOUTH OF THE RIGHT-OF-WAY OF CHESTNUT EXPRESSWAY AS DESCRIBED IN THE GREENE COUNTY MISSOURI RECORDER'S OFFICE IN BOOK 1793 AT PAGE 936, BOOK 1839 AT PAGE 2242, BOOK 1614 AT PAGE 739 AND BOOK 2080 AT PAGE 71.

MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT SIXTY-EIGHT (68) OF BLOCK "H" OF HARWOOD, LISEBY AND BOYD'S ADDITION; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF BENTON AVENUE, NORTH 01° 30' 42" EAST 214.70 FEET TO A RIGHT-OF-WAY MARKER; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF CHESTNUT EXPRESSWAY NORTH 24° 07' 05" EAST 60.88 FEET; THENCE NORTH 37° 38' 04" EAST 56.45 FEET; THENCE SOUTH 75° 37' 49" EAST 95.66 FEET; THENCE SOUTH 66° 23' 01" EAST 67.73 FEET; THENCE SOUTH 00° 35' 18" EAST 53.07 FEET TO A POINT ON THE WESTERLY LINE OF THE ALLEY; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF THE ALLEY, SOUTH 01° 36' 06" WEST 214.38 FEET TO THE SOUTHEAST CORNER OF LOT SIXTY-EIGHT (68); THENCE ALONG THE SOUTH LINE OF LOT SIXTY-EIGHT (68), NORTH 89° 06' 21" WEST 214.31 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTEEN (13), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), IN GREENE COUNTY, MISSOURI, SUBJECT TO ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

Exhibit B

**RECORD OF PROCEEDINGS
ZONING CASE Z-15-2020
Planning and Zoning Commission – July 16, 2020**

Z-15-2020

618 North Benton Avenue

Applicant: Advocates for a Healthy Community, Inc.

Mr. Hosmer stated that this a request to rezone approximately 1.08 acres of property generally located at 618 North Benton Avenue from HM, Heavy Manufacturing and GI, Governmental and Institutional Use District to CC, Center City. The Comprehensive Plan designates the subject property as appropriate for Community-Public land uses. Jordan Valley Community Health Clinic intends to build an expansion to the existing clinic. The CC district supports a mixed-uses as envisioned in the Idea Commons Plan and the Jordan Valley Park Concept Plan and Design Guidelines. Transportation Plan classifies Benton Avenue as a Secondary Arterial roadway, Chestnut Expressway as an Expressway roadway, and Jones Avenue as a local roadway. The property is not located in a FEMA designated floodplain. A fee in lieu of on-site stormwater detention will be allowed. The property is not located in a stream buffer area. The rezoning will consolidate Jordan Valley Health Clinic facilities into one zoning district. Staff recommends approval.

Mr. Coltrin asked how this helps.

Mr. Hosmer stated that they want all the same zoning and expansion will not be allowed.

Mr. Doennig opened the hearing.

Mr. Derek Lee, 1200 E. Woodhurst noted that they want to consolidate and have more control over their property.

Mr. Doennig closed the hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Z-15-2020 (618 North Benton Avenue). Ms. Broekhoven seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Rose, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Shuler.



Bob Hosmer, AICP
Planning Manager

Exhibit C

PLANNING AND ZONING COMMISSION PUBLIC HEARING: CITY COUNCIL PUBLIC HEARING:



JULY 16, 2020

August 10, 2020

CASE: Z-15-2020

ACRES: 1.08 acres

LOCATION: 618 North Benton Avenue

EXISTING LAND USE: Jordan Valley Community Health Center

APPLICANT: Advocates for a Health Community Inc.

STAFF: Michael Sparlin, Senior Planner
417-864-1091

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).

SUMMARY OF REQUEST:

Request to rezone approximately 1.08 acres of property generally located at 618 North Benton Avenue from HM, Heavy Manufacturing and GI, Governmental and Institutional Use District to CC, Center City.

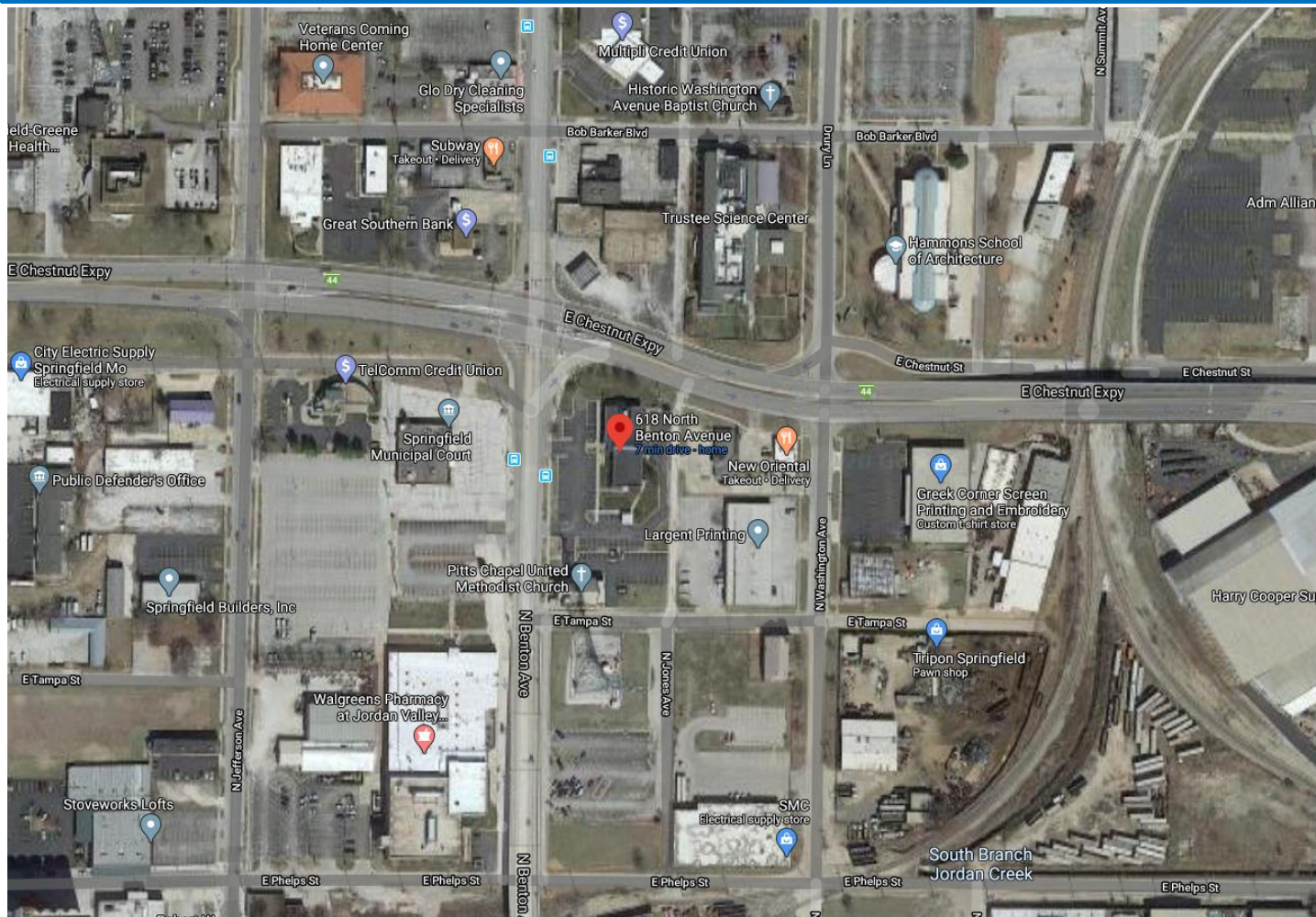
FINDINGS FOR STAFF RECOMMENDATIONS:

1. The CC district will promote the mixed-use community that is envisioned by the *Idea Commons Plan* and the *Jordan Valley Park Concept Plan and Design Guidelines*.
2. The CC district is intended to be a mixed-use district that accommodates a variety of residential, commercial, and light industrial uses. It is intended for older commercial and light industrial areas, particularly the central business district and Commercial Street area that tend to accommodate a wide variety of uses. These areas generally developed early in the city's history and do not display the characteristics typical of modern suburban development.
3. The application will consolidate Jordan Valley Health Clinic facilities into one zoning district. The Clinic rezoned its other property located on the west side of Benton Avenue from HM to CC in June 2005.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR	HM	GR, HM	GI, CC
LAND USE	Drury University	Church	Office, Warehouse use	Municipal Court

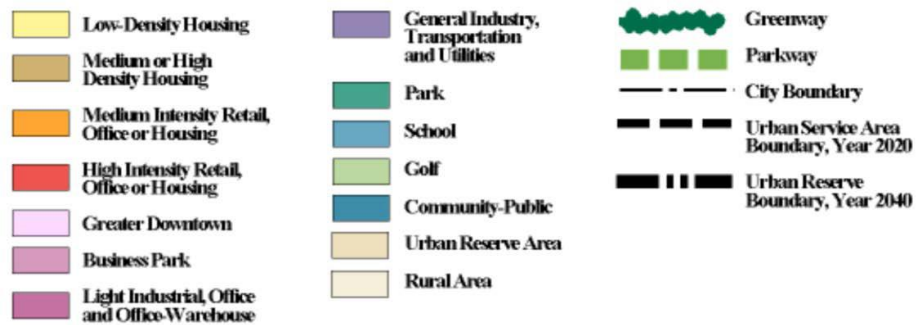
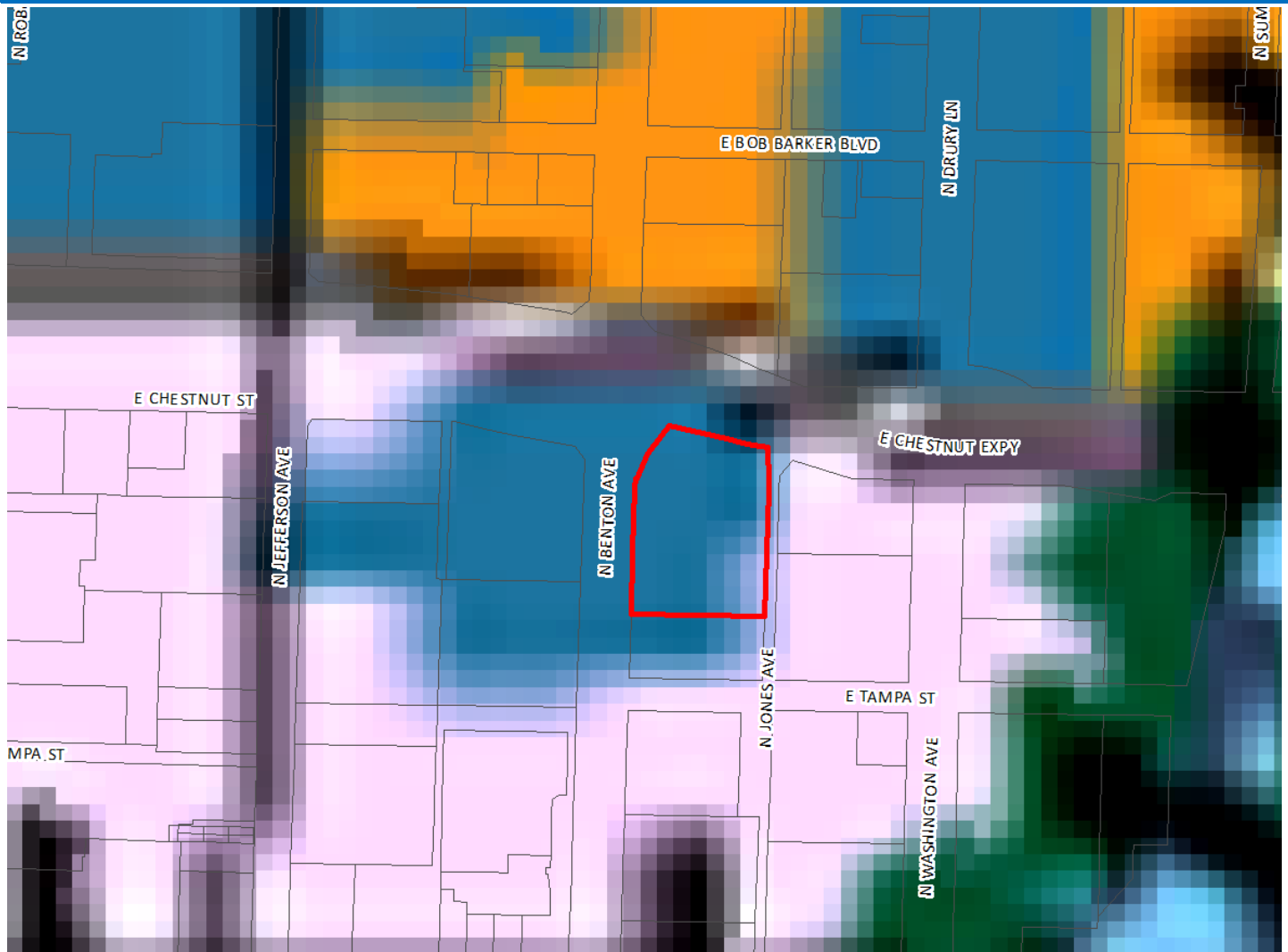
GOOGLE AERIAL OF LANDMARKS, BUSINESS, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



GROWTH MANAGEMENT AND LAND USE PLAN:



PROPERTY HISTORY:

The subject property was originally zoned GI and HM by General Ordinance No. 4494, which was a city-wide rezoning in 1995. The site has not been the subject of a map amendment since that time.

PLANNING AND ZONING COMMISSION AUTHORITY:**Sec. 36-367. – Amendments**

(7) Findings by the commission.

- (a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:
1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
 2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
 3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
 4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
 5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
 6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
 7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
 8. Information submitted at the public hearing.

ZONING ORDINANCE OR CODE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR CC
Minimum Yard Requirements	None
Maximum Structure Height	None
Minimum Open Space	None
Use Limitations	All activities and permitted uses except the following shall be conducted entirely within a completely enclosed building. 1. Automobile servicing, but not repair. 2. Drive-in, pick-up window, or drive-thru facilities. 3. Occasional sidewalk sales. 4. Off-street parking and loading facilities. 5. Outdoor eating and drinking facilities. 6. Outdoor live or amplified music provided a permit for such activity has been obtained from the city manager pursuant to chapter 2, article I, section 2-10, permits for outdoor music and any regulations promulgated by the city manager and on file with the city clerk. 7. Playgrounds associated with a school or day care center. 8. Street vendors licensed by the City of Springfield.
BULK PLANE	BUFFERYARD AND LANDSCAPING
None	None. Whenever any development in a CC district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections <u>36-480</u>, screening and fencing, and <u>36-482</u>, landscaping and bufferyards.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* designates the subject property as appropriate for Community-Public land uses. This category includes schools, colleges, public buildings and cemeteries. The *Plan* designates adjacent property as Greater Downtown.

The subject property is located within the *Idea Commons Plan* area. Adopted by City Council in October 2010, the plan's goal is to create a vibrant mixed-use community that is a model for innovative and sustainable development, complements Missouri State University's initiative to expand opportunities for business development and commercialization and support the vision for Jordan Valley, which is detailed in the *Jordan Valley Park Concept Plan and Design Guidelines*.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 1.08 acres of property generally located at 618 North Benton Avenue from HM, Heavy Manufacturing and GI, Governmental and Institutional Use District to CC, Center City.
2. Jordan Valley Community Health Clinic intends to build an expansion to the existing clinic. The subject property is split-zoned with HM district on the South portion of property and GI on the north. The split-zoned property makes development difficult when different zoning districts apply to the development as a whole.
3. The CC district is intended to be a mixed-use district that accommodates a variety of residential, commercial, and light industrial uses. It is intended for older commercial and light industrial areas, particularly the central business district and Commercial Street area that tend to accommodate a wide variety of uses. These areas generally developed early in the city's history and do not display the characteristics typical of modern suburban development.
4. The CC district will promote the mixed-use community that is envisioned by the *Idea Commons Plan* and the *Jordan Valley Park Concept Plan and Design Guidelines*.
5. The application will consolidate Jordan Valley Health Clinic facilities into one zoning district. The Clinic rezoned its other property located on the west side of Benton Avenue from HM to CC in June 2005.
6. The proposed rezoning was reviewed by City departments, whose comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

All neighborhood meetings have been cancelled due to the Mayor's Proclamation of Civil Emergency. Property owners were mailed a comment card to provide their comments. Staff did not receive any comment cards.

PUBLIC NOTIFICATIONS:

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

Notices sent to property owners within 185 feet: Mailed: 7 Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No objections to rezoning request.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Clean Water Services has no objections to the proposed rezoning. The subject property has access to public sewer.

FIRE DEPARTMENT:

Fire has no issues with the proposed rezoning.

CITY UTILITIES:

City Utilities has no issues with the proposed rezoning.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The property is in the Jordan Creek North Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention will be allowed and detention is not. Water quality is not required because this project will not add an additional acre of impervious area. The property is not located in a stream buffer area.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	Jordan Creek North Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	No
Is stormwater fee in lieu an option?	Yes

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies N. Benton Avenue as a Secondary Arterial roadway, E. Chestnut Expressway as an Expressway roadway, and N. Jones Avenue as a local roadway. The standard right-of-way width for N. Benton Avenue is 35-feet from the centerline, E. Chestnut Expressway 75-feet from the centerline, and N. Jones Avenue 25-feet from the centerline. It appears no additional right-of-way is needed along N. Benton Avenue or E. Chestnut Expressway. ARC has

approved a right of way reduction for N. Jones Avenue, therefore, no additional right of way is needed. A survey is recommended to determine the exact amount of existing right-of-way. N. Benton Avenue and N. Jones Avenue are city-maintained streets and E. Chestnut Expressway is a state-maintained street.

TRAFFIC COUNTS & ON-STREET PARKING

The most recent traffic count for this portion of N. Benton Avenue is 6,470 vehicles per day. There are no recent traffic counts for E. Chestnut Expressway or N. Jones Avenue. On-street parking is not allowed along any of these roadways.

DRIVEWAY ACCESS

There are two driveway access points onto the property from N. Benton Avenue, two driveway access points onto the property from N. Jones Avenue and no driveway access points from E. Chestnut Expressway. Additional access to N. Benton Avenue and N. Jones Avenue will have to follow existing standards based on the roadway classifications. No access is allowed from E. Kearney Street.

SIDEWALK

There is not existing sidewalk along the property frontage of E. Chestnut Expressway or N. Jones Avenue. Sidewalks are required to be constructed along E. Chestnut Expressway and along N. Jones Avenue. The applicant may apply to the ARC for approval to pay a fee in lieu of sidewalk construction along N. Jones Avenue. Sidewalk exists along the property frontage of N. Benton Avenue.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There are two bus stops along N. Benton Avenue in this location. There are no bus stops along E. Chestnut Expressway or N. Jones Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

A Traffic Impact Study was not required.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
Street 1	N. Benton Avenue	Secondary Arterial	No	40	35
Street 2	E. Chestnut Expressway	Expressway	No	81	65
Street 3	N. Jones Avenue	Local	No	19	25
Street 4					
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		7	8	39	
*Proposed Trips Generated		78	70	572	
Additional Trips Generated		71	62	533	

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

MISSOURI DEPARTMENT OF TRANSPORTATION:

Sidewalk will need to be built along Chestnut Expressway from Benton to Chestnut Street

One-rdg. _____
P. Hrngs. _____
Pgs. 24
Filed: 08-04-20

Sponsored by: Ferguson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 183

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning
2 map and rules for interpretation,' by rezoning approximately 10.41 acres of
3 property generally located at 3221 West Kearney Street from HC,
4 Highway Commercial District to R-MD, Medium-Density Multifamily
5 Residential District; establishing Conditional Overlay District No. 186; and
6 adopting an updated Official Zoning Map. (Staff and Planning and Zoning
7 Commission both recommend approval.)
8 _____
9

10 WHEREAS, an application has been filed for a zoning change on 10.41 acres of
11 property generally located at 3221 West Kearney Street, and more fully described in
12 "Exhibit B," from HC, Highway Commercial District to R-MD, Medium-Density
13 Multifamily Residential District with Conditional Overlay District No. 186; and
14

15 WHEREAS, Conditional Overlay District No. 186 shall modify the requirements
16 of the Springfield Land Development Code Section 36-383, R-MD, Medium-Density
17 Multifamily Residential District, by requiring that the property described in "Exhibit B"
18 comply with the requirements described in "Exhibit A"; and
19

20 WHEREAS, following proper notice, a public hearing was held before the
21 Planning and Zoning Commission, a copy of the Record of Proceedings from said public
22 hearing being attached hereto and incorporated herein by this reference as "Exhibit C,"
23 and said Commission made its recommendation; and
24

25 WHEREAS, the City has reviewed the applicant's request and prepared a staff
26 report concerning the application which is attached hereto and incorporated herein by
27 this reference as "Exhibit D;" and
28

29 WHEREAS, proper notice was given of a public hearing before City Council, and
30 said hearing was held in accordance with law.
31

32 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
33 SPRINGFIELD, MISSOURI, as follows, that:

34
35 Section 1 – The property described in "Exhibit B," which is attached hereto and
36 incorporated herein by this reference, is hereby rezoned from HC, Highway Commercial
37 District, or such zoning district as is designated on the official zoning map adopted by
38 City Council, to R-MD, Medium-Density Multifamily Residential District, with Conditional
39 Overlay District No. 186. Springfield Land Development Code, Section 36-306, 'Official
40 zoning map and rules for interpretation,' is hereby amended, changed and modified
41 consistent with this Ordinance.

42
43 Section 2 – City Council hereby establishes Conditional Overlay District No. 186
44 which shall contain the requirements and standards provided on "Exhibit A," which is
45 attached hereto and incorporated herein by this reference as though set forth herein.
46 The requirements of Conditional Overlay District No. 186 shall modify the requirements
47 of the Springfield Land Development Code Section 36-383, Medium-Density Multifamily
48 Residential District, by requiring the property described on "Exhibit B" to comply with the
49 requirements contained in "Exhibit A."

50
51 Section 3 – City Council hereby directs the City Manager, or designee, to update
52 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
53 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
54 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
55 rules of interpretation.'

56
57 Section 4 – The Official Zoning Map herein adopted shall be maintained and
58 archived in the same digital form in which this Council has approved its adoption.

59
60 Section 5 – This Ordinance shall be in full force and effect upon the subject
61 property being subdivided in compliance with the major subdivision process as
62 prescribed by the Springfield Land Development Code and conforming to the proposed
63 zoning district lines as depicted in "Exhibit D – Attachment 4" within two years after the
64 date of City Council's approval of the passage of this Council Bill.

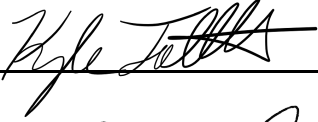
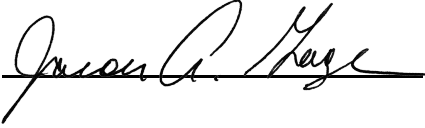
65
66 Section 6 – Upon the Director of Planning and Development certifying in writing
67 to the City Clerk that the above conditions have been met, this ordinance shall be in full
68 force and effect.

69
70
71 Passed at meeting: _____

72
73 _____
74 Mayor

75
76 Attest: _____, City Clerk

77
78 Filed as Ordinance: _____
79
80

81 Approved as to form: , Assistant City Attorney
82
83
84 Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020 - 183

FILED: 08-04-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 10.41 acres of property generally located at 3221 West Kearney Street from HC, Highway Commercial District to R-MD, Medium-Density Multifamily Residential District and establishing Conditional Overlay District No. 186. (Staff and Planning and Zoning Commission both recommend approval.)

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-13-2020

The applicants, Agron H. and Lele L. Selencia, are proposing to rezone approximately 10.41 acres of the full 14.78 acres of property generally located at 3221 West Kearney Street from HC, Highway Commercial District to R-MD, Medium-Density Multifamily Residential District and establishing Conditional Overlay District No. 186. The intent of this application is to allow for multifamily development within the northernmost 10 acres of the property while maintaining commercial viability along West Kearney Street to the south.

The *Growth Management & Land Use Plan* element of the *Comprehensive Plan* identifies the south half of this property, including that part to remain zoned HC, as an appropriate area of medium-intensity retail, office, or housing. The north half of this property is identified as an appropriate area for medium- or high-density housing.

REMARKS:

The Planning and Zoning Commission held a public hearing on July 16, 2020, and recommended to approve by a vote of 8 to 0.

The Planning and Development staff recommends the application be approved (see the attached "Exhibit C," Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management & Land Use Plan* element of the *Comprehensive Plan* identifies the south half of this property as an appropriate area for medium-intensity retail, office, or housing. The north half of this property is identified as an appropriate area for medium- or high-density housing. The proposed R-MD, Medium-Density Multifamily Residential District, which would be located on the north 10 acres of the site, is recognized as an appropriate zoning designation for this area.

2. The request will allow for development on this site to closely mirror similar development that has occurred directly to the west along West Kearney Street and North Cresthaven Avenue in association with Planned Development 274 and Planned Development 274, 1st Amendment.
3. The proposed Conditional Overlay District will limit the multifamily development within the R-MD District to a maximum of 11 dwelling units per acre. Per Section 36-383 of the Land Development Code, properties zoned R-MD are intended to provide for multifamily development up to approximately 29 dwelling units per acre. In addition, development within this district is intended to be accessed via streets classified as Collector or higher without need for traversing through adjacent residential neighborhoods by means of minor streets, which is consistent with the existing conditions.
4. The subject property shall be subdivided in compliance with the major subdivision process and conform to the proposed zoning district lines as depicted in Attachment 4.
5. The applicant shall dedicate 50 feet of public right-of-way along the full length of the north property line for the future construction of a collector street.
6. The rezoning from HC, Highway Commercial District to R-MD, Medium-Density Multifamily Residential District, and the establishment of Conditional Overlay District No. 186 shall not be effective unless and until the above conditions are met within one year of City Council's approval.

Submitted by:



Kyle McGinnis, Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:


Jason Gage, City Manager

EXHIBITS:

Exhibit A, Conditional Overlay District Provisions

Exhibit B, Legal Description

Exhibit C, Record of Proceedings

Exhibit D, Development Review Staff Report

ATTACHMENTS:

Attachment 1: Department Comments

Attachment 2: Conditional Overlay District Provisions

Attachment 3: Public Comments

Attachment 4: Proposed Subdivision

Exhibit A

CONDITIONAL OVERLAY DISTRICT PROVISIONS ZONING CASE Z-13-2020 & CONDITIONAL OVERLAY NO. 186

The requirements of Section 36-383 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. Multifamily development shall have a maximum of eleven (11) dwelling units per acre.
2. The subject property shall be subdivided in compliance with the major subdivision process and conform to the proposed zoning district lines as depicted in “Exhibit D - Attachment 4.”
3. The applicant shall dedicate 50 feet of public right-of-way along the full length of the north property line for the future construction of a collector street.

Exhibit B

**LEGAL DESCRIPTION
ZONING CASE Z-13-2020**

DESCRIPTION OF AREA TO BE REZONED (SHOWN AS LOT 2 ON EXHIBIT)

All that part of the West 3/8ths of the Southeast Quarter of the Southwest Quarter of Section 4, Township 29 North, Range 22 West of the Fifth Principal Meridian, City of Springfield, Greene County, Missouri, being more particularly described as follows: BEGINNING at the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 4; thence, South 88°39'29" East, along and with the North line of said Quarter-Quarter section, a distance of 499.18 feet to the Northeast Corner of the West 3/8ths of said Quarter-Quarter Section; thence, South 02°17'40" West, along and with the East line of said West 3/8ths, a distance of 723.64 feet; thence, South 46°59'09" West, leaving said East line, a distance of 354.67 feet; thence, North 87°52'10" West, a distance of 249.08 feet to the West line of the Southeast Quarter of the Southwest Quarter of said Section 4; thence, North 02°15'32" East, along and with said West line, a distance of 968.19 feet to the POINT OF BEGINNING, containing 10.41 acres, more or less.

Exhibit C

**RECORD OF PROCEEDINGS
ZONING CASE Z-13-2020
Planning and Zoning Commission – July 16, 2020**

Z-13-2020 w/COD #186

3221 West Kearney Street

Applicant: The Agron H. Selencia & Lele L. Selenica Family Trust

Mr. Hosmer stated that this is a request to rezone approximately 10.41 acres of the full 14.78 acres of property generally located at 3221 W. Kearney Street from HC, Highway Commercial District to R-MD, Medium-Density Multifamily Residential District and establishing Conditional Overlay District No. 186. The Comprehensive Plan identifies the area to be rezoned as appropriate for medium- or high-density housing. The proposed R-MD, Medium-Density Multifamily Residential District is recognized as an appropriate zoning designation for this area. City's Transportation Plan classifies Kearney Street as a Primary Arterial roadway and Cresthaven Avenue as a Collector roadway. There is a proposed future collector roadway on the northside of the property. A Traffic Impact Study was not required as the change in zoning did not generate an additional 1,000 trips per day or 100 trips during the am or pm peaks. The property is not located in a FEMA floodplain. A fee in lieu of on-site stormwater detention is not allowed. The property is not located in a stream buffer area. The proposed Conditional Overlay District will limit the multifamily development within the R-MD District to a maximum of 11 dwelling units per acre. The property shall be subdivided in compliance with the major subdivision process and conform to the proposed zoning district lines as depicted in Attachment 4. The applicant shall dedicate 50 feet of public right-of-way along the full length of the north property line for the future construction of a collector street. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Derek Lee, developer, requesting down zoning for limited 11 du/ac and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Z-13-2020 w/COD #186 (3221 West Kearney Street). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Rose, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Shuler.



Bob Hosmer, AICP
Planning Manager

Exhibit D

PLANNING AND ZONING COMMISSION PUBLIC HEARING: CITY COUNCIL PUBLIC HEARING:

JULY 16, 2020

August 10, 2020

CASE: Z-13-2020 w/COD #186

ACRES: Approximately 10.41 acres

LOCATION: 3221 West Kearney Street

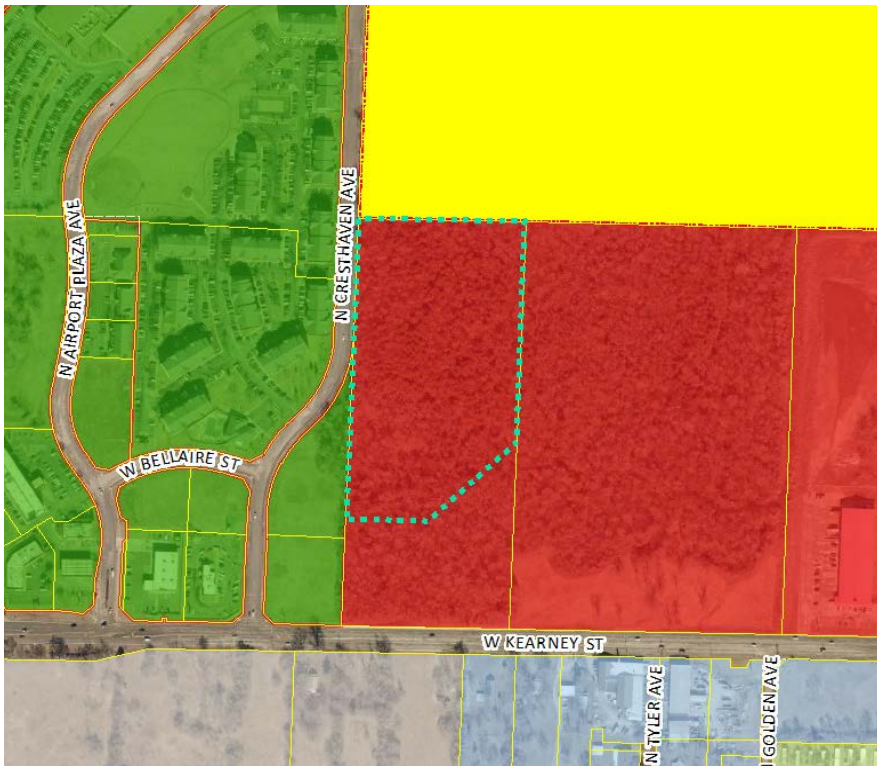
EXISTING LAND USE: Vacant

APPLICANT: Agron H. & Lele L. Selencia

STAFF: Kyle McGinnis, Senior Planner
417-864-1615

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).



SUMMARY OF REQUEST:

Request to rezone approximately 10.41 acres of property generally located at 3221 W. Kearney Street from HC, Highway Commercial District to R-MD, Medium-Density Multifamily Residential District and establishing Conditional Overlay District No. 186.

FINDINGS FOR STAFF RECOMMENDATIONS:

1. The *Growth Management & Land Use Plan* element of the *Comprehensive Plan* identifies the area to be rezoned as appropriate for medium- or high-density housing. The proposed R-MD, Medium-Density Multifamily Residential District is recognized as an appropriate zoning designation for this area.
2. The request will allow for development on this site to closely mirror similar development that has occurred directly to the west along W. Kearney Street and N. Cresthaven Avenue in association with Planned Development 274 and Planned Development 274, 1st Amendment.
3. The proposed Conditional Overlay District will limit the multifamily development within the R-MD District to a maximum of 11 dwelling units per acre. Per Section 36-383 of the Land Development Code, properties zoned R-MD are intended to provide for multifamily development up to approximately 29 dwelling units per acre. In addition, development within this district is intended to be accessed via streets classified as Collector or higher without need for traversing through adjacent residential neighborhoods by means of minor streets, which is consistent with the existing conditions.
4. The subject property shall be subdivided in compliance with the major subdivision process and conform to the proposed zoning district lines as depicted in Attachment 4.
5. The applicant shall dedicate 50 feet of public right-of-way along the full length of the north property line for the future construction of a collector street.

6. The rezoning from HC, Highway Commercial District to R-MD, Medium-Density Multifamily Residential District, and the establishment of Conditional Overlay District No. 186 shall not be effective unless and until the above conditions are met within one year of City Council's approval.

SURROUNDING ZONING AND LAND USES:				
	NORTH	SOUTH	EAST	WEST
ZONING	County R-1	Highway Commercial	Highway Commercial	Planned Development 274, 1 st Amendment
LAND USE	Single-Family Residential	Vacant	Vacant	Multifamily Dwellings

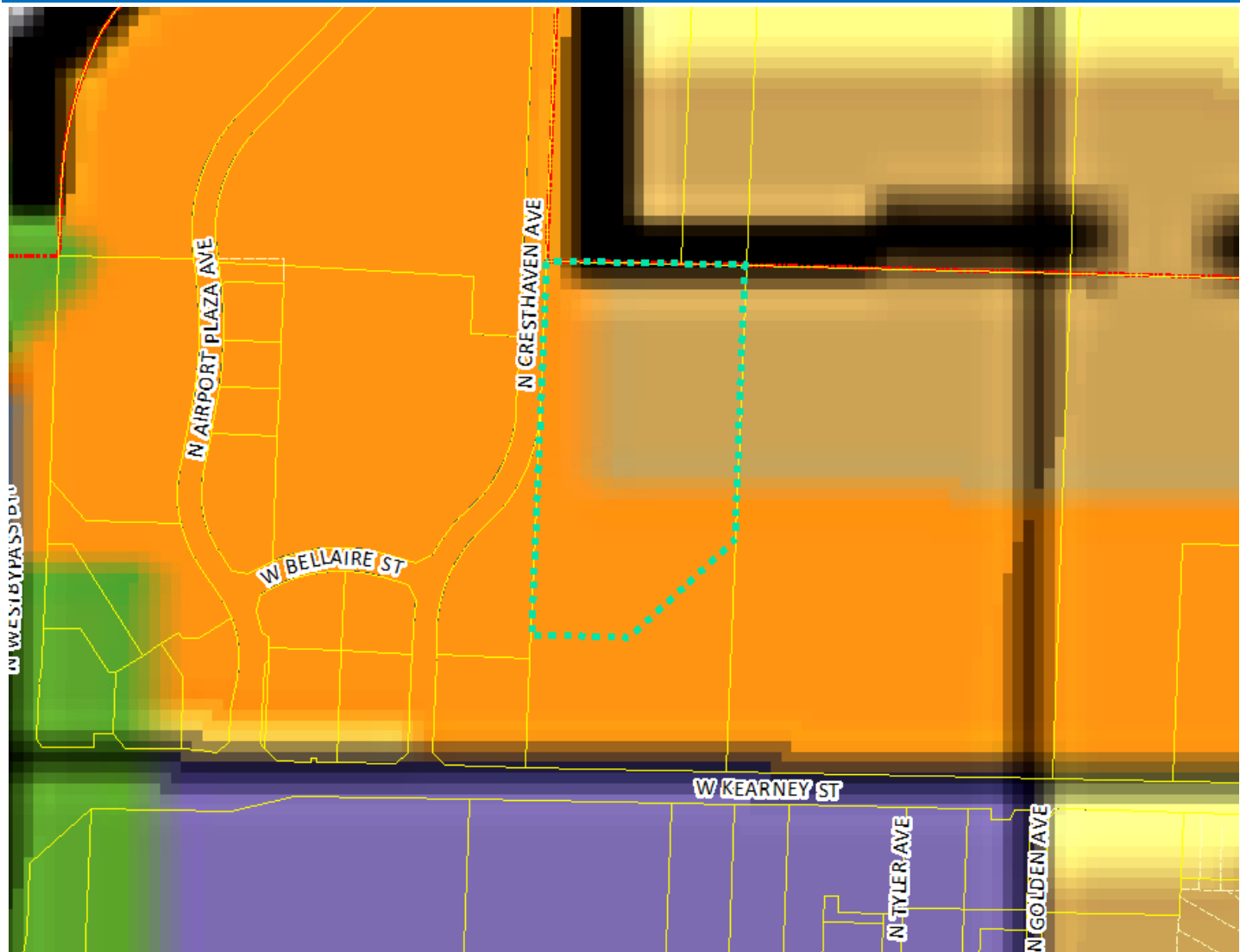
SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)



GOOGLE MAPS STREET VIEW:



GROWTH MANAGEMENT AND LAND USE PLAN:



- Low-Density Housing
- Medium or High Density Housing
- Medium Intensity Retail, Office or Housing
- High Intensity Retail, Office or Housing
- Greater Downtown
- Business Park
- Light Industrial, Office and Office-Warehouse

- General Industry, Transportation and Utilities
- Park
- School
- Golf
- Community-Public
- Urban Reserve Area
- Rural Area

- Greenway
- Parkway
- City Boundary
- Urban Service Area Boundary, Year 2020
- Urban Reserve Boundary, Year 2040

PROPERTY HISTORY:

The subject property was zoned HC, Highway Commercial District on March 7, 1995 by General Ordinance No. 4494. The site has been undeveloped since that time.

PLANNING AND ZONING COMMISSION AUTHORITY:

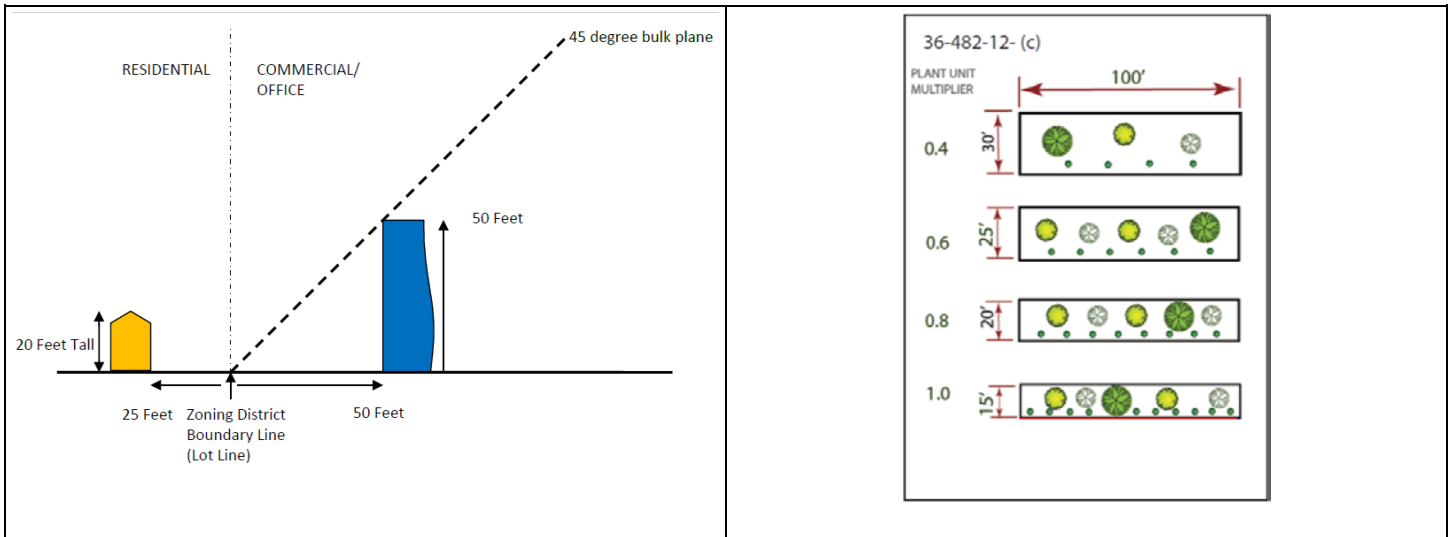
Sec. 36-367. – Amendments

(7) Findings by the commission.

- (a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:
1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
 2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
 3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
 4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
 5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
 6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
 7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
 8. Information submitted at the public hearing.

ZONING ORDINANCE OR CODE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR R-MD
Use Limitations	(a) Single-family detached and single-family semi-detached dwellings are not permitted unless they exist at the time the district is mapped. (b) All uses shall operate in accordance with the noise standards contained in Section 36-485, Noise standards. (c) No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code.
Maximum structure height	Thirty-five feet plus one additional foot for each additional two feet of setback provided on each side of the structure up to 75 feet. Above 75 feet, no additional setback is required.
Minimum open space	Not less than 20 percent of the total lot area shall be devoted to open space, containing living ground cover and other landscaping materials.
Maximum impervious area	The combined area occupied by all surfaces which reduce and prevent absorption of stormwater shall not exceed 80 percent of the total lot area.
BULK PLANE	BUFFERYARD AND LANDSCAPING
No portion of a multifamily dwelling shall be higher than allowed by a 45-degree bulk plane where the property adjoins an R-SF district. This bulk plane shall also apply where this property adjoins County R-1 zoning to the north.	Bufferyard C will be required along the north property line where the site adjoins County R-1 zoning.



COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management & Land Use Plan* element of the *Comprehensive Plan* identifies the south half of this property as an appropriate area for medium-intensity retail, office, or housing. The north half of this property is identified as an appropriate area for medium- or high-density housing. The proposed R-MD, Medium-Density Multifamily Residential District, which would be located on the north 10 acres of the site, is recognized as an appropriate zoning designation for this area.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 10 acres of property generally located at 3221 W. Kearney Street from HC, Highway Commercial District to R-MD, Medium-Density Multifamily Residential District and establishing Conditional Overlay District No. 186. The new zoning district lines are depicted in Attachment 4.
2. The request will allow for development on this site to closely mirror similar development that has occurred directly to the west along W. Kearney Street and N. Cresthaven Avenue in association with Planned Development 274 and Planned Development 274, 1st Amendment.
3. The proposed Conditional Overlay District will limit multifamily development within the newly established R-MD District to a maximum of 11 dwelling units per acre. Per Section 36-383 of the Land Development Code, properties zoned R-MD are intended to provide for multifamily development up to approximately 29 dwelling units per acre. In addition, development within this district is intended to be accessed via streets classified as Collector or higher without need for traversing through adjacent residential neighborhoods by means of minor streets, which the existing conditions provide for.
4. The proposed Conditional Overlay District will lessen the impact on the County residential properties to the north by limiting the intensity of multifamily development well below the maximum density permitted for this district. Staff considers County R-1 similar to the R-SF District and will apply the aforementioned 45-degree bulk plane and bufferyard C requirements along the subject site's north boundary. Together, the Conditional Overlay District and standard development requirements provided by the R-MD District are adequate for mitigating the potential impacts of future development on the adjoining properties.
5. Having reviewed the development requirements of the R-MD District and the proposed Conditional Overlay District No. 186, staff supports the proposed map amendment. The proposed rezoning was reviewed by City departments and their comments are contained in Attachment 1.
6. The subject property shall be subdivided in compliance with the major subdivision process and conform to the proposed zoning district lines as depicted in Attachment 4.
7. The applicant shall dedicate 50 feet of public right-of-way along the full length of the north property line for the future construction of a collector street.

8. The rezoning from HC, Highway Commercial District to R-MD, Medium-Density Multifamily Residential District, and the establishment of Conditional Overlay District No. 186 shall not be effective unless and until the above conditions are met within one year of City Council's approval.

NEIGHBORHOOD MEETING:

All neighborhood meetings have been cancelled due the Civil Emergency COVID-19. Property owners were mailed a comment card to provide their comments. All received comments are attached (Attachment 3).

PUBLIC NOTIFICATIONS:

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

Notices sent to property owners within 185 feet: Mailed: 6 Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No objections to the proposed map amendment.

CITY UTILITIES:

No objections to the proposed map amendment.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objections to the proposed map amendment.

FIRE DEPARTMENT:

No objections to the proposed map amendment.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The property is in the Spring Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention will not be allowed and detention will be required. Water quality will be required if disturbing more than one acre. The property is not located in a stream buffer area.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the one, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing one acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	Spring Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	Yes
Is property located in a stream buffer?	No
Is stormwater fee in lieu an option?	No

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies W. Kearney Street as a Primary Arterial roadway and N. Cresthaven Avenue as a Collector roadway. The standard right-of-way width for W. Kearney Street is 50-feet from the centerline and for N. Cresthaven Avenue is 30-feet from the centerline. It appears no additional right-of-way is needed along N. Cresthaven

Avenue. W. Kearney Street is under MoDOT jurisdiction and they request no additional right-of-way. A survey is recommended to determine the exact amount of existing right-of-way. N. Cresthaven Avenue is a city-maintained street. Right-of-way for a future collector roadway in the amount of 50-feet is required to be dedicated through the property as the Major Thoroughfare Plan shows a future collector which connects to N. Cresthaven Avenue.

TRAFFIC COUNTS & ON-STREET PARKING

There are no recent traffic counts for W. Kearney Street or N. Cresthaven Avenue. On-street parking is not allowed along W. Kearney Street or N. Cresthaven Avenue.

DRIVEWAY ACCESS

There is no existing driveway access points onto the property from W. Kearney Street or N. Cresthaven Avenue. Access to this property will be allowed based on existing MoDOT standards for a Primary Arterial roadway for W. Kearney Street and City of Springfield standards for a Collector roadway for N. Cresthaven Avenue.

SIDEWALK

There is existing sidewalk along the property frontage of W. Kearney Street and N. Cresthaven Avenue.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There is bus stops along W. Kearney Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

A Traffic Impact Study was not required as the change in zoning did not generate an additional 1,000 trips per day or 100 trips during the am or pm peaks. Trip generation decreases with this change in zoning.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
Street 1	W. Kearney Street	Primary Arterial	No	40	50
Street 2	N. Cresthaven Avenue	Collector	No	30	30
Street 3					
Street 4					
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		670	160	7200	
*Proposed Trips Generated		140	170	1800	
Additional Trips Generated		-20	-500	-5400	

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

CONDITIONAL OVERLAY DISTRICT PROVISIONS:

ATTACHMENT 2

ZONING CASE Z-13-2020 & CONDITIONAL OVERLAY DISTRICT NO. 186

The requirements of Section 36-383 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following:

1. Multifamily development shall have a maximum of eleven (11) dwelling units per acre.
2. The subject property shall be subdivided in compliance with the major subdivision process and conform to the proposed zoning district lines as depicted in Attachment 4.
3. The applicant shall dedicate 50 feet of public right-of-way along the full length of the north property line for the future construction of a collector street.

ATTACHMENT 3

ZONING PROTEST PETITION TO THE CITY COUNCIL OF SPRINGFIELD, MISSOURI

Please take notice that the undersigned property owners acknowledge that they are the owners of either the land (exclusive of streets and alleys) included in such proposed change or within an area determined by line drawn parallel to and one hundred eighty-five (185) feet distance from the boundaries of the district proposed to be changed and that said owners do protest and object to said proposed rezoning of Planning and Zoning

Project Name: Zoning Case Z-13-2020 or

City Council Bill No., ?? (if applicable).

This protest is given in contemplation of the provisions of City Code and applicable laws. Petitions must be filed with the City Clerk's Office.

Printed Name of Owner	Owner(s) Address	(if different) Property Address	Owner(s) Signature(s)
McKenzie Gott	3278 W Farm Rd 112		
Herschel Gott	3278 W Farm Rd 112	2754 N Oak Park Dr Springfield MO 65803	
Nina Gott	3278 W Farm Rd 112	{ }	

PLEASE NOTE:

ALL OWNERS OF RECORD MUST SIGN THE PETITION EXACTLY AS SHOWN ON THE DEED FOR THEIR PROPERTY TO BE INCLUDED IN THE REQUIRED THIRTY PERCENT (30%).

THE NOTARY EXECUTING THIS PETITION MUST WITNESS ALL SIGNATURES.

STATE OF MISSOURI
COUNTY OF GREENE ss.

On this _____ day of _____, 20____, before me personally appeared the above named person(s) to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that he (or they) executed the same as his (or their) free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

Notary Public

My Commission Expires: _____

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

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

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

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

The Land Use or Zoning Change Process:

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

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	6-1	Telephone No.	830-2963
YOUR NAME:	McKenzie, Herschel L, Jr.		
YOUR ADDRESS:	3218 W. Fawn Rd 112 Springfield MO 65803		
PROJECT ADDRESS:	3200 W. Kearney		
COMMENTS:	See Attached		

5/31/2020

To whom it may concern,

I am writing to state my objection to the proposed rezoning of the property at 3200 West Kearney Street in Springfield, Missouri. I am a current landowner of properties to the North and East of this parcel and have seen the end result, when rural farmland is rezoned for apartments just as was done with the Airport Plaza complex a number of years ago. This has been my nightmare, as that development resulted in significant water run-off that has forever changed the vitality of my land. Water retention ponds were promised and have a pipe at the bottom that releases water before it ever fills up. This is an example of broken promises or "bait and switch" in the name of a quick "fix" used by the developer to get what they wanted. It was surely a failure.

Further, Springfield is already full of apartment buildings that are under-utilized. Our city has also gained much notoriety in the nation with our growing crime rate. Why would we want to destroy more of our beautiful natural areas to draw high populous dwellings with potential for more crime? Peaceful, long-term residents of Greene County should not have to pay the price when the City and County Commission approve zoning for developments that are not for gain. I'm sure this is really no money maker for taxes for either the City or County. It would just become another poverty area in the city so we can watch law enforcement chase people into apartment complexes.

Where has the desire gone to be a good "family town"? Tree city? Well, it feels more like "Apartment City" is the goal. The Commission doesn't seem to care about Greene County anymore. Residents have to stand together and be our own best advocates to protect our assets. I strongly am against this rezoning and the potential to saturate NW Springfield with more apartment complexes.

Sincerely,

Leroy Gott



Herschel L Cott
3278 W Farm Rd 112
Springfield MO 65803

SPRINGFIELD MO 65803
01 JUN 2020 PM 3 L



City Clerks Office
City of Springfield
840 Boonville Ave.
Springfield MO 65803

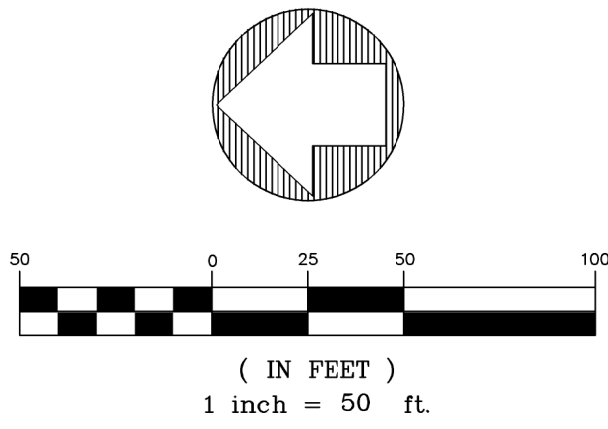
65802-383240



Could not
get a notary
because banks
are closed?
(inside)

ZONING EXHIBIT
SECT 4, T29N, R22W

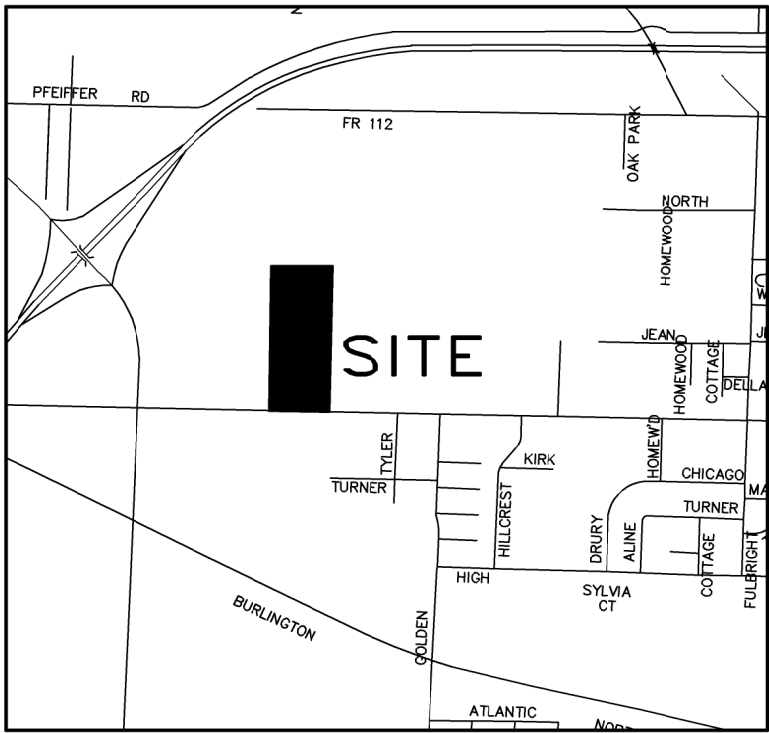
ATTACHMENT 4



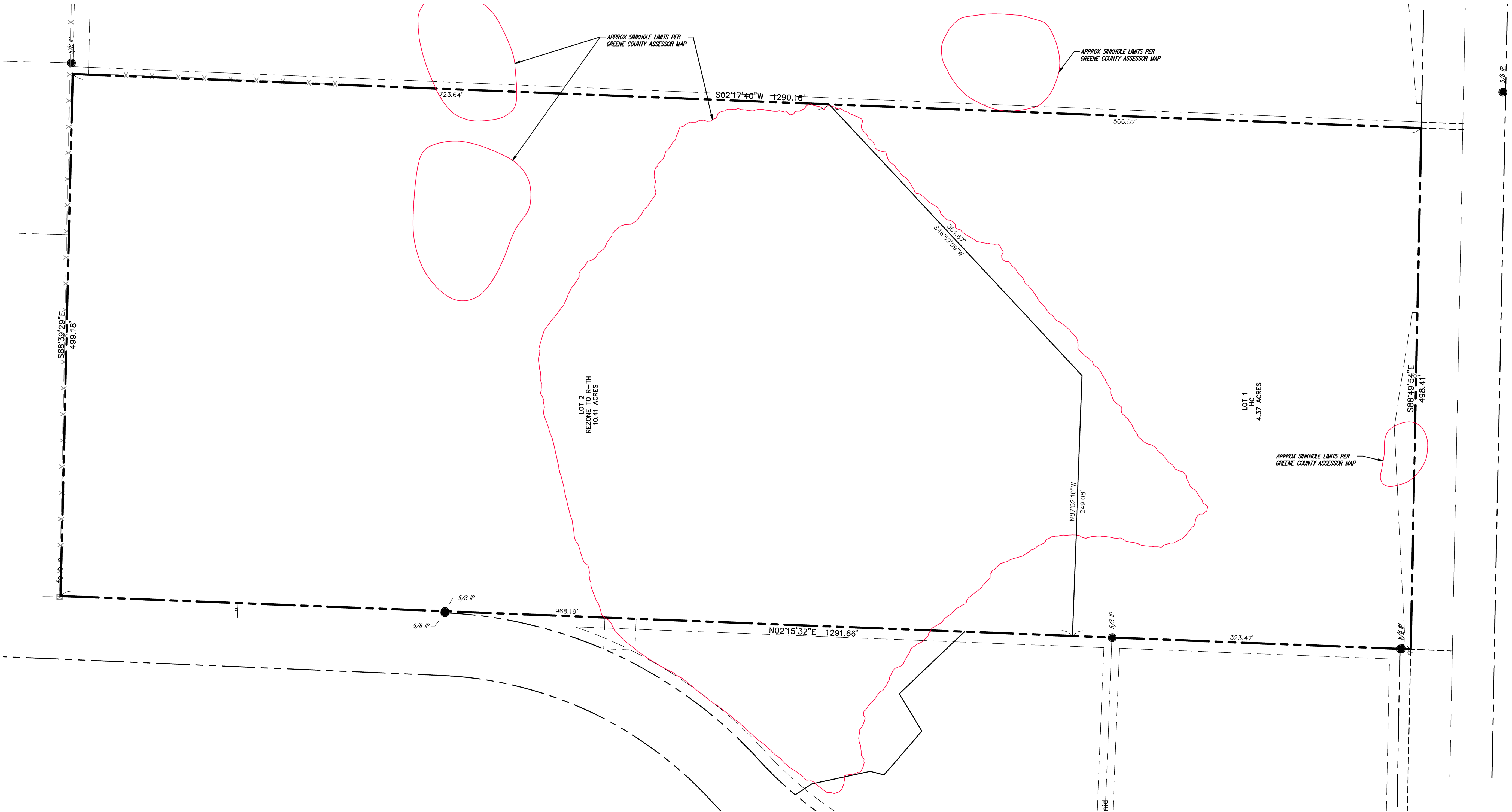
BASIS OF BEARINGS:

BEARINGS ARE GRID NORTH BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE. GPS TIES TO STATION "GR-29"

N: 156609.058m
E: 424631.017m
ELEV: 398.294m



VICINITY MAP
NOT TO SCALE



DESCRIPTION OF AREA TO BE REZONED (SHOWN AS LOT 2)
All that part of the West 3/8ths of the Southeast Quarter of the Southwest Quarter of Section 4, Township 29 North, Range 22 West of the Fifth Principal Meridian, City of Springfield, Greene County, Missouri, being more particularly described as follows: BEGINNING at the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 4; thence, South 88°39'29" East, along and with the North line of said Quarter-Quarter section, a distance of 499.18 feet to the Northeast Corner of the West 3/8ths of said Quarter-Quarter Section; thence, South 02°17'40" West, along and with the East line of said West 3/8ths, a distance of 723.64 feet; thence, South 46°59'09" West, leaving said East line, a distance of 354.67 feet; thence, North 87°52'10" West, a distance of 249.08 feet to the West line of the Southeast Quarter of the Southwest Quarter of said Section 4; thence, North 02°15'32" East, along and with said West line, a distance of 968.19 feet to the POINT OF BEGINNING, containing 10.41 acres, more or less.

FLOOD NOTE:
This property lies in Flood Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain) according to FIRM Community Panel 29077C (327 E, effective December 17, 2020).

REVISIONS:	DATE:	BY:
SCALE: 1" = 50'	FIELD BY: TS, JS	
	DRAWN BY: DRB	
	CHECKED BY: LEE	
Zoning Exhibit		
SELENICA FAMILY TRUST		
3200 Block West Kearny Springfield, Greene County, Missouri		
Missouri State Certificate of Authority Engineering #2005015504 Land Surveying #2009028050		
LEE Engineering & Associates, L.L.C. 1200 E. Woodhurst Dr., Suite D200 Springfield, Missouri 65807 417-886-9100 (phone) 417-886-9336 (fax) dlee@leeengineering.biz		
"Engineering with Integrity"		
LEE ENGINEERING & ASSOCIATES, L.L.C.		
DATE: 2020-04-23	SHEET: 1 OF 1	PROJECT: 2000
FILE: 2000 - Zoning Exhibit.dwg		

One-rdg. _____
P. Hrngs. _____
Pgs. 21
Filed: 08-04-20

Sponsored by: Ferguson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 184

SPECIAL ORDINANCE _____

AN ORDINANCE

1 GRANTING Conditional Use Permit No. 445 for the purpose of authorizing a
2 warehousing and storage facility to operate within the CS,
3 Commercial Service District generally located at 2706 West Chestnut
4 Expressway as a conditional use. (Staff and Planning and Zoning
5 Commission recommend approval.)
6 _____
7

8 WHEREAS, pursuant to Section 36-363 of the Land Development Code City
9 Council may grant conditional use permits authorizing or limiting certain enumerated
10 conditional uses as provided in the various zoning districts; and
11

12 WHEREAS, the Planning and Zoning Commission held a public hearing on July
13 16, 2020, and the Commission found that the necessary conditions existed for issuance
14 of Conditional Use Permit No. 445 for the property located at 2706 West Chestnut
15 Expressway and zoned CS, Commercial Service District; and
16

17 WHEREAS, City Council finds that sufficient evidence has been presented to
18 satisfy all applicable standards of the Land Development Code for issuance of
19 Conditional Use Permit No. 445; and
20

21 WHEREAS, the granting of such permit is deemed proper and it is not found to
22 harm the community or injure the value, lawful use, and reasonable enjoyment of
23 properties in the vicinity of 2706 West Chestnut Expressway.
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – Conditional Use Permit No. 445 is hereby granted in accordance with
29 and subject to the provisions of Section 36-363 of the Land Development Code.
30 Conditional Use Permit No. 445 is granted for the purpose of authorizing a warehousing
31 and storage facility to operate as a conditional use within the CS, Commercial Service
32 District located at the property described in “Exhibit B,” which is attached hereto and

incorporated herein by this reference, and which is generally located at 2706 West Chestnut Expressway (hereafter 'Property').

Section 2 – Building permits, certificates of occupancy, and any other required permits or approvals may be issued by the duly authorized officials of the City provided that such issuance is consistent with Section 36-363 of the Land Development Code, any other applicable City regulation or ordinance, and the "Requirements for Conditional Use Permit 445" described in "Exhibit A," which is attached hereto and incorporated herein by this reference. Additionally, the provisions contained in "Exhibit A" and "Exhibit D – Attachment 2" shall govern and control the use and development of the Property described in "Exhibit B," in a manner consistent with the attached site plan depicted on "Exhibit D – Attachment 4." "Exhibit D" being attached hereto and incorporated herein by this reference in its entirety.

Section 3 – Any violation of the provisions of this Ordinance shall be grounds for the revocation of the Conditional Use Permit granted by the adoption of this Ordinance.

Section 4 – This Ordinance shall be in full force and effect from and after passage only so long as the Property and any improvements thereon conform to the conditions and requirements described in Section 36-363 of the Land Development Code, and other applicable City regulations or ordinances, and this Ordinance.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Kyle Teller, Assistant City Attorney

Approved for Council action: Jason A. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2020-184

FILED: 08-04-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Granting Conditional Use Permit No. 445 for the purpose of authorizing a warehousing and storage facility to operate within the CS, Commercial Service District generally located at 2706 West Chestnut Expressway as a conditional use. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION: CONDITIONAL USE PERMIT NUMBER 445

A Conditional Use Permit was previously approved in 2017 but has expired since it was not activated. The applicant has submitted a new request for a Conditional Use Permit to allow the reuse and conversion of existing structures on the subject property for a warehousing and storage facility within a CS, Commercial Service District generally located at 2706 West Chestnut Expressway. The *Zoning Ordinance* requires a Conditional Use Permit in the CS, Commercial Service District for warehouse and storage facilities.

The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high density housing may be appropriate at major intersections or along certain roadway corridors. The Major Thoroughfare Plan classifies Chestnut as an Expressway, College and Scenic as Secondary Arterial roadways and Water Street as a local roadway. Chestnut Expressway, College and Scenic are major roads that converge to make this a major intersection and an appropriate location for warehousing and storage uses.

CONDITIONS:

1. The regulations and standards listed on "Exhibit D - Attachment 3" shall govern and control the use and development of the land in Use Permit Number 445 in a manner consistent with the attached site plan ("Exhibit D - Attachment 4").

FINDINGS FOR STAFF RECOMMENDATION:

1. This application meets the approval standards for a Conditional Use Permit.
2. Approval of this request will provide for redevelopment of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.

REMARKS:

The Planning and Zoning Commission held a public hearing on July 16, 2020, and recommended approval, by a vote of 8 to 0 of the proposed conditional use permit on the tract of land described on the attached sheet (see the attached "Exhibit C," Record of Proceedings).

The Planning and Development staff recommends the application be approved with the conditions included in the attached "Exhibit A."

Submitted by:



Bob Hosmer, AICP Planning Manager

Recommended by:

Approved by:



Mary Lilly Smith, Director



Jason Gage, City Manager

EXHIBITS:

Exhibit A, Requirements for Conditional Use Permit 445

Exhibit B, Legal Description

Exhibit C, Record of Proceedings

Exhibit D, Development Review Staff Report

ATTACHMENTS:

Attachment 1, Department Comments

Attachment 2, Requirements for Conditional Use Permit 445

Attachment 3, Standards and Responses for Conditional Use Permits

Attachment 4, Site Plan

Exhibit A

REQUIREMENTS FOR CONDITIONAL USE PERMIT 445

1. A warehousing and storage facility are permitted in substantial conformance with Attachment 5.
2. Vehicular gates which restrict access to the site shall comply with Section 36-408 of the Zoning Ordinance and all other applicable City ordinances.
3. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.

Exhibit B

**LEGAL DESCRIPTION
CONDITIONAL USE PERMIT NUMBER 445**

LOTS SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15) AND SIXTEEN (16), IN BLOCK FOURTEEN (14), WESTPORT ADDITION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

Exhibit C

**RECORD OF PROCEEDINGS
CONDITIONAL USE PERMIT NUMBER 445
Planning and Zoning Commission – July 16, 2020**

Conditional Use Permit 445
2706 West Chestnut Expressway
Applicant: Pearstone, LLC

Mr. Hosmer stated that this is a request to allow a warehousing and storage facility within a CS, Commercial Service District generally located at 2706 West Chestnut Expressway. The Comprehensive Plan identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. City's Transportation Plan classifies Chestnut Expressway as an Expressway. A traffic study is not required. The property is not located in a FEMA designated floodplain. A fee in lieu of on-site stormwater detention is not applicable as the site is all built out. The property is not located in a stream buffer area. The applicant had an approved Conditional Use Permit for warehousing and storage facility but its expired November 13, 2017. Staff has reviewed the applicant's new request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits. Approval of this request will provide for the productive reuse of existing buildings on the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Billy Kimmons, representative noted that due to unforeseen issues the CUP had expired.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Conditional Use Permit 445 (2706 West Chestnut Expressway). Ms. Broekhoven seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Rose, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Shuler.



Bob Hosmer, AICP
Planning Manager

Exhibit D

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:
CITY COUNCIL PUBLIC HEARING:

JULY 16, 2020

August 10, 2020

CASE: Conditional Use Permit 445

ACRES: 1.67 acres of property

LOCATION: 2706 West Chestnut Expressway

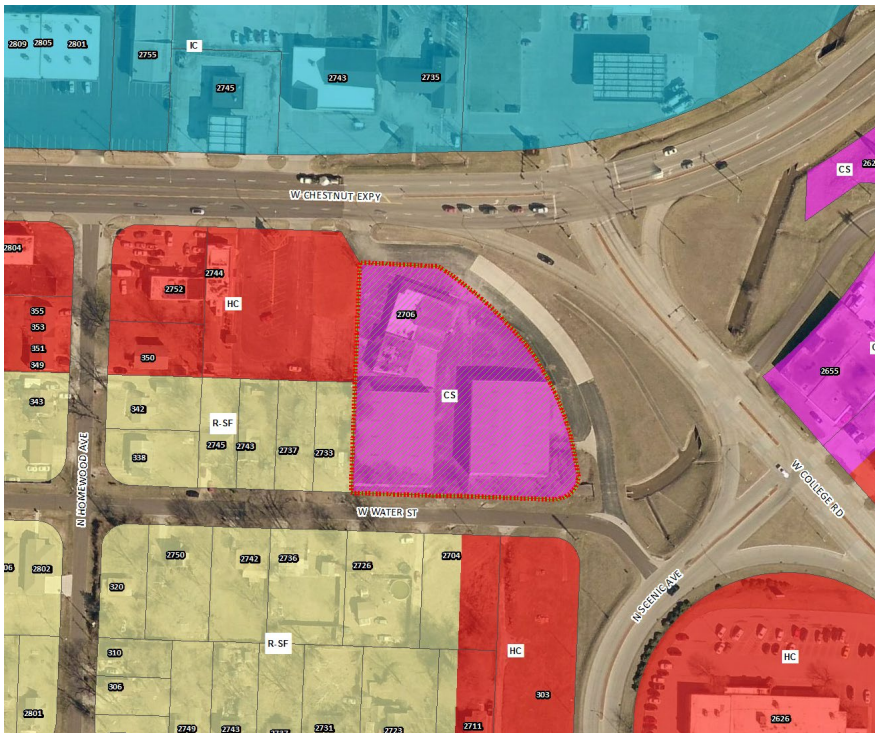
EXISTING LAND USE: Vacant/ Roofing Company

APPLICANT: MOCAL Investment Company, LLC

STAFF: Bob Hosmer, Planning Manager
 417-864-1611

STAFF RECOMMENDATIONS:
 Approve

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).



SUMMARY OF REQUEST:

This is a request to allow a warehousing and storage facility within a CS, Commercial Service District generally located at 2706 West Chestnut Expressway.

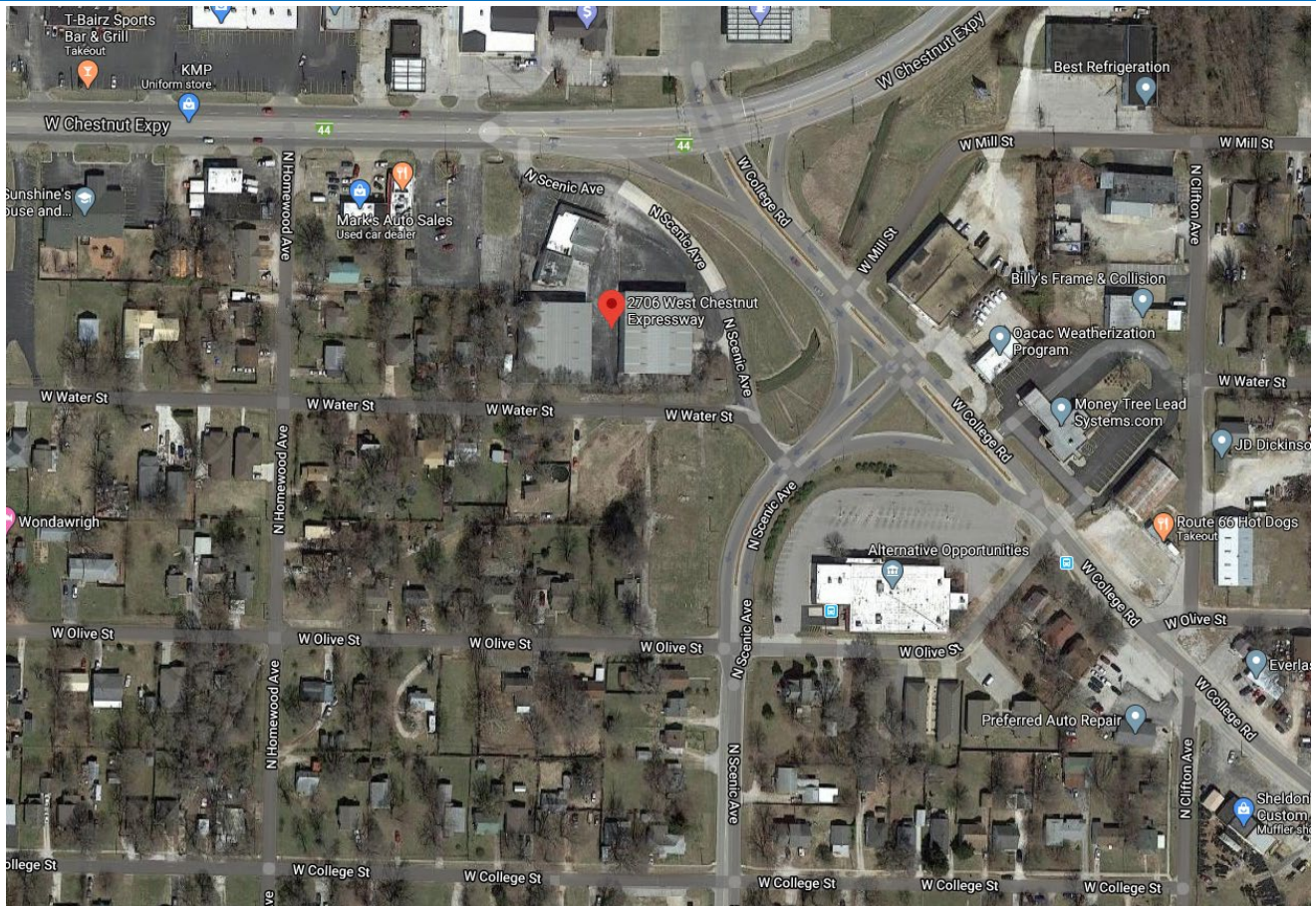
FINDINGS FOR STAFF RECOMMENDATIONS:

1. The approval of this request will provide for the expansion of a productive use of existing structures on the subject property which are already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.
2. This application meets the approval standards for a Conditional Use Permit detailed in Article III, Section 36-363 (10) of the City's Land Development Code. The applicant's responses to these 21 standards are provided as Attachment 3.
3. This application is in conformance with the Comprehensive Plan, which identifies this area as a Medium-Intensity Retail, Office or Housing use category which is appropriate for a variety of commercial uses.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	IC	HC, RS-F	GR	HC, R-SF
LAND USE	Fueling Station	Vacant/undeveloped, Single-family homes	Office/warehousing	Restaurant, Single-family homes

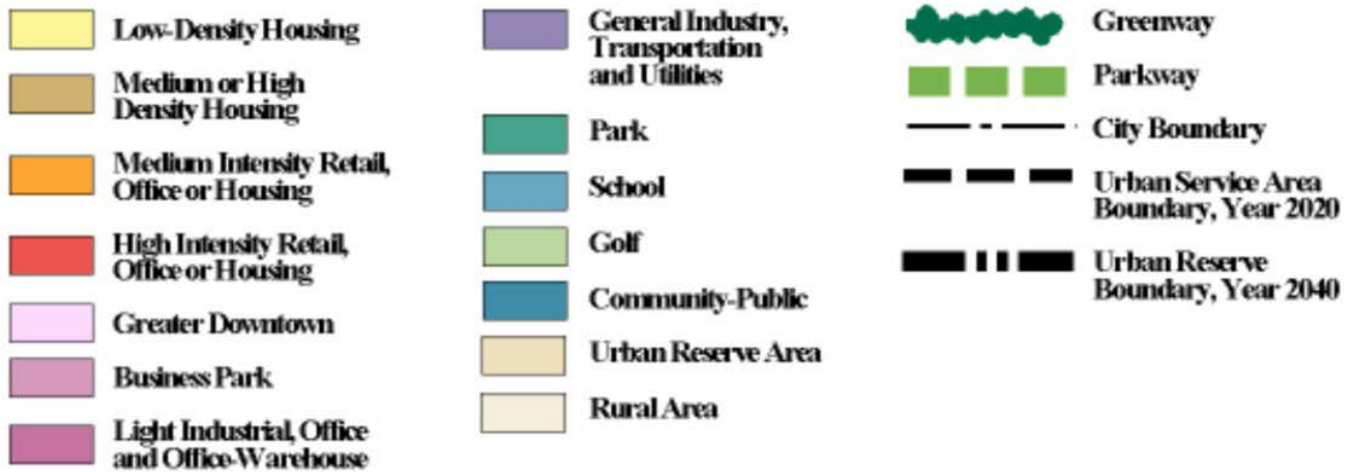
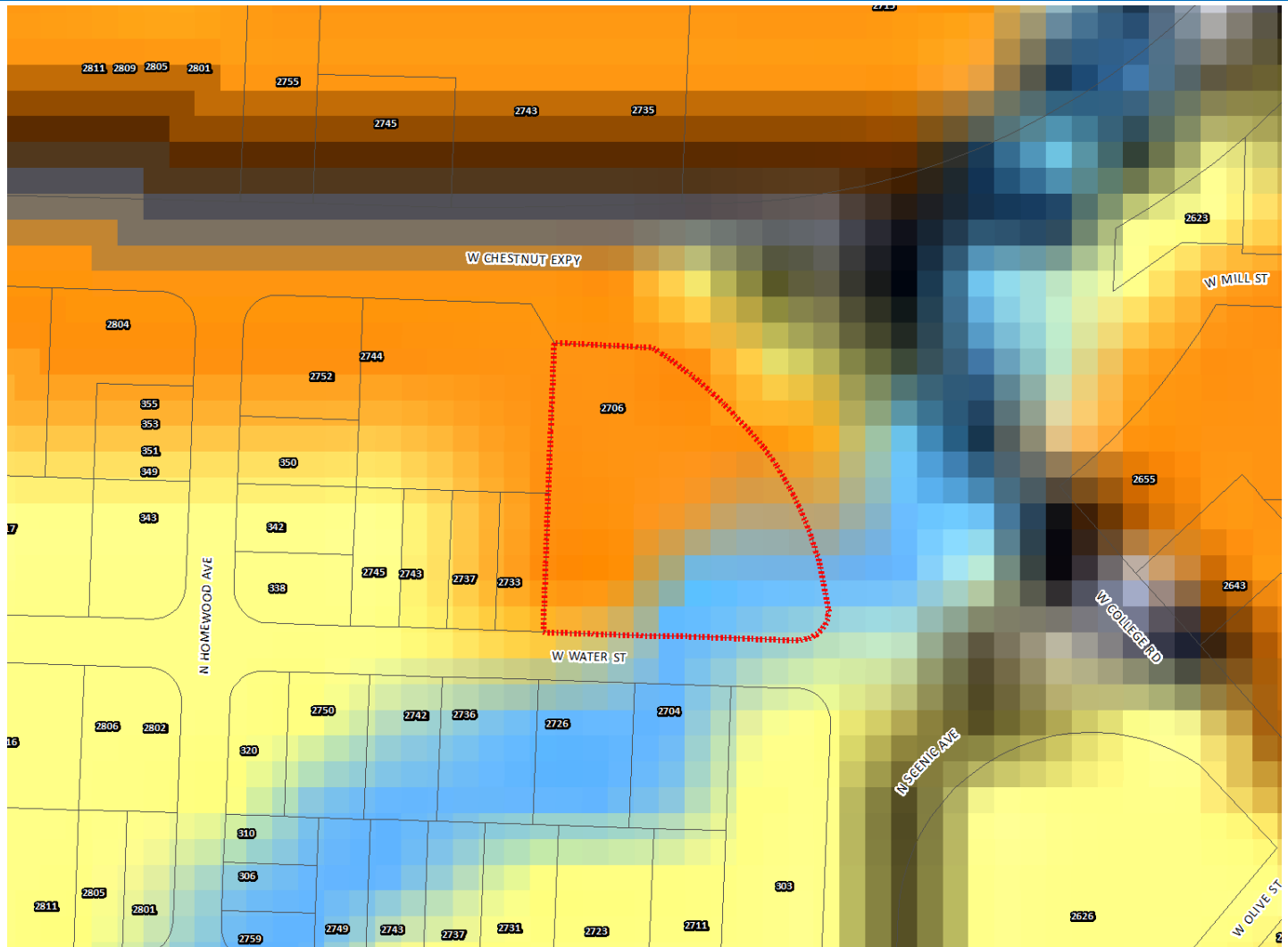
GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



GROWTH MANAGEMENT AND LAND USE PLAN:



PROPERTY HISTORY:

The subject property was zoned CS, Commercial Service District in 1995 during the citywide re-mapping via General Ordinance 4494. On November 13, 2017 the property obtained a conditional use permit, however, this has expired since it was not activated during the 18 month period of validity per city code.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-363. - Conditional Use Permit

- (1) Purpose. The conditional use permit procedure is designed to provide the planning and zoning commission and the city council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety and welfare of the public. The purpose of the review is to determine whether the proposed location of the use or structure is appropriate and whether it will be designed and located so as to avoid, minimize, or mitigate any potentially adverse effects upon the community or other properties in its vicinity. The discretionary conditional use permit procedure is designed to enable the planning and zoning commission and the city council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a conditional use permit when it is apparent that a proposed use or structure will or may cause harm to the community or injury to the value, lawful use and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.
- (2) Authorized conditional uses. The planning and zoning commission may recommend, and the city council may authorize, the establishment of those conditional uses that are expressly authorized to be permitted as a conditional use in a particular zoning district or in one or more zoning districts. No conditional use shall be authorized unless this article specifically authorizes such conditional use to be granted and unless such grant complies with all of the applicable provisions of this article.
- (3) Contents of application. An application for a conditional use permit shall be filed with the department of planning and development...
- (4) Hearing on conditional use permit application. A public hearing on an application for a conditional use permit shall be held and notice thereof given in the manner and form required by section 36-368, publication and posting of notices, of this article. No public hearing on a conditional use permit application shall be held unless the director of planning and development, or his duly designated delegate, has certified to the planning and zoning commission that the application is complete and does not contain or reveal violations of this article or other applicable regulations.
- (5) Conditions and restrictions. In granting a conditional use, the planning and zoning commission may recommend, and the city council may impose such conditions, safeguards and restrictions upon the premises benefitted by the conditional use as may be necessary to comply with the standards set out in subsection (10) of this article [section] to avoid, or minimize, or mitigate any potentially adverse or injurious effect of such conditional uses upon other property in the neighborhood, and to carry out the general purpose and intent of this article. Such conditions shall be set out in the ordinance approving the conditional use permit.
- (6) Decisions and records. The planning and zoning commission shall, after the public hearing is concluded, transmit to the city council its recommendation containing specific findings of fact on the proposed conditional use without unreasonable delay and in all cases, within 30 days from the close of the hearing. The secretary of the planning and zoning commission shall maintain complete records of all actions of the commission and the city council with respect to applications for conditional use permits.
- (7) Effect of issuance of a permit for a conditional use. The issuance of a conditional use permit shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, structural alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any permits or approvals, which may be required by the codes and ordinances of the city, including, but not limited to, a building permit, a certificate of occupancy or subdivision approval.
- (8) Period of validity.
 - (a) No conditional use permit shall be valid for a period longer than 18 months from the date on which the city council grants the conditional use permit, unless within such 18 months period:
 1. A building permit is obtained, and the erection or alteration of a structure is started; or
 2. An occupancy permit is obtained, and the conditional use commenced.

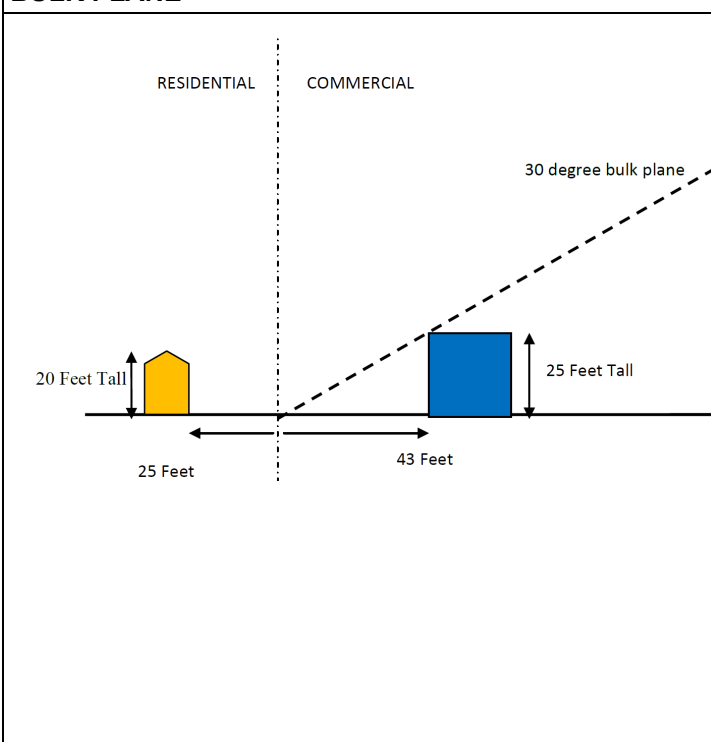
The city council may grant one additional extension not exceeding 18 months, upon written application, without notice or hearing provided such grant is approved by city council prior to the expiration of the original 18-month period. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a conditional use permit. This additional extension shall be considered to have begun on the date of expiration of the original conditional use permit regardless of when this additional extension is granted by city council.

- (b) When a conditional use is discontinued or abandoned for a period of 12 consecutive months (regardless of any reservation of an intent not to abandon or to resume such use), such use shall not thereafter be reestablished or resumed unless a new conditional use permit is granted by city council consistent with this section. The burden of proof shall be on the property owner to show that the conditional use has not been discontinued or abandoned for a period of 12 consecutive months or longer.
- (9) Amendments. Amendments or changes as to the use authorized by the conditional use process must follow the same process as the original conditional use application. Expansions or additions to structures associated with conditional uses may be approved by the director of planning and development without further conditional use authorization under the following circumstances:
 - (a) Said proposed expansion is limited to a structural addition to an existing building not to exceed ten percent of the gross building floor area within the existing structure to be expanded.
 - (b) Said proposed expansion is limited to one time subsequent to the original conditional use authorization.
 - (c) Said proposed expansion is reviewed and approved by the director of planning and development with the determination that such expansion does not violate any of the conditions set forth in the original conditional use authorization, does not require further imposition of new conditions and does not adversely impact surrounding properties.
- (10) Standards. An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following: (SEE STANDARDS BELOW)

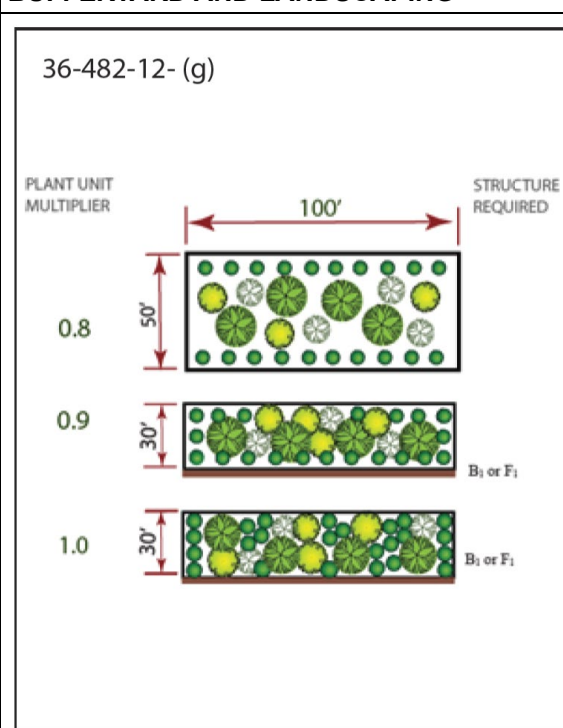
ZONING ORDINANCE OR CODE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR: CS, Commercial Services District
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.
Yard requirements	None, except bufferyard requirements. Whenever any development in a CS district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening and fencing, and 36-482, landscaping and bufferyards.
Open space requirements	Not less than 15 percent of the gross site area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, storage, loading and other paved areas and internal streets or areas containing plants for display and sale. Open space shall contain living ground cover and other landscaping materials.

BULK PLANE



BUFFERYARD AND LANDSCAPING



COMPATIBILITY WITH COMPREHENSIVE PLAN:

The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high density housing may be appropriate at major intersections or along certain roadway corridors. The Major Thoroughfare Plan classifies Chestnut as an Expressway, College and Scenic as Secondary Arterial roadways and Water Street as a local roadway. Chestnut Expressway, College and Scenic are major roads that converge to make this a major intersection and an appropriate location for warehousing and storage uses.

STAFF COMMENTS:

1. The applicant's request for a Conditional Use Permit for warehousing and storage facility in a CS District on November 13, 2017 has expired.
2. The applicant has submitted a new request for a Conditional Use Permit to allow the reuse and conversion of existing structures on the subject property for a warehousing and storage facility within a CS, Commercial Service District generally located at 2706 W. Chestnut Expressway.
3. Approval of this request will provide for the productive reuse of existing buildings on the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.
4. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 36-363(10) of the Zoning Ordinance. Any development of this property must also follow the CS District requirements. If the property is redeveloped a bufferyard Type G would be required adjacent to the R-SF property to the west which would require at least; 4 Canopy Trees, 3 Understory Trees, 4 Evergreen Trees, 24 Shrubs per 100 linear feet of property and a Type S2 buffer across the street along Water Street.
5. The proposed Conditional Use Permit was reviewed by City departments. Their comments are contained in Attachment 1.

NEIGHORHOOD MEETING:

At the time of this application's processing, the neighborhood meeting requirement was being waived as a result of the City's response to the COVID-19 civic emergency. As a result, the applicant did not host a neighborhood meeting regarding this Conditional Use Permit application.

PUBLIC NOTIFICATIONS:

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

Notices sent to property owners within 185 feet:

Mailed: 12

Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No issues with Conditional Use Permit.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

The Department of Environmental Services Wastewater Management Division does not have any objections to the proposed conditional use. The subject property has access to public sewer.

CITY UTILITIES:

City Utilities does not have any objections to the proposed conditional use.

FIRE DEPARTMENT:

The Fire Department does not have any objections to the proposed conditional use.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The property is in the Upper Wilsons Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention is not applicable as the site is all built out. Water quality is not applicable because the site wouldn't add an additional acre of impervious area. The property is not located in a stream buffer area.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	Upper Wilsons Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	No
Is stormwater fee in lieu an option?	NA

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

City's Transportation Plan classifies W. Chestnut Expressway as an Expressway. The standard right-of-way width for W. Chestnut Expressway is 65 feet from the centerline. It appears additional right-of-way is not needed. W. Chestnut Expressway is under MODOT jurisdiction. Defer to MODOT for any comments regarding W. Chestnut Expressway. The City's Transportation Plan classifies N. Scenic Avenue as a Secondary Arterial Roadway. The standard right-of-way width for N. Scenic Avenue is 35 feet from the centerline. It appears additional right-of-way is not needed. The City's Transportation Plan classifies W. Water Street as a Local Street. The standard right-of-way width for W. Water Street is 25 feet from the centerline. It appears additional right-of-way is not needed. A survey is recommended to determine the exact amount of existing right of way. N. Scenic Avenue and W. Water Street are city maintained streets. There are no recent traffic counts on either W. Water Street or the leg of N. Scenic Avenue adjacent to the property pertaining to this Conditional Use Permit. There is one driveway access point along W. Water Street which must be improved to meet current City Standard ST-9 upon approval of the Conditional Use Permit. There is also a continuous driveway access along the length of the N. Scenic Avenue leg adjacent to the property pertaining to this Conditional Use Permit. There is not existing sidewalk along any portion of the property frontage. It appears that no changes will be made to the site and existing structures will be utilized, therefore, sidewalk along the property frontage is not required. On-street parking is not allowed along W. Water Street but is permitted in the area between the N. Scenic Avenue leg and the abutting property. There is not a Greenway Trail in the area pertaining to this zoning. There are bus stops along W. Chestnut Expressway, W. College Avenue, and N. Scenic Avenue near the property pertaining to this Conditional Use Permit. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. The City of Springfield and MODOT are currently negotiating right-of-way jurisdictions in the area pertaining to this Conditional Use Permit, but there are no future improvements planned in the area.

Public Works Traffic Division	Response
Street classification	W. Chestnut Expressway – Expressway N. Scenic Avenue (Leg) – Secondary Arterial W. Water Street – Local
On-street parking along streets	W. Chestnut Expressway – No N. Scenic Avenue – Yes W. Water Street - No
Trips generated - Peak Hour	67 vehicles (CS) 67 vehicles (CS-CUP)
Additional Trips generated with CUP change - Peak Hour	0 vehicles
Existing street right of way widths	W. Chestnut Expressway - 87 ft from the centerline N. Scenic Avenue – 47 feet from the centerline W. Water Street – 25 feet from the centerline
Standard right of way widths	W. Chestnut Expressway - 65 ft from the centerline N. Scenic Avenue – 35 feet from the centerline W. Water Street – 25 feet from the centerline
Traffic study submitted	Not required*
Proposed street improvements	None required

*A traffic study is not required. The proposed use of the property produces similar trip generations to that of the uses permitted in the existing zoning. No additional trips generated are anticipated based on the changes permitted in the Conditional Use Permit.

REQUIREMENTS :**ATTACHMENT 2****REQUIREMENTS FOR CONDITIONAL USE PERMIT 445**

1. A warehousing and storage facility are permitted in substantial conformance with Attachment 4.
2. Vehicular gates which restrict access to the site shall comply with Section 36-408 of the Zoning Ordinance and all other applicable City ordinances.
3. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.

STANDARDS FOR CONDITIONAL USE PERMIT:**ATTACHMENT 3**

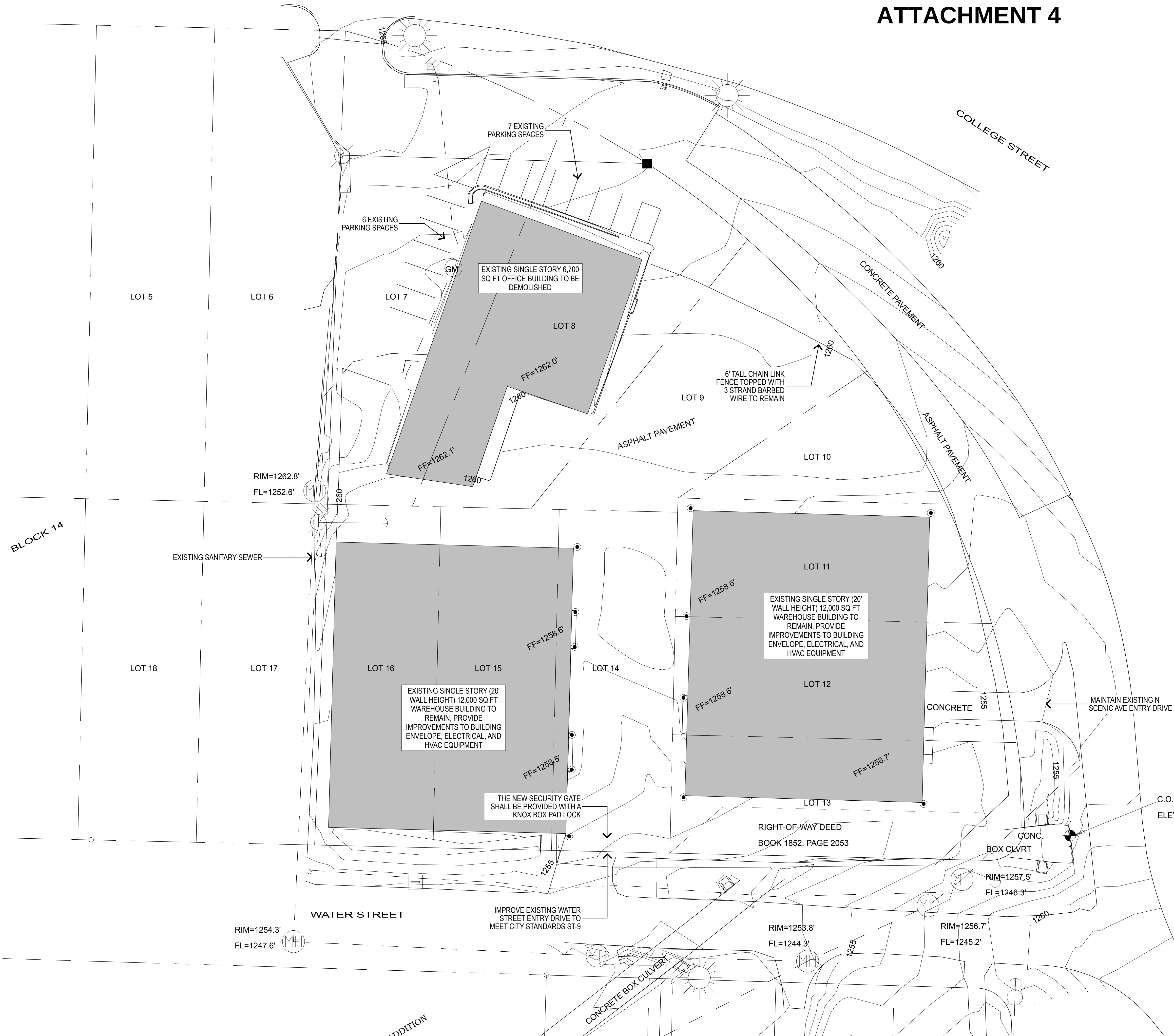
A CUP shall be granted only if evidence is presented at the public hearing which establishes the following Per Sec. 36-363 (10)		Applicant's Response	Staff Response
1.	The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan.	The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan.	The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high density housing may be appropriate at major intersections or along certain roadway corridors. Given warehousing is a conditional use in this district, the approval of the requested Conditional Use Permit would represent consistency with the adopted policies contained within the <i>Comprehensive Plan</i> .
2.	The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.	There are no changes being proposed to the existing vehicular and pedestrian access and use of the property.	The proposed conditional use will not have an adverse effect on the safety of the motoring public or of pedestrians utilizing public sidewalks in the surrounding area.
3.	The proposed conditional use will adequately provide for safety from fire hazards and have effective measures of fire control.	A fire sprinkler system will be added to one, if not both, warehouse buildings in the future to satisfy the storage of materials where required by International Building Code	As described by the applicant, the structural changes proposed along with the Conditional Use Permit would improve the structure's overall fire safety due to the construction of fire separation walls and other fire protection measures.

A CUP shall be granted only if evidence is presented at the public hearing which establishes the following Per Sec. 36-363 (10)		Applicant's Response	Staff Response
4.	The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.	No impervious surfaces will be added for this development.	The subject site is fully built-out, leaving little to no additional open space for new construction. As a result, the proposed conditional use is infill in nature and will not result in any additional runoff as no additional impervious area is proposed.
5.	The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district.	There will be no noise characteristics associated with this proposed use that exceed the sound levels that are typical.	Staff does not anticipate any issues with the sound levels anticipated as part of this development.
6.	The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights to eliminate or mitigate such glare are proposed.	Vehicular use is not changing, and no new stationary lights are proposed.	As stated previously, the subject property is entirely built-out with an existing structure; as a result, vehicles do not circulate through this site, so vehicular glare is not of concern. The stationary lights exterior to the structure will not be altered as part of this infill project.
7.	The location, lighting, and type of signs and the relationship of signs to traffic control is appropriate for the site.	No new signs are proposed.	No new signs.
8.	Such signs will not have an adverse effect on any adjacent properties.	No new signs are proposed.	As stated above, no new signs.
9.	The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use.	The street right-of-way and pavement width is adequate.	Staff does not foresee any issues with the existing right-of-way width as it pertains to the traffic expected to be generated as a result of the proposed conditional use.
10.	The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare;	No new development is planned that would change the use of this property or impact adjacent properties.	As stated previously, the subject property is entirely built-out with an existing structure.

A CUP shall be granted only if evidence is presented at the public hearing which establishes the following Per Sec. 36-363 (10)		Applicant's Response	Staff Response
11.	The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to: a) The location, nature and height of buildings, structures, walls and fences on the site; and b) The nature and extent of landscaping and screening on the site.	No new development is planned that would change the use of this property or impact adjacent properties.	As stated previously, the subject property is entirely built-out with an existing structure.
12.	The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site.	No new development is planned that would change the use of this property or impact adjacent properties.	As indicated by the applicant, the proposed conditional use will not require any new construction, instead acting as an infill within an existing structure that occupies the total site area. As a result, the conditional use will not result in any changes to the site's existing topography.
13.	The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.	No new development is planned that would change the use of this property or impact the adjacent natural environment.	As stated previously, the subject property is fully occupied by an existing structure and therefore does not include any natural or scenic features. As part of this project, the applicant intends on making cosmetic changes to the exterior of the structure.
14.	The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards.	No new development is planned that would change the use of this property or impact historic features	The subject property and existing structures meet all applicable regulations of Article III, Zoning Regulations.
15.	The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.	No new development is planned that would change the use of this property.	As indicated by the applicant, the proposed conditional use will not require any new construction, instead acting as an infill within an existing structure that occupies the total site area
16.	Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect	No new development is planned that would change the use of this property or convenience of the public.	As indicated by the applicant, the proposed conditional use will not require any new construction, instead acting as an infill within an existing structure that occupy the total site area.

A CUP shall be granted only if evidence is presented at the public hearing which establishes the following Per Sec. 36-363 (10)		Applicant's Response	Staff Response
17.	Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.	The building area and occupancy is not changing. No changes to the off-street parking is expected.	As indicated by the applicant, the site contains existing drive entrances into the buildings currently. These entrances will not be altered as part of this project.
18.	The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.	The existing access roads and drives are adequate, and a drive improvement will be made to the drive on Water Street. This improved drive shall meet city standards ST-9.	Approval of the conditional use requested will not alter the existing drive entrances. The circulation of vehicles and pedestrians will remain the same as they exist today should the conditional use be approved.
19.	The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.	No new development is planned that will change the vehicular circulation.	As indicated by the applicant, approval of the proposed conditional use should not interfere with any of the aforementioned conditions or areas. The proposal constitutes an infill project with cosmetic changes to the building's exterior. The building will not be expanded upon as part of this project.
20.	In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield.	No new development is planned that will impact easements, roadways, rail lines, utilities and public or private rights-of-way.	Approval of this Conditional Use Permit does not qualify as approval of any building plans. As a result, following City Council action on this matter, the applicant would be required to proceed through the standard building permit process, where staff confirms that the proposed changes meet all applicable requirements.
21.	The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.	The existing site is adequately served by essential public facilities and services.	The site is currently served by public facilities. The proposal constitutes an infill project with cosmetic changes to the building's exterior. The building will not be expanded upon as part of this project.

ATTACHMENT 4



SITE DATA	
PARCEL AREA:	1.67 ACRES +/- (72,570 S.F. +/-)
ZONING:	COMMERCIAL SERVICE
PRESENT USE:	VACANT (LAST TENANT WAS ROOFING COMPANY)
PROPOSED CONDITIONAL USE:	THIS PROPERTY WAS PURCHASED BY PEARSTONE, LLC TO BE LEASED TO MY MOVERS MOVING AND STORAGE, A COMMERCIAL MOVING COMPANY. A PORTION OF THE BUSINESS IS TO PROVIDE ON SITE STORAGE OF PERSONAL PROPERTY FOR A LIMITED PERIOD OF TIME. AS SUCH, THIS BUSINESS WILL REQUIRE WAREHOUSING AS AN APPROVED USE TO GO ALONG WITH THEIR GENERAL OFFICE USE OF THE PROPERTY.
	THE EXISTING SITE CONTAINS AN OFFICE BUILDING AND TWO WAREHOUSE BUILDINGS. AT THIS TIME, THE TWO EXISTING WAREHOUSE BUILDINGS WILL REMAIN AND THE EXISTING OFFICE BUILDING WILL BE DEMOLISHED. THE TWO EXISTING WAREHOUSE BUILDINGS WILL RECEIVE MECHANICAL, ELECTRICAL, AND PLUMBING IMPROVEMENTS SUCH AS NEW LIGHTING, NEW HEATING, AND A NEW SPRINKLER SYSTEM.
	THE EXISTING SITE CONDITIONS WILL REMAIN. THE ONLY PLANNED IMPROVEMENTS INCLUDE MAKING REPAIRS AND ASSOCIATED REGRADING TO THE EXISTING DRIVE ON WATER STREET. THIS DRIVE WILL BE BROUGHT UP TO CITY STANDARDS PER DETAIL ST-9.
TOTAL FLOOR AREA:	30,700 S.F.
APPLICANT	
NAME:	PATRICIA AND BRADLEY PEARSON, MEMBERS
COMPANY:	MY MOVERS MOVING AND STORAGE
ADDRESS:	1913 E. FLORIDA STREET SPRINGFIELD, MO 65803
INTEREST:	COMMITMENT TO LEASE SUBJECT PROPERTY
OWNER	
NAME:	PATRICIA R PEARSON, MEMBER
COMPANY:	PEARSTONE, LLC
ADDRESS:	2114 S. HOLLAND AVENUE SPRINGFIELD, MO 65807

City Approval Stamp

HOOD-RICH ARCHITECTURE

h

HOODRICH.COM

400 South Avenue, Suite 300
Springfield, MO 65806
P: 417.862.4483

HOOD-RICH, INC. MISSOURI
Certificate of Authority A-622-D

STATE OF MISSOURI

Billy Earl Kimmons II

NUMBER
A-2003027165

ARCHITECT

BILLY KIMMONS - Architect
MISSOURI A-2003027165

The Professional Architects seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments, or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

CONDITIONAL USE PERMIT
FOR
MY MOVERS MOVING AND STORAGE
2706 W. CHESTNUT, SPRINGFIELD, GREENE COUNTY, MISSOURI 65802



LOCATION SKETCH

NOT TO SCALE

SITE PLAN

SCALE: 1" = 20'

One-rdg. _____
P. Hmgs. _____
Pgs. 30
Filed: 08-04-20

Sponsored by: Schilling

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-185

SPECIAL ORDINANCE _____

AN ORDINANCE

VACATING the public street of South Crenshaw Road between South Kissick Avenue and East Ridgecrest Street; and declaring the public interest requires such vacation despite the objections thereto. (Staff and Planning and Zoning Commission both recommend approval.)

WHEREAS, a petition has been received requesting the vacation of the public street of South Crenshaw Road between South Kissick Avenue and East Ridgecrest Street; and

WHEREAS, proper notice of the vacation has been given as required by the laws and ordinances of the City of Springfield; and

WHEREAS, the Planning and Zoning Commission held a public hearing on July 16, 2020, and recommended approval of the vacation; and

WHEREAS, a copy of the Record of Proceedings from said meeting are attached hereto as "Exhibit B" and incorporated herein by this reference; and

WHEREAS, the City Clerk has received petitions from non-abutting property owners requesting City Council to review the request to vacate; and

WHEREAS, City Council finds that said vacation complies with the laws and ordinances of the City of Springfield; and

WHEREAS, City Council held a public hearing on August 10, 2020, and determined as follows:

- 1) All abutting property owners have access to another street, alley or public way;
- 2) Two-thirds of the property owners have given their consent to the vacation;

34 3) The retention of the right-of-way serves no useful purpose;
35

36 4) The vacation will not affect the ability to use public or private utilities, and
37 although objections by non-abutting landowners have been filed, Council
38 concludes that the public interest requires such vacation despite the
39 objections thereto.
40

41 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
42 SPRINGFIELD, MISSOURI, as follows, that:
43

44 Section 1 – The petition to vacate the public street of South Crenshaw Road
45 between South Kissick Avenue and East Ridgecrest Street, being more particularly
46 described on “Exhibit A,” which is attached hereto and incorporated herein by this
47 reference, and which is generally referenced as Vacation 819, is hereby granted and
48 the described portion of said public street shall become vacated.
49

50 Section 2 – This Ordinance shall be in full force and effect from and after
51 passage. If for any reason any section of this Ordinance is found to be null and void, the
52 whole Ordinance shall be considered null and void and the vacation ineffective.
53

54 Passed at meeting: _____
55

56 _____
57 Mayor
58

59 Attest: _____, City Clerk
60

61 Filed as Ordinance: _____
62

63 Approved as to form: Kyle T. [Signature], Assistant City Attorney
64

65
66 Approved for Council action: Jason C. [Signature], City Manager
67

EXPLANATION TO COUNCIL BILL 2020 - 185

FILED: 08-04-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Vacate the public street of South Crenshaw Road between South Kissick Avenue and East Ridgecrest Street; and declaring the public interest requires such vacation despite the objections thereto. (Staff and Planning and Zoning Commission both recommend approval.)

BACKGROUND INFORMATION: VACATION NUMBER 819

The applicant, City Utilities, is proposing to vacate all of Crenshaw Road between Kissick Avenue and Ridgecrest Street, since it has been deemed by the Public Works Department that the street is no longer necessary to the City's street system and the traveling public.

The Planning and Zoning Commission is typically the final authority on requests for the vacation of public right-of-way. However, if there is appeal from adjacent property owners before the vacation becomes effective, the request must then be forwarded to City Council. Council's authority per Section 98-154 (c) states that;

“..If the planning and zoning commission approves the request to vacate, any person objecting thereto may petition the city council to review the request to vacate by filing an appeal within 15 days with the city clerk from the date the resolution was passed by the planning and zoning commission. If the objector shall not have consented, the city council may approve the vacation, as provided in this section, only upon a finding that the public interest requires such vacation despite the objections thereto. Any person aggrieved by a decision of the city council shall appeal to the county circuit court within 30 days after a decision is rendered by the city council in accordance with the procedures set forth in RSMo ch. 536.”

Staff has received two requests to appeal the vacation of Crenshaw Road (see “Exhibit C - Attachment 5.”)

REMARKS:

The Planning and Zoning Commission held a public hearing on July 16, 2020, and recommended approval, by a vote of 5 to 3.

The Planning and Development staff recommends the application be approved (see the attached “Exhibit C,” Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The requested vacation meets the approval criteria listed on "Exhibit C - Attachment 2."

Submitted by:



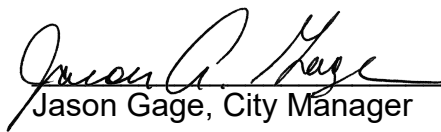
Jared Follin, Associate Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

EXHIBITS:

Exhibit A, Legal Description

Exhibit B, Record of Proceedings

Exhibit C, Development Review Staff Report

ATTACHMENTS:

Attachment 1: Department Comments

Attachment 2: Requirements for Approval

Attachment 3: Legal Description

Attachment 4: Location Sketch

Attachment 5: Public Comments

Exhibit A

**LEGAL DESCRIPTION
VACATION 819**

CRENSHAW ROAD VACATION DESCRIPTION:

A 40-FOOT-WIDE TRACT OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 28, RANGE 21, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI BEING 20 FEET EITHER SIDE OF CENTERLINE. SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CRENSHAW ROAD AND THE NORTH RIGHT OF WAY LINE OF RIDGECREST AVENUE; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF CRENSHAW ROAD TO THE INTERSECTION OF THE CENTERLINE OF CRENSHAW ROAD AND THE WEST RIGHT OF WAY LINE OF KISSICK AVENUE FOR A POINT OF TERMINUS.

Exhibit B

RECORD OF PROCEEDINGS VACATION 819 Planning and Zoning Commission – July 16, 2020

Vacation 819

Crenshaw Road from Kissick Avenue to Ridgecrest Street

Applicant: City of Springfield

Mr. Hosmer stated that this is a request vacate right of way of Crenshaw Road between South Kissick Avenue and East Ridgecrest Street. The applicant, City of Springfield, is requesting the vacation. The City of Springfield owns all the property on both sides of the proposed vacated street. The City will not be required to dedicate any easements as part of the vacation. The request for vacation meets the approval criteria. Any person objecting may petition the City Council by filing an appeal with the City Clerk Office within 15 days from the date the resolution was passed by the Planning and Zoning Commission. Staff recommends approval.

Approval Criteria		Staff Response
1.	All property owners adjacent to the street, alley, or public way have access to another street, alley or public way.	All adjacent properties have access to other public streets and alleys.
2.	The owners of two-thirds of the property adjacent of the street, alley or public way to be vacated have given their consent to the vacation.	All adjacent property owners have consented to the vacation of the alley.
3.	That the retention of the street, alley, public way or subdivision serves no useful purpose.	It has been determined that the retention of the street is not necessary to the city street system.
4.	That the vacation will not affect the ability to use utilities, public or private.	There are no utilities within the proposed vacation area. Replacement easements will not be required.

Mr. Doennig opened the public hearing.

Mr. Steve Stodden, City Utilities gave his support and history of the area, noting vandalism at the closed James River power station and overpass.

Mr. Chris Jones, City Utilities also noted that vandalism has been occurring at the closed James River power station and believes closing the road will alleviate it.

Mr. Randall Doennig questioned why vacate Crenshaw due to lack of light and closure of the power plant.

Mr. Chris Jones noted that the facility no longer has any staff located there and the vandalism has become an issue.

Ms. Ruth Seboldt, 4410 Westwind Drive, Ozark uses Crenshaw Road has had several near close calls and noted the blind intersection and does not want to road to be vacated.

Ms. Natalie Broekhoven asked if keeping Crenshaw open will mitigate accidents.

Ms. Ruth Seboldt stated that it would eliminate the dangerous intersection.

Mr. Randall Doennig asked if there are any streetlights and if it is adequate.

Ms. Ruth Seboldt stated that there are streetlights on the east side, but not adequate.

Mr. Douglas Hays, citizen has clients traveling that route to get to his clinic and stated that it has blind corners and when they had the road closed for maintenance it cause many problems.

Mr. Doennig closed the public hearing.

Mr. King would like the City to request City Utilities to make the intersection safer.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Vacation 819 (Crenshaw Road from Kissick Avenue to Ridgecrest Street). Mr. Jobe seconded the motion. Ayes: Coltrin, Rose, Cox, Jobe, and Thomas. Nays: Doennig, Ogilvy, and Broekhoven. Abstain: None. Absent: Shuler.

A handwritten signature in black ink, appearing to read "Bob Hosmer", is written over a horizontal line.

Bob Hosmer, AICP
Planning Manager

Exhibit C

PLANNING AND ZONING COMMISSION PUBLIC HEARING:
CITY COUNCIL PUBLIC HEARING:

JULY 16, 2020

N/A

CASE: Vacation 819

ACRES: Approximately 3 acres

LOCATION: Crenshaw Road between South Kissick Avenue and East Ridgecrest Street

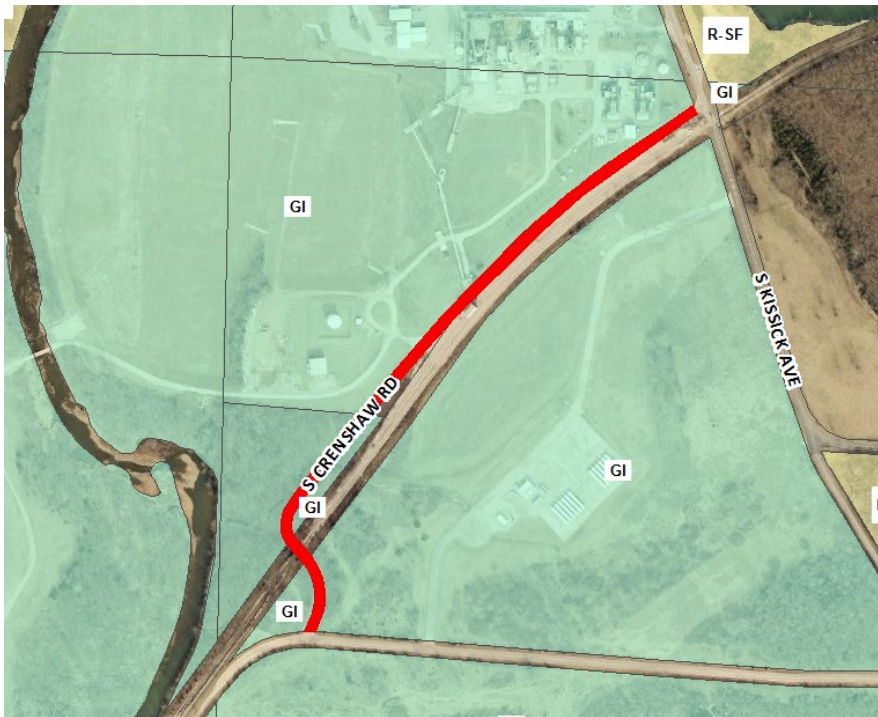
EXISTING LAND USE: Public Street

APPLICANT: City of Springfield

STAFF: Jared Follin, Associate Planner
 417-864-1612

STAFF RECOMMENDATIONS:
 Approve w/Conditions

PROPOSED MOTION: Move to approve as submitted in the staff report. Five (5) voting members to approve or deny.



SUMMARY OF REQUEST:

Request to vacate South Crenshaw Road between South Kissick Avenue and East Ridgecrest Street.

FINDINGS FOR STAFF RECOMMENDATIONS:

1. The requested vacation meets the approval criteria listed in Exhibit 2.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GI	GI	R-SF	GI
LAND USE	Power Plant	Storage	Single-Family Residential Homes	Vacant Land

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:





MAJOR THOROUGHFARE PLAN:



PROPERTY HISTORY:

This portion of South Crenshaw Road has been incorporated in the Springfield City Limits in its entirety since 2000.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-151. - Petition for vacation; notice of proposed vacation.

1. Any person owning any real estate within the city which has been subdivided by a duly recorded plat may petition the city to vacate the subdivision, or any part thereof, giving a distinct description of the property to be vacated and the names of the owners thereof with proof of their ownership; and any person owning property abutting upon any alley, street, common or public square, or any part thereof, may petition the city to vacate all or any part of the alley, street, common or public square, giving a distinct description of the property to be vacated and the names of the owners of the property abutting thereon. A petition to vacate such land shall be filed with the city clerk and referred to the planning and zoning commission for consideration. Thereupon, the planning and zoning commission shall cause notices of the proposed vacation to be posted in at least three prominent places in the vicinity of the area to be vacated and the petitioner shall cause a notice of the proposed vacation to be published in the daily newspaper having the greatest number of paid subscribers in the city at least 30 days prior to the public hearing, which newspaper shall meet the requirements of RSMo 493.050. No vacation shall take place until the petitioner shall have filed with the executive secretary of the planning and zoning commission proof that notice has been given of such vacation as required in this section, except in no event shall the failure of the planning and zoning commission to post the property in any way affect the validity of the vacation, it being intended by the city council that the legal notice for such vacation shall be solely by newspaper advertisement and that other advertisements shall be for informational purposes. In addition to the methods established by this section for notice, the city manager shall endeavor to cause notices of such vacations to be circulated in the area in accordance with rules to be adopted by the city manager, which rules should be filed with the executive secretary of the planning and zoning commission; provided, however, the failure to give such notice shall in no way affect the validity of the vacation.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The plan identifies this area as General Industry, Transportation, and Utilities.

STAFF COMMENTS:

1. The City is proposing to vacate all of Crenshaw Road between Kissick Avenue and Ridgecrest Street, as the City has deemed it unnecessary to the City's street system and the traveling public.
2. The City of Springfield owns all the property on both sides of the proposed vacated street.
3. The applicant will not be required to dedicate any easements as part of the vacation.
4. The proposed vacation was reviewed by City departments and comments are contained in Exhibit 1. Requirements for approval of the vacation and finding by staff are contained in Exhibit 2. The legal description and vacation exhibit are contained in Exhibit 3. Public comments submitted to the Planning and Development Department are contained in Exhibit 4

NEIGHBORHOOD MEETING:

Since the City is the applicant, the City elected not to conduct a neighborhood meeting, as the proposed vacation area only lies adjacent to property owned by the City of Springfield.

PUBLIC NOTIFICATIONS:

The public notice was advertised in the News-Leader at least 30 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 300 feet.

Notices sent to property owners within 300 feet: Mailed: 2 Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

There are no issues with the street vacation

CITY UTILITIES:

No issues with proposed vacation.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No public sewer within proposed vacation.

FIRE DEPARTMENT COMMENTS:

No issues.

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

Traffic supports the vacation of Crenshaw Road.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

There is no conflict with stormwater with proposed vacation.

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2

In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	All property owners adjacent to the street, alley or public way have access to another street, alley or public way.	All adjacent properties have access to other public streets and alleys.
2.	The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation.	All adjacent property owners have consented to the vacation of the alley.
3.	That the retention of the street, alley, public way or subdivision serves no useful purpose.	It has been determined that the retention of the street is not necessary to the city street system.
4.	That the vacation will not affect the ability to use utilities, public or private.	There are no utilities within the proposed vacation area. Replacement easements will not be required

LEGAL DESCRIPTION:

ATTACHMENT 3

A 40-FOOT-WIDE TRACT OF LAND BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 28, RANGE 21, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI BEING 20 FEET EITHER SIDE OF CENTERLINE. SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CRENSHAW ROAD AND THE NORTH RIGHT OF WAY LINE OF RIDGECREST AVENUE; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF CRENSHAW ROAD TO THE INTERSECTION OF THE CENTERLINE OF CRENSHAW ROAD AND THE WEST RIGHT OF WAY LINE OF KISSICK AVENUE FOR A POINT OF TERMINUS.

CITY
UTILITIES

40'

PORTION OF CRENSHAW ROAD
TO BE VACATED

CITY
UTILITIES

S KISSICK

E FR188

POINT OF BEGINNING
NORTH RIGHT-OF-WAY LINE
RIDGECREST AVENUE

E RIDGECREST

City Utilities

DISCLAIMER: All information included on this map or digital file is provided "as-is" for general information purposes only. All data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, all contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.

0 105 210 420 630 840
10 of 30 Feet

From: [Carol Smart](#)
To: [Werland, Amy](#); [Gardner, Dawne](#); Zoning@springfieldmo.gov
Subject: VACATION 819
Date: Sunday, July 12, 2020 11:24:08 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

HEARING FOR ROAD CLOSING

I travel along these roads quite often and began using the route going under the railroad tressel because of the DANGER of making a left turn from Ridgecrest onto Kissick.

It is literally Russian roulette to make that left turn, for the following reasons:

- (1) Visibility is VERY SHORT,
- (2) Vehicles are traveling pretty fast - TOO FAST for the visibility available.

From my own experience, I know that the Ridgecrest/Kissick intersection is a VERY DANGEROUS spot and is definitely UNSAFE as it stands now. Therefore, a safe alternate route is needed, which is now available unless it is closed!

Thank you.

Carol Smart

From: [Cdoutdoor](#)
To: [Werland, Amy](#); [Gardner, Dawne](#); Zoning@springfieldmo.gov
Subject: VACATION 819
Date: Monday, July 13, 2020 9:33:46 AM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Hearing for Road Closing

I travel along these roads quite often and began using the route going under the railroad tressel because of the DANGER of making a left turn from Ridgecrest onto Kissick.

It is literally Russian roulette to make that left turn, for the following reasons:

- (1) Visibility is VERY SHORT,
- (2) Vehicles are traveling pretty fast - TOO FAST for the visibility available.

From my own experience, I know that the Ridgecrest/Kissick intersection is a VERY DANGEROUS spot and is definitely UNSAFE as it stands now. Therefore, a safe alternate route is needed, which is now available unless it is closed!

Thank you.

Dennis Kahn

From: [Douglas Hays](#)
To: Zoning@springfieldmo.gov
Subject: VACATION 819 July16th
Date: Monday, July 6, 2020 6:41:02 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Hi Dawn,

It was nice talking to you this morning! Thanks!

I'm sure I was short with you on the subject of the closure of Crenshaw Rd near the Springfield lake power plant. I have had a home office on south Crenshaw Rd. for nearly 20 years. I have heard people griping every. since CU tore up Crenshaw Rd while doing some work back in the spring which really interfered with the safety of clients coming to my business. They then kept road closed because for some reason they didn't fix the road for months. CU should bear the expense to fix that portion of the road that was torn up. I have 3 client's that had near fatal accidents at the intersection of Ridge Crest and Kissick because people fly over the hill from the south on Kissick. It is totally a blind corner. I personally have had near missed accidents at the same corner and also when turning left from Evans Rd onto Kissick because of people coming from the south on Kissick traveling straight on Kissick do not stop even with the stop sign as the law requires. It is much safer for me to make the large safe turn from Evans Rd right on Kissick and go down the hill on Kissick and make a safe left turn on to Crenshaw Rd.. These two intersection pose major safety concerns. My neighbors have voiced similar concerns. Crenshaw Rd has been a county road for years to access Kissick Ave. If the City doesn't want it let it go back to the county as it was originally.

Please before someone gets injured or worse killed because of the blind intersection at Ridge Crest and Kissick keep the road in question open to save injury and promote safety.

Dr.Douglas Hays
Director,
Head to Toe Wellness LLC
drdoug@headtotoewellness.com@gmail.com

There are two ways to be fooled.

One is to believe what isn't true; the other is to refuse to believe what is true.

From: [Werland, Amy](#)
To: [Follin, Jared](#)
Subject: FW: South Crenshaw Road Closing
Date: Wednesday, July 15, 2020 9:43:20 AM

From: Silas Porter <srpstrain@gmail.com>
Sent: Tuesday, July 14, 2020 6:41 PM
To: Werland, Amy <awerland@springfieldmo.gov>
Subject: South Crenshaw Road Closing

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Hello Ms. Werland, I am contacting you in regards to the closing of South Crenshaw road. As someone who travels this road often I can attest to the danger and difficulty one faces when having to use a different route. Specifically at the intersection of South Kissick Ave. and East Farm Rd. 188. I ask you to please choose and continue to keep the road open and maintained for safe travel. The danger present in the blind corner and hill at the mentioned intersection outweighs the City of Sprigfield's minimal cost of maintenance and repair.

--

Regards, Silas H Porter

June 5, 2020

City of Springfield Missouri
Planning & Development Dept.
Busch Municipal Bldg.
Springfield, MO 65802

Ladies and Gentlemen of P & D Dept:

This communication is regarding the proposal to close permanently the access road at the James River Power Plant between Crenshaw Road and Fremont.

Residents living on Westwind Drive are urging you of the P & D Dept. to keep this access road open, primarily for convenience and for the following:

Weather conditions where it is safer for seniors (and others) to use this route

The access at the top of the hill to reach Fremont is not safe. The stop sign is located at the top of Fremont Hill to the south, and there is a curve going north. You must take the risk of an accident or worse by using this access going north.

We try to avoid accidents, and this access is truly unsafe going north. Please help us by keeping the present road open.

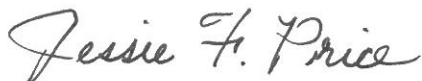
Another problem: This is a common dumping ground. There is security, but the dumping goes on and has been an ongoing problem for residents on Westwind Drive.

Please advise when the time for the meeting on July 16 is scheduled.

Thank you for your consideration.

Jessie F. Price
4106 Westwind Drive
Ozark, MO 65721

PHONE: 725-3238



From: [Jessie Price](#)
To: Zoning@springfieldmo.gov
Subject: Vacation 819 Closing of Crenshaw Road
Date: Monday, July 6, 2020 2:03:28 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

This memo is to request no closing of Crenshaw Road that goes under the railroad tracks and thru the tunnel by Lake Springfield Power Plant.

The entry onto Fremont going north is not safe due to the necessity of making a left turn at the top of the hill on Crenshaw Road and at the top of a very steep hill southward and having a curve to the north direction. It is not a safe access.

If for any reason the July 16 meeting at 6:30 p.m. is changed, please notify by Email or phone at 725-3238.

Jessie Price

From: [Gardner, Dawne](#)
To: [Follin, Jared](#); [Werland, Amy](#)
Subject: FW: Crenshaw Rd closure
Date: Monday, July 13, 2020 1:58:38 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

To whom it may concern,

I am writing to give my concern about the road closure on Crenshaw Rd. I am completely against the closure. My wife and I recently have moved to the state for my job as a power system dispatcher. We were lucky enough to find a home between both offices I work from meeting my job requirements on Crenshaw Rd. Being a government job, I'm restricted in terms of distance, and response times as I'm on call 24/7. The only issue for the home location is the dangerous intersection at Kissick and Crenshaw/Ridgecrest Ave, then again at Kissick during the bend that changes to E Farm Rd 188. They are blind turns, Often with people speeding. Being on a hill it's impossible to see cars even if they drive at speed sure to the limited visibility. Luckily for everyone Crenshaw curves and passes the power plant giving a safe, clear line of sight turn onto Kissick. I am an avid motorcycle rider as well. Crenshaw Rd is a very popular motorcycle road I've noticed. In the short few months we've lived here I've had countless times I've almost been hit having to take the Ridgecrest intersection due to the power plant road being closed from "construction" often on my motorcycle where I've had cars come very close. I will not turn left onto Kissick as then you have another stop with people speeding and another blind turn with poor angles. Crenshaw Rd next to the power plant is the only safe way to turn onto Kissick Ave. both my wife and I will go straight at Ridgecrest then make our way to Farm rd 188 since while still hard to cross the road, it yields easier then trying to turn. Closing the power plant road is putting peoples life's in danger, specially motorcyclist as they already are hard for most people to see. This also is adding additional driving time to people as their is very limited access to Crenshaw Rd. Without somehow installing another road, both intersections at Ridgecrest and the bend where Kissick turns into Farm Rd 188 would have to be completely re configured to not put the public at risk. Please take this in consider as its effects many peoples lives and will certainly lead to people having accidents and/or deaths.

Thank you
Vincent Rizzo

From: [Werland, Amy](#)
To: [Follin, Jared](#)
Subject: FW: Crenshaw Rd - Vacation 819
Date: Friday, July 10, 2020 11:32:20 AM

From: Christina Rizzo <cnrizzo@hotmail.com>
Sent: Friday, July 10, 2020 11:32 AM
To: Werland, Amy <awerland@springfieldmo.gov>; Gardner, Dawne <dgardner@springfieldmo.gov>
Subject: Crenshaw Rd - Vacation 819

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Good morning,

I am emailing to inform you of my concern regarding the proposed closure of Crenshaw Rd - Vacation 819.

I feel this road by the power plant is the only safe way to access our home at 6562 Crenshaw Rd. I have had several close calls at the blind turn on Kissick and Ridgecrest, and never use that intersection due to the blind hill top. We avoid it at all costs. Please take this into extreme consideration. I am fearful if this road closes on how to safely access our home.

v/r

Christina Rizzo
6562 Crenshaw Rd
Ozark, MO 65721
210-952-6138

From: [Werland, Amy](#)
To: [Follin, Jared](#)
Subject: FW: Hearing for Road closing
Date: Friday, July 10, 2020 2:07:41 PM
Attachments: [image003.png](#)

From: Robin Lynch <robinl@tri-l.com>
Sent: Friday, July 10, 2020 1:40 PM
To: Werland, Amy <awerland@springfieldmo.gov>; Gardner, Dawne <dgardner@springfieldmo.gov>
Subject: Hearing for Road closing

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

To whom it may concern:

I am writing in regards to the proposed road closing which runs from Kissick and Crenshaw under the railroad tressel to Ridgecrest and Crenshaw. If this happens, the alternative route is to go East. This intersection is unsafe. There is no visibility. It is overgrown as well. There will be lots of accidents there. It seems like there are many more issues to conquer than worrying about this stretch of road. If anyone has traveled it you would understand. It may look good on paper however there will be more issues further on.

Robin Lynch



Phone: 800.759.4159
3295 N State Hwy NN
Ozark, MO 65721

6-5-20

Planning^{and} Development Dept.

My name is Ruth Seboldt. I live at 4410 Westwind Dr., Ozark, MO. I live about $3/4$ of a mile from the part of Crenshaw Rd. on your docket to be closed. This closing, I believe, was also proposed years ago.

I live $1/2$ mile in Christian County and have lived here for almost 53 years. I use Crenshaw Rd. quite often. It is much safer than taking Ridgecrest and turning left onto Fremont. This is a very dangerous intersection. I know from personal experience.

I plan to be at the hearing and hope I can be on the list to speak.

Sincerely, Ruth Seboldt

725-2049

From: [Werland, Amy](#)
To: [Follin, Jared](#)
Subject: FW: Hearing for Road Closing
Date: Tuesday, July 14, 2020 9:02:29 AM

From: Lisa Slattery <icanlaff43@gmail.com>
Sent: Monday, July 13, 2020 5:07 PM
To: Werland, Amy <awerland@springfieldmo.gov>
Subject: Hearing for Road Closing

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Amy,

I am contacting you about the proposed closing of a road next to the Power Plant near Springfield Lake. It is a small road that connects Kissick to Ridgecrest/Crenshaw. The roads have multiple names as they turn N/S or E/W.

For 8 years I've travelled to and from a doctor at least monthly, so I know this area well. I use this small road to avoid the dangerous left turn onto the farm road from Ridgecrest.

It is dangerous because of these issues:

- 1- excessive speed of those travelling north on the farm road.
- 2- the intersection is at the top of the hill where sight of oncoming traffic is less than minimal.
- 3- visibility on the left and right is very poor.

I hope that the proposed closing of the small section of Crenshaw is voted down. It is a road needed for the safety of those travelling to the area. If it must be closed for some reason, I would like to see safety measures put in place at the intersection so that no one has to be injured or lose their life there.

If you haven't driven out there to check out Crenshaw and this intersection, I strongly encourage you to do just that before your meeting. I hope you would want all the information necessary to make this decision. Check it out. Keep the road open.

Lisa Slattery

From: [Kevin Terrill](#)
To: Zoning@springfieldmo.gov
Subject: Vacation 819 closing of crenshaw road
Date: Sunday, July 5, 2020 9:47:52 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

I live on crenshaw road and I would like to say that closing this road would be a big mistake. We would have to detour up the hill to a very dangerous intersection. At the ridgecrest and kissick intersection there is poor visibility and I have personally been very close to being hit trying to cross there. It is dangerous and I believe lives could be in danger.

From: [Gardner, Dawne](#)
To: [Follin, Jared](#); [Werland, Amy](#)
Subject: FW: Road Closure Vacate 819
Date: Tuesday, July 14, 2020 4:12:21 PM

From: stan@team6.us <stan@team6.us>
Sent: Tuesday, July 14, 2020 4:08 PM
To: Gardner, Dawne <dgardner@springfieldmo.gov>
Subject: Road Closure Vacate 819

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Dawne Gardner,
I am writing in regards to the public hearing 'Vacate 819' to close / vacate S Crenshaw Road. I am opposed to closing the road for safety reasons. My family and I use the road regularly to visit the Head to Toe Wellness Center. We have used this road for many years. The recent closing to remove the Railroad tracks proved to be inconvenient and hazardous when using the loop along S. Kissick Ave to the Crenshaw Road and Ridgecrest intersection. It is extremely difficult to navigate that intersection where S. Kissick Ave. curves. It is difficult to see traffic from the North heading south as we try to get back on S. Kissick Ave going North. I feel that the road should remain open and maintained as it is intended.
thank you for your time

Stanley Weaver

Team 6 Architecture, L.L.C. simplifying DESIGN
Team 6 Design, L.L.C.
p: 417.622.4837
f: 417.622.4823

From: [KEITH JOLICOEUR](#)
To: Zoning@springfieldmo.gov
Subject: Vacation 819
Date: Thursday, July 16, 2020 3:00:44 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

I am writing regarding vacating 819 and requesting that road be left open and available for public use. Both turns at Kissick & Crenshaw as well as at Ridgecrest & Evans are very precarious, even dangerous. If you have not tried to make these turns especially during busier times, I ask that you would try to do so before you make a final decision. Thank you. Sincerely, Lisa Jolicoeur

Sent from my iPhone

From: Maureen
To: Zoning@springfieldmo.gov
Subject: Vacation 819
Date: Thursday, July 16, 2020 3:35:22 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

To Whom It May Concern

I am contacting you about the proposed closing of Crenshaw Road next to the Power Plant near Springfield Lake. It is a small road that connects Kissick to Ridgecrest/Crenshaw.

For 20 years several times a week I use this road to avoid the dangerous left turn onto Kissick from Ridgecrest and then Ridgecrest to Evans. The right turn there is doable however the left turn is hazardous at best.

It is dangerous because the intersection is at the top of the hill where sight of oncoming traffic is less than minimal and the visibility on the left and right is very poor. The times I have turned left there, because the road in question was temporarily closed, I held my breath and prayed as I turned. I find it very scary.

I hope that the proposed closing of the small section of Crenshaw is voted down. It is a road needed for the safety of those traveling to the area. If it must be closed for some reason, I would like to see safety measures put in place at the intersection so that no one has to be injured or lose their life there.

If you haven't driven out there to check out Crenshaw and this intersection, I strongly encourage you to do so. Please keep the road open. If you for some reason close the road I would like to know why because so far I have not heard a reason and it would be nice to at least know why an unnecessary safety hazard is being created.

Maureen Hays

6577 S. Crenshaw Road
Ozark, MO 65721

mlhays@att.net <<mailto:mlhays@att.net>>

One-rdg. _____
P. Hrngs. _____
Pgs. 43
Filed: 08-04-20

Sponsored by: Schilling

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-186

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning
2 map and rules for interpretation,' by rezoning approximately 1.04 acres of
3 property generally located at 1738 West Sunshine Street from R-TH,
4 Residential Townhouse District to LB, Limited Business District; and
5 adopting an updated Official Zoning Map. (Staff recommends approval
6 and Planning and Zoning Commission recommends denial.)
7
8

9 WHEREAS, an application has been filed for a zoning change of the property
10 generally located at 1738 West Sunshine Street, and more fully described in "Exhibit A,"
11 from R-TH, Residential Townhouse District to LB, Limited Business District; and
12

13 WHEREAS, following proper notice, a public hearing was held before the
14 Planning and Zoning Commission on July 16, 2020, a copy of the Record of
15 Proceedings from said public hearing being attached hereto and incorporated herein by
16 this reference as "Exhibit B," and said Commission made its recommendation; and
17

18 WHEREAS, the City has reviewed the applicant's request and prepared a staff
19 report concerning the application which is attached hereto and incorporated herein by
20 this reference as "Exhibit C;" and
21

22 WHEREAS, proper notice was given of a public hearing before City Council and
23 said hearing was held in accordance with law.
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – The property described in "Exhibit A," which is attached hereto and
29 incorporated herein by this reference, is hereby rezoned from R-TH, Residential
30 Townhouse District, or such zoning district as is designated on the official zoning map
31 adopted by City Council, to LB, Limited Business District. Springfield Land Development
32 Code, Section 36-306, 'Official zoning map and rules for interpretation,' is hereby
33 amended, changed and modified consistent with this Ordinance.

34
35 Section 2 – City Council hereby directs the City Manager, or designee, to update
36 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
37 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
38 the Springfield Land Development Code, Section 36-306, 'Official zoning maps and
39 rules of interpretation.'

40
41 Section 3 – The Official Zoning Map herein adopted shall be maintained and
42 archived in the same digital form in which this Council has approved its adoption.

43
44 Section 4 – This Ordinance shall be in full force and effect from and after
45 passage.

46
47 Passed at meeting: _____

48
49 _____
50 Mayor

51
52 Attest: _____, City Clerk

53
54 Filed as Ordinance: _____

55
56 Approved as to form: Kyle T. [Signature], Assistant City Attorney

57
58 Approved for Council action: Jason R. [Signature], City Manager
59
60

EXPLANATION TO COUNCIL BILL 2020 - 186

FILED: 08-04-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.04 acres of property generally located at 1738 West Sunshine Street from R-TH, Residential Townhouse District to LB, Limited Business District. (Staff recommends approval and Planning and Zoning Commission recommends denial.)

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-14-2020

The applicant is proposing to rezone approximately 1.04 acres of property generally located at 1738 West Sunshine Street from R-TH, Residential Townhouse District to LB, Limited Business District.

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* designates the subject property as appropriate for Medium Intensity Retail, Office or Housing. This mixed category indicates that a variety of commercial and/or mid-or high-density housing may be appropriate at major intersections along certain road corridors.

The Major Thoroughfare Plan classifies Sunshine Street as a primary arterial and Kansas Expressway as an Expressway. Lexington Avenue is classified as a local street.

The property has not developed with the current R-TH zoning. The proposed rezoning is consistent with the existing commercial development at this intersection while still maintaining development requirements that limit the intensity and physical impact to the neighborhood. This rezoning would serve as a transition between the commercial uses located at this intersection and residential development to the south and east

REMARKS:

The Planning and Zoning Commission held a public hearing on July 16, 2020, and recommended denial, by a vote of 2 to 4.

The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

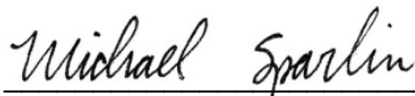
FINDINGS FOR STAFF RECOMMENDATION:

1. This application is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*, which identifies the subject property as appropriate for Medium Intensity Retail, Office or Housing. This mixed category indicates that a variety of commercial and/or mid-or high-density housing may be

appropriate at major intersections along certain road corridors. The Major Thoroughfare Plan classifies Sunshine Street as a primary arterial and Kansas Expressway as an Expressway. Lexington Avenue is classified as a local street.

2. The property has not developed with the current R-TH zoning. The proposed rezoning is consistent with the existing commercial development at this intersection while still maintaining development requirements that limit the intensity and physical impact to the neighborhood. This rezoning would serve as a transition between the commercial uses located at this intersection and residential development to the south and east. The LB district is the least intense commercial zoning district of the *Springfield Zoning Ordinance* and limits structure height to 25 feet and requires a 30-degree bulk plane from the boundary of R-SF and R-TH districts. The LB district limits individual retail stores, personal service establishments or other permitted uses to a gross floor area no more than 5,000 square feet. Restaurants are not allowed a drive-in, pick-up window, or drive-thru facilities unless approved by a Conditional Use Permit by City Council. Similarly, financial institutions with an ATM or drive-through are not allowed unless approved by a Conditional Use Permit.
3. This request is consistent with the City's policies to promote infill development where investments have already been made in public services and infrastructure.

Submitted by:



Michael Sparlin, Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

EXHIBITS:

Exhibit A, Legal Description

Exhibit B, Record of Proceedings

Exhibit C, Development Review Staff Report

ATTACHMENTS:

Attachment 1: Department Comments

Attachment 2: Neighborhood Meeting Summary

Exhibit A

**LEGAL DESCRIPTION
ZONING CASE Z-14-2020**

All of Lot Six (6) in OAKWOOD PLACE, a part of the Northeast Quarter (NE1/4) of the Northeast (NE1/4) and all of Lot Seven (7) in OAKWOOD PLACE, a part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) and the East 42 1/2 feet of Lot 8, OAKWOOD PLACE, comprising the Northeast Quarter (NE1/4) of the Northeast (NE1/4) all in Section 34, Township 29, Range 22, in Greene County, Missouri and in the City of Springfield, subject to that part, if any, in streets, roadways, highways or other public right-ofways.

Exhibit B

RECORD OF PROCEEDINGS ZONING CASE Z-14-2020 Planning and Zoning Commission – July 16, 2020

Z-14-2020

1738 West Sunshine Street

Applicant: Sunshine TP, LLC

Cameron Rose and King Coltrin recused.

Mr. Hosmer stated that this a request to rezone approximately 1.04 acres of property generally located at 1738 West Sunshine Street from R-TH, Residential Townhouse District to LB, Limited Business District. This application is consistent with the Comprehensive Plan, which identifies the subject property as appropriate for Medium Intensity Retail, Office or Housing. The Transportation Plan classifies Sunshine Street as a primary arterial and Kansas Expressway as an Expressway. Lexington Avenue is classified as a local roadway. A Traffic Impact Study was not required as the change in the Trip Generation Rate did not exceed 100 trips in the am or pm peak or 1,000 trips daily. The property is not located in a FEMA designated floodplain. A fee in lieu of on-site stormwater detention is not allowed, and detention will be required. The property is not located in a stream buffer area. The LB district serves as a transition between the commercial uses across Sunshine Street and to the residential uses to the south and east. The LB district is the least intense commercial zoning district and requires a 30-degree bulk plane from the boundary of R-SF and R-TH districts. The LB district limits individual retail stores, personal services use to 5,000 square feet per use. Restaurants with a drive-in, pick-up window, or drive-thru facilities and financial institutions with an ATM or drive-through are not allowed unless approved by a Conditional Use Permit. A 15-ft bufferyard with plantings of one canopy tree, one understory tree, two evergreen trees and ten shrubs per one-hundred linear feet are required adjacent to R-SF properties to the south and west. Staff recommends approval.

Ms. Cox if it also excludes gas stations, drive-throughs, etc.

Mr. Hosmer stated that no drive-through is allowed.

Mr. Doennig opened the public hearing.

Mr. Christopher Wynn, representative, asking to rezone to limited business and stated that this is consistent with the Comprehensive Plan, noting that Kansas Expressway and Sunshine Road is the 6th busiest intersection in the City. All utilities and stormwater will be directed towards the north and will do a light test and noted that all neighbors noted their concerns regarding traffic in and out of the neighborhood.

Mr. Erick Henry, 1839 S. Lakeshore voiced his concerns and opposition to the rezoning noting the dangerous intersection and that it does not benefit the community.

Ms. Rebecca Welsh, 1806 W. Washita noted that this is a 90 year old subdivision with very old and mature trees, narrow lanes (streets) and voices her concern regarding the busy intersection and that traffic would be directed in and out of the neighborhood and would like it to remain Residential Townhouse District.

Mr. Stephen Allen, citizen stated that he lives in a 73-year old home and that the neighborhood is beautiful is opposed to the proposal and asked about having an impact study completed.

Mr. Biff Hansen, 1860 S. Lakeshore said that this is small neighborhood with no sidewalks or curbs and that Residential Townhouse District is appropriate for families and stated that there will be no east bound access.

Mr. Garry Warren, citizen went over neighborhood specifics and voiced his concern for the traffic problems.

Ms. Susan Goodman, citizen gave out neighborhood history and believes the development is ill planned and is in opposition.

Mr. Doennig closed the public hearing.

Ms. Cox asked about the length from South Lexington Avenue to the intersection.

Mr. Hosmer believes it is approximately 261' and that it only a driveway requires 200'.

Mr. Thomas noted that there is no site plan provided and if limited business can put in townhomes.

Mr. Hosmer noted that they could put in townhomes or multi-family.

Bob stated that this is straight rezoning, so they do not have to have a site plan.

Mr. Randall Doennig asked about Washita to Kansas Expressway.

Mr. Derek Estell stated that it is blocked off.

Mr. Randall Doennig voiced his concern about a pathway to an older neighborhood abutting against a major street and traffic into the neighborhood without sidewalks or curbs and will not support the project.

Ms. Dee Ogilvy stated that she will not support this project due to traffic concerns within the neighborhood.

Mr. Jobe stated that he will vote in support of the project and asked if the developer could resubmit with a Conditional Over District (COD).

Mr. Hosmer noted that there are restrictions within 6 months and could not apply for same business/zoning.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** item Z-14-2020 (1738 West Sunshine Street). Ms. Broekhoven seconded the motion. Ayes: Jobe and Thomas. Nays: Doennig, Ogilvy, Broekhoven, and Cox. None. Abstain: None. Absent: Shuler. Cameron Rose and King Coltrin recused. **Motion failed.**

A handwritten signature in black ink, appearing to read 'Bob Hosmer', enclosed within a rectangular box.

Bob Hosmer, AICP
Planning Manager

Exhibit C

PLANNING AND ZONING COMMISSION PUBLIC HEARING: CITY COUNCIL PUBLIC HEARING:



JULY 16, 2020

August 10, 2020

CASE: Z-14-2020

ACRES: 1.04 acres

LOCATION: 1738 West Sunshine Street

EXISTING LAND USE: Undeveloped Land

APPLICANT: Sunshine TP LLC

STAFF: Michael Sparlin, Senior Planner
417-864-1091

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).

SUMMARY OF REQUEST:

Request to rezone approximately 1.04 acres of property generally located at 1738 West Sunshine Street from R-TH, Residential Townhouse District to LB, Limited Business District.

FINDINGS FOR STAFF RECOMMENDATIONS:

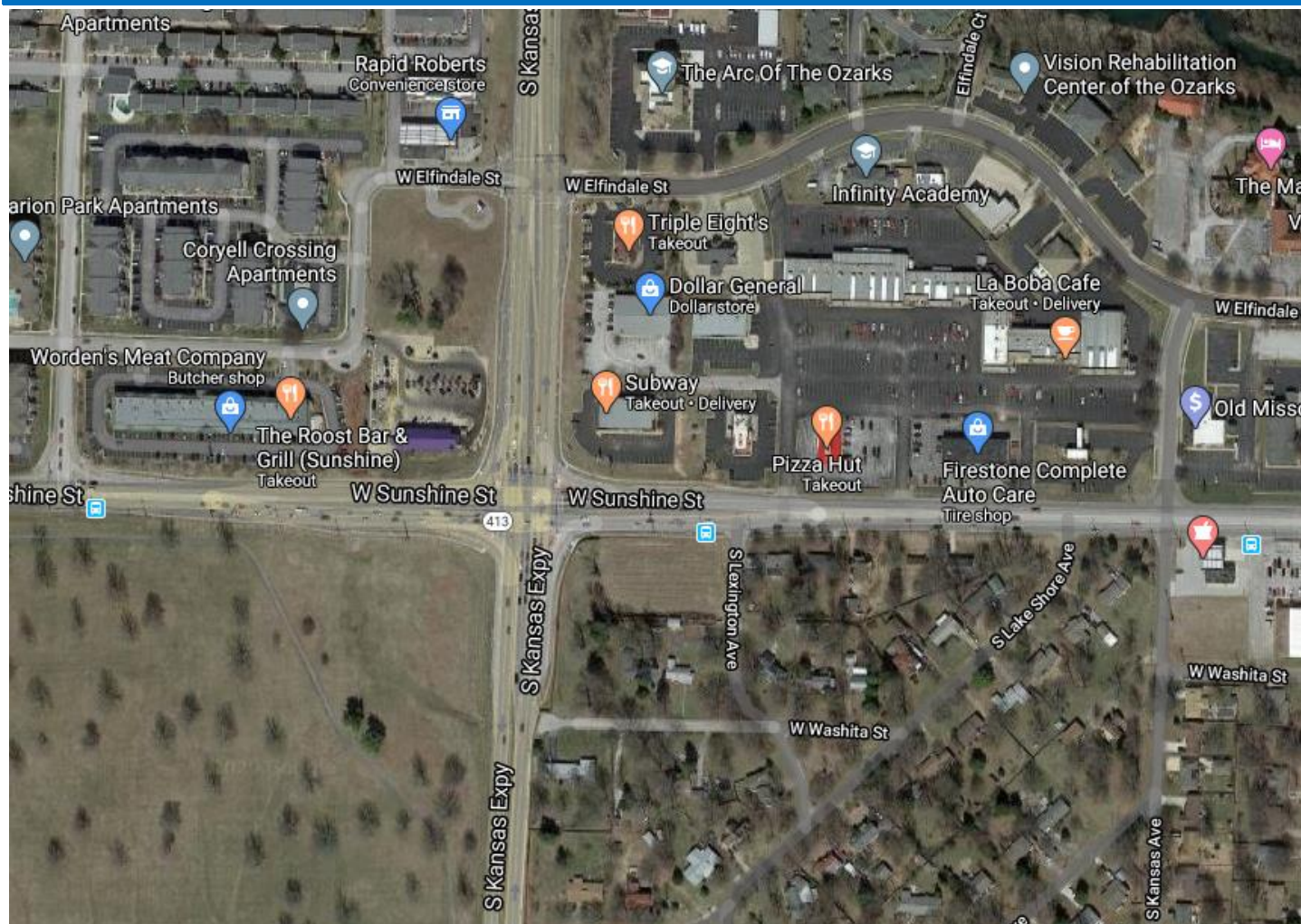
1. This application is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*, which identifies the subject property as appropriate for Medium Intensity Retail, Office or Housing. This mixed category indicates that a variety of commercial and/or mid-or high-density housing may be appropriate at major intersections along certain road corridors. The Major Thoroughfare Plan classifies Sunshine Street as a primary arterial and Kansas Expressway as an Expressway. Lexington Avenue is classified as a local roadway.
2. The property has not developed with the current R-TH zoning. The proposed rezoning is consistent with the existing commercial development at this intersection while still maintaining development requirements that limit the intensity and physical impact to the neighborhood. This rezoning would serve as a transition between the commercial uses located at this intersection and residential development to the south and east. The LB district is the least intense commercial zoning district of the *Springfield Zoning Ordinance* and limits structure height to 25 feet and requires a 30-degree bulk plane from the boundary of R-SF and R-TH districts. The LB district limits individual retail stores, personal service establishments or other permitted uses to a gross floor area no more than 5,000 square feet. Restaurants with a drive-in, pick-up window, or drive-thru facilities are not allowed unless approved by a Conditional Use Permit. Similarly, financial institutions with an ATM or drive-through are not allowed unless approved by a Conditional Use Permit.
3. This request is consistent with the City's policies to promote infill development where investments have already been made in public services and infrastructure.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	PD 345, PD 46	R-SF	R-TH	R-TH

LAND USE	Retail and Commercial Uses	Single-family residence	Single-family residence	Undeveloped land
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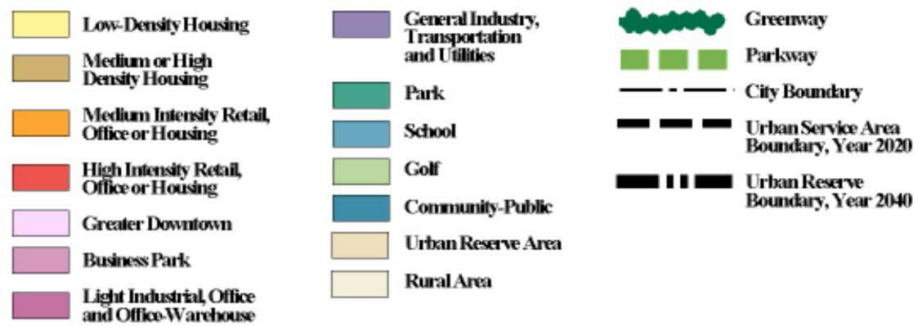
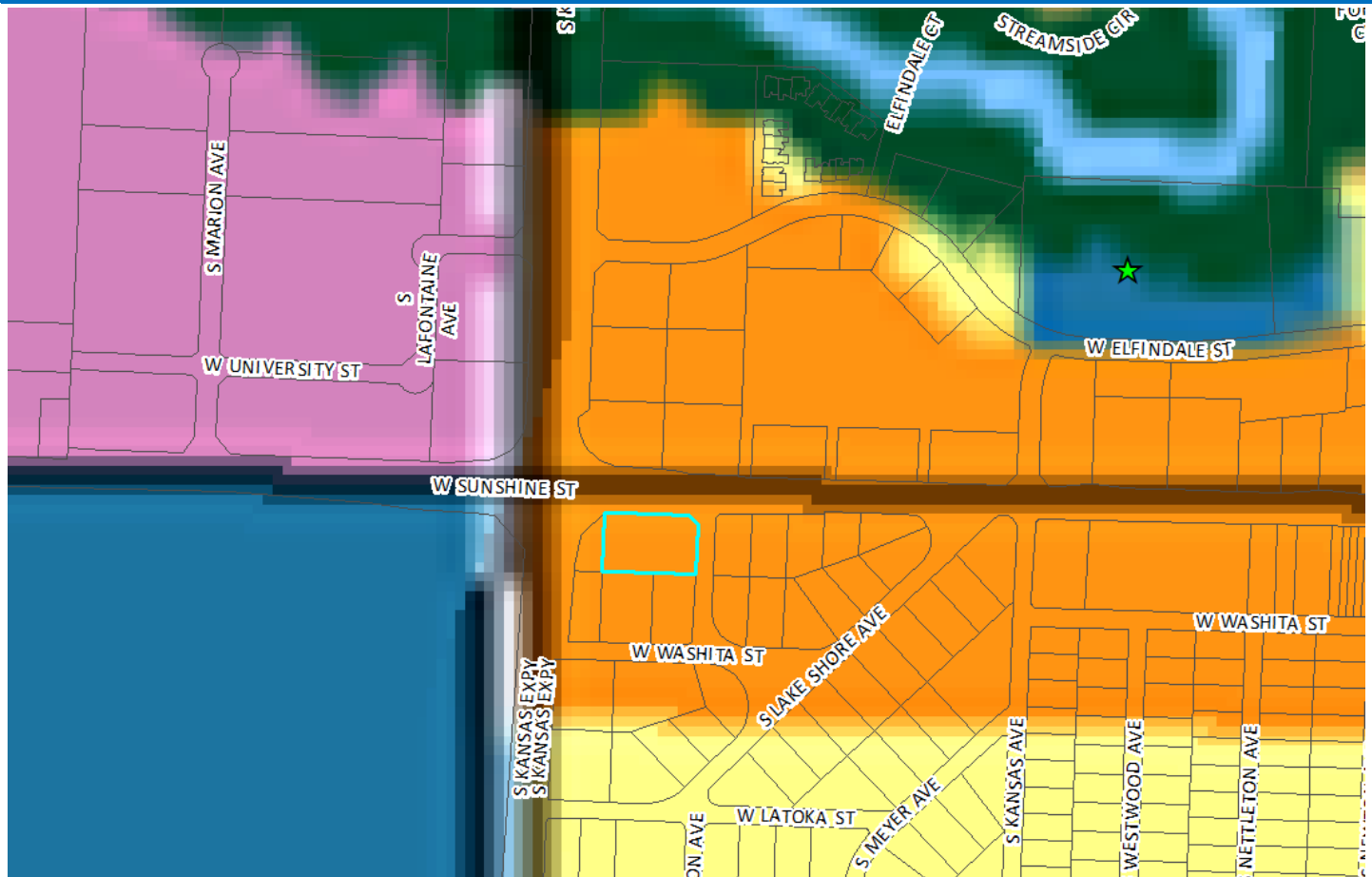
GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



GROWTH MANAGEMENT AND LAND USE PLAN:



PROPERTY HISTORY:

The subject property was originally zoned R-TH, Residential Townhouse by General Ordinance No. 4494, which was a city-wide rezoning in 1995. The site has not been the subject of a map amendment since that time.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

- (a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:
1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
 2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
 3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
 4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
 5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
 6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
 7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
 8. Information submitted at the public hearing.

ZONING ORDINANCE OR CODE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR LB
Minimum Yard Requirements	25 feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space and yard regulations.
Maximum Structure Height	25 feet, except structures shall remain below a 30-degree bulk plane when adjacent to R-SF and R-TH Districts.
Minimum Open Space	20 percent
Use Limitations	All activities and permitted uses except off-street parking and loading facilities, drive-thru facilities, and day care activities shall be conducted entirely within a completely enclosed building. No individual retail store, personal service establishment or other permitted use shall have a gross floor area greater than 5,000 square feet. Streets through adjacent residential areas shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors.
BULK PLANE	BUFFERYARD AND LANDSCAPING
Structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district, along the south and property line and the east property line across the street.	The subject property qualifies for the shallow lot bufferyard exemption, per Sec. 36-482, because the depth of the lot is less than 200 feet. This would allow a bufferyard of fifteen (15) width with plantings of one canopy tree, one understory tree two evergreen trees and ten shrubs per one-hundred linear feet.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* also designates the subject property as appropriate from Medium Intensity Retail, Office or Housing. This mixed category indicates that a variety of commercial and/or mid-or high-density housing may be appropriate at major intersections along certain road corridors.

The Major Thoroughfare Plan classifies Sunshine Street as a primary arterial and Kansas Expressway as an Expressway. Lexington Avenue is classified as a local roadway.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 1.04 acres of property generally located at 1738 West Sunshine Street from R-TH, Residential Townhouse District to LB, Limited Business District.
2. The LB district is intended for uses that provide convenience goods or personal services primarily to people residing in adjacent residential areas. It also includes selected retail and service uses that are similar in land use intensity and physical impact to the neighborhood sales and service uses permitted in this district. This district is designed to accommodate compact, freestanding commercial centers or to function as a transition between more intense commercial uses and residential neighborhoods. Because the permitted retail and personal service uses may be an integral part of the neighborhood, more restrictive requirements for light, air, open space, building design and landscaping are made than are provided in other commercial districts.
3. The LB district is the least intense commercial zoning district of the *Springfield Zoning Ordinance* and limits structure height to 25 feet and requires a 30-degree bulk plane from the boundary of R-SF and R-TH districts. The LB district limits individual retail stores, personal service establishments or other permitted uses to a gross floor area no more than 5,000 square feet. Restaurants with a drive-in, pick-up window, or drive-thru facilities are not allowed unless approved by a Conditional Use Permit by City Council. Similarly, financial institutions with an ATM or drive-through are not allowed unless approved by a Conditional Use Permit.
4. The property has not developed with the current R-TH zoning. The proposed rezoning is consistent with the existing commercial development at this intersection while still maintaining development requirements that limit the intensity and physical impact to the neighborhood. This rezoning would serve as a transition between the commercial uses located at this intersection and residential development to the south and east.
5. Approval of this application will allow for further development of this property and promote infill development where investments have already been made in public services and infrastructure.
6. The proposed rezoning was reviewed by City departments, whose comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

All neighborhood meetings have been cancelled due to the Mayor's Proclamation of Civil Emergency. However, the applicant held a voluntary neighborhood meeting on July 7, 2020. A summary of the meeting is attached (Attachment 2).

PUBLIC NOTIFICATIONS:

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

Notices sent to property owners within 185 feet:

Mailed: 19

Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No objection to the rezoning request.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Clean Water Services has no objections to the proposed rezoning. The subject property has access to public sewer.

FIRE DEPARTMENT:

Fire has no issues with the proposed rezoning.

CITY UTILITIES:

City Utilities has no issues with the proposed rezoning.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The property is in the Fassnight Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention is not allowed and detention will be required. Water quality is required if disturbing more than one acre. The property is not located in a stream buffer area.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	Fassnight Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	No
Is stormwater fee in lieu an option?	No

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies both S. Kansas Expressway as an Expressway roadway, W. Sunshine Street as a Primary Arterial roadway and S. Lexington Avenue as a Local roadway. The standard right-of-way width for S. Kansas Expressway is 75-feet from the centerline, for W. Sunshine Street is 50-feet from the centerline and for S. Lexington Avenue

is 25-feet from the centerline. It appears no additional right-of-way is needed along any of these streets. A survey is recommended to determine the exact amount of existing right-of-way. S. Kansas Expressway and this portion of W. Sunshine Street along the property frontage are MoDOT-maintained streets. S. Lexington Avenue is a City-maintained route

TRAFFIC COUNTS & ON-STREET PARKING

There are no recent traffic counts for S. Kansas Expressway, W. Sunshine Street or S. Lexington Avenue. or E. Kearney Street. On-street parking is not allowed along S. Kansas Expressway or W. Sunshine Street, but is allowed on S. Lexington Avenue.

DRIVEWAY ACCESS

There is no driveway access point onto the property from S. Kansas Expressway, W. Sunshine Street or S. Lexington Avenue. No access to this property will be allowed from S. Kansas Expressway or S. Lexington Avenue. Only one access to this property will be allowed from S. Lexington Avenue and must be located as far south as possible from W. Sunshine Avenue.

SIDEWALK

There is existing sidewalk along the property frontage of S. Kansas Avenue and W. Sunshine Street. Sidewalk will be required to be constructed along the property frontage on S. Lexington Avenue or a fee in lieu of construction approved by the ARC and paid prior to issuance of a building permit.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There is one bus stop along W. Sunshine Street along the property frontage. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

A Traffic Impact Study was not required as the change in the Trip Generation Rate did not exceed 100 trips in the am or pm peak or 1,000 trips daily. No improvements are required.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.)
Street 1	S. Kansas Expressway	Expressway	No	75	75
Street 2	W. Sunshine Street	Primary Arterial	No	58	50
Street 3	S. Lexington Avenue	Local	Yes	25	25
Street 4					
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		5	6	60	
*Proposed Trips Generated		11	40	470	

Additional Trips Generated	6	34	410
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*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

MISSOURI DEPARTMENT OF TRANSPORTATION:

No comments.

ATTACHMENT 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-Th to LB
(existing zoning) (proposed zoning)
2. Meeting Date & Time: July 7, 2020 from 4:30 to 6:00 PM
3. Meeting Location: On-site at 1738 W Sunshine Street
4. Number of invitations that were sent: 56
5. How the mailing list was generated: Provided by City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 20
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

See attached list and comments.

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

No written comments were provided to CJW.

I, Chris Wynn (print name), attest that the neighborhood meeting was held on 07-07-2020 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

Chris Wynn
Printed name of person completing affidavit

List of verbal comments and how you plan to address any issues:

1) The neighborhood is concerned that if they allow one residential property to be rezoned it will cause a domino effect resulting in a new commercial district.

- The developer does not currently own any of the adjacent properties and has no control over this issue. However, the property and east adjacent properties are along Sunshine Street which is a major commercial corridor in Springfield. The possibility of residentially zoned properties along Sunshine becoming commercial cannot be ruled out.

2) The neighborhood is concerned that a commercial development would cause an increase in traffic through the neighborhood especially given the fact that access on and off Sunshine Street is limited to Right-In and Right-Out only.

- Since the property is being rezoned to limited business and not Highway Commercial or General Retail which is common along main corridors in the City like Sunshine St the impact to the neighborhood will be reduced. Additionally, while the access on and off Sunshine Street to Lexington Ave is limited it is believed most of the traffic generated by the development will still use this access. The developer will comply with all traffic regulations and requirements set fourth by the City of Springfield as part of the redevelopment.

- A few members of the neighborhood suggested a breakable barrier to be placed on Lexington Ave just south of the development to prevent traffic from the development from driving though the development. The developer would be open to discussing this option with the City but ultimately it is a City owned street and any decisions surrounding the street will be left to City Staff and the Fire/police department.

3) The Neighborhood is concerned about safety at the intersection of Sunshine Street and Lexington Ave because of increased traffic volume from a new development.

- Access to and from Sunshine Street is limited to Right-In Right-out access only. This traffic control measure eliminates left turn conflicts which in general reduces potential traffic accidents. The developer will also work with the City's traffic department as requested to address/improve the intersection as needed to improve safety.

4) The neighborhood is concerned about light pollution from the new development.

- A photometrics plan will be included in the site development plans. No lighting lumens will be permitted to cross the property lines, per city code.

5) If the development is approved the neighborhood requested that the privacy fence and buffer yard be constructed before general construction of the building. Additionally, they requested a taller fence than 6' if possible.

- The developer has no issue with these requests and will construct the privacy fence along the north adjacent (residential) property as soon as possible.

6) The neighborhood is concerned about possible users of the new development and if permitted would not want something loud, smelly, or visually unpleasant.

- Limited business zoning will not allow for a lot of the users the neighborhood expressed were undesirable (Gas stations, Strip Clubs, Car lots, etc.) If the property is rezoned to limited business the developer will find a user that meets all requirements set fourth within the zoning requirements.

7) The neighborhood had general questions and concerns about utility capacity such as water, electric, sewer, and gas.

- During predevelopment with the City of Springfield Staff the only concern related to utilities was with water service. The water lines that existing surrounding the site are only 2" lines. The City has requested that a new 6" water line be brought to the site from the north side of Sunshine Street. The developer is aware of this issue and will work with City Utilities to construct the new 6" water line extension.

8) The neighborhood asked about stormwater and drainage from the site.

- The current proposal is to have an underground detention basin in the parking lot of the development. The basin would drain directly into the stormwater system to the north along Sunshine Street and would not impact the surrounding properties or flow through them. The developer will meet city stormwater regulations by ensuring the flow of water off the developed site will be equal to or less than the current pre-developed condition.

SUNSHINE AND KANSAS EXPRESSWAY

SIGN-IN SHEET - July 7, 2020

	Name	Address or Company	Phone	E-mail
1	DONALD HARRIS	1711 W Whiteside	417 849-3784	dhar1531@excelsior.net
2	John & Linda Booth	1947 S. Lakeshore	417-869-0830	booth512@yahoo.com
3	Stephen Fraley	1828 W Washita	417-866-3519	dadmometal@juno.com
4	Bert & Susan Hansen	1816 S Lake Shore Ave	417-864-5641	sushbitt@gmail.com
5	LARRY & MARILYN Brumley	1918 S LAKESHORE	417-864-8514	m-brumley@esbglobal.net
6	Susan Goodman	1815 W. Washita	417-830-9693	scbireq6423@gmail.com
7	Hebaca Wilsh	1806 W WASHITA	417-207-5050	swelsh@wtisrvllps.com
8	Eric Henry	1939 S. Lakeshore	417-425-3616	erh@hink@9mail.com
9	Cynthia Farley	1906 S. Lake Shore	417-942-3700	farhink1@sbglobal.net
10	Mike Hinkle	1906 S. Lake Shore	417-619-5625	michael.hinkle@outlook.com
11	Susan Kirby Clayer	1919 S. Lake Shore	417-365-9001	skkirby66@gmail.com
12	Seth White	1703 W. Washita	417-840-3932	seth316@gmail.com
13	Stephen Allen	1718 W Washita	417-763-5349	stepallen@netmail.com
14	Edna & Lillian Rollins	1846 S. Lakeshore	417 869 2546	
15	James & Dennis McBride	1847 S. Lakeshore	417 880 4359	jarens.mcbride@gmail.com
16	Kelly Tokar	1838 S Lakeshore	417 844 9496	keltoktok@gmail.com
17	Betty & Steve (son)	1828 W Washita	417 873 4465 417 411	xxxx
18	Eve Brumley	1928 South Lakeshore Ave	417 269 5994	Brumley29@gmail.com
19	Narda Warner	1734 W. Sunshine	417-496-5088	sishhassman@yahoo.com
20	Garry Warner	1734 W. Sunshine	417-496-5088	"

SUNSHINE AND KANSAS EXPRESSWAY

SIGN-IN SHEET - July 7, 2020

	Name	Address or Company	Phone	E-mail
21	Chris Wynn	CSW TRANSPORTATION	417-889-3400	chynn@gocjw.com
22	Sawyer Posten	CJW TRANSPORTATION	417-889-3400	sposten@gocjw.com
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Sparlin, Michael

From: Linda <lbooth51@yahoo.com>
Sent: Friday, July 10, 2020 9:52 AM
To: Zoning@springfieldmo.gov
Subject: Rezoning of lot at 1738 W. Sunshine

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

This should not be rezoned. It will cause more traffic through our neighborhood. I live on Lakeshore Ave. people who need to go W. On Sunshine will have to come up Lexington to Washita to Lakeshore go North to get a left on Sunshine. To go to Kansas Express way they would come up Lexington to Washita to Lakeshore south go up Lexington to Cherokee go right on Cherokee to go onto Kansas Expressway.

We have a very quiet neighborhood people walk their dogs and kids play outside on their bikes. More traffic would cause problems with people we don't know driving through here and would have to watch our elder who walk and the kids that play more.

Please keep this zoned for townhouse or single residential.

Sent from my iPad

Sparlin, Michael

From: diane & bert smith <bertdiane@sbcglobal.net>
Sent: Friday, July 10, 2020 5:59 AM
To: Zoning@springfieldmo.gov
Subject: Kansas Expressway and Sunshine

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Hello,

I would like to voice my concern about and opposition to rezoning the vacant lot at Kansas Expressway and Sunshine.

We are long-term residents in this calm and beautiful neighborhood. We believe that rezoning and building commercial in our neighborhood would be detrimental to the quality of life of its residents.

Thank you for your consideration.

Bert and Diane Smith

[Sent from AT&T Yahoo Mail on Android](#)

Sparlin, Michael

From: Michael Hinkle <michael.hinkle@outlook.com>
Sent: Thursday, July 9, 2020 7:31 PM
To: Zoning@springfieldmo.gov
Cc: Schilling, Mike
Subject: Zoning Case Z-14-2020

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Please do not rezone the property at 1738 West Sunshine from R-TH to LB. The current proposal is virtually identical to the proposal he made for the property at the same time last year. At that time he listened to the neighborhood concerns and dropped his plan. The current proposal does not address any of the concerns that were expressed last June.

While it would be incredibly naive to expect no development on a property that sees almost 61 thousand vehicles a day, it is irresponsible of the developer to ignore the probable impact to our neighborhood and to offer no solutions to lessen that impact.

In spite of its proximity to the 6th busiest intersection in the city, our neighborhood is quiet and has a very low level of vehicular traffic; people from nearby neighborhoods come to walk and enjoy the solitude. There are no sidewalks, so pedestrians walk along the edges of the streets, which are just wide enough for two vehicles to pass. The developer's proposal has the property being accessed only from Lexington Avenue, which continues from Sunshine into the neighborhood and along one side of the triangular common space that is at the heart of this neighborhood. In order to get to the property, traveling east on Sunshine is the only way to get to the property without driving through our neighborhood. (The intersection already has the 2nd highest number of accidents in the city, with 2/3 of them being rear-end. Traffic headed eastbound across Kansas Expressway would not be expecting to stop again immediately after crossing the intersection which would likely increase the incidence of rear-end collisions.) Traveling west on Sunshine, access would have to be through the neighborhood via Lake Shore and Washita, then to Lexington. Likewise, leaving the business there is a good likelihood that people would use the neighborhood as their thoroughway in order to go back west or south. This would contribute to a constant increase in traffic throughout the day; traffic from townhomes would be mainly morning and afternoon and would be persons acquainted with the neighborhood culture.

At last year's meeting it was repeatedly claimed that this development would be nearly identical to the insurance office project at Sunset and Glenstone. At that property, there is no reason to go through the adjoining neighborhood; there is a traffic light at the intersection that allows easy access in all directions. This is not the case with his proposal for the Sunshine and Kansas Expressway development. The light at the intersection is not accessible from the property. His new project at Sunshine and Campbell is also similar in its right-in right-out access, but it does not include any easy access through an adjoining residential neighborhood.

I'm including some photos of the neighborhood streets that I would like taken into consideration. They show the presumed routes of travel for individuals attempting to visit the proposed development on Sunshine.

I would not buy a Toyota expecting to have it declared a Lexus when I'm ready to make money from it. Mr. Thessing should not be expecting similar consideration from the City of Springfield.

Mike Hinkle

[1906 S Lake Shore Ave, 65807](#)



On the left is Mr. Thessing's property photographed between 10 and 11 a.m. on Thursday of this week, showing the traffic on Sunshine in the background. I was standing in Lexington Avenue facing north as I took the photo.



This photo was taken from the same vantage point in Lexington Avenue, turned 180 degrees and facing south. You'll notice an absence of traffic. During the entire time spent taking the attached photos and many more (and stopping to chat with neighbors) only 1 vehicle passed me on any of the neighborhood streets.



Looking southeast on Lexington as it crosses Washita. Washita would be used to turn left on Lake Shore Avenue (my street) and continue northeast to Sunshine in order to access westbound Sunshine, or to avoid the congestion at Lexington and access eastbound Sunshine.



Lexington as it continues southeast to Lake Shore. Lake Shore would be used to access Cherokee, from which either Fort Avenue or Kansas Expressway would be used to proceed in a generally northerly or southerly direction.



Standing in Lake Shore looking northeast to Sunshine. This would be used to head either east or west on Sunshine. This was taken a short time after the photo looking at Sunshine from Lexington. During evening rush (starting around 3:00 when schools are in session), westbound traffic is routinely backed up to the east of this intersection.



Standing in Lake Shore from the same vantage point, rotated 180 degrees to a generally southerly direction. Note again the lack of traffic. This is the route westbound Sunshine traffic would likely take to access the proposed development.

Sparlin, Michael

From: Bethany Henry <bhenry@dake-wells.com>
Sent: Saturday, July 11, 2020 10:46 AM
To: Zoning@springfieldmo.gov
Subject: Comment Card for the Southeast Corner of Sunshine street and Kansas Expressway

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

The owner of this parcel requested a re-zoning of this piece of land last June. At that time the request was for the LB district and included a conditional overlay, but no description of the overlay was given. Although the request this time is more clear this LB district does not address any of our concerns from the last submission.

The parcel is currently zoned Residential Town Home, which is an appropriate use classification considering its proximity to both the neighborhood and the more commercial nature of land use on the opposing side of Sunshine Street. The zoning requirements for this district would allow for an increase in the intensity of use while also protecting the more private residential nature of the neighborhood surrounding the property in question, which consists primarily of single-family residences. Furthermore, this classification also provides an appropriate transitional use between the single-family homes that are located to the south and the commercial properties that are located to the north. Additionally, directly to the east of this site, there are several single-family homes, which have all been continuously occupied for the last three years or the extent of my residency in the neighborhood. Many in the neighborhood are concerned that the limited business zoning does not provide the same transitional protections as the residential townhouse designation.

The owner, Mr. Thessing purchased this land with full knowledge that the parcel is currently zoned with a Residential Town House classification. A simple visual survey of the surrounding should provide sufficient evidence of its surrounding context. It should not be this well-established neighborhood's burden to live with the effects of the infiltration of inconsistent, inappropriate commercial development because the property owner purchased a parcel zoned for a use in which he was not interested in developing.

Our tight-knit community can trace its establishment back to a time when there was a country club rather than a federal medical prison located at the southwest corner of Kansas Expressway and Sunshine Street. The commercial nature of Sunshine Street has grown around this neighborhood, and I believe that it should be a priority for the Zoning Department and the Planning and Zoning Commission to protect the integrity of prospering neighborhoods within the city limits. Further encroachment by commercial development will only erode the long-recognized boundaries of the neighborhood and could destroy its quiet, secure, intimate character. If this land is allowed to be re-zoned to a commercial use, it will set a dangerous precedence for the adjacent five properties directly to the east of this parcel along Sunshine Street, which if also developed would only further destroy the fabric of the single-family neighborhood and its protected nature. Letting commercial development pressure well established, prospering neighborhoods within the city center would only further promote suburban sprawl and neglect the inherent value and vitality present in the city's more established neighborhoods.

The increased vehicular traffic through the neighborhood is also of great concern. This has not yet been confirmed, but because of the high speed at which vehicles travel down Sunshine Street as well as the parcels general location, it is likely that the City of Springfield traffic department will not allow vehicular access directly off of Sunshine Street onto the property in question. This means access to this site would likely be off Lexington Avenue, which would certainly increase traffic through the neighborhood. It is already difficult to negotiate a right turn onto Sunshine Street from Lexington Avenue due to its proximity to the busy intersection, and left turns from Sunshine Street are prohibited due to

an existing median. Streets in the neighborhood are currently very narrow, most without a shoulder, and would not be able to support this increased traffic. Furthermore, the neighborhood is very active with a high number of individuals walking along streets every day and night without sidewalks. Increased traffic would not only be detrimental to our quality of life but also pose a real safety concern. Access from the parcel in question must be restricted so that vehicles cannot travel from the property directly through the neighborhood or onto Lexington Street.

We are adamantly opposed to the re-zoning of this parcel. Please help us protect our Lakeshore neighborhood.

Sincerely,

Bethany and Eric Henry

1839 Lakeshore
Springfield MO, 65807
314-960-8390

BETHANY HENRY, aia, leed ap
project manager
office 833.518.4545
DAKE | WELLS architecture
www.dake-wells.com

Sparlin, Michael

From: dadmometal@juno.com
Sent: Saturday, July 11, 2020 8:01 PM
To: Zoning@springfieldmo.gov
Cc: janicejohnson01@gmail.com; mamdfraley@embarqmail.com
Subject: Rezoning of 1738 West Sunshine Street (Case Z-14-2020)

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Date: July 11, 2020
Name: Stephen Fraley (for Betty Fraley)
Address: 1828 West Washita Street
Project Address: 1738 West Sunshine Street (Case Z-14-2020)

Regarding the rezoning of 1738 West Sunshine Street ---

1. There is an overhead power line along the south side of the development that is incompatible with the proposed fence. Recommend the proposed 15 foot green space be in addition to the setback that will be required to keep the fence out of the utility easement.
2. The limited access to Lexington needs to be seriously addressed. The turn from eastbound Sunshine onto Lexington is dangerous because it is close to the intersection of Kansas Expressway and West Sunshine. Northbound and southbound Kansas Expressway traffic, as well as eastbound Sunshine through-traffic, have to be alert to those making a slow speed right turn onto Lexington even as many drivers switch lanes as they pass the intersection onto Sunshine. It can be a mess, which will become worse with any additional traffic practically stopping to turn onto Lexington. Traffic snarls may be the result if it happens more often. Recommend a traffic study be conducted and coordinated with MODOT.
3. Congestion on Lexington is inevitable, especially during construction activities. Recommend emergency services (fire and ambulance) be considered regarding access to the neighborhood, especially if construction extends to West Washita Street.
4. The development is creating the potential for through traffic in the neighborhood which is not being acknowledged in the development plan. Not sure how to address it without affecting somebody but the streets in the neighborhood were not built to accommodate it.
5. Recommend the sewer connection, as well as the water connection, be made to the north rather than into the neighborhood line so as to minimize construction activity that would obstruct neighborhood traffic flow.

Stephen Fraley
Betty Fraley

Sparlin, Michael

From: Werland, Amy
Sent: Monday, July 13, 2020 10:36 AM
To: Sparlin, Michael
Subject: FW: Rezoning for Z14-2020 at 1738 W Sunshine St - Mary forwarded this to us. It has pictures included.

From: Smith, Mary Lilly <mlsmith@springfieldmo.gov>
Sent: Monday, July 13, 2020 10:21 AM
To: Werland, Amy <awerland@springfieldmo.gov>
Subject: Fwd: Rezoning for Z14-2020 at 1738 W Sunshine St

Mary Lilly Smith
Planning and Development Director
City of Springfield, Missouri
417/864-1094

From: Mary Brumley <brumley321@icloud.com>
Sent: Sunday, July 12, 2020 1:50 PM
To: Smith, Mary Lilly
Subject: Rezoning for Z14-2020 at 1738 W Sunshine St

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

This is an article written by Mr Crabtree from his historical website on Facebook. He is describing our neighborhood on Lakeshore Ave and how unique & serene it is. I have lived in the neighborhood since 1983 at 1918 S Lakeshore Ave & own a second home at 1928 S Lakeshore Ave that my son lives in. When people move to our area they like it and stay. It has very little turnover.

We have a park in our area that has been maintained by our community and we have neighborhood picnics, concerts & a lot of foot traffic around. Mothers with their strollers, seniors walking their pets and bicycles. We want to preserve our unique & quaint little neighborhood & request the current zoning be upheld and not changed. We are apposed to any further commercial development for our safety.

We want to discourage any additional traffic on our residential streets and request you vote " No" for any new rezoning change.

See below comments from the article on the Facebook Historic site..

Here is a great house that is a little hidden gem. The house is located at 1806 West Washita in Lakeshore.

Well I have talked about Lakeshore before. It is just off Sunshine past Elfindale. The road "Lake Shore" jogs to the left at a diagonal.

This neighborhood was originally called Oakwood as it was part of Louis S Meyers estate called "Oakwood" also previously discussed here. It was laid out in 1926. So why else would you build out here. Well there was the Fin & Feather Club established by William H. Johnson. And there was a golf course. By 1930 the name was changed to Lake Shore

In 1936 attorney Harold Thomas Lincoln and his 2nd wife Leonora C. Weirauch-Lincoln moved into their new tudor house. Incidentally Mr. Lincoln was related to President Abraham Lincoln (fifth cousin). The address at the time was called ~ Lakeshore south side Red Bud Lane (latter called Washita).

In 1952 Lenora would pass away at 52. That would be the time that Edmund Conger Forehand and his wife Judy Duke Lincoln-Forehand would move in with her father Harold. Harold & Edmond were partners in the law firm ~Lincoln Lincoln Haseltine Forehand & Springer.

Edmund & Judy would live there with their two children Randy & Karen. On November 3rd 1960 Harold would pass away the age of 72. The Forehands would live here till November of 1962 when they moved to 1137 S Fairway.

In 1962 Robert H Sweet and his wife Pauline F Sweet would move in. Robert was a Senior Officer at the US Medical Center across the road. They would stay till 1981. There have been several families since.

Today Oakwood-Lakeshore is still a little hidden gem of 1920-30's homes in SW Springfield.

Photo 1) 1806 W Washita ~ aka Red Bud Lane

Photo 2) Oakwood Place (1926) Greene County Archives

Sparlin, Michael

From: Mary Brumley <brumley321@icloud.com>
Sent: Sunday, July 12, 2020 11:49 AM
To: Zoning@springfieldmo.gov
Subject: Z-14-2020 rezoning meeting on 7-16-2020 @ 1738 W Sunshine St

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

This is a letter pertaining to the rezoning proposal of property at 1738 w Sunshine St (SE Corner of Sunshine and Kansas Expressway). I am a resident of the neighborhood and have lived here since 1983. I own two properties at 1918 & 1928 S Lakeshore Ave and have a vested interest in the future of my neighborhood. This is an historic location and some homes that date back to 1928 in their construction. The neighborhood has a park in it that is directly across the street from me that has been maintained by this community.. We have planted trees & mowed the grass, & had neighborhood picnics & concerts there. We have mothers walking with their strollers down our streets plus bicyclist, & seniors walking their pets. To rezone this property would increase traffic and put all of us at risk from a safety standpoint. The access to this corner is within 200 feet approximately from a major intersection and according to a 2019 traffic study is in the top 10 intersections for accidents. I recommend the property remain in its current zoning status. I urge you to vote "No" on this rezoning proposal and help maintain our neighborhood

Best regards,
Mary L Hutchison-Brumley
1918 S Lakeshore Ave

Sent from my iPad

Lake Shore Neighborhood

Friday, July 10, 2020



My home on Lake Shore, which faces the park. The park is maintained by members of the neighborhood.



View of park from Lake Shore & Washita intersection. Park was restored by residents after being used as staging area for sewer construction. Washita & Lexington intersection at far end to the right.



View toward Lexington and Washita, park is on the right.



Neighborhood resident in Lexington (misabeled Lake Shore on page 1 of development review) with animal companions. Park is to the left. Resident released photo for use.



Home at Lake Shore & Lexington, just south of park.



Front lawn of residence at Latoka and Lake Shore

This neighborhood is low density and generally unaccustomed to traffic. It came as a surprise to discover that the area is slated long-term by planning to be Medium Intensity Retail, Office or Housing. I believe Townhomes falls under that category and the current zoning of 1738 West Sunshine is consistent with the long range vision.

1738 W. Sunshine

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

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

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

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

The Land Use or Zoning Change Process:

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

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	July 2020	Telephone No.	417 862-7852
YOUR NAME:	Dennis & Janet McBride		
YOUR ADDRESS:	1847 S. Lakeshore Ave		
PROJECT ADDRESS:	1738 W. Sunshine		
COMMENTS:	We are concerned that any business on this corner lot, will draw traffic through our neighborhood in order to access that location. There is only one access to that (eastbound on Sunshine) lot that does not affect traffic in our neighborhood. To access a business at this location from any other direction would require traffic through our side streets. The developer could or would not tell the neighborhood what kind of business he was hoping to develop. Please do not rezone.		

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611

Application for Zoning Map Amendment & Planned Developments

*Fees are non-refundable

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Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	7-9-2020	Telephone No.	417-862-8115
YOUR NAME:	WEBB, SUE TRUST		
YOUR ADDRESS:	1725 W. WASHITA Springfield, MO 65807		
PROJECT ADDRESS:	1738 W. SUNSHINE ST. (S.E. CORNER OF SUNSHINE AND KANSAS Expressway)		
COMMENTS:	Letter ATTACHED to form.		

Project NAME: 2-14-2020
Address: 1738 W. Sunshine St - Springfield, MO 65807
Southeast Corner of Sunshine and
Kansas Expressway.

Comments: I Protest and object to
Rezoning of Planning and zoning. I have
property at 1725 W. Washita St. and Lexington Ave
I have lived at this address for 51 years - I'm
80 years old and I don't think we need a
business across the street from me. We have
a great neighborhood where people get out and
walk - we don't have any sidewalks. So this
means we walk in the street. We would hate
to see it interrupted by traffic going through it.

Sunshine & Kansas Exp. is a very busy corner
with only traffic going in and out to the
east on Sunshine. This means cars would
need to go through our neighborhood to enter
on Lakeshore Ave and Sunshine St. and circle
from Sunshine to Lakeshore to Washita to Lexington
to enter the property at Lexington and Sunshine.

I pray you will take this into
consideration of my protest and objection.

Thank you
Sue Webb (Trust)
1725 W. Washita St
Springfield, MO 65807

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Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	July 8 2020	Telephone No.	869 2546
YOUR NAME:	Phyllis Rollins		
YOUR ADDRESS:	1846 S. Lakeshore Ave 65807		
PROJECT ADDRESS:	1738 W. Sunshine St (SE corner of Sunshine + Kansas Expressway)		
COMMENTS:			

Attention Bob Hosmer, AICP Planning Manager
Once again our Lakeshore Community is alert to the 'rumblings' of business moving into our unique residential community. I have lived here since 1951 and am now 97 years of age. The City has been good to us - and we are still a beautiful community of Springfield. We are proud of our neighborhood. Please do not let business move into our area. We do not need that

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611

unnecessary traffic in the neighborhood.

Sincerely
Phyllis Rollins

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

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The Land Use or Zoning Change Process:

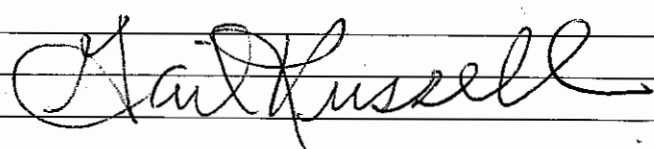
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Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	July	Telephone No.	214-908-0667
YOUR NAME:	Marjorie "Gail" Russell		
YOUR ADDRESS:	1807 W Washita		
PROJECT ADDRESS:	1738 W Sunshine St		
COMMENTS:			
I do not approve of rezoning.			
Will deprecate residential property.			
			

One-rdg. _____
P. Hrngs. _____
Pgs. 177
Filed: 08-04-20

Sponsored by: Simpson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 187

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning
2 map and rules for interpretation,' by rezoning 4.2 acres of property,
3 generally located at 3503, 3521, 3527, and 3535 South Lone Pine Avenue
4 from R-SF, Single-family Residential, GR, General Retail, and LB, Limited
5 Business District to Planned Development No. 374; and adopting an
6 updated Official Zoning Map. (Planning and Zoning Commission and Staff
7 recommend approval.)
8 _____
9

10 WHEREAS, an application has been filed for a zoning change of the property
11 generally located at 3503, 3521, 3527, and 3535 South Lone Pine Avenue, which is
12 more fully described on "Exhibit A," from R-SF, Single-family Residential, GR, General
13 Retail, and LB, Limited Business District to Planned Development No. 374; and
14

15 WHEREAS, following proper notice, a public hearing was held before the
16 Planning and Zoning Commission, a copy of the Record of Proceedings from said public
17 hearing being attached hereto as "Exhibit B" and incorporated herein by this reference,
18 and said Commission made its recommendation; and
19

20 WHEREAS, the City has reviewed the applicant's request and prepared a staff
21 report concerning the application which is attached hereto as "Exhibit C;" and
22

23 WHEREAS, proper notice was given of a public hearing before City Council, and
24 said hearing was held in accordance with law.
25

26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 SPRINGFIELD, MISSOURI, as follows, that:
28

29 Section 1 – The property described in "Exhibit A" of this Ordinance, which is
30 attached hereto and incorporated herein by this reference, is hereby rezoned from R-
31 SF, Single-family Residential, GR, General Retail, and LB, Limited Business District, or
32 such zoning districts as are designated on the official zoning map adopted by City
33 Council, to Planned Development No. 374; and the Springfield Land Development

Code, Section 36-306, 'Official zoning map and rules for interpretation,' is hereby amended, changed and modified accordingly.

Section 2 – The property described in "Exhibit A" of this Ordinance shall be subject to the requirements and standards described in "Exhibit C – Exhibit 1," which is attached hereto and incorporated herein by this reference, and these requirements, standards, and design shall govern and control the use and development of the land hereby rezoned to Planned Development No. 374.

Section 3 – City Council hereby directs the City Manager, or his designee, to update the City's digital zoning map to reflect this rezoning, and City Council adopts the map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in the Springfield Land Development Code, Section 36-306, 'Official zoning maps and rules of interpretation.'

Section 4 – The Official Zoning Map herein adopted shall be maintained and archived in the same digital form in which this Council has approved its adoption.

Section 5 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Kyle T. [Signature], Assistant City Attorney

Approved for Council action: Jason A. [Signature], City Manager

EXPLANATION TO COUNCIL BILL 2020 –187

FILED: 08-04-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the Springfield Land Development Code Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 4.2 acres of property generally located at 3503, 3521, 3527, and 3535 South Lone Pine Avenue from R-SF, Single-family Residential, GR, General Retail and LB, Limited Business District to Planned Development No. 374. (Planning and Zoning Commission and Staff recommend approval.)

BACKGROUND INFORMATION: PLANNED DEVELOPMENT DISTRICT NO. 374

The applicant is proposing to rezone approximately 4.2 acres of property generally located at 3503, 3521, 3527, and 3535 South Lone Pine Avenue from R-SF, Single-Family Residential, GR, General Retail and LB, Limited Business District to Planned Development No. 374. If approved, the applicant plans a mixed-use development with two new multi-family residential buildings and four existing buildings for continued commercial use as shown on their site plan.

The applicant is proposing a planned development district in response to concerns from the community during their rezoning request in 2018. The intent of the planned development (PD) district is to encourage more creative and imaginative design than generally is possible under conventional zoning regulations. The applicant/developer is proposing a unique mixed-use development that will include preserving 4 existing commercial structures.

REMARKS:

The Planning and Zoning Commission held a public hearing on July 16, 2020, and recommended to approve the proposed Planned Development No. 374, by a vote of 7 to 1.

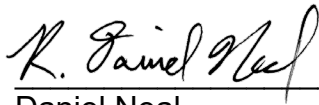
The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed Planned Development 374 is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which identifies the south portion of the property as appropriate for Medium intensity retail, office or housing and the north portion of property as appropriate for low-density housing. The Major Thoroughfare Plan classifies Lone Pine Ave as a Secondary Arterial roadway.

2. The subject property is within the Galloway Redevelopment Policy Area Recommendations for the South Lone Pine Avenue corridor between Battlefield and Republic Roads. These recommendations serve as the policy for development in the area and are to be used in reviewing applications for zoning changes. Staff has reviewed the applicant's submittal with the Galloway Recommendations and believes that the applicable recommendations have been addressed (Attachment 3).
3. The Revised Multi-Family Development Location and Design Guidelines assessment resulted in a density of 27 dwelling units per acre; however, the applicant has elected to restrict the density to 25 dwelling units per acre.
4. The proposed Planned Development is proposing to preserve the existing structures (Treadway Building, Purple Shamrock and Sequiota Bike Shop) located at 3521, 3527 and 3535 S. Lone Pine Avenue to preserve and rehabilitate following the Secretary of Interior's Standards for Rehabilitation and minimum maintenance requirements.
5. Approval of this application will facilitate redevelopment of this property and promote infill development where investments have already been made in public services and infrastructure.

Submitted by:



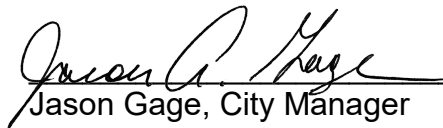
Daniel Neal
Senior Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

Exhibit A, Legal Description
Exhibit B, Record of Proceedings
Exhibit C, Development Review Staff Report

Attachment 1, Department Comments
Attachment 2, Multi-Family Development Location and Design Guideline Assessment
Planned Development 374
Attachment 3, Galloway Recommendations Planned Development 374
Attachment 4, Neighborhood Notification and Meeting Summary
Attachment 5, Neighborhood Comments

PLANNED DEVELOPMENT 374 EXHIBITS:

Exhibit 1, Planned Development Ordinance Text
Exhibit 2, Preliminary Development Site Plan
Exhibit 3, Preliminary Architectural Site Plan
Exhibit 4, Preliminary Architectural Elevations
Exhibit 5, Preliminary Grading Plan
Exhibit 6, Preliminary Landscape Plan
Exhibit 7, Landscaping Notes and Specifications
Exhibit 8, Stream Buffer Plan
Exhibit 9, Recreational Area Plan
Exhibit 10, Site and Landscape Design Narrative
Exhibit 11, Engineering Report
Exhibit 12, Boundary & Topographic Survey
Exhibit 13, Concept Design

Exhibit A

**LEGAL DESCRIPTION
PLANNED DEVELOPMENT 374**

Deed Book 2018, Page 44946-18

Tract I: Beginning 316 feet North and 330 feet East of the Southwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Nine (9), Township Twenty-Eight (28), Range Twenty-One (21), which is the Northeast corner of J.H. Ellison Tract; thence West 100 feet; thence North 50 feet; thence East 100 feet; thence South to the Point of Beginning, in Greene County, Missouri.

Tract II: Commencing at the Southwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Nine (9), Township Twenty-Eight (28), Range Twenty-One (21); thence North 316 feet, more or less, to the Northwest corner of the Ellison Tract for a second Beginning Point; thence East along the North line of the Ellison Tract, 236.7 feet; thence North 136 feet; thence East 100 feet to the West Right-of-Way line of Highway 65; thence North along the West Right-of-Way line of said Highway 65, a distance of 259 feet; thence West 353.5 feet to the West line of said Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Nine (9); thence South to the second Point of Beginning, all in the City of Springfield, Greene County, Missouri.

Tract III: Beginning 366 feet North and 330 feet East of the Southwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Nine (9), Township Twenty-Eight (28), Range Twenty-One (21); thence West 100 feet; thence North 86 feet; thence East 100 feet; thence South 86 feet to the Point of Beginning, in Springfield, Greene County, Missouri.

Deed Book 2018, Page 44951-18

Commencing at the Southwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Nine (9), Township Twenty-Eight (28) North, Range Twenty-One (21) West; thence N00°36'45"E along the West line of the said Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), a distance of 175.15 feet to an iron pin set for a Point of Beginning; thence continuing N00°36'45"E along the said West line, a distance of 141.23 feet to an existing iron pin; thence S87°41'55"E, a distance of 337.60 feet to an iron pin set on the West Right-of-Way line of Lone Pine Avenue, as it now exists; thence S02°51'18"W along the said West Right-of-Way line, a distance of 149.11 feet to a PK Nail set; thence N86°79'47"W, a distance of 332.09 feet to the Point of Beginning; all in the City of Springfield, Greene County, Missouri. Bearings are based on the West line of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) as being N00°36'45"E.

Subject to Easement:

Commencing at the Southwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Nine (9), Township Twenty-Eight (28) North, Range Twenty-One (21) West; thence N00°36'45"E along the West line of the said Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), a distance of 175.15 feet; thence S86°19'47"E, a distance of 178.98 feet for a Point of Beginning; thence N03°40'13"W, a distance of 7.5 feet; thence S86°19'47"E, a distance of 153.00 feet to a point on the West Right-of-Way line of Lone Pine Avenue, as it now exists; thence S02°52'18"W along the said

West Right-of-Way line, a distance of 7.5 feet; thence N86°19'47"W, a distance of 153.11 feet to the Point of Beginning, all in the City of Springfield, Greene County, Missouri.

Exhibit B

RECORD OF PROCEEDINGS PLANNED DEVELOPMENT 374 Planning and Zoning Commission – July 16, 2020

Planned Development 374
3503, 3521, 3527, & 3535 South Lone Pine Avenue
Applicant: Elevation Enterprises, LLC

Mr. Hosmer stated that this is a request rezone approximately 4.2 acres of property generally located at 3503, 3521, 3527, and 3535 South Lone Pine Avenue from a R-SF, Single-family Residential and LB, Limited Business District and GR, General Retail District to Planned Development 374. The proposed Planned Development 374 is consistent with the Comprehensive Plan which identifies the south portion of the property as appropriate for medium intensity retail, office or housing and the north portion of property as appropriate for low-density housing. The property to the north has been zoned to a Planned Development for office/medical uses. The Transportation Plan classifies Lone Pine as a Secondary Arterial roadway. The Galloway Creek Greenway Trail and Sequiota Park entrance are across Lone Pine to the east of the property. The property is not in a FEMA floodplain. A fee in lieu of on-site stormwater detention will not be allowed. The property is located in a stream buffer area and a stream buffer easement is being granted by the owner (21,000 sf). The subject property is within the Galloway Redevelopment Policy Area (accepted by City Council October 21, 2019). Galloway Redevelopment Policy Area Recommendations Vision Statement, states that... "The Lone Pine corridor will be welcoming for living and commerce. It will emphasize use of human-scale design components typically embodied in a village environment. This includes high-quality development with distinctive architectural features that respect the area's historic context, sensitive to the surrounding developments, in harmony with nature, built into the topography, beautifully landscaped, colorful and offering many common areas for recreation and socializing. The corridor will continue to be a pedestrian-friendly environment where people can easily walk, bicycle, and drive. Private development will emphasize diverse small retail and service businesses, while employing best practices to protect the area's natural resources and amenities, particularly Galloway Creek, Sequiota Park, and the tree canopy." The surrounding uses to the north (PD 264) allow up to 10,000 sf for medical and general office uses, to the south allows for general retail uses (multi-family) and to the west allows for single family/church uses. The proposed Planned Development is for a mixed-use development of multi-family and commercial uses (max 12,000 sf.). The Multi-Family Guidelines assessment resulted in a density of 27 dwelling units per acre; however, the applicant has elected to restrict the density to 25 dwelling units per acre (proposed development is only for 23 du/ac or 100 units). The PD will preserve the existing Treadway Store, Purple Shamrock and Sequiota Bike Shop historic buildings and the applicant has agreed to follow the U.S. Secretary of Interior's Standards for rehabilitation and maintenance. The PD will restrict building heights to 45 feet within 60 feet of Lone Pine and a 60-foot max for other areas or a 45-degree bulk plane adjacent to R-SF (GR has no height restriction but does have 45-degree bulk plane from R-SF). A "Type C" bufferyard adjacent to R-SF to west (minimum of 15 feet wide with plantings). The PD is required to preserve all existing trees of 6" caliper or greater per site plan or replace with 2-inch caliper trees for at least 7 trees per acre. The PD is proposing similar uses per the GR, General Retail District and densities similar to the R-LD/R-MD Multi-Family Districts. GR has no density requirements. Amenities – The development will have a swimming pool, exercise room and resident clubhouse as shown on the site plan. The PD will require sidewalks to be built along Lone Pine per the site plan. The PD requires that Lone Pine Avenue be widened (5') for a northbound left-turn lane to the southern-most entrance to the development and a northbound left-turn lane of a minimum of 150-feet, no further than the

railroad right-of-way OR a Traffic Impact Study is approved by the Public Works Department. Staff recommends approval.

Joel Thomas questioned about the Planned Development 264 to the north and asked what the bulk plain requirements were.

Mr. Hosmer was not sure at this time but believes it refers back to the code.

Mr. Doennig opened the public hearing.

Mr. Brent Stevens, representative of the owner and has a passion to develop Galloway and the enhancement of the area and is adopting the Galloway policy and is working with City staff and gave a brief overview.

Mr. Ryan Phillips, representative of the owner and states that they believe they are keeping within the feel of the area and will reuse the existing current buildings for a village feel of the area and enhanced streetscaping.

Ms. Jane Earnhart, representative of the owner, worked on the site design for a natural environment and will protect and preserve the stream buffer, terrain and maintain a majority of trees. The focus of the site design is public safety and the environment (tree canopy) and will have traffic calming on Lone Pine with open space with pervious areas.

Mr. Mitchell Jenkins, owner have used the Galloway policy to make any decisions and believes that it is a vision of a diverse community and creates additional tax revenue for the city.

Mr. Steven Bowen, 3811 S. Weller Avenue (Sam Coryell), has a vested interest in Galloway and questions if this fits the fabric of the community and the buildings along Lone Pine need to adhere to part of community.

Mr. King Coltrin what would they need to meet the fabric of the land.

Mr. Bowen does believe it may meet that fabric of the community but want whatever goes forward to meet those requirements.

Mr. Bryan Bevel, citizen has different view and believes this is a positive for the area and that the developers have listened to the concerns of the neighborhood.

Mr. Matt O'Reilly citizen stated that 24 du/ac is above the design guidelines requirements and is 25% higher than the Township 28 and more than double the 12 du/ac at Quarry Town. He went through information on dwelling units per acre and went over the height/evaluations of the buildings as well as removing a majority of the trees.

Ms. Cristina Bustamante, citizen went over dwelling units per acre and height of the proposed building and believes it exceeds the requirements of the design guidelines and went over the possible financial problems these building may have fiscally.

Mr. Joel Thomas asked for clarification on the rate of square foot.

Ms. Bustamante noted that market rates are 1.25 per square foot on multi-family.

Ms. Marcie Kirkup, citizen and president of the Galloway Neighborhood and believes it does not meet the Galloway policy of incompatible land uses, safety and traffic. She also noted that unknown damage to the park and waterways and needs more investigation on the waterway/neighborhood and traffic and is not opposed to future development.

Mr. Greg Horton, citizen wants the Galloway project and believes it will bring construction jobs and future amenities to the area.

Ms. Melanie Bach, citizen voiced her concerns for traffic issues and noted that the buildings that he wants to reuse/renovate were active businesses before they were sold to Mr. Jenkins.

Mr. Chad Cook, citizen believes the demand for more development and stated that Mr. Jenkins made numerous concessions to accommodate the neighbors and believes the project will continue the village feel and bring businesses.

Ms. Wendy Huscher, citizen expressed her concern for the development and went over all the obstacles they had in order to develop their photograph studio and is not opposed to development, just this development project.

Ms. Anne Baker, citizen 2240 South Lone Pine and owner of the Sequiota Bike Shop and believes Mr. Jenkins has worked with the neighbors and the design team to get a unique development.

Ms. Amy Haymes, citizen voice her concerns on the possible increase in traffic and that people would use the easement across her property to get to the proposed new development and that raises safety concerns.

Mr. Brandon Biskup, developer believes this is an appropriate scale of development along Lone Pine and went over the retaining wall height and believes this increases neighborhood walkability and an asset to the community.

Mr. Doennig closed the public hearing.

Ms. Melissa Cox asked about the monolith appearance and the 4th story buildings in the Galloway Policy.

Mr. Hosmer stated that the developers worked with City staff to meet the guidelines/policies of the Comp Plan and the Galloway Policy including the preservation of the trees and historic structures.

Mr. Joel Thomas noted that the buildings are very close to Lone Pine Avenue and if there are any future plans to widen Lone Pine.

Mr. Hosmer noted that there will be 5' of right-of-way for left turn lanes.

Mr. Derek Estell, Public Works there are dedicating additional ROW along Lone Pine for a total of 70' width

Mr. King asked when the improvements are scheduled.

Mr. Estell the ROW acquisition may be 6 to 12 months and noted the round-about to decrease traffic speed.

Ms. Cox confirmed about the round-about at Lone Pine and Galloway and voiced her concern on traffic (turn lanes) and for the 4-story buildings and that it is hard to vision but will vote in favor of the development.

Mr. Coltrin noted that the developer has made big improvements and advancement in the designs from 2018.

Ms. Broekhoven voiced her concerns about the development not sharing the same low density along the corridor and will be voting no.

Mr. Jobe noted that he is sensitive to the concerns of the neighbors, but believes the development is in line with the guidelines and will be in support.

COMMISSION ACTION:

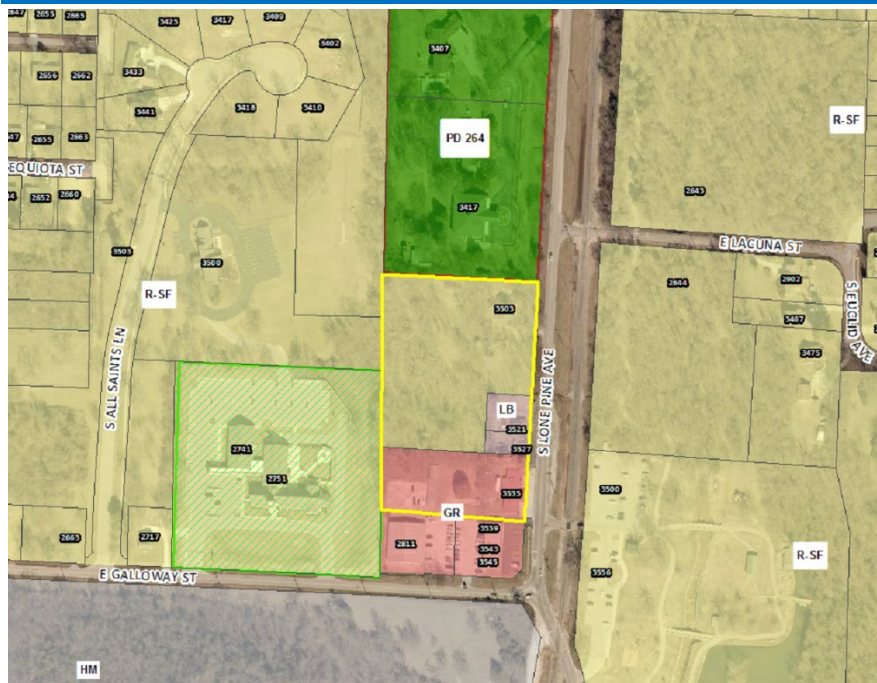
Ms. Cox motioned to **approve** item Planned Development 374 (3503, 3521, 3527, & 3535 South Lone Pine Avenue). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Jobe, Thomas, and Rose. Nays: Broekhoven. Abstain: None. Absent: Shuler.

A handwritten signature in black ink, appearing to read 'Bob Hosmer', is written over a horizontal line.

Bob Hosmer, AICP
Planning Manager

Exhibit C

PLANNING AND ZONING COMMISSION PUBLIC HEARING: CITY COUNCIL PUBLIC HEARING:



July 16, 2020

August 10, 2020

CASE: Planned Development 374

ACRES: Approximately 4.2 acres

LOCATION: 3503, 3521, 3527, and 3535 South Lone Pine Avenue

EXISTING LAND USE: Single-family and commercial uses

APPLICANT: Elevation Enterprises, LLC

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

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).

SUMMARY OF REQUEST:

Request to rezone approximately 4.2 acres of property generally located at 3503, 3521, 3527, and 3535 South Lone Pine Avenue from R-SF, Single-family Residential, GR, General Retail and LB, Limited Business District to Planned Development No. 374.

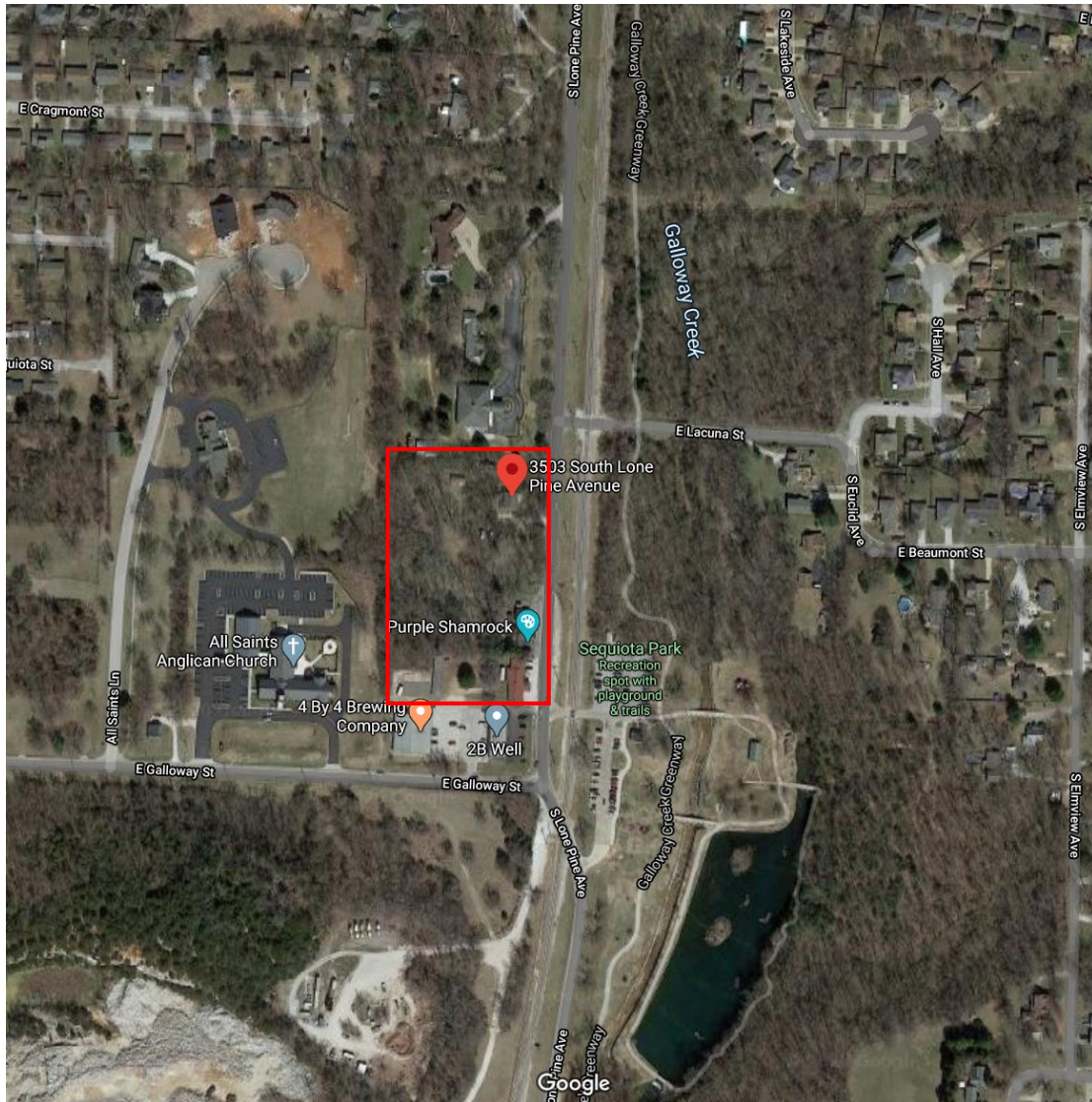
FINDINGS FOR STAFF RECOMMENDATIONS:

1. The proposed Planned Development 374 is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which identifies the south portion of the property as appropriate for Medium intensity retail, office or housing and the north portion of property as appropriate for low-density housing. The Major Thoroughfare Plan classifies Lone Pine Ave as a Secondary Arterial roadway.
2. The subject property is within the Galloway Redevelopment Policy Area Recommendations for the South Lone Pine Avenue corridor between Battlefield and Republic Roads. These recommendations serve as the policy for development in the area and are to be used in reviewing applications for zoning changes. Staff has reviewed the applicant's submittal with the Galloway Recommendations and believes that the applicable recommendations have been addressed (Attachment 3).
3. The Revised Multi-Family Development Location and Design Guidelines assessment resulted in a density of 27 dwelling units per acre; however, the applicant has elected to restrict the density to 25 dwelling units per acre.
4. The proposed Planned Development is proposing to preserve the existing structures (Treadway Building, Purple Shamrock and Sequiota Bike Shop) located at 3521, 3527 and 3535 S. Lone Pine Avenue to preserve and rehabilitate following the Secretary of Interior's Standards for Rehabilitation and minimum maintenance requirements.
5. Approval of this application will facilitate redevelopment of this property and promote infill development where investments have already been made in public services and infrastructure.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	PD 264	GR	R-SF	R-SF
LAND USE	Photographic studio and office use	Commercial Uses	Undeveloped area with greenway trail & Sequiota Park	Church & stormwater detention for residential subdivision.

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:

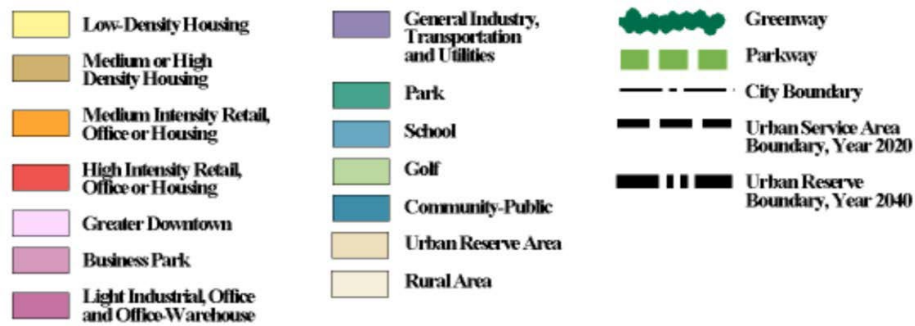
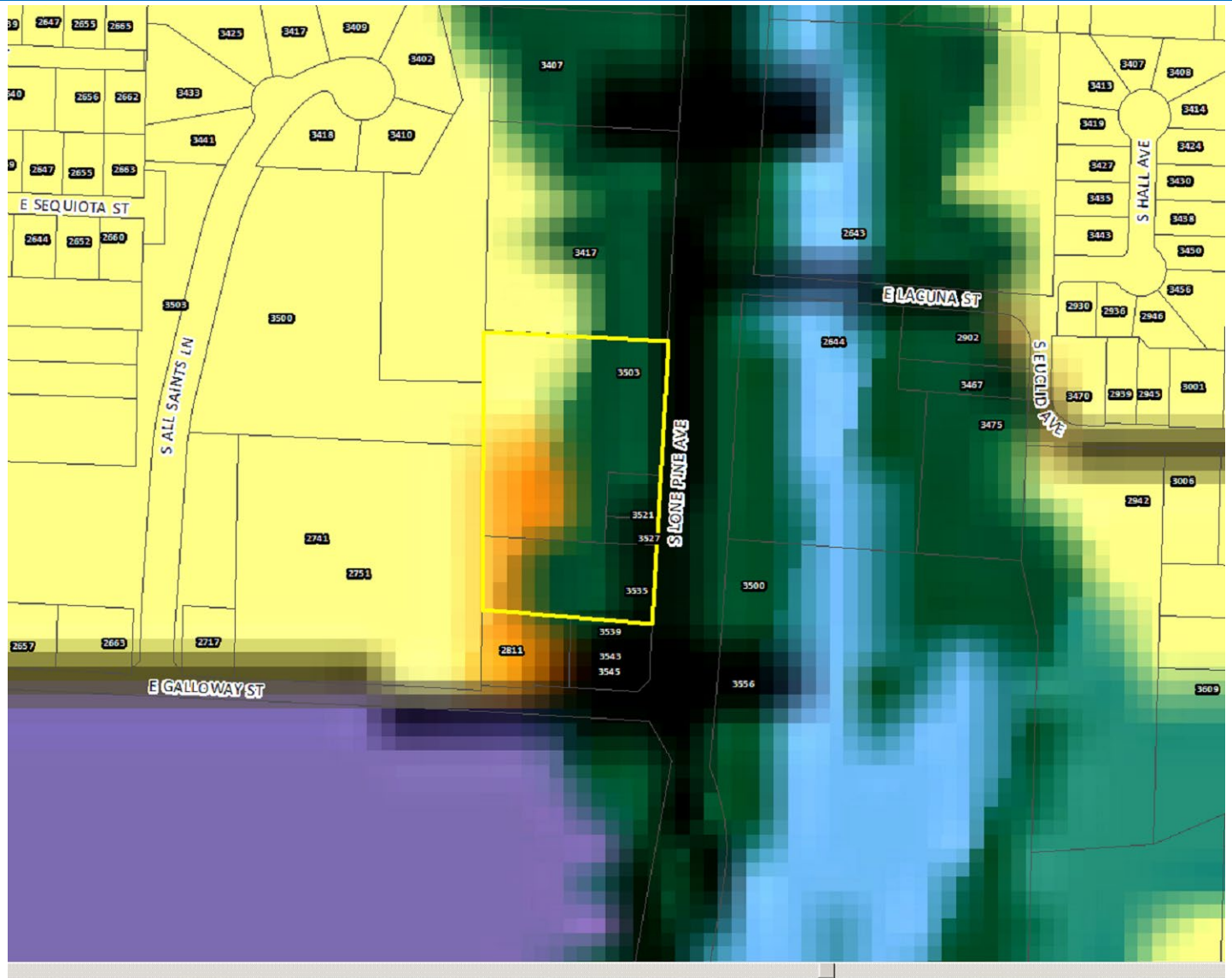


GOOGLE MAPS STREET VIEW:

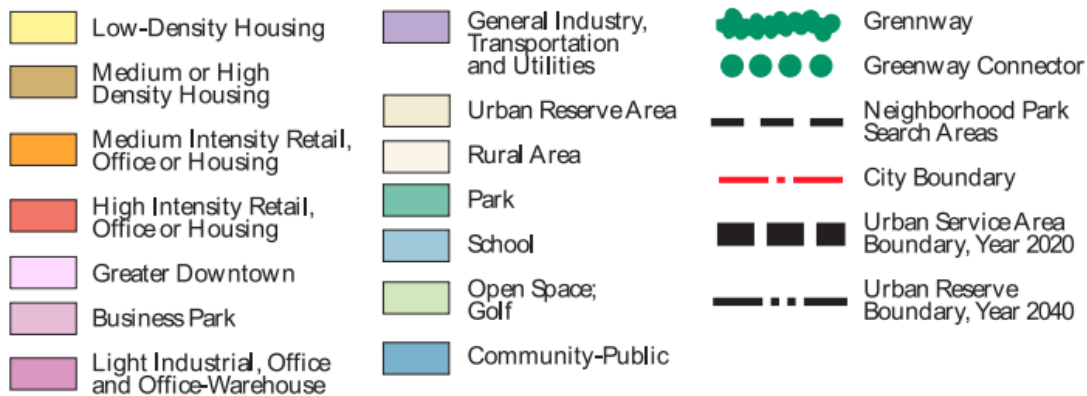
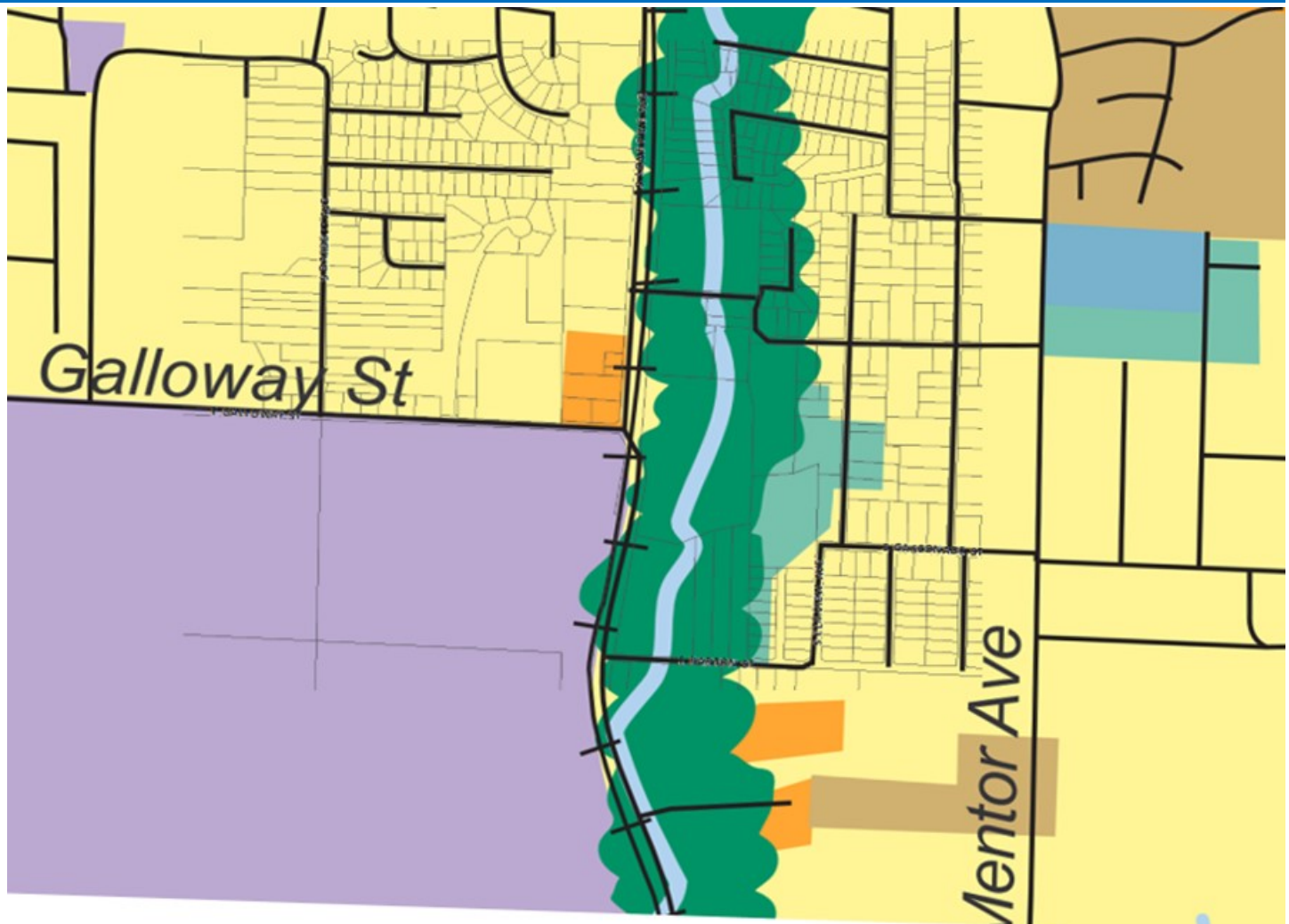




GROWTH MANAGEMENT AND LAND USE PLAN:



GROWTH MANAGEMENT AND LAND USE PLAN FROM THE SOUTHEAST DEVELOPMENT STUDY:



PROPERTY HISTORY:

The property is currently on four separate properties that are zoned R-SF, LB and GR. The property at 3503 and 3521 S. Lone Pine have been zoned R-SF and LB since the City-wide remapping in 1995. The Treadway building property was rezoned from LB to GR in 2009. In 2018 the R-SF and LB properties were part of a rezoning request to rezone to a GR, General Retail District with a Conditional Overlay District which was tabled and then administratively delayed by Resolution No. 10408. In June of 2019, the Sequiota Store, Treadway General Store & Gas Station were submitted to City Council for nomination as historic sites, but that resolution failed.

PLANNING AND ZONING COMMISSION AUTHORITY:

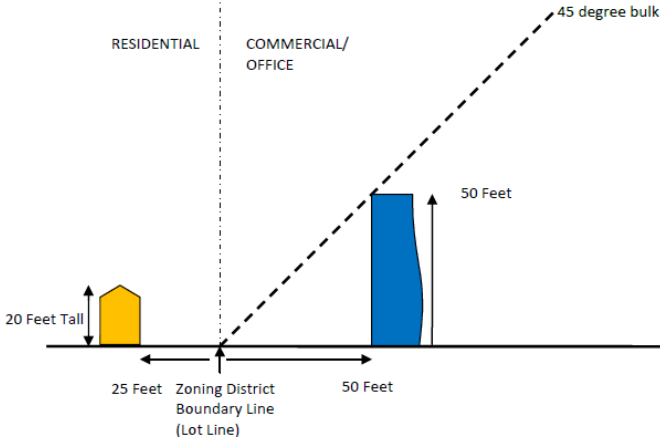
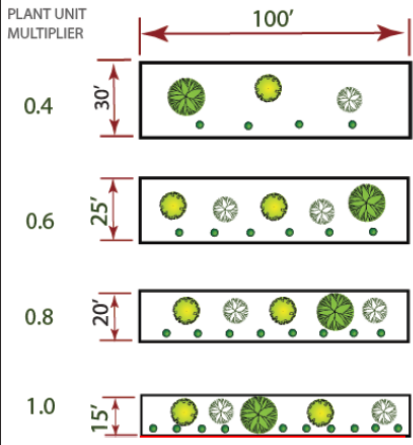
Sec. 36-367. – Amendments

(7) Findings by the commission.

- (a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:
 - 1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
 - 2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
 - 3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
 - 4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
 - 5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
 - 6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
 - 7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
 - 8. Information submitted at the public hearing.

ZONING ORDINANCE OR CODE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR PD 374
Use Limitations	1. All uses shall operate in accordance with the noise standards contained in Section 36-485 of the Springfield Zoning Ordinance. 2. No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code. 3. Mobile food vendors must comply with all requirements of 36-452. (3)(b)2. And 36-452(4), Temporary Uses. The hours of operation for mobile food vendors will be limited to 8:00 a.m. to 9:00 p.m. 4. Self-service storage facilities are not allowed except for storage facilities for tenants of multifamily buildings. 5. All activities and permitted uses except for the following shall be conducted entirely within a completely enclosed building. a. Sidewalk sales b. Outdoor eating and drinking facilities c. Outdoor live or amplified music provided a permit for such activity has been obtained from the city manager pursuant to chapter 2, article I, section 2-10, permits for outdoor music and any regulations promulgated by the city manager and on file with the city clerk d. Street vendors licensed by the City of Springfield e. Farmers market f. Mobile food vendor
Intensity of Development	1. Maximum residential density permitted is 25 dwelling units per acre. 2. A total of 7,995 sq. ft. of existing space to be renovated to non-residential uses distributed among 4 existing buildings and shall be a maximum of 12,000 sq. ft. of total nonresidential use.
Maximum Structure Height	1. Structures that are located within 60 feet of the property/right-of-way line, fronting along Lone Pine Avenue shall have a maximum building height of 45 feet. 2. All other structures shall have a maximum building height of 60 feet and shall remain below a forty-five (45) degree bulk plane where the property adjoins an R-SF or R-TH District. 3. Building height: The vertical distance measured from the average ground level at the base of the structure's perimeter 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.
Minimum open space	Not less than 25 percent

Maximum impervious area	Shall not exceed 75 percent of total lot area
BULK PLANE 45-degree from R-SF or R-TH districts 	BUFFERYARD AND LANDSCAPING A bufferyard Type C will be required along the west property line adjacent to R-SF zoning. 36-482-12- (c) 

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the south portion of the property as appropriate for Medium-intensity retail, office or housing and the north portion of property as appropriate for low-density housing. The Medium-intensity retail, office or housing land use mixed category indicates that a variety of commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain road corridors. Since these land uses may have differing impacts on adjacent low-density housing and on traffic generation, the site planning guidelines of this plan and the regulations of the zoning ordinance must be observed during the site planning process. Consistent with the plan policy of generally increasing the compactness of urban development, housing may be combined in the same building or closely integrated on the same site with retail or office space.

The *Plan* identifies Medium Density Multi-Family Residential and General Retail districts as an appropriate zoning districts for the medium-intensity retail, office or housing land use category. The Planned Development has similar uses allowed in each of these districts.

The medium-intensity retail, office or housing land use category promotes a policy of generally increasing the compactness of urban development by combining housing in the same building or closely integrated on the same site with retail or office space. Further, the *Plan* promotes the development of well-designed moderate-density housing adjacent to amenities such as shopping, recreational or cultural facilities and employment centers.

The Major Thoroughfare Plan classifies Lone Pine Avenue as a Secondary Arterial roadway and Galloway Street (south of the subject property) is also classified as a Secondary Arterial roadway.

The subject property is within the *Southeast Springfield Development Study*, area which was accepted by City Council in 2002. The Study looked at a variety of development scenarios, public improvements and site constraints for a broad area bounded by Battlefield Road on the north, the Christian County line on the south, National Avenue on the west and Route J on the east. The *Study* recommended this property as appropriate for medium-intensity retail, office or housing and low-density housing. However, since that time both the properties north and south of the subject property have been rezoned. The north tract was rezoned in 2003 to PD 264 which permits medical and general offices and the tract to the south which is incorporated in the proposed PD was rezoned to General Retail in 2009.

Galloway Redevelopment Policy Area Recommendations Vision Statement, accepted by City Council October 21, 2019 states that...*"The Lone Pine corridor will be welcoming for living and commerce. It will emphasize use of human-scale design components typically embodied in a village environment. This includes high-quality development with distinctive architectural features that respect the area's historic context, sensitive to the surrounding developments, in harmony with nature, built into the topography, beautifully landscaped, colorful and offering many common areas for recreation and socializing. The corridor will continue to be a pedestrian-friendly environment where people can easily walk, bicycle, and drive. Private development will emphasize diverse small retail and service businesses, while employing best practices to protect the area's natural resources and amenities, particularly Galloway Creek, Sequiota Park, and the tree canopy".*

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 4.2 acres of property generally located at 3503, 3521, 3527, and 3535 South Lone Pine Avenue from R-SF, Single-Family Residential, GR, General Retail and LB, Limited Business District to Planned Development No. 374. If approved, the applicant plans a mixed-use development with two new multi-family residential buildings and four existing buildings for continued commercial use as shown on their Exhibit 2 site plan.
2. The applicant is proposing a planned development district in response to concerns from the community during their rezoning request in 2018. The intent of the planned development (PD) district is to encourage more creative and imaginative design than generally is possible under conventional zoning regulations. The applicant/developer is proposing a unique mixed-use development that will include retaining 4 existing commercial structures.
3. In 2019, City Council adopted Resolution 10481 which accepted the Galloway Redevelopment Policy Area including recommendations for development along the South Lone Pine Avenue corridor between Battlefield and Republic Roads. These recommendations serve as the policy for development in the area and were used to review the Planned Development. Staff has reviewed the applicant's submittal along with the Galloway Recommendations and believe that all applicable recommendations have been addressed (Attachment 3).
4. The Revised Multi-Family Development Location and Design Guidelines assessment resulted in a density of 27 dwelling units per acre; however, the applicant has elected to restrict the density to 25 dwelling units per acre. Further analysis of the proposed development under the Revised Multi-Family Development Location and Design Guidelines is attached (Attachment 2).
5. The proposed Planned Development consists of 4 acres of property of which one acre is currently zoned GR and LB which would allow for all of the proposed uses. The proposed PD 374 will have the following notable requirements:
 - a. The proposed Planned Development will continue to have similar Use Limitation requirements on commercial outdoor activities and storage; however, it also has limitations on Mobile Food Vendors that are permitted in this district:
 - b. The proposed PD 374 is mixed-use, with restrictions on both residential and non-residential uses. The maximum residential density calculated by Multi-Family Location and Design Guidelines (Matrix) is 27 dwelling units per acre; however, the applicant has elected to restrict the density to 25 dwelling units per acre. Their current site plan shows approximately 100 units at 23 dwelling units per acre. The applicant is also proposing dwelling units within the existing commercial structure (Treadway's Building). A total of 7,995 sq. ft. of existing space to be renovated to non-residential uses is distributed among 4 existing buildings and shall be a maximum of 12,000 sq. ft. of total nonresidential use.
 - c. The bulk, area and height requirements in the proposed PD 374 will be more restrictive than a typical commercial or multi-family district. The applicant has placed a height restriction on new construction within 60 feet of Lone Pine Avenue. Structures that are located within 60 feet of the property/right-of-way line, fronting along Lone Pine Avenue shall have a maximum building height of 45 feet. All other structures shall have a maximum building height of 60 feet and shall remain below a forty-five (45) degree bulk plane where the property adjoins an R-SF or R-TH District (Exhibit 4).

-
- d. The open space and maximum impervious surface requirements are more restrictive in the proposed PD 374 in comparison to the existing GR and LB which require only 20% open space. It's less restrictive compared to the R-SF which has an open space requirement of 30%; however, a portion of the R-SF area is within the medium intensity retail, office and housing category of the Comprehensive Plan so it is expected to be developed more densely than R-SF standards (Exhibit 2).
 - e. The proposed PD 374 will require a Bufferyard Type C between the property to the west which is zoned R-SF. This is comparable to the bufferyard requirements in the Zoning Ordinance between the R-MD, Medium Density Multi-Family Residential District and the R-SF District. A 10-foot set back along the north property line shall be established to help preserve the existing tree canopy.
 - f. Access to the public street system shown on Exhibit 2 shall be governed by the existing standards of the City of Springfield for the applicable street classification. The existing shared access easement from Lone Pine Ave. at the southern property line shall be used for access to the development. Improvements to shared access from Lone Pine Ave. will be implemented as shown on Exhibit 2 – Preliminary Site Layout and in coordination of required public improvements described in Section N.
 - g. A final development plan shall only be approved if it is in substantial conformance with Exhibits 1, 2 and 4. The final development plan shall be submitted to the Planning and Development Department for the Administrative Review Committee review and final action.
6. The proposed PD has an exception to the Multi-Family Location and Design Guidelines regarding the 15% minimum useable recreational area that is required. The applicant is proposing more open space within the development in part because of the preservation of the stream buffer; however, in preserving the natural topography of the stream buffer area and minimizing the amount of grading and retaining walls in following the Galloway Recommendations, there is a reduction in usable open space down to 8%. Staff supports this reduction due to the preservation of the stream buffer area and believes the other amenities including the boardwalk that provide ample recreational area as intended by the guidelines (Exhibit 9). In addition, the development is across the street from Sequiota Park.
7. The proposed PD also includes public improvements to Lone Pine Avenue as identified by a traffic study that was conducted and approved by City staff. The improvements include a northbound left-turn lane along S. Lone Pine Avenue needed to access the development at its southern-most entrance, aligning with the Sequiota Park driveway entrance. The site will be required to dedicate five (5) feet of additional right-of-way. The Purple Shamrock building at 3527 S. Lone Pine Avenue encroaches into the proposed right-of-way and so the new right-of-way dedication will need to jog around the existing building or an agreement with Public Works will need to be provided prior to dedication of the new right-of-way. The developer is required to provide a crosswalk aligned to the northside of the Sequiota Park driveway and to the northside of the shared access drive south of 3535 S. Lone Pine Ave. (Treadway building). The developer shall be required to construct a sidewalk along the property fronting South Lone Pine Ave. In an effort to preserve existing trees and enhance the pedestrian experience; the required sidewalk shall be allowed to shift onto private property per the site plan (along 3503 S Lone Pine Ave.). A sidewalk easement will be negotiated between the city and developer.
8. Public improvements are planned along Galloway Street by the City between Lone Pine and Luster Avenue including the addition of sidewalks. Funding for the design and partial right-of-way acquisition of this project was approved by voters in 2016 as part of the ¼-cent Capital Improvement Sales Tax and the 1/8-cent Transportation Sales Tax. The project is currently in the design phase. The proposed design includes a wider three-lane roadway. There will be one lane in each direction with a center turn lane. This turn lane will improve safety by allowing vehicles to safely make left turns. The proposed design also includes a sidewalk on one side of the road and a multi-use path for bicyclists and pedestrians on the other. Intersection improvements are proposed at the intersection of Galloway and Lone Pine. These improvements will result in a roadway alignment that is shifted to the south. In addition, the vertical alignment will be improved which will help the rideability and sight distance. The widening will include a new center turn lane, traffic calming roundabout intersections at Luster Avenue and at Lone Pine Avenue, sidewalks on the south side of Galloway Street, multi-use path on the north side of Galloway Street, improved connection to Sequiota Park and Greenway Trail, upgraded stormwater infrastructure and improved drainage along Luster Avenue and an improved railroad crossing.

9. The applicant is proposing restrictions to address the preservation and maintenance of the existing commercial buildings. The existing structures at 3521, 3527 and 3535 S. Lone Pine Avenue and as designated on site plan shall be preserved and appropriately rehabilitated following the Secretary of Interior's Standards for Rehabilitation and minimum maintenance requirements. Residential uses may be located above the first floor or behind nonresidential uses so as to create a continuous nonresidential facade, on the first-floor level. Uses shall encourage public activity along Lone Pine Avenue. Structures shall not be demolished or removed without an Economic Hardship being proven as prescribed in Section 36-404. The Administrative Review Committee (ARC) shall be responsible for any approvals or interpretations of this subsection. If the existing structures, as described above, are designated on the *Springfield Historic Register* in the future, the Landmarks Board will have authority and ARC's authority as described above will be null and void.
10. The proposed Planned Development is consistent with the adjacent commercial zoning and has residential that will support the mixed-use development. The *Growth Management and Land Use Plan* element promotes the development of well-designed moderate-density housing adjacent to amenities such as shopping, recreational or cultural facilities and employment centers. The property to the south is zoned GR, General Retail. The property to the north is zoned Planned Development 264 which allows medical offices and finance, insurance and real estate offices in addition to the existing photographic studio and office. The property to the west is zoned R-SF, Residential Single-family and is currently used as a Church and stormwater detention area for the adjacent residential subdivision.
11. The City Council adopted a Blight Study and Redevelopment Plan in 2014 for this area. Projects consistent with the Galloway Area Redevelopment Plan may apply for real property tax abatement for new improvements (100% on the new improvements for 10 years). The Galloway Redevelopment Area extends from approximately Lacuna Street to Republic Street. There are similar mixed-use developments further south along Lone Pine Avenue that have been recently completed or are being constructed now.
12. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

Due to the Mayor's Proclamation of Civil Emergency (COVID-19), the applicant held a virtual neighborhood meeting on May 13, 2020 from 4-6:30 p.m. A summary of the meeting and questions/comments from the meeting are attached (Attachment 4).

PUBLIC NOTIFICATIONS:

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

Notices sent to property owners within 185 feet: Mailed: 5 Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

No issues with development plan or rezoning, however proposed storm culverts may be in conflict with 12" water main on East side of Lone Pine. Relocation or Lowering may be required.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning. Not enough spot elevations or wall detail south of building 1 to evaluate the wall adjacent to the sanitary sewer. It does not appear as though the wall would encroach into the sewer easement. If there is a footing associated with this wall, we would prefer it remains outside the sewer easement

FIRE DEPARTMENT COMMENTS:

Pending approval of fire apparatus turn around on south side with all property buildings fire sprinklered OR a second Fire access entrance per 2018 IFC Appendix D.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies S. Lone Pine as a Secondary Arterial roadway. The standard right-of-way width for S. Lone Pine is 35-feet from the centerline. It appears additional right-of-way is needed along S. Lone Pine Avenue. S. Lone Pine Avenue is a city-maintained street.

TRAFFIC COUNTS & ON-STREET PARKING

The most recent traffic count on S. Lone Pine Avenue is 6,785 vehicles per day. On-street parking is not allowed along this portion of S. Lone Pine Avenue.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from S. Lone Pine Avenue. The two driveway approaches shown in the Preliminary Development Plan will be allowed.

SIDEWALK

There is not existing sidewalk along the property frontage of S. Lone Pine Avenue. Sidewalk is required to be constructed along the property frontage as shown on the Preliminary Development Plan.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

The Galloway Creek Greenway Trail is located just east of this development across S. Lone Pine Avenue. There are no bus stops along S. Lone Pine Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. A crosswalk aligned to the northside of the Sequiota Park driveway and the northside of the shared access drive south of 3535 S. Lone Pine Ave. (Treadway's Building) is proposed as shown on the Preliminary Development Plan.

IMPROVEMENTS

At a minimum, Lone Pine Avenue is required to be widened to accommodate a northbound left-turn lane into the southernmost entrance to the development. Northbound left-turn lane is to be a minimum of 150 feet, plus taper. Taper should extend no further than the railroad right-of-way, **OR** a Traffic Impact Study (TIS) must be submitted according to Public Works Design Standards - Chapter 9. Any improvements required as a part of the TIS must be constructed and approved,

or funds escrowed, prior to issuance of a building permit. Public Works has plans to make improvements to the intersections of Galloway and Lone Pine. Public improvement plans should be coordinated with the planned Public Works improvements.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW From Centerline (ft)	Required Street ROW From Centerline (ft)
Street 1	S. Lone Pine Avenue	Secondary Arterial	No	30	35
		AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated		14	26	284	N/A
*Proposed Trips Generated		124	141	1196	N/A
Additional Trips Generated		110	115	912	N/A

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

STORMWATER COMMENTS:

The property is in the Galloway Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention will not be allowed, and detention will be required. Water quality will be required if disturbing more than one acre. The property is located in a stream buffer area. The stream buffer width for this area is 30 ft on each side as measured from the top of bank, as shown on the stream buffer map (<http://maps.springfieldmo.gov/mapgallery/>). The widths are an estimation for planning purposes only. The actual width will be based on a survey and plan by the applicant. A stream buffer easement will be required prior to construction.

Stormwater has no issues with re-zoning but has the following requirements at the time of development:

1. This site has a natural stream that requires a 30-foot stream buffer on each side per Chapter 8 of the Stormwater Design Criteria Manual. This must be shown in a stream buffer easement. Any proposed encroachment and mitigation for the stream buffer will require a no feasible alternatives analysis and stream buffer plan that is subject to review and approval in accordance with Chapter 8. Once the stream buffer is approved, a stream buffer easement form must be submitted for recording using the form at <https://www.springfieldmo.gov/2120/Resources>.
2. The proposed drawing shows some construction within the stream, a pedestrian bridge and parking lot. Use the stream mitigation measures shown in our manual such as buffer width averaging to account for this.
3. Downstream improvements in lieu of constructing detention on site. The downstream improvements would be to construct a culvert under Lone Pine.
4. Since this project will be disturbing more than one acre, water quality is required and must be built, inspected, and approved prior to release of the building permit. If this is not possible, submit a temporary stormwater plan with your plan submittal.
5. As-builts will be required. The as-builts must be submitted and approved prior to release of the certificate of occupancy.

6. An operation & maintenance plan and agreement are required for water quality and must be submitted in the Reports folder for review prior to signatures. Please see the instructions and templates at <https://www.springfieldmo.gov/2120/Resources>.
7. Low impact development site planning and design approaches should be used where feasible per Chapter 10, including minimizing disturbance of steep slopes, preserving trees, working with natural drainage patterns, and a treatment train approach of open conveyance and small distributed stormwater control measures.
8. Need to show the existing and proposed amount of impervious surfacing. For any increase in impervious surfacing, current detention and water quality requirements must be met. Structures and impervious surface onsite and currently in good condition can be credited as existing impervious surface. Existing gravel surfaces meeting the above definition are eligible for 50% credit.
9. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10, and 100-year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
10. If disturbing 1 acre or greater, water quality will also have to be provided.
11. Drainage easements must be provided for this conveyance.
12. A land disturbance permit will be required if disturbing 1 acre or greater.
13. Please keep in mind that more detailed stormwater calculations must be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	Galloway Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	Yes
Is stormwater fee in lieu an option?	NA

REQUIREMENTS:

ATTACHMENT 2 MULTI-FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINE ASSESSMENT PLANNED DEVELOPMENT 374

The applicant is requesting approval of multi-family apartments on 4.2 acres of property. According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 12 points which includes opportunity and constraint points and a density bonus for a mixed-use development, thus permitting a residential density of 27 dwelling units/acre. The applicant is currently proposing (13) micro efficiency, (26) studio, (37) 1-bedroom, (24) 2-bedroom & (8) 3-bedroom units for a total of 100 units which equates to approximately 23 dwelling units per acre. As mentioned, the applicant has shown that they meet one of the density bonus increases with proposal for a mixed use development. This would add an additional 3 du/ac to the overall development. Staff has factored these bonus densities along with the opportunities and constraints for this site with our recommendation to support the request for 27 du/ac. Below is an analysis of the five categories used to calculate the Matrix score.

- A. Land Use Accessibility (1/3 points)
One point was given for land use accessibility. There is neighborhood retail mixture and recreational parks/greenways uses within a ¼ mile.
- B. Connectivity Analysis (1/5 points)
One out of a maximum of five points were given for connectivity.
- C. Road Network Evaluation (1/2 points)
One point was given for the road network evaluation.
- D. Design Guidelines (6/6 points)
A maximum of six points were given for design guideline criteria. Below are the design considerations that have been incorporated into the proposed development.
 - 1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Pedestrian-scale lighting shall be provided within the development lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 15 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted with building permits conforming to these requirements.
 - 2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall be in compliance with the attached site plan.
 - 3. Building Orientation and Interior Landscaping – All building orientations will address public streets to receive design points for this element. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located throughout the parking lot. A landscaping plan shall be submitted with building permits conforming to these requirements.
 - 4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features: windows, entrances, arcades, arbors, awning (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and PD language.
 - 5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system.

6. Useable Recreational Area/Facility – A minimum of 15% usable open space is required. An exception in the Planned Development to the minimum 15% recreational space established by the Revised Multi-Family Design Guidelines shall be given to minimize the amount of grading that would be required to achieve the minimum recreational space maintaining the intent of the Galloway Neighborhood guidelines of minimizing retaining walls and grading.
7. Amenities – The development will have a swimming pool, exercise room and resident clubhouse as shown on the site plan. The mobile food vendor use is not a formal amenity but provides convenient food services for residents.
8. Preservation of Trees –All existing trees of 6" caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance with at least 7 trees per acre.

Density Bonus

A density bonus is allowed if a development has met the minimum matrix points for a specified density, at least half the design guidelines are met, and will not exceed 40 dwelling units per acre (du/ac). The total additional bonus dwelling units are as follows:

1. Mixed Use Developments: Mixed Use developments that contain an equal amount or greater total square footage of residential to non-residential are allowed an increase of 3 dwelling units per acre.

Staff has determined that one density bonus category is met by the proposed development. This would add an additional 3 du/ac to the overall development. These density bonuses will factor into the opportunities and constraints and overall staff recommendation, though.

Opportunities and Constraints

1. How much higher density exists or is planned/approved for area?

Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the area is planned for higher densities or higher densities exist. A portion of the site is currently zoned GR, General Retail and LB, Limited Business which allow for higher density mixed use residential development. Majority of this site has been designated as appropriate for Medium Intensity Retail, Office and Housing.

2. Does the proposal support redevelopment/revitalization goals?

Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the site is located within a redevelopment or revitalization area. This area is located within the Galloway Area Redevelopment Plan which was adopted in 2014 and within the Southeast Development Study Area as Medium Intensity Retail, Office or Housing adopted in 2002.

3. Are there physical or other natural barriers within ½ mile of the site?

Staff may consider recommendation of a higher density than that determined by the matrix calculation when the site is within a ½ mile of physical or other natural barriers. The railroad to the east of this site and extreme slope of the terrain creates physical or natural barriers in developing higher density residential uses within this area.

DENSITY: The assessment criteria resulted in a total of a maximum residential density of 27 dwelling units per acre. The applicant is requesting a total residential density of up to 25 dwelling units per acre.

ATTACHMENT 3
GALLOWAY RECOMMENDATIONS
PLANNED DEVELOPMENT 374

The Galloway Area Recommendations, passed October 21, 2019, provides staff recommendations that apply to developers, city staff, and residents when pursuing future developments within the specified area. This checklist refers to the recommendations that apply specifically to the applicant/developer for a project. This is to be used only as a reference for those recommendations. The original Galloway Recommendations document must still be reviewed as this is only a supplemental visual to what is outlined in that document. This checklist also references The Galloway Community Improvement District, which was approved by City Council on August 12, 2019.

Staff has reviewed the applicant's attached exhibits (1-12) for compliance to the Galloway Recommendations as outlined below.

A. Public Safety (1/1)

1 out of 1 recommendation was addressed. Recommendation #1 is not applicable to the proposed development since it is not adjacent to Galloway Trail.

- 1) Clearly delineate parking areas along the street edge from the street surface.
- 2) Install physical barrier or fencing between trail and roadway where feasible.

B. Environmental Protection (3/3)

3 out of 3 recommendations were addressed.

- 1) Water quality protection and stormwater management for new developments. Innovative techniques are welcomed and encouraged. (Examples include: Maximizing open space, green roofs, rain water collection systems, rain gardens, and berms.)
- 2) Establish stream buffer easements for all new developments.
- 3) Protect the tree canopy through preservation of healthy trees and installing high quality landscaping where possible.

C. Image Enhancement (5/5)

5 out of 5 recommendations were addressed. Recommendations #1 & 2 were not applicable to the proposed development since it is not adjacent to Galloway Trail.

- 1) Plant trees along the Galloway Trail.
- 2) Develop pocket parks along the Galloway Trail.
- 3) Preserve village feel through:
 - a. Mixed-use of small businesses
 - b. Reuse of existing structures
 - c. Complimentary architectural styles
- 4) Promote a high-quality streetscape experience that is supported by the Galloway CID and Multi-Family Development Guidelines; Examples include:
 - a. Planters and window boxes
 - b. Brightly colored doors or building accents
 - c. Attractive landscaping and plantings
 - d. Public art
 - e. Fountains
 - f. Dog watering stations
 - g. Outdoor seating
 - h. Street trees
 - i. Decorative lighting
- 5) Mixed-Use development
- 6) Use Conditional Overlay Districts; Examples include:
 - a. Limit uses (e.g. storage units, gas stations, drive-thru businesses, car washes, cell towers, etc.
 - b. Limit signage types (e.g. size, illumination, placement, number, prohibition of

digital)

- c. Restrict glazing ratios to no more than 40% of exterior surface
- d. Limit building height through bulk plan regulations (exceptions to this are discouraged)
- e. Require parking lots be located behind buildings where feasible
- f. Require tree canopy preservation
- g. Limit excessive grading or rock blasting
- h. Restrictions on retaining walls (limit height and require minimum distance between tiers)

- 7) Increase landscaping requirements. Encourage canopy trees and high-quality plantings in landscaping.

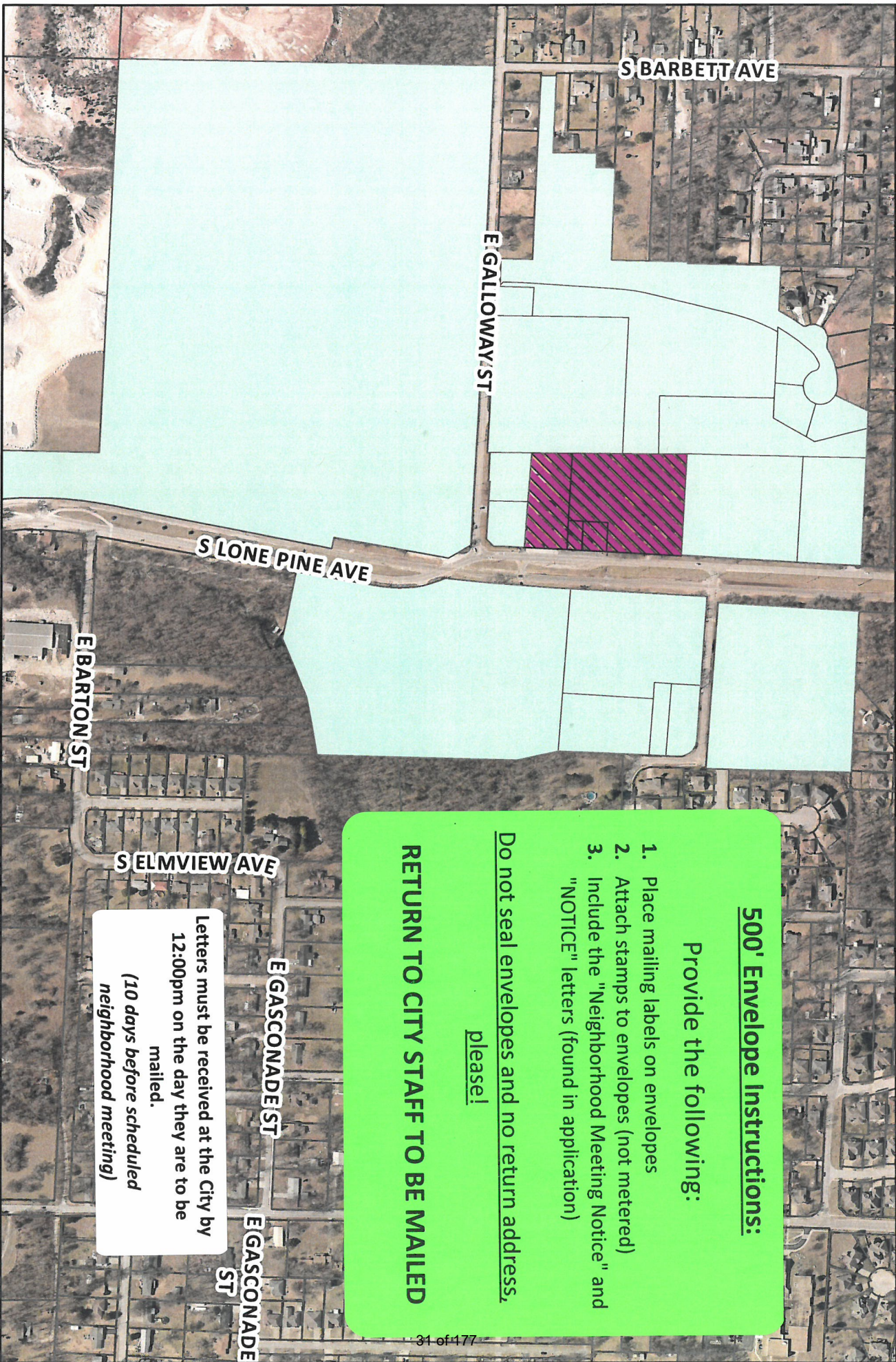
D. General Recommendations (2/2)

2 out of 2 recommendations were addressed.

- 1) Proactively communicate with area stakeholders and the City.
- 2) Emphasize the history of the area/site through artwork, signage, place-naming, and historic designations and preservation.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

500'



500' Envelope Instructions:

Provide the following:

1. Place mailing labels on envelopes
2. Attach stamps to envelopes (not metered)
3. Include the "Neighborhood Meeting Notice" and "NOTICE" letters (found in application)

Do not seal envelopes and no return address, please!

RETURN TO CITY STAFF TO BE MAILED

Letters must be received at the City by
12:00pm on the day they are to be
mailed.
(10 days before scheduled
neighborhood meeting)



CURRENT RESIDENT/BUSINESS OWNER
3500 S LONE PINE AVE
SPRINGFIELD, MO 65804

HUSCHER, BART A
3417 S LONE PINE AVE
SPRINGFIELD, MO 65804

ALL SAINTS ANGLICAN CHURCH
PO BOX 10892
SPRINGFIELD, MO 65808

OCONNELL, THOMAS P JR
3467 S EUCLID AVE
SPRINGFIELD, MO 65804

KIRKUP, MARCIE
4236 S WINDERMERE AVE
SPRINGFIELD, MO 65804

CURRENT RESIDENT/BUSINESS OWNER
3539 S LONE PINE AVE
SPRINGFIELD, MO 65804

CURRENT RESIDENT/BUSINESS OWNER
3500 S ALL SAINTS LN
SPRINGFIELD, MO 65804

CURRENT RESIDENT/BUSINESS OWNER
3418 S ALL SAINTS LN
SPRINGFIELD, MO 65804

MOORE, LANA
2717 E GALLOWAY ST
SPRINGFIELD, MO 65804

ALL SAINTS ANGLICAN CHURCH
2751 E GALLOWAY ST
SPRINGFIELD, MO 65804

ASH GROVE CEMENT CO
PO BOX 25900
OVERLAND PARK, KS 66225

SGF-GREENE COUNTY PARK BOARD
1923 N WELLER AVE
SPRINGFIELD, MO 65803

LAMB, CARRIE
2902 E LACUNA ST
SPRINGFIELD, MO 65804

CURRENT RESIDENT/BUSINESS OWNER
2811 E GALLOWAY ST
SPRINGFIELD, MO 65804

CURRENT RESIDENT/BUSINESS OWNER
3402 S ALL SAINTS LN
SPRINGFIELD, MO 65804

CURRENT RESIDENT/BUSINESS OWNER
3800 S LONE PINE AVE
SPRINGFIELD, MO 65804

HAYMES, JEFFREY
236 CLEARSPRING RD
SPARTA, MO 65753

NN LAND DEV LLC
2340 E COTTAGE BLVD
OZARK, MO 65721

WISE, PERRY
173 REDWOOD RD
LOUDON, NH 3307

JOHNSON, BETSY
3728 S ELMVIEW AVE
SPRINGFIELD, MO 65804

HUSCHER, WENDY
3417 S LONE PINE AVE
SPRINGFIELD, MO 65804

CURRENT RESIDENT/BUSINESS OWNER
3407 S LONE PINE AVE
SPRINGFIELD, MO 65804

CURRENT RESIDENT/BUSINESS OWNER
3410 S ALL SAINTS LN
SPRINGFIELD, MO 65804

CURRENT RESIDENT/BUSINESS OWNER
3475 S EUCLID AVE
SPRINGFIELD, MO 65804

This is a listing of all those that registered on line for the virtual meeting. The column on the left indicates whether or not they signed in during the duration of the meeting.

Attendee Report: Lone Pine Planned Development Neighborhood Meeting

Report Generated:

05/14/2020 01:38 PM PDT

Webinar ID	Actual Start Date/Time	Duration	# Registered	# Attended
836-421-923	05/13/2020 03:48 PM CDT	2 hours 45 minutes	115	82

Attendee Details

Attended	Last Name	First Name	Email Address
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Yes	Boles	Ron	julienron64@mchsi.com
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Yes	Grigsby	Amanda	aggrigs@hotmail.com
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Yes		Saeger	Jade	jadesaeger@gmail.com
Yes		Shaw	Sonja	sonjashaw@gmail.com
Yes		Shelley	Jennifer	jnnfrshelley@yahoo.com
Yes		Sickmyre	Clif	clifsickmyre@yahoo.com
Yes		Simpson	Matt	msimpson585@gmail.com
Yes		Sisco	Jack	jesisco@mchsi.com
Yes		Stainback	Judy	jstainba@mchsi.com
Yes		Stine	Carl	CBSTINE@YMAIL.COM
Yes		Thummel	Jacque	jsisco.thummel@gmail.com
Yes		Treadway	Ronald	treadrp@aol.com
Yes		Treece	Brenda	treece.brenda@yahoo.com
Yes		Trout	Sara	scoleman134@gmail.com
Yes		VanBenthussen	Carol	hashearts@aol.com
Yes		Vandeberg	Marcy	marcyvandeberg@yahoo.com
Yes		Vaughn	Theda	giggles126211@yahoo.com
Yes		Venable	Stuart	stu_v59@yahoo.com
Yes		Williams	Ricky	r.williams6023@sbcglobal.net
Yes		Wise	Janelle	jela8f@hotmail.com
Yes		Wise	Tanya	twise40@mchsi.com
Yes		Wroolie	Tess	tswroolie@gmail.com
Yes		Yarham	Kim	tksyarham@suddenlink.net
Yes		dvorscaia	zinaida	toplinesiding@gmail.com
Yes		hernandez	helen	nennyira44@yahoo.com
No	The names with "No" (to the left) registered, but did not sign into the virtual meeting.	ADAMSON	Lauren	green.lauren1@icloud.com
No		Aust	Dayna	dayna.aust@att.net
No		Badgett	Amanda	aem23520@hotmail.com
No		Barstead	Jeff	jkb3220@gmail.com
No		Bryant	Julie	jberg55@yahoo.com
No		Bryant	Christopher	cbryantappraiser@gmail.com
No		Elijah	Rich	raelijah@gmail.com
No		Ensminger	Michael	mensminger15@gmail.com
No		Fisk	Candace	CandaceFisk@MissouriState.edu
No		Gentle	Julia	thegentlefamily@yahoo.com
No		Harrison	Gregory	surfingdogs@sbcglobal.net
No		Hubbell	Trish	trishhubbell@outlook.com
No		Hunton	Layne	laynehunton@gmail.com
No		Johnson	Betsy	betsy92slp@yahoo.com
No		Lohmuller	Jennifer	Jloh2005@gmail.com
No		Loos	Cynthia	4cloos@gmail.com
No		Marshall	Sam	sam1228.sm@gmail.com
No		Massoth	Jessica	jessismsu@yahoo.com
No		Olson	Terri	btolson2946@sbcglobal.net

No	Patterson	Elizabeth	eannpatterson97@gmail.com
No	Randolph	Nicole	nicolerandolph83@gmail.com
No	Riddle-Nunn	Molly	molly@mostlyserious.io
No	Schuhart	Alicia	aliciaschuhart@yahoo.com
No	Short	John	jmsshort@sbcglobal.net
No	Skidmore	Sue	earthpax@gmail.com
No	Staffer	Alma	sasaki33@att.net
No	Thompson	Scott	setgas@gmail.com
No	Trout	Timothy	trout8783@yahoo.com
No	Vaughn	Theda	tjvaughn9@gmail.com
No	Voyles Williams	Cathy	ozarkflower@mail.com
No	Whittington	David	dawhittington@gmail.com
No	Womack	Cathy	cathy@eozark.com
No	Woolsey	Chris	cow@cwoolsey.com

Emailed Questions following neighborhood virtual meeting:

L Šy2əŠR ūKS YŠŠŭly3 ōŠNə YdzŌK L ū ɔ1ă ɔŠff R2yS I-yR ōŠNə lyT2N YI-ŭŌŠŌ L R2 K2LJŠ ə2dz ɔŠNŠ
 āŠNə2dz 1-Ō2dz ūKS 1-NŌKŭŠŌŭdzNŠ T2N ūKS ūɔ2 f1-N3S 1-LJ1-NŭYŠy ōdzlŕly3ă y2ŭ ōSly3 ūKS Tly1-f RŠāly3 L
 ly2ɔ y2yS 2T dză ɔ1-yŭ 1-y2ŭKSŭ ōN2ɔyKdzl ădzŌK 1ă ūKS 2yS ūK1-ŭ āŭă 2yŭKS Kŕff 1-Ō2ŌS vdz1-NŭNə
 ɔ2ɔyŏ ɔK1-ŭ 1-LJ1-NŭYŠy Ō2YlJŠŕă ă y2ŭ ly lŠŠLly3 ɔŭK ūKS 1-ŭY2ăLJKŠNŠ 2T ūKS Ō1-ffSəŏ {2S ɔS 1-NŠ
 lyK2LJŠă ə2dzNŭ ōdzlŕly3ă ɔŕff ōS Y2NŠ ly lŠŠLly3 ɔŭK ūKS Ōŕff1-3S TŠŠŏ ɔK1-y1 ə2dz T2N ə2dzNŭ ŭlyYŠ
 {1-yRə wŠŠăS

ϕKI·y] è2dz t2N] è2dzN] ãYJdzÚS {I·yRèH Loff äKI·N]S ÚKlã ØlúK ÚKŠ RŠäãY·ÚŠI·Yϕ ² Š RlR KI·ØŠ Ø2yØSNaI·úã2yã
èŠáÚS]NlRl·è I·ò2dzÚ ØI·èã Ú2 YI·IŠ ÚKŠ ySØ òdzlRlYãã tŠää ãYJ2äly3ϕ I I·ØŠ I·E]N]S·Ú Rl·èS Wl·yS 9I·NyKI·NÚ

Q&A Report: Lone Pine Planned Development Neighborhood Meeting

Report Generated:

05/14/2020 05:07 AM PDT

Webinar ID	Actual Start Date/Time	Duration	# Registered	# Attended	Questions Asked (#)
836-421-923	05/13/2020 03:48 PM CDT	2 hours 45 minutes	115	82	86

Q&A

Last Name	First Name	Email Address	Question # (Per Person)	Question Asked Date/Time	Question Asked
Bach	Melanie	mcclamlaw01@gmail.com	1	04:53:37 PM CDT	Please point out both accesses on the site plan.
Bach	Melanie	mcclamlaw01@gmail.com	2	05:00:15 PM CDT	Can you make all participants questions visible?
Bach	Melanie	mcclamlaw01@gmail.com	3	05:26:34 PM CDT	How are emergency vehicles supposed to exit the "grandfathered" steep hill?
Bach	Melanie	mcclamlaw01@gmail.com	4	05:30:34 PM CDT	Are the local schools prepared to handle the additional influx of students this development will bring?
Bach	Melanie	mcclamlaw01@gmail.com	5	05:45:29 PM CDT	What are the square footage of the apartment s?
Bach	Melanie	mcclamlaw01@gmail.com	6	05:46:55 PM CDT	400 square foot micro units? Can you please be specific about the square footage? Not bedrooms or type.
Bach	Melanie	mcclamlaw01@gmail.com	7	05:49:46 PM CDT	What about the 1 bedroom? Square footage?
Bach	Melanie	mcclamlaw01@gmail.com	8	05:50:08 PM CDT	That is the majority of the units.
Bach	Melanie	mcclamlaw01@gmail.com	9	06:00:08 PM CDT	Can you explain how the bulk plane applies to the north building? It seems very close to the road.. 1. What is the height of the tallest building?
Bennett	Mark	mbennett0556@sbcglobal.net	1	04:51:35 PM CDT	2. What percentage of the total development site is hard surface?
Bennett	Mark	mbennett0556@sbcglobal.net	2	05:27:37 PM CDT	What is the height of the tallest building in feet?
Bennett	Mark	mbennett0556@sbcglobal.net	3	05:39:16 PM CDT	What is the price range expected for the various sized apartments? Maybe a question that has already been asked but has any study been done on how this will effect traffic flow on Lone Pine and Galloway? Also have you had any geographical survey as to what the underground has ? Possibly caves and underground water ways?
Boles	Ron	julienron64@mchsi.com	1	04:58:23 PM CDT	
Boles	Ron	julienron64@mchsi.com	2	06:06:09 PM CDT	By the pictures, I really don't see the village feel
Boles	Ron	julienron64@mchsi.com	3	06:10:37 PM CDT	Not the existing buildings but the proposed apartments
Boles	Ron	julienron64@mchsi.com	4	06:14:39 PM CDT	What is the footage between your first apartment buildings and the historical land site of Sequiota park and does that follow the city recommendations?
Boles	Ron	julienron64@mchsi.com	5	06:17:29 PM CDT	I didn't say existing buildings but your proposed new buildings
Boles	Ron	julienron64@mchsi.com	6	06:18:14 PM CDT	Across from lone pine
Brittain	Julie	Jewels532555@yahoo.com	1	04:37:32 PM CDT	How many parking spaces will be available for the 116 apartments and all of this retail?

Brittain	Julie	Jewels532555@yahoo.com	2	04:39:04 PM CDT	I counted 132 for the apartments, and 31 for the commercial use.
Brittain	Julie	Jewels532555@yahoo.com	3	04:41:08 PM CDT	Let me rephrase the parking question. How many spaces are allowed for each apartment? And for each retail space? Hi Mitch, Amanda, and Galloway! Can you describe the different shading of the trees. The smaller circles being smaller trees for the front of development, are the larger circles more canopy trees? And the lighter shading in the center green space existing trees?
Bryant	Laurel	laurelrbryant@gmail.com	1	05:46:14 PM CDT	I'm sorry if I am asking a redundant question. Will you planning to restore the historic structures so that later (If possible) a historic district or designation could be achievable?
Bryant	Laurel	laurelrbryant@gmail.com	2	06:01:14 PM CDT	Is it a total of 116 apartments total, or 116 units per building?
Bustamante	Cristina	cbustamante22@gmail.com	1	04:44:57 PM CDT	Just making sure I got it right.
Christensen	Anna	minkona@gmail.com	1	05:46:03 PM CDT	Will the minimum parking requirements be enough to prevent tenants from parking at Sequiota?
Cinkosky	Zach	zcinkosky@gmail.com	1	04:38:47 PM CDT	Do you know approximate fill rate of other lone pine business locations and apartments? How many of each are included in this proposal?
Cook	Chad	chad.cook@pro16properties.com	1	05:37:07 PM CDT	I appreciate Mr. Jenkins and his team keep the existing buildings. It clearly shows you've been listening to the neighborhood and are committed to our input.
Cross	Becky	beckyc6202@att.net	1	04:39:25 PM CDT	what adjustments will be made for the round about.
Diamond	Jevne	jevnediamond@gmail.com	1	04:39:17 PM CDT	What are the business capacities compared to what you have planned for parking for those businesses?
Friesen	Sarah	Sarah.b.friesen@gmail.com	1	04:59:37 PM CDT	Are there any units being offered as affordable housing that would enable lower income households to have access to this area of Springfield and school?
Friesen	Sarah	Sarah.b.friesen@gmail.com	2	05:25:11 PM CDT	Why does there have to be a certain density, can you explain that requirement? Is it possible for it to be two stories, aside from the fact that going up to four allows for more units which generate more income? What is in those buildings aside from housing? Thank you!
Friesen	Sarah	Sarah.b.friesen@gmail.com	3	05:47:12 PM CDT	I'm sorry, I think my question was erased. Can you explain the density requirement that means it must be 4 stories rather than 2? Is there a requirement for that, or is it desired to increase income, but not required for density?
Grigsby	Clayton	clayton.j.grigsby@gmail.com	1	05:03:47 PM CDT	Thanks Elevation Team for implementing the historical value of our neighborhood. I think it's a reason more people in the neighborhood is on board. Is there a guarantee that the historical buildings will always be safe or is there a chance a phase II at some point that will see the buildings removed?
Grigsby	Clayton	clayton.j.grigsby@gmail.com	2	05:43:59 PM CDT	Great job Mitch and Elevation Team! Thanks for your hard work!
Huscher	Wendy	aboutfacesphoto@hotmail.com	1	04:58:47 PM CDT	Can you go over the entrance and exits again
Huscher	Wendy	aboutfacesphoto@hotmail.com	2	05:02:33 PM CDT	Will blasting be required to make the underground parking garage
Huscher	Wendy	aboutfacesphoto@hotmail.com	3	05:47:40 PM CDT	Can you explain the stream buffer

Huscher	Wendy	aboutfacesphoto@hotmail.com	4	05:48:51 PM CDT	Can you show the diagram that shows the existing trees that are in gray below the plans...to show how many will be removed ?
Huscher	Wendy	aboutfacesphoto@hotmail.com	5	05:50:39 PM CDT	Can you give people more time to unmute please ..several have been passed
Huscher	Wendy	aboutfacesphoto@hotmail.com	6	06:04:57 PM CDT	I'm sorry but i don't see a Village feel at all as I look at this rendering.
Huscher	Wendy	aboutfacesphoto@hotmail.com	7	06:17:43 PM CDT	This is Melanie, my phone is dropping off. Will you put in the PD that the historical building will never be demolished?
Johnson	Duane	dj.spfmo@yahoo.com	1	04:46:58 PM CDT	Why are we proposing 4story when neighborhood has been opposed
Johnson	Duane	dj.spfmo@yahoo.com	2	05:58:59 PM CDT	I understand why you want 4 story but as it is out of character there will be no support
Kirkup	Marcie	kirkups@att.net	1	03:57:18 PM CDT	can we do a sound check for those who are already on?
Kirkup	Marcie	kirkups@att.net	2	04:38:26 PM CDT	Maybe announce that we'll get started in 3 minutes?
Kirkup	Marcie	kirkups@att.net	3	04:46:35 PM CDT	Has there been a study of the impact of water runoff for the park?
Kirkup	Marcie	kirkups@att.net	4	05:24:15 PM CDT	Do you know if the city is planning to re-do the entrance to the park to accomodate the new center turn lane?
Kirkup	Marcie	kirkups@att.net	5	05:30:30 PM CDT	is there a barrier separating the sidewalk from the street on the southern end of the development in front of purple shamrock and treadways?
Marquart	Shawn	kmarquart4@gmail.com	1	04:47:13 PM CDT	Has there been any collaboration with the school district to understand the impact of another high density development on Field/Pershing/Glendale?
O'Connell	Tom	tompoconnell@gmail.com	1	04:13:52 PM CDT	What is so attractive about Galloway for your development?
O'Connell	Tom	tompoconnell@gmail.com	2	04:27:09 PM CDT	I have no audio. "Test sound" plays fine for me
O'Connell	Tom	tompoconnell@gmail.com	3	04:29:16 PM CDT	yes, figured it out, thanks
O'Connell	Tom	tompoconnell@gmail.com	4	04:38:28 PM CDT	so will Lone Pine be widened 10ft in front of treadway's? how will it be widened 10ft and have trees added?
O'Connell	Tom	tompoconnell@gmail.com	5	04:51:20 PM CDT	Do you know of another development this tall on a 2-lane street like Lone Pine
O'Connell	Tom	tompoconnell@gmail.com	6	05:29:52 PM CDT	will there be additional retail sq ft will be added in the new buildings?
Patterson	Jane	jsp91@sbcglobal.net	1	04:39:30 PM CDT	will there be any apartments for sale or only for rent
Patterson	Jane	jsp91@sbcglobal.net	2	05:08:24 PM CDT	How many apartment units?
Patterson	Jane	jsp91@sbcglobal.net	3	05:27:35 PM CDT	Is this development anticipating a tax abatement from the city?
Patterson	Jane	jsp91@sbcglobal.net	4	05:32:44 PM CDT	Are you required to keep the existing buildings? I would hate to see this approved and then have you come back and say the property renovation is too costly, not feasible, etc.
Patterson	Jane	jsp91@sbcglobal.net	5	05:36:42 PM CDT	Can you explain the tax abatement? In dollars?
					What is the setback from the street? It seems very close to the street based on the location of the bike shop.

Patterson	Jane	jsp91@sbcglobal.net	6	05:41:40 PM CDT	What improvements, such as to Lone Pine, etc., will the city be required to pay for as a result of this development. Do you have any idea what those costs would be?
Patterson	Jane	jsp91@sbcglobal.net	7	05:49:55 PM CDT	Are any of these going to be furnished? Will you be allowing people to rent for short term rental relent?
Patterson	Jane	jsp91@sbcglobal.net	8	06:00:47 PM CDT	I am bothered by the appearance and proximity to the street as well. Have you considered stair-stepping the building at the street so the height is more gradual?
Patterson	Jane	jsp91@sbcglobal.net	9	06:07:34 PM CDT	Did you address my question about short term rentals? I am sorry...I had a call and missed a couple of minutes.
Patterson	Jane	jsp91@sbcglobal.net	10	06:16:05 PM CDT	Can you put the overall development drawing up again?
Patterson	Jane	jsp91@sbcglobal.net	11	06:18:06 PM CDT	Thanks! Can you show the other elevation again...from across the street?
Patterson	Jane	jsp91@sbcglobal.net	12	06:20:56 PM CDT	Yes, thank you.
Reese	Sandy	sandyreese@me.com	1	04:45:11 PM CDT	The two main buildings still look pretty big box - modern even given the wood and stone. Not sure I think this is a village look
Reese	Sandy	sandyreese@me.com	2	05:13:09 PM CDT	Thank you
Saeger	Jade	jadesaeger@gmail.com	1	04:39:35 PM CDT	Most households have 2 cars. With 240 more cars in the neighborhood and in front of the park. With there be a flashing light or anything on the crosswalk?
Saeger	Jade	jadesaeger@gmail.com	2	04:41:32 PM CDT	Will the water connectivity increase the water bill and fees of existing bills?
Saeger	Jade	jadesaeger@gmail.com	3	05:04:28 PM CDT	I do live here.
Shelley	Jennifer	jnnfrshelley@yahoo.com	1	04:56:10 PM CDT	where would the turn lane be located on Lone Pine?
Sickmyre	Clif	clifsickmyre@yahoo.com	1	04:32:51 PM CDT	no sound?
Sickmyre	Clif	clifsickmyre@yahoo.com	2	04:36:31 PM CDT	where is audio??
Stainback	Judy	jstainba@mchsi.com	1	04:31:15 PM CDT	image didn't change!
Stainback	Judy	jstainba@mchsi.com	2	04:32:28 PM CDT	Is that the color scheme you plan to use?
Stainback	Judy	jstainba@mchsi.com	3	04:39:13 PM CDT	are these one or two or three bedroom units?
Stainback	Judy	jstainba@mchsi.com	4	04:42:56 PM CDT	have you tested the south end of the development for the amount of blasting needed?
Stainback	Judy	jstainba@mchsi.com	5	05:26:48 PM CDT	Have you considered using impervious materials for all that parking/patio space?
Stainback	Judy	jstainba@mchsi.com	6	05:35:36 PM CDT	what are your intentions for future updates with the Neighborhood?
Stainback	Judy	jstainba@mchsi.com	7	05:41:10 PM CDT	will there be other meetings like this as you get more specifics decided?
Treece	Brenda	treece.brenda@yahoo.com	1	04:39:25 PM CDT	Are there any plans to improve the egress to the south onto Galloway Street?
Treece	Brenda	treece.brenda@yahoo.com	2	04:53:25 PM CDT	How will you prevent people from using it?
Wise	Janelle	jela8f@hotmail.com	1	04:39:21 PM CDT	How will the new roundabout affect the plans for your project?

Wise Janelle jela8f@hotmail.com 2 04:52:30 PM CDT What is the timeline of your project?

COMMENT CARD

! ábŠĀKō2NĶ2ZŘ aŠŠŮŷÉ łă KŠĪŘ ŠĪNŲē Šy2dzĶ ū2 LĶN2ØĀŘŠ ĪŘŠĪdjzĪŮŠ ůĀYŠ T2N ůKŠ ŘŠØŠt2LJŠN ū2 yŠ32ŮĀĪŮŠ ØĀŮK ůKŠ yŠĀKō2NĶ2ZŘ ŷy2NŲŘŠN ū2 NŠā2tØŠ Īyē łăādzŠā ĪyŘ LĶN2ØĀŘŠ Īyē LĶN2LJ2āŠŘ ØĶĪy3Šā ū2 /łŮē āŮĪŲ ū2 ŠØĪfdzĪŮŠ ĪyŘ ŷyØfdzŘŠ ŷy /łŮē āŮĪŲ NŠLJ2NŮāφ

*Due to the **COVID-19 Civil Emergency** the meeting requirement will be waived at this time. However the applicant has chosen to conduct a teleconference meeting. You can also respond via mail or e-mail.*

17 úKŠ RŠŌŠf2LJŠN ādzōY'áúā 1-y'1-LJLJŌŌ1-úā2Y'f2N 1-ŌK1-y3Š 1y'f1-yR' dzaš 2N 12y1y3Š úKŠ LJN2LJŠNúē ō1ff ōS LJ2āúŠR 1-yR' úKŠNŠ ō1ff ōS
 LJdzōŌŌ y2úÁfĀŌ1-úā2yā 1y'úKŠ yŠŌāLJ1-LJŠN 1-yR' y2úÁfĀŌ1-úā2y'ōē Y'1x ū2 úKŠ LJN2LJŠNúē 2ōyŠNā ō1úK1y' mpy fŠŠú 2f úKŠ LJN22ŠŌúŌ

The Land Use or Zoning Change Process:

МФ ! LJLJfAÖI-úá2Y
 НФ bŠAƎKō2WIK2ZŘ a ŠŠúáY óрпп tŠŠú y2úAƎAÖI-úá2Y ƎN2Y ädzōŠÖü LJN2LJŠNúëü
 ОФ tfl-yŷlyš I-yŘ ½2ylyš /2Yŷlääá2Y tdzōfAÖ I ŠI-NúáY ómŷp tŠŠú y2úAƎAÖI-úá2Y ƎN2Y ädzōŠÖü LJN2LJŠNúëü
 ПФ M^{äü} /lüë /2dzyŎf t dzōfAÖ I ŠI-NúáY ómŷp tŠŠú y2úAƎAÖI-úá2Y ƎN2Y ädzōŠÖü LJN2LJŠNúëü
 РФ H^{yŘ} /lüë /2dzyŎf a ŠŠúáY ú2 ŘŠÖAŘŠ ŠúKŠNú ú2 I-LJLJN2ŽŠ 2Nú ú2 ŘŠyë úKŠ ÖKI-YŠŠ lyfl-yŘ džaŠ 2Nú I2ylyš

/lʰě aúI-ʔʔ lã I-ʔI-lʔI-ʔfS̃ ú2 YS̃S̃ú ØlúK è2dz 2Ñ è2dzÑ yS̃IɛKõ2ÑK22Ř I-ãã2ØI-l-úI2yÑS̃LJÑS̃ãS̃yúI-l-úIØS̃õãú ú2 ŘlãØdzãã úK̃S̃ LJÑ2LJ2ãS̃Ř
ØK̃I-yãS̃ l-yʔI-yŘ dzãS̃ 2Ñ I2yIy3 I-yŘ I-yãØS̃Ñ IjdzS̃ãúI2yã I-ú pMTπycπTMM̃

[illegible]

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Comment Card: a I·ſf Œ2YŸŜŸŭă ŭ2 ŭKŜ I·ŘŘŨŜăă I·ō2ŒŜ 2Ũ ŸYI·ſf Œ2YŸŜŸŭă ŭ2 Î2VŨV X ăĽJŨŨVŸŦŦŜŸŦY2ŦŸ2Ŧ

DATE:	May 14, 2020	Telephone No.	417-823-9433
YOUR NAME:	Stephen C. Berkwitz		
YOUR ADDRESS:	2468 E. Raynell Street.		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	I have serious concerns about the rezoning request and the multifamily project proposal for S. Lone Pine across from Sequiota Park. While I appreciate some of the efforts made by the developer to preserve the historic buildings and to move the parking lots back from the street, the size and scale of this project is too grandiose and does not fit the residential and natural area of the location. Sequoiata Park is one of Springfield's most unique and attractive areas. Its popularity was what originally motivated the development further south. By allowing large apartment buildings to spread northwards, we risk destroying the beauty and charm of the park area. People built and bought homes around this area, believing it was primarily a residential area with natural beauty and a relaxed pace of life. This rezoning request threatens everything that we in the neighborhood love about Sequiota Park and Galloway Village. A more modest rezoning request that would not put such big apartment buildings in this lot would be more appropriate and would gain greater support from those of us who live in this neighborhood. Thank you for your consideration of my concerns. Sincerely, Steve Berkwitz		

COMMENT CARD

! ábŠĀKō2NĀK22Ř a ŠŠŰĀYĚ Ā KŠř ŠĪNĒ ŠY2dzĀK Ű2 LĀN2ŰĀŘŠ ĪŘŠĪdzĪŰŠ ŰĀYŠ T2N ŰKŠ ŘŠŰŠřLĪŠN Ű2 YŠĒ2ŰĀĪŰŠ ŰĀŰK ŰKŠ YŠĀKō2NĀK22Ř ĀY2NĪŘŠN Ű2 NŠā2ŰŠ ĪYĒ ĀādzŠā ĪYŘ LĀN2ŰĀŘŠ ĪYĒ LĀN2LĪ2āŠŘ ŐKĪYĒŠā Ű2 /ĀŰĒ āŰĪTĒ Ű2 ŠŰĪtdzĪŰŠ ĪYŘ ĀYŐtdzŘŠ ĀY /ĀŰĒ āŰĪTĒ NŠLĪ2NŰā

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ĪT ŰKŠ ŘŠŰŠřLĪŠN ādzŰYĀā ĪYĪLĪLĪŰĪŰĪ2Y T2N Ī ŐKĪYĒŠ ĀYĪĪYŘ dzāŠ 2N Ī2YĀYĒ ŰKŠ LĀN2LĪŠNŰĒ ŰĀff ōŠ Ī2āŰŠŘ ĪYŘ ŰKŠNŠ ŰĀff ōŠ Ī2dzŰĪŰ Ű2ŰĀŰĪŰĪ2Yā ĀYŰKŠ YŠŰĀĪĪLĪŠN ĪYŘ Y2ŰĀŰĪŰĪŰĪ2YŰĒ YĪĪ Ű2 ŰKŠ LĀN2LĪŠNŰĒ 2ŰYŠNā ŰĀŰKĀYmYp řŠŠŰ 2T ŰKŠ LĀN2ŠŰŰ

The Land Use or Zoning Change Process:

- MŰ !LĪLĪŰĪŰĪ2Y
- HŰ bŠĀKō2NĀK22Ř a ŠŠŰĀYĒ ōpĪĪ řŠŠŰ Y2ŰĀŰĪŰĪ2Y T2N2Y ādzŰŠŰŰ LĀN2LĪŠNŰĒŰ
- ŌŰ tĪĪYĪYĒ ĪYŘ ½2YĀY /2YĀĀā2Y t dzŰĪŰ Ī ŠĪNĀYĒ ōmYp řŠŠŰ Y2ŰĀŰĪŰĪ2Y T2N2Y ādzŰŠŰŰ LĀN2LĪŠNŰĒŰ
- ΠŰ MĀŰ /ĀŰĒ /2dzYŰĪ t dzŰĪŰ Ī ŠĪNĀYĒ ōmYp řŠŠŰ Y2ŰĀŰĪŰĪ2Y T2N2Y ādzŰŠŰŰ LĀN2LĪŠNŰĒŰ
- PŰ HYŘ /ĀŰĒ /2dzYŰĪ a ŠŠŰĀYĒ Ű2 ŘŠŰĀŘŠ ŠĪŰKŠN Ű2 ĪLĪLĪN2ŰŠ 2N Ű2 ŘŠYĒ ŰKŠ ŐKĪYĒŠ ĀYĪĪYŘ dzāŠ 2N Ī2YĀY

/ĀŰĒ āŰĪTĒ Ā ĪŰĪĪĪŰŰŰ Ű2 YŠŠŰ ŰĀŰK Ēdz 2N Ē2dzN YŠĀKō2NĀK22Ř Īā2ŰĀĪŰĪ2Y NŠLĀNŠāŠYŰĪŰĪŰŠāŰ Ű2 ŘĀŰdzāā ŰKŠ LĀN2LĪ2āŠŘ ŐKĪYĒŠ ĀYĪĪYŘ dzāŠ 2N Ī2YĀY ĪYŘ ĪYāŰŠN ĪdzŠāŰĀ2Yā ĪŰ ΠMTΠYCNΠMCMŰ

{ŰĪTĒ ādzŰYĀā Ī NŠLĪ2NŰŰ ŰĀŰK Ī NŠŰ2YŰŠYŘĪŰĀ2Y2YŠ ŰŠŠĪ LĀN2N Ű2 ŰKŠ ŘĪŰŠ 2T ŰKŠ ĪdzŰĪŰ KŠĪNĀYĒ ĪŰ ŰKŠ tĪĪYĪYĒ ĪYŘ ½2YĀY /2YĀĀā2Y , dz ŐĪY LĀN2ŰĀŘŠ Ő2YŰŠYŰā 2YŰKŠ ĪŰŰĪŰĪŰŠ Ī/2YĀYŠYŰ /ĪNĪŰ ōĒ YĪĪ 2N ōĒ ŠYĪĪ ĪŰ Ī2YĀY X āLĀNĀYĒřŠřY2Ű32Ű tĪŠĪāŠ ĀYŐtdzŘŠ Ē2dzN YĪYŠ ĪŘŘNŠāā ĪYŘ ŰŠřLĪK2YŠ YdzYŰŠN Īā ŰŠř Īā ŰKŠ ĪŘŘNŠāā 2T ŰKŠ LĀN2ŠŰŰ ĀYĒ2dzN Ő2NŰNŠāLĪ2YŘŠYŰŠ

.2Ű Ī2āYŠNŠ !L/t tĪĪYĪYĒ a ĪYĪĒŠN
/ĀŰĒ 2T {LĀNĀYĒřŠř 5ŠŰŠřLĪYŠYŰ WŠŰĪŠŰ hřřĀŰŠ
YΠĪ .22YŰĪřŠ !ŰŠYdzŠ
{LĀNĀYĒřŠř a Āā2dzNĀ cpyĪM

Comment Card: a ĪĪ Ő2YŰŠYŰā Ű2 ŰKŠ ĪŘŘNŠāā ĪŰ2ŰŠ 2N ŠYĪĪ Ő2YŰŠYŰā Ű2 Ī2YĀY X āLĀNĀYĒřŠřY2Ű32Ű

DATE:	May 13, 2020	Telephone No.	417-839-6389
YOUR NAME:	Brenda Treece		
YOUR ADDRESS:	2623 E Inman Street, Springfield, MO 65804		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	Please leave this property zoned as is. After seeing the pictures they used to give us an idea of what it would look like, it is clear that this developer has no desire to maintain the village feel of Galloway. This design belongs in the middle of the city, not in our quiet corner and certainly not across from Sequiota Park! This plan looks nothing like what they were telling us they could do when they were trying to change our minds about re-zoning.		

COMMENT CARD

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The land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
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5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative (s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	5-26-20	Telephone No.	417-830-3749
YOUR NAME:	Deborah Lawson		
YOUR ADDRESS:	3331 S. Lonepine + 3323 S. Lonepine		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	It is a shame that the City would allow another apartment complex to go up in this small community. Lonepine is already in poor shape for the growing traffic from the other apartments. On top of that		

is the continued traffic from people using it as a shortcut through town. The Galloway Rd. improvement has not even been started yet. This is too many apartments!

City of Springfield, Missouri • Development Review Office • 840 Boonville, Springfield, MO 65802 • 417.864.1611
Application for Zoning Map Amendment & Planned Developments
Fees are non-refundable

COMMENT CARD

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840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	6/03/2020	Telephone No.	417-693-6394
YOUR NAME:	Vivian Short		
YOUR ADDRESS:	3612 S. Elmview, Spfd, 65804		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		

COMMENTS:

The environmental impact that this development will create is unthinkable. Sequoia Park the lake Dalloway Creek, and local wildlife will suffer from yet more pollution & habitat destruction. Flood control has been an issue since before the current development further south on Lone Pine - this will only worsen.

The Dalloway area cannot grow and never will be able to safely handle increased traffic. Much of the history and value of Dalloway has already been forever destroyed. The citizens are rapidly losing confidence in our elected leaders.

COMMENT CARD

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City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	6/10/20	Telephone No.	417 300 1416
YOUR NAME:	ED & MARY DELFIN		
YOUR ADDRESS:	2037 E CHERRYVALE ST, (65804)		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	RESPONDING LATE ; HOPE I'VE NOT MISSED ANY MEETINGS OR FURTHER DEVELOPMENTS, I'D LIKE TO RECEIVE ANY PERTINENT INFO. WIFE & I ARE STRONGLY AGAINST THE PLANS FOR THE APARTMENT BUILDING AT THE SELECTED AREA THANK YOU, <i>Ed Delfin</i>		

DATE:	May 25, 2020	Telephone	417 8407587
YOUR NAME:	Joyce Tolliver		
YOUR ADDRESS:	3231 E. Manitowish		65804
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	PLEASE consider NOT developing the land across from Sequito park. I have a Memorial bench there honoring my parents and I certainly would appreciate the tranquility of the park to remain "as is"! Thank you. Joyce Tolliver		

COMMENT CARD

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840 Boonville Avenue
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Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	5/21/20	Telephone No.	417-988-1298
YOUR NAME:	SARA TROUT		
YOUR ADDRESS:	3625 S. OAK AVE		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:			

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65801 - 417.864.1611
Application for Zoning Map Amendment & Planned Developments
Form 601-0000-0000000000

I have lived in the Sequiota area for 10+ years. There is something special about this area. My family has enjoyed this area because of the mature trees, trails, and Sequiota Park. Activities in the outdoors have been almost a daily occurrence for us. I think we all agree that this area is very unique to the Springfield area. But I feel the over development of tall buildings would do this city an injustice. We as a community have an opportunity to make something great. I believe this area should contribute to why people love it. The development should support nature, families, the schools, bicyclist, runners, musicians, artists, ect. ... I feel we should use this spaces as an opportunity to expand the use of outdoor recreation. →

Springfield is an area where the community is designed for physical activity. Adding more Large apartment buildings in a small residential area is going to cause major traffic/safety issue for people trying to enjoy this area. I am also concerned that Large apartment building are going to over crowd our schools. I am disgusted that a builder can come into a residential area and build large apartment (make major profit) and not pay taxes to our schools or parks ^{for years} while simultaneously challenging their very existence.

To all those who have a vote in the end, I, please, encourage you to take a short drive from Battlefield Road down Lone Pine to the entrance of our beloved Galloway area and feel why it is so special to us. All of the beautiful trees have stood long before us & can not be replaced. All the wildlife that make this area their home needs to be protected. The creeks and water ways that need to be kept clean. Apartment buildings can be built anywhere but nature can not be rebuilt.

Thank you
Your concerned Neighbor

SARA TRAUT

3625 S. Oak Ave

Springfield, MO 65804

417.988.1298

Scoteman134@gmail.com

Community over Corporate
profit

COMMENT CARD

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City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:		Telephone No.	
YOUR NAME:	SANDRA REESE		
YOUR ADDRESS:	2740 E. REPUBLIC Rd, Springfield, Mo 65804		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	① The current design of the (2) Apartment buildings is the "big box" STERILE appearance. We were told they would be "in keeping with the village look". Another MISTAKE like Quarry town is too garish to repeat. ② Storm water drainage is being directed across Lone Pine to the park. Doesn't this lead to more flooding?? ③ Traffic flow will be a NIGHTMARE - more congested in an already over-taxed area.		

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
Application for Zoning Map Amendment & Planned Developments
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Sandy Reese
2740 E Republic Road
Springfield, Missouri 65804-4603
417 860-0930
sandyreese@me.com

From: lyndi@bbsalesco.com
To: Zoning@springfieldmo.gov
Cc: gallowayvillage@gmail.com
Subject: 3503, 3521, 3527, 3535 S Lone Pine Ave Comment Cards
Date: Friday, May 29, 2020 11:34:52 AM
Importance: High

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Please see attached two comment cards for the P&Z Meeting on June 4th for the proposed development of 3503, 3521, 3527, 3535 S Lone Pine Avenue.

Cheers,
Lyndi Miller-Tiggemann
B&B Sales Company
209 East Pine
Strafford, MO 65757
417.736.3100

From: [Linda & Darrel](#)
To: Zoning@springfieldmo.gov
Subject: Galloway concerns
Date: Monday, May 18, 2020 3:07:24 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Date - 5/18/20 Telephone - 417-890-7334
Name - Darrel Barnes and Linda Taylor
Address - 3422 South Valley View Ave, 65804
Project Address - 3503, 3521, 3527, 3535 So. Lone Pine Avenue

Comment:

We are against rezoning and any additional apartments in the Galloway area. We live in Mission Hills - just to the west off of Galloway Street. There has been a significant increase in traffic with the current apartment increase and Galloway is not sufficient for even more. The area changes to the roads have not occurred yet, so it doesn't make any sense that new apartments would be put in prior to that restructuring which is significant. Lone Pine is a narrow road with significant traffic disruption as people enter the park and the recycle center. New apartments will increase the car traffic and increase safety concerns, especially with walking traffic at the park. Please consider the traffic concerns of the entire area - not just the Galloway area. Thank you.

COMMENT CARD

! ábŠĀKō2NĀK22Ř a ŠŠŮĀYĚ Ā KŠĤŘ ŠĬNĤĚ ŠY2dzĒK Ů2 LĀN2ŌĀŘŠ ĬŘŠĬjdzĬŮŠ ŮĀYŠ Ĥ2N ŮKŠ ŘŠŌŠĤ2LĬŠN Ů2 YŠĚ2ŮĀĬŮŠ ŌĀŮK ŮKŠ YŠĬĀKō2NĀK22Ř ĀY2NĬŘŠN Ů2 NŠĀ2ŌŠ ĬYĚ ĀĀĀdzŠĀ ĬYŘ LĀN2ŌĀŘŠ ĬYĚ LĀN2LĬJ2ĀŠŘ ŌKĬYĚŠĀ Ů2 /ĀŮĚ ĀŮĬĤĤ Ů2 ŠŌĬfdzĬŮŠ ĬYŘ ĀYŌfdzŘŠ ĀY /ĀŮĚ ĀŮĬĤĤ NŠĬLĬ2NŮĀŌ

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ĤĤ ŮKŠ ŘŠŌŠĤ2LĬŠN ĀdzŌYĀŮĀ ĬYĬLĬJĤĤŌĬŮĀ2YĤ2N Ĭ ŌKĬYĚŠ ĀYĤĬYŘ dzĀŠ 2N Ĭ2YĀYĚ ŮKŠ LĀN2LĬJŠNŮĚ ŌĀĤ ŌŠ ĬJ2ĀŮŠŘ ĬYŘ ŮKŠNŠ ŌĀĤ ŌŠ ĬJdzŌĤŌ Y2ŮĀĤŌĬŮĀ2YĀ ĀYŮKŠ YŠŌĀĬĬLĬŠN ĬYŘ Y2ŮĀĤŌĬŮĀ2YŌĚ YĬĤ Ů2 ŮKŠ LĀN2LĬJŠNŮĚ 2ŌYŠNĀ ŌĀŮKĀYmYp ĤŠŠŮ 2Ĥ ŮKŠ LĀN2ŠŌŮŌ

The Land Use or Zoning Change Process:

- mŌ !LĬJĬĤŌĬŮĀ2Y
- nŌ bŠĬĀKō2NĀK22Ř a ŠŠŮĀYĚ ōpĤĤ ĤŠŠŮ Y2ŮĀĤŌĬŮĀ2YĤN2Y ĀdzŌŠŌŮ LĀN2LĬJŠNŮĚŮ
- oŌ ĤĤĬYĬYĚ ĬYŘ ½2YĀYĚ /2YĀYĀĀĀ2YĤ dzŌĤŌ Ĭ ŠĬNĤĤ ōmYp ĤŠŠŮ Y2ŮĀĤŌĬŮĀ2YĤN2Y ĀdzŌŠŌŮ LĀN2LĬJŠNŮĚŮ
- pŌ mĀŮ /ĀŮĚ /2dzYŌĤĤ dzŌĤŌ Ĭ ŠĬNĤĤ ōmYp ĤŠŠŮ Y2ŮĀĤŌĬŮĀ2YĤN2Y ĀdzŌŠŌŮ LĀN2LĬJŠNŮĚŮ
- pŌ nYŘ /ĀŮĚ /2dzYŌĤĤ a ŠŠŮĀYĚ Ů2 ŘŠŌĀŘŠ ŠĬŮKŠN Ů2 ĬLĬLĬN2ŌŠ 2N Ů2 ŘŠYĚ ŮKŠ ŌKĬYĚŠ ĀYĤĬYŘ dzĀŠ 2N Ĭ2YĀYĚ

/ĀŮĚ ĀŮĬĤĤ Ā ĬŌĬĤĤŌŤŠ Ů2 YŠŠŮ ŌĀŮK Ědz 2N ĚdzN YŠĬĀKō2NĀK22Ř ĬĀĀ2ŌĀĬŮĀ2Y NŠĬLĬNŠĀŠYŮĬŮĀŌŠŌĀŮ Ů2 ŘĀŌdzĀĀ ŮKŠ LĀN2LĬJ2ĀŠŘ ŌKĬYĚŠ ĀYĤĬYŘ dzĀŠ 2N Ĭ2YĀYĚ ĬYŘ ĬYĀŌŠN ĬJdzŠĀŮĀ2YĀ ĬŮ pMTπYCNπMCMŌ

{ŮĬĤĤ ĀdzŌYĀŮĀ Ĭ NŠĬLĬ2NŮ ŌĀŮK Ĭ NŠŌ2YĀŠYŘĬŮĀ2Y2YŠ ŌŠŠĬ LĀN2N Ů2 ŮKŠ ŘĬŮŠ 2Ĥ ŮKŠ ĬJdzŌĤŌ KŠĬNĤĤ ĬŮ ŮKŠ ĤĤĬYĬYĚ ĬYŘ ½2YĀYĚ /2YĀYĀĀĀ2YĤ ,dz ŌĬY LĀN2ŌĀŘŠ Ō2YĀŠYŮĀ 2YŮKŠ ĬŮŮĬŌKŠŘ Ĥ/2YĀYŠYŮ /ĬNĬĤ ŌĚ YĬĤ 2N ŌĚ ŠYĬĤĤ ĬŮ Ĭ2YĀYĚ X ĀĬLĬNĤYĤĤĤŘY2Ō32Ō ĤĤĬĤŠ ĀYŌfdzŘŠ ĚdzN YĬYŠ ĬŘŘNŠĀĀ ĬYŘ ŮŠĤŠĬK2YŠ YdzYŌŠN ĬĀ ŌŠĤĤ ĬĀ ŮKŠ ĬŘŘNŠĀĀ 2Ĥ ŮKŠ LĀN2ŠŌŮŮ ĀY ĚdzN Ō2N NŠĀĬJ2YŘŠYŌŠŌ

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Comment Card: a ĬĤ Ō2YĀYŠYŮĀ Ů2 ŮKŠ ĬŘŘNŠĀĀ ĬŌ2ŌŠ 2N ŠYĬĤ Ō2YĀYŠYŮĀ Ů2 Ĭ2YĀYĚ X ĀĬLĬNĤYĤĤĤŘY2Ō32Ō

DATE:	May 13, 2020	Telephone No.	417-839-6389
YOUR NAME:	Brenda Treece		
YOUR ADDRESS:	2623 E Inman Street, Springfield, MO 65804		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	Please leave this property zoned as is. After seeing the pictures they used to give us an idea of what it would look like, it is clear that this developer has no desire to maintain the village feel of Galloway. This design belongs in the middle of the city, not in our quiet corner and certainly not across from Sequiota Park! This plan looks nothing like what they were telling us they could do when they were trying to change our minds about re-zoning.		

From: [JR Raphael](#)
To: Zoning@springfieldmo.gov
Subject: Comments re: Galloway rezoning/development
Date: Sunday, May 24, 2020 1:12:06 PM

Hello,

I am writing to express our comments regarding the proposed Galloway rezoning and development at 3503, 3521, 3527, and 3535 S. Lone Pine Avenue. We and every neighbor in our area with whom we have spoken over the months are vehemently opposed to this development, as we expressed via petition the last time it was brought forward.

The Galloway area, particularly right across from Sequiota Park, is a quaint and nature-centric area of Springfield where children play, adults walk and bike, and everyone enjoys the relative peace and serenity. Having a large apartment complex would bring excessive added activity, noise, and traffic into the area and completely ruin its quiet, nature feel. There are plenty of places in Springfield for commercial development and residential construction. Please don't allow a greedy developer to ruin one of the few remaining areas like this in the city. Our families and future generations will thank you for preserving what's left of the quiet, nature-centric community.

Thank you,

Jason and Shellie Raphael
3243 Shady Glen St., Springfield, MO 65804
417-501-6555

COMMENT CARD

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Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	May 25, 2020
	TELEPHONE: 417.882.6981
YOUR NAME:	Catherine Carr
YOUR ADDRESS:	3838 S. Crystal Place, Springfield, MO 65807
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue
COMMENTS:	PLEASE do not approve this project! Please do not allow the village of Galloway to be decimated any further than it already has been! Springfield, sadly, has systematically given no consideration to preservation. Their mantra seems to be, "If it's old, tear it down" to put money into the pockets of investors. My husband and I enjoy visiting St. Louis. WHY? Because they have preserved neighborhoods and architecture. NOT Springfield. I am not a resident of the Galloway area, but have wonderful memories of how it used to be. As a child, I was enchanted by the stories my mother, born 1919, told me about riding the train from Aurora, MO for Sunday afternoon picnics in the park. I shopped the quaint shops that used to be there. There are SO many other areas to build apartments. Please don't continue to ruin Galloway just so someone can become fat from the profits. Keep what is left of Galloway as the treasure it is.

From: jand@thetravelgroup.net
To: Zoning@springfieldmo.gov
Subject: Galloway Village Re-zoning
Date: Wednesday, May 27, 2020 4:49:46 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

I would like to submit my opposition to the proposed development in Galloway Village. There is enough development there at the present time and to further develop the area would be detrimental to the greenspace and natural beauty of the area.

Jan Davis

COMMENT CARD

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City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	6/9/2020
	Telephone No. 417-766-2718
YOUR NAME:	Deborah Meek
YOUR ADDRESS:	2922 E Lark St, Springfield, MO 65804
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue
COMMENTS:	I strongly object to any additional zoning changes to this area. It has already outgrown the road system. The prior zoning changes on Lone Pine to build apartments and businesses improved the road, but did not allow for more traffic by widening the road. At Republic Rd and Luster, there is presently a stop sign where you must wait for the main traffic. Galloway Rd is narrow, hilly, and has manholes in the middle of the road. Lone Pine has some low areas that makes it prone to flooding. During heavy rainfall, I must use Ingram Mill Rd to leave the neighborhood. It is also a hilly, narrow road. We have beautiful walking/biking trails in the area so that during good weather, the traffic is heavy as is the park and sidewalks. Before you approve this change in zoning, make sure each member of the Planning and Zoning Commission drives through this area to see the potential problems. Growth is inevitable, but we bought our single-family residences in good faith expecting the zoning laws to protect our property values.

Date: May 26, 2020

Name: Sue Skidmore

Address: 3209 East Lark Street, Springfield, Missouri, 65804

Project Address: 3503, 3521, 3527, 3535 S. Lone Pine Avenue

Comments:

Problems and Concerns that need to be addressed -- opposed to rezoning

The proposed development by the Elevation Development Co. would severely impact the Galloway community, the Sequiota Park, the land, the traffic, the beauty, the peace, the safety and the quality of life here.

The apartment buildings are not in keeping with the style or size of a small quaint town atmosphere. The proposed development is disrespectful of the residents of Galloway who have worked so hard to make reasonable and considerate recommendations with the city. Why should Galloway be hijacked as a result of a developer who knew the residents were opposed to development and that we were working to preserve the essence of quaint historic Galloway but the developer went ahead and bought the property and then expects everyone to bow down so the developer can make a profit at the expense of everyone including the harm to Galloway and Sequiota Park.

The proposed development is outlandish and would irreparably mar the beauty, quiet, peace and quaint historic character of Galloway which is captured so well in the historic beauty of Sequiota Park and the historic buildings across the street from Sequiota Park. The quality of life would be adversely affected for those who live in Galloway area and including those who hike, bike and walk the trails and use the park. The proposed buildings are imposing structures in the Galloway Valley landscape. The Galloway Village is just that a village and NOT a big city landscape. That means that Galloway Village is a small quaint town surrounded with nature --trees and trails and park. The proposed development would flatten the landscape and place imposing ugly buildings surrounding the historic small town quaint structures turning it into a massive plot of cement. This development would additionally increase the traffic flow in the area to make it a big city style street and pose more problems associated with safety when crossing the street to and fro the park. The park is already at maximum capacity many days the parking lot is nearly full.

We must do a population study to determine the effects of the density associated with the development. And we must do an environmental impact study to determine the environmental effects of the run off pollution, the drilling, the tree removal and all aspects associated with the impacts of building huge structures across the street from Sequiota Park. Therefore, I am opposed to rezoning of the land across from Sequiota Park.

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City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	May 13, 2020	Telephone No.	417-839-6389
YOUR NAME:	Brenda Treece		
YOUR ADDRESS:	2623 E Inman Street, Springfield, MO 65804		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	Looking at the plan. They are planning to add at least 200 cars to the corner of Lone Pine and Galloway Street. I asked if they were planning to improve the egress to the south onto Galloway Street. That is already a dangerous spot. I was told that is not part of their property so they are not concerned about it. They can't stop people from using it. It will be a straight shot for people leaving the apartments to get to Galloway.		

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COMMENTS:	Please leave this property zoned as is. After seeing the pictures they used to give us an idea of what it would look like, it is clear that this developer has no desire to maintain the village feel of Galloway. This design belongs in the middle of the city, not in our quiet corner and certainly not across from Sequiota Park! This plan looks nothing like what they were telling us they could do when they were trying to change our minds about re-zoning.		

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City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	5-20-2020	Telephone No.	417-830-2580
YOUR NAME:	JOHN FICHELBERGER		
YOUR ADDRESS:	2646 E. CRAWMONT ST. SPRINGFIELD, MO 65804		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	MAIN CONCERNS: 1. SAFETY - THE HILL AT BARBET & GALLAWAY IS A BLIND INTERSECTION 2. TRAFFIC - EVEN WITH A ROAD ABOUT THERE WILL BE A BACKUP ON GALLAWAY RD. DURING RUSH HOUR, AND PEOPLE WILL TAKE CHANCES TO GET ONTO LONE PINE		

COMMENT CARD

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Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	May 19, 2020	Telephone No.	417 883-9878
YOUR NAME:	Mark A Paul		
YOUR ADDRESS:	2661 E Cragmont St, Springfield, MO 65804		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	I don't think they should more Apartments on Lone Pine the area can't support more traffic so I don't want the Apartment Built.		

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840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	May 19, 2020	Telephone No.	417-849-3887
YOUR NAME:	Kathy Walsh		
YOUR ADDRESS:	2703 E. Cragmont		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	I have lived in this area for 33 years. In the past 3 or 4 years traffic has increased on Lone Pine and Galloway Streets, Along with Speeding. These streets are not designed to handle this traffic. With additional Appts. comes more traffic. 4 or 5 story Apartment Buildings are a blight on this Area they stick out like a sore thumb - like the Quarry Town Apartment Complex - Why would the City want to Destroy the look and feel of Galloway?		

COMMENT CARD

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Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	5-29-20	Telephone No.	417 888-5262
YOUR NAME:	Phillip & Norma Palmer		
YOUR ADDRESS:	2631 E. Crumpton, Springfield, Mo 65804		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	would our streets, schools, and sewer system be able to handle such an instant increase in use?		

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DATE:	05-19-2020	Telephone No.	(417) 881-5262
YOUR NAME:	Ramona Palmer		
YOUR ADDRESS:	2631 E Cragmont St Springfield, MO 65804		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	The traffic on galloway st is terrible already. I worry this will put an extra burden on our local schools, and put a strain on the sewage system in this area. Plus the extra run off into Sequiota park.		

Ramona G. Palmer

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611

Application for Zoning Map Amendment & Planned Developments

*Fees are non-refundable

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DATE:	5-26-20	Telephone No.	417-877-8465
YOUR NAME:	Kay Wanscher		
YOUR ADDRESS:	3161 S. Lone Pine Avenue		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:			

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Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	5-26-20	Telephone No.	573-228-2172
YOUR NAME:	Amy Aubuchon		
YOUR ADDRESS:	3111 S. Lockland Dr Spf. MO 65804		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:			

COMMENT CARD

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840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	5-26-2020	Telephone No.	417 889-5896
YOUR NAME:	Jill Pentecoff		
YOUR ADDRESS:	3141 S. Lochlomond		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:			

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Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	5/26/20	Telephone No.	417-883-7082
YOUR NAME:	Gladys Jennings		
YOUR ADDRESS:	3200 Lockwood		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:			

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Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	05-30-20	Telephone No.	417-849-1724
YOUR NAME:	Margaret + Rudy Peterson		
YOUR ADDRESS:	3741 S. Montel Ave		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	We are speaking out against any further development along Lone Pine in the Gallows district. Additional development will jeopardize one of the more beautiful areas of our city. Sequoia Park should remain as it is without the build up apartment complexes and additional people taking away from the beauty of this park area. Over development may add to or cause pollution of the pond and its groundwater in this area. We do not want our precious green spaces damaged.		

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840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	5/30/20	Telephone No.	785-817-2387
YOUR NAME:	Kathryn Scott		
YOUR ADDRESS:	3221 E. Gasconade		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	Please do not ruin our "little piece of Heaven" by putting up apartments that no one wants, & will only congest & trash the area now & in the future. Traffic, trash & speeding are terrible now with apartments down the street! I have just lived in Springfield for 11 yrs., but many people in this neighborhood have been here many years and love it and do not want the apartments, the wild life to go away (which they will), uncaring people & trees cut down! Please, Please Springfield show that you care about your people, beauty, history & wild life & not just money, money, & more money!!		

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Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	6/2/2020	Telephone No.	417 693 7899
YOUR NAME:	JILL KNIGHT		
YOUR ADDRESS:	3240 E GASCONADE 65804		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	I OPPOSE THE DEVELOPMENT OF THIS AREA, PARTICULARLY W/ THE PLANS IN MIND. GALLOWAY & SEQUOIA PARK ARE RICH IN HISTORY, BEAUTY, & ECOSYSTEMS. THIS AREA IS A CREDIT & JEWEL OF THE TOWN & SHOULD BE PROTECTED & CAREFULLY DEVELOPED W/ RESTORATION TOP PRIORITY. I FEEL THE CITY WOULD GREATLY REGRET THE LOSS OF THIS AREA. FUNDS WOULD BE BETTER SPENT ON MORE "EYESORE" AREAS TO INCREASE THE OVERALL APPEAL OF OUR CITY.		

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611

Application for Zoning Map Amendment & Planned Developments

*Fees are non-refundable

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840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	5-28-20	Telephone No.	417-830-8489
YOUR NAME:	Sandy Seitz		
YOUR ADDRESS:	3525 S. Linden Ave		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	I will be surprised if this is read! I'm very disappointed in our City and our Council with it's so called zoning. There has been enough apartments built on Lone Pine already. You are destroying history, wild life and a very small but beautiful park.		

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DATE:	5/28/20	Telephone No.	(417) 830-8489
YOUR NAME:	Michael P. Coradi Sr		
YOUR ADDRESS:	3525 S. Linden Ave.		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	I have a tendency to compare an object to another object and in doing so I would like you to consider a wagon being pulled by a horse (1) then there becomes the desire to have more wagons and we want to bring them along, eventually G over		

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Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	May 19, 2020	Telephone No.	417-848-9372
YOUR NAME:	Donald W McNeill		
YOUR ADDRESS:	2645 E Cragmont St.		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	There are too many apartments all ready built in Galloway. The traffic in the area is really scary and not good. I take my life on the line turning on to Galloway Rd. from Barrbett. Don't even think about riding a bike or walking on Galloway Rd. The many dump trucks alone could easily kill you.		

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611

Application for Zoning Map Amendment & Planned Developments

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Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	May 26 th	Telephone No.	860-7571
YOUR NAME:	Mary Johnson		
YOUR ADDRESS:	3055 S. Lochlmond		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	Hope to see Salloway remain the same as it is now. We've enjoyed it & hope for <u>no</u> changes.		

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Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	5-26-2020	Telephone No.	417-848-7558
YOUR NAME:	SHAWN HURD		
YOUR ADDRESS:	3169 S. Litchfield Dr		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	PLEASE DON'T RUIN OUR PARKS		

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Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	5/26/20	Telephone No.	417 880-9518
YOUR NAME:	Jacquie Scribner		
YOUR ADDRESS:	3101 Lochlorn Rd Spfld 65804		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	traffic can not increase any more; water drainage is also at its limit		

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Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	MAY 27 2020	Telephone No.	417 8869832
YOUR NAME:	SHIRLEY TEMPLETON		
YOUR ADDRESS:	3063 S. LOCHLOMOND DR. SPRINGFIELD, MO 65804		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	SEQUIOTA PARK IS ONE OF, IF NOT THE MOST, UNIQUE AREAS WITHIN OUR CITY. ADDING MULTI UNIT APARTMENTS TO THE AREA WILL DIMINISH THE NATURAL BEAUTY AND WILDLIFE WE ENJOY.		

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Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	07/13/2020	Telephone No.	417-425-6410
YOUR NAME:	Wendy Kuscher		
YOUR ADDRESS:	3417 S. Lone Pine Ave.		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	See attached		

Comment Card for Wendy Hucker 3417 S. Lone Pine.

There are many reasons that we oppose the rezoning of this property to this type of Planned Development. Below is a list of some of our reasons.

- 1) Safety/Traffic. Lone Pine is a unique road that will not be easily expanded to handle more traffic. It is a 2 lane curvy road that has an abundant amount of cars, bikes and gravel/dump trucks trying to maneuver through the valley. There are very few sidewalks in the area and the walking trail that crosses over and runs parallel in a very close proximity to Lone Pine.

Pulling out of our driveway has become a challenge in the past few years...I can't imagine what it would be like with 100-200 people living next door.

This proposed development is directly across the street from Sequiota Park which is one of the busiest parks in the Springfield area. By adding two hundred more vehicles coming and going at this location daily creates a very unsafe intersection for people going to the park.

One of the access roads that this development is proposing to use is already very unsafe but they have said that is "grandfathered" in. An unsafe situation should not be "grandfathered" in a development should fix problems, not create more.

- 2) Flooding/Water Run Off. This property is known to flood, it has a stream that runs through it. The same stream runs through the back side of our property. I am very concerned that the required stream buffer is not being recognized and by removing so many trees and green space will increase the water run off to the park. The park and areas "downstream" already flood. This development should be required to have a water detention basin to retain the water rather than move it across the street.

In a development down the street, they have signs that say "Warning This Area Floods Up to 3 FT In Extreme Weather Conditions". New development should not be allowed in areas with flooding problems.

- 3) Schools. I would imagine that being across from the park would attract people with children and these children would be going to Field Elementary.....and this school is already full which would create over crowding for existing residents kids.
- 4) Density. Galloway has always been known for its unique character....nature, wild life and greenspace...are words that come to mind when describing Galloway. It has always had a very quaint village feel....this is what people love about Galloway. If you pile more and more apartments into this area, the very thing that people are drawn to about Galloway will be gone....and this is not something that you can get back.

From: [gene wampler](#)
To: Zoning@springfieldmo.gov
Subject: apartment across from Sequoita park
Date: Monday, July 13, 2020 2:51:28 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

1] The road will not handle the traffic 2]It's an eyesore to my property. I live at 3409 S All Saints Ln 3] Water retention.

From: [Mark Bennett](#)
To: Zoning@springfieldmo.gov
Subject: Lone Pine Zoning Hearing
Date: Tuesday, July 14, 2020 2:58:08 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Commission:

I live one block west and two blocks north of the property in this proposal. I have attended the video conference held with the neighborhood a few weeks ago as well as the meetings last year with city staff for the larger redevelopment of the Sequiota/Lone Pine area.

I have several concerns:

1. The height of the apartment buildings is completely ill-suited for this area and does not fit the park setting. The renderings show apartment buildings more appropriate to downtown Springfield. This was an issue discussed in much detail during our community meetings with area homeowners and P & Z staff. P & Z staff at the meetings said buildings would not exceed two stories. The "village" concept of Galloway will be destroyed by buildings this large.
2. The amount of traffic will overwhelm Lone Pine and Galloway Road, even after the reconstruction/redevelopment of those roads (I have seen the drawings for the changes to those roads).
3. The water runoff from the hard surface in this proposal will overwhelm the creek which barely handles its current load.

Sent from my iPhone

[+ Join Group](#)[... More](#)

Join this group to post and comment.

**Wendy Baker Huscher**

7 hrs



I've spent some time today reviewing the documents regarding the Planned Development proposal that goes to P&Z on Thursday requesting to rezone the 4.2 acres to the south of me. I found this photo of the plan....this would be the view from the park....what do you all think of it?



40

35 Comments 3 Shares



Like

87 of 177 share

**Robin McDermott** Too much footprint burden on the environment

Like · 7h



11

DESCRIPTION

This group was originally platform for discussi... See

GROUP TYPE

General

LOCATION



Springfield, M

RECENT GROUP PHOTOS



Sponsored

COMMENT CARD

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

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Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	7/14/2020 Telephone No. (417) 861-5711
YOUR NAME:	PHILLIP RETANA
YOUR ADDRESS:	2902 E LACUNA ST SPRINGFIELD, MO 65804
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue
COMMENTS:	The height and overall scale of this proposed development does not meet the intent of the blight redevelopment plan or the Galloway recommendations for development in keeping with the scale of immediately surrounding buildings and the village character. Also, I believe the number of apartment density is too high. With Sequiota Park directly across the street and parking already being an issue, the added traffic would also be a potential hazard for those walking/biking to and from the park. Local residents have already noticed an increase in car break-ins, and crime is becoming a concern, too. I advise the scale of the project be limited in size, especially in terms of its height. It does not conform to the charm and feel of the Galloway Village Neighborhood and will deteriorate the overall quality of life for the residents of the neighborhood that seek something unique and special. Preservation of the historic buildings is a positive and appreciated element of the proposal.

13 July 2020

RE: Planned Development 374

To whom it may concern:

I am writing to you in support of Planned Development 374 that is proposed in the Galloway area across from Sequiota Park. My wife and I own 2 properties in Galloway and I have been active in the real estate business for almost 25 years as a broker salesperson and an investor.

I have known Mitch Jenkins for several years through the real estate brokerage side of the business initially and later through our mutual appreciation of the Galloway area in looking for opportunities in the area. I've come to know him to be reputable and caring and genuinely interested in the people and area of Galloway. I believe that is evidenced by his actions and his amended plan. Mitch listened to what the neighbors and city suggested and has implemented these suggestions into his design.

Just a few examples of the developers willingness to compromise and in response to changes requested by the neighborhood and city are as follows-

1. The original plan called for a blank slate and the demolition of all of the buildings and foliage on site. This new plan includes keeping four of the existing structures and the preservation of the larger more mature trees on the property.
2. The original plan called for the construction of a 4 story building. The amended plan has been scaled down along Lone Pine to two stories.
3. Planned Development 374 has several improvements that were not specifically requested and are not required by code/zoning such as significantly more green space than required and also voluntarily reducing the residential density of the project lower than what the city would require.

I am a firm believer that actions speak louder than words. Mitch has acted. This is a responsible developer and this is a responsible development and every effort has been taken to make this a win for both the developer and the neighborhood. As a neighbor and property owner, I believe this is good for the neighborhood and everyone's property value.


Sincerely,
Rhett Smillie

Summary of Revisions Made to PD 374 Since Neighborhood Meeting

ЛТКМЛКНЛНЛ

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COMMENT CARD

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Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	7/14/20	Telephone No.	883-0478
YOUR NAME:	Jack & Sue Sisco		
YOUR ADDRESS:	3635 S. Oak Ave.		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	Two years ago neighbors from our community gathered at Sequiota Park to listen to Mitchell Jenkins present his vision for future Apartments across the street from the park. The response was immediate and hasn't changed. <u>NO MORE APARTMENTS!!!</u> Is there anyone that hears us?		

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Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	7/14/2020	Telephone No.	417-459-0729
YOUR NAME:	Jaqueline Thumma		
YOUR ADDRESS:	2907 E. Clark Ave.		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	It's no secret that Galloway is dealing with crumbling and out of date infrastructure. To acknowledge the problem you must also acknowledge the risk and high potential for failure. To ensure the safety of all residents and visitors a thorough evaluation of all infrastructure should be the highest priority before any new or additional construction begins.		

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611

Application for Zoning Map Amendment & Planned Developments

*Fees are non-refundable

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Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	July 13, 2020	Telephone No.	840 2007
YOUR NAME:	Tim and Kim Yarham		
YOUR ADDRESS:	212 W. Oak Nixa Mo		
PROJECT ADDRESS:	3503, 3521, 3527, 3535 S. Lone Pine Avenue		
COMMENTS:	The rapid over development of primarily multi family residents has overwhelmed our neighborhood and affected the livability of the community that we all love.		

From: [Deb Lumos](#)
To: Zoning@springfieldmo.gov
Subject: Galloway Apartment complex on Lone Pine
Date: Tuesday, July 14, 2020 8:53:51 PM

****CAUTION**** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Good evening,

I hope I haven't missed the deadline for expressing my opinion of the proposed apartment complex to go in across the street from Sequoia Park. As someone who lives in the Galloway area, my hope is that this project doesn't get built. This area is known for its nature, wildlife, single family residences, and park. The traffic is already worse due to the current apartment complexes in the Galloway area. This complex would make it worse, as well as to run off any existing wildlife in the area. This would be horrible for our neighborhood.

Thank you,
Deb Lumos
dlumos@mac.com
417-849-3009

**Requirements and Standards
Applicable to Planned Development
District No. 374**

A. APPLICATION

. dzlřřlyž žnu žúKŠnu LJŠnuYłúă Y I-ě yžú oŠ lăădzŠŘ řžnu ŘŠŰŠřžLJYŠyú LJŠnuYłúŰŠŘ oě úKlă LJfI-yŷŠŘ
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nuŠljdznuŠYŠyúă I-yŘă ŰI-yŘ I-nuřă ŰKI-ú žžřžžž

B. INTENT

čKŠ řlyŰŠyú žř úKlă LJfI-yŷŠŘ ŘŠŰŠřžLJYŠyú lă Űž nuŠlžyŠ ŰKŠă dzožŠŰŰ řžúă Űžăă LJLJžnuŰ I- YlĚŠřřřžăŠ
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nuŠăŰnuŰŰ ŰKŠ ŘŠyăłŰě Űž hř řŰŠřřlyž dzyłŰă LJŠnu I-ŰnuŠ

C. DEFINITIONS

čKŠ řřřlyŰlžyă ŰžyŰI-yŠŘ ly ŰKŠ ½žylyž hnuřlyI-yŰŠă KI-fř I-LJLJřě Űžăă žnuřlyI-yŰŠ čžnu LJdznuLJžăŠă žř
ŰKlă žnuřlyI-yŰŠŰ ŰKŠ řžřžžžlyž řřřlyŰlžyăă KI-fř I-řăž I-LJLJřě

D. USES PERMITTED

- mφ a dzřŰlπřI-Yłřě řŰŠřřlyžă
- nφ !ŰŰŠăăžnuě dzăŠăŠ I-ă LJŠnuYłúŰŠŘ oěăŠŰŰlžyŰocπnρł I-ŰŰŠăăžnuěăă ŰŰnužŰŰdznuŠă I-yŘ dzăŠă
- oφ bžyŰžYŷŠnuŰŰI-f yžŰπřžnułnužřlŰ nuŠălŘŠyŰlI-f yŠłKŰžnuKžžř řI-ŰłŰlŰăŠă lyŰřřžřlyž lyŘžžnu I-yŘ
ždzŰřžžnu nuŠŰnuŠI-ŰlžyI-f řI-ŰłŰlŰăŠă žřřlŰŰă žř LJnužLJŠnuŰě žŰyŠnuž I-ăăžŰlI-Űlžyă I-yŘ Y I-lyŰŠyI-yŰŠ
řI-ŰłŰlŰăŠă žLJŠnuI-ŰŠŘ oě I- yŠłKŰžnuKžžř žnu ŰžYŷyŰŰě žnužI-yłI-Űlžyžnu I- LJnužLJŠnuŰě žŰyŠnuă
I-ăăžŰlI-Űlžyly I-ŰŰžnuřI-yŰŠ ŰłŰK ŰKŠ LJnužŰlăžyă žřăŠŰŰlžyŰocπnçř yžyŰžYŷŠnuŰŰI-f yžŰπřžnułnužřlŰ
yŠłKŰžnuKžžř řI-ŰłŰlŰăŠă
- pφ tnuŰŰI-ŰŠ LJ I-nuřă I-yŘ LJfI-ěžnužžyŘă
- pφ /řdzŰKždzăŠă I-ăăžŰlI-ŰŠŘ ŰłŰK I-yě LJŠnuYłúŰŠŘ dzăŠă
- cφ 9I-Űlyž I-yŘ 5nuJlyž 9ăŰI-ŰłăKYŠyŰă ! Š DnuždzLJž ŠĚŰřdzřlyž řnuŰŰŠπlyž žnu řnuŰŰŠπŰKnuž řI-ŰłŰlŰăŠă
- tφ {lŘŠŰI-fł ŰI-fř
- yφ hdzŰřžžnu ŠI-Űlyž I-yŘ řnuJlyž řI-ŰłŰlŰăŠă
- çφ hdzŰřžžnu řlŰŠ žnu I-YLJřřlŠř YdzăłŰ LJnužŰlřřř I- LJŠnuYłú žžnuădzŰK I-ŰŰlŰłŰě KI-fă oŠŠyžŰŰI-lyŠř řnužY ŰKŠ
ŰłŰě Y I-yI-ĚŠnu LJdznuădzI-yŰ Űž ŰKI-LJŰŠnu hř I-nuŰłŰř LžăŠŰŰlžyŰhπmłž LJŠnuYłúă žžnu ždzŰřžžnu YdzăłŰ I-yŘ I-yě
nuŠždzřI-Űlžyă LJnužYdzřI-ŰŠŘ oě ŰKŠ ŰłŰě Y I-yI-ĚŠnu I-yŘ žyřřř ŰłŰK ŰKŠ ŰłŰě ŰřŠnuř

млф DŠyŠNl-f hтfλŌŠ ; āš Dn2dzLJφ
 ммф tŠNāzyI-f {ŠNŌλŌŠā ; āš Dn2dzLJ
 мнф wŠŪI-тf {I-tŠā ; āš Dn2dzLJē ō ōlúk RŠāIyI-ŪŠŘ I-NŠI-ā т2N ālRŠŌI-fļ āI-tŠāφ
 моф фSYLJ2Nl-Nē dzāŠāš I-ā LJŠNŸλŪŪŠŘ ōē {SŌŪλ2yocπnпн фSYLJ2Nl-Nē ; āšāφ
 мпф a 2ōλtŠ C22Ř ±ŠyŘ2NŸ ! т22Ř āšNŌλŌŠ 2LJŠNl-I-Ūλ2yŪKI-Ū 2LJŠNl-I-ŪŠā тN2Y I-Y2Ū2NāIŠŘ ŌŠKλŌtŠφ
 мрф !NŪ ōI-ftŠNāŠā
 мсф /2YŸdzyλŪē ŌŠyŪŠNāš y2yLJN2тλŪ
 мтф !ŪKtŠŪλŌ Ōtdzōāš тλŪyŠāā ŌŠyŪŠNāš I-yŘ IyŘ22N āLJ2NŪā тI-ŌλtŪλŠāφ
 мыф Cl-NŸŠNā a I-NŸŠŪ

E. USE LIMITATIONS

мф !ft dzāŠā āKI-ft 2LJŠNl-I-ŪŠ IyI-ŌŌ2NŪŘI-yŌŠ ōlúk ūKŠ y2Iāš āŪI-yŘI-NŪŘā Ō2yŪI-IyŠŘ Iy {SŌŪλ2yocπnпн 2т ūKŠ
 {LJNāyтfλŠtŘ ½2yIy hNŪŘλyI-yŌŠφ
 нф b2 dzāŠ āKI-ft ŠYλŪ I-y2Ř2N ūKI-Ū ŌNŠI-ŪŠā I-yŌzāI-yŌŠ I-ā ŘŠŪŠNŸIyŠŘ ōē {LJNāyтfλŠtŘ /λŪē
 /2ŘŠφ
 оф a 2ōλtŠ т22Ř ŌŠyŘ2Nā YdzāŪ Ō2YLJtē ōlúk I-ft NŠIjdzλNŠYŠyŪā 2т ocπnпнφ ōoŪŌŪHφ !yŘ ocπ
 nпнφ ōnŪš фSYLJ2Nl-Nē ; āšāφ
 I-ф tN2LJ2āŠŘ ŌŠyŘ2N t2ŌI-Ūλ2yā ɣ LJl-NŸλyŪ NŠIjdzλNŠYŠyŪā ōλft ōŠ āK2ŲY2yтλyI-f
 ŘŠŌŠt2LJYŠyŪ LJl-I-yт2N I-LJLJN2ŌI-fφ
 оф 9I-ŌK Y2ōλtŠ т22Ř ŌŠyŘ2N NŠIjdzλNŠā o LJl-NŸλyŪ āLJl-ŌŠā I-yŘ YI-ē y2Ū dzŪλtŪIŠ LJl-NŸλyŪ
 āLJl-ŌŠā NŠIjdzλNŠŘ ōē ŘŠŌŠt2LJYŠyŪ dzāŠāφ
 пф {ŠтfтāŠNŌλŌŠ āŪ2Nl-тŠ тI-ŌλtŪλŠā I-NŠ y2Ū I-ft2ŲŠŘ ŠēŌŠLŪ т2N āŪ2Nl-тŠ тI-ŌλtŪλŠā т2N ŪŠyI-yŪā
 2т YdzтŪλтI-Yтē ōdzтfŘIyŪāφ
 рф !ft I-ŌŪλŪλŠā I-yŘ LJŠNŸλŪŪŠŘ dzāŠā ŠēŌŠLŪ т2N ūKŠ т2ft2ŲIyŪ āKI-ft ōŠ Ō2yŘdzŌŪŠŘ ŠyŪNŠtē
 ōlúkλyI- Ō2YLJtŠŪŠtē ŠyŌt2āŠŘ ōdzтfŘIyŪφ

 I-ф {λŘŠŌI-fļ āI-tŠā
 оф hdzŪŘ22N ŠI-ŪλyŪ I-yŘ ŘNāyIyŪ тI-ŌλtŪλŠā
 Ōф hdzŪŘ22N tIŌŠ 2N I-YLJtфλŠŘ YdzāŪ LJN2ŲŌλŘŠŘ I- LJŠNŸλŪ т2N ādzŌK I-ŌŪλŪē KI-ā ōŠŠy2ōŪI-IyŠŘ
 тN2Y ūKŠ ŌλŪē YI-yI-тŠN LJdzNādzI-yŪ Ū2 ŌKI-LJŪŠN HŠ I-NŪλŌtŠ Lē āSŌŪλ2y нтпмлŠ LJŠNŸλŪā т2N 2dzŪŘ22N
 YdzāŪ I-yŘ I-yē NŠтdzтI-Ūλ2yā LJN2YdzтI-ŪŠŘ ōē ūKŠ ŌλŪē YI-yI-тŠN I-yŘ 2yтλtŠ ōlúk ūKŠ ŌλŪē ŌtŠNŸφ
 Řф {ŪNŠŠŪ ŌŠyŘ2Nā tIŌŠyāŠŘ ōē ūKŠ /λŪē 2т {LJNāyтfλŠtŘ
 Šф Cl-NŸŠNā Y I-NŸŠŪ
 тф a 2ōλtŠ т22Ř ŌŠyŘ2N

F. INTENSITY OF DEVELOPMENT

мф a I-ĒλYdzY NŠāλŘŠyŪI-f ŘŠyāŪē LJŠNŸλŪŪŠŘ Iā hp ŘŌŠftIyŪ dzyλŪā LJŠN I-ŌNŠφ
 нф ! Ū2ŪI-f 2т тŠффп āIjφ тŪφ 2т ŠēāŪλyŪ āLJl-ŌŠ Ū2 ōŠ NŠy2ŲŌI-ŪŠŘ Ū2 y2yтNŠāλŘŠyŪI-f dzāŠā ŘλāŪNāŌdzŪŠŘ
 I-Y2yŪ n ŠēāŪλyŪ ōdzтfŘIyŪā I-yŘ āKI-ft ōŠ I-YI-ĒλYdzY 2т мнŠллл āIjφ тŪφ 2т Ū2ŪI-f y2yтNŠāλŘŠyŪI-f dzāŠφ

G. BULK, AREA AND HEIGHT REQUIREMENTS

мф {ŪNdzŌŪdzNŠā ūKI-Ū I-NŠ t2ŌI-ŪŠŘ ōlúkλyI-cl тŠŠŪ 2т ūKŠ LJN2LJŠNŪēKλλEKŪп2тпŌI-ē tIyŠŠ тN2yŪλyŪ
 I-t2yŪ [2yŠ тλyŠ !ŌŠyŲzŠ āKI-ft KI-ŌŠ I-YI-ĒλYdzY ōdzтfŘIyŪ KŠλEKŪ 2т nп тŠŠŪφ
 нф !ft 2ŪKŠN āŪNdzŌŪdzNŠā āKI-ft KI-ŌŠ I-YI-ĒλYdzY ōdzтfŘIyŪ KŠλEKŪ 2т cl тŠŠŪ I-yŘ āKI-ft NŠYI-yŪ

00 . dʒlɛɾɿɣɜ KʂɿɛKʊY ɕKʂ ʈʂʂNɿʌŌɿ f Rɿʌúɿ-yŌʂ Yʂɿ-ʌdʒNɿʂ ɾNɿZɿ ʊKʂ ɿŌʂNɿɿɜʂ ɜNɿdʒɿɾ ɾʂŌʂɾ ɿ-ú ʊKʂ
 Ōɿ-ʌʂ 2ɾ ʊKʂ ʌúNɿdʒŌúdzNɿʂ ɿJʂNɿɿYʂŌʂNɿ ʊ2 ʊKʂ KɿɛKʂʌú ɿJ2ɿɿɿ 2ɾ ʊKʂ Nɿ22ɾɿʌ ʌdzNɿɿŌʂ ɿɾ ɿ ɾɾɿ-ú
 ʌdzNɿɿŌʂ ʊ2 ʊKʂ RʂŌɿ ɿɿɿ 2ɾ Yɿ-ɿʌɿNɿ Nɿ22ɾʌɿ ɿ-yɾ ʊ2 ʊKʂ Yʂɿ-y KʂɿɛKʊ ɾʂŌʂɾ ŌʂŌʂŌʂ
 ʂɿŌʂʌ ɿ-yɾ NɿRɿʂ ɾ2Nɿ KɿɿJ 2Nɿ ɜɿŌʂ Nɿ22ɾʌ ɿYʂɿ-ʌdʒNɿɿɿ ʊKʂ KʂɿɛKʊ 2ɾ ɿ Ōdzɿɾɿɿɿ ʊKʂ
 ɾ2ɾɾ2Ōɿɿ ʌúNɿdʒŌúdzNɿʂ ʌKɿɿ ɾ Ōʂ ŠŌʂdzRʂRɿ ŌKɿYɿŠɛʌ Ō22ɿɿ ʊ2ŌʂNɿ ʊʂɿŌʂ2YɿdʒɿŌɿ-úɿ2ɿ
 ʊ2ŌʂNɿ 2NɿɿYɿŌʂYɿŌ ʌdzɿJ2ɿɿ-ʌɾ R2Yʂʌ 2Nɿ ʌJɿNɿʂ ʂɿŌɿ-ú2Nɿ Ōdzɿ KʂɿRʌ ɿJʂɿK2dzʌʂ ʊɿ-yɿʌ
 ŌɿŌʂNɿ ʊ2ŌʂNɿ ɿ-yɾ ɿJɿNɿ-ɿJʂŌ ʌɿɿ ɿ2 ʂŌʂŌʂRɿɿ ɾ2dzNɿ ɾʂŌ ɿY KʂɿɛKʊ

t2dzNLJ2āŠY ɕKŠ LJN2LJ2āŠR ŠŠŠf2LJYŠyū āKl-ft ōŠ 2T ādzŌK ŠŠāLJy ūKl-ŭ ū āŠ ff LJN2Y2ŭŠ l-ŌKāŠŌŠYŠyū 2T ūKŠ āŭ l-ŭŠR LJdzNLJ2āŠā 2T ūKŠ {LJN2Y3fāŠfR /2Y LJN2KŠYāLŌŠ tfl-yŏ ɕKŠ ŠŠŠf2LJYŠyū āŠ ff ŠTfāŌŠyūte dzŭāLŌŠ ūKŠ l-Ōl-ŭl-ftŠ fl-yŔŠ l-yŔ āŠ ff LJN2ŭŠŌŭ l-yŔ LJN2ŠāŠŭŌŠ ōKŠŭŠ TŠl-āLŌfŠ: ūKŠ yL-ŭdzNL-ft Šl-ŭdzNLŠā 2T ūKŠ fl-yŔ ādzŌK l-ā ūNŠŠāz āŭŭŠl-Yā l-yŔ ŭ2LJ2EJNl-LJkĀŌ TŠl-ŭdzNLŠāŏ ɕKŠ ŠŠŠf2LJYŠyū āKl-ft LJN2ŌLāRŠ t2NL Kl-lN2Y2y12dzā l-yŔ Ō2KŠŭŠyū āLŭŠ l-yŔ ōdzlftŔāy3 ŠŠāLJy ūKl-ŭ ņŭŠl-ŭŠā l-āŠVāŠ 2T Ljfl-ŌŠŏ

Multi-family and attached single-family design guidelines. These guidelines for multi-family and attached single-family developments are intended to ensure that new development and redevelopment is designed to enhance the overall community. Thus, designs should create a comfortable walking environment, provide for good circulation system and respect the natural environment.

I-ϕ ϕKŠ ŖŠŌŠf2LJYŠyú áKl-ft f2ft2θ úKš wSŌlāŠŘ a dzfúλπC-l-Yłfē 5SŌŠf2LJYŠyú [20l'úi2y l-yŘ
5Šāl3yDdzĤRŠtlyŠā I-LJLJWZŌŠŘ ōē úKš / λúē 2f {LJWŁYƳfŠfŠř tfl-yylYƳ l-yŘ ½2ylyƳ / 2YYłāā2y
l-yŘ / λúē / 2dzvŌłf l-ā ŘŠāŌNŁōŠŘ ōŠf2θϕ

MÚ t N20RŠ LŠRŠāūN1-y I-YŠyāúSā ādzŌK I-ā LŠRŠāūN1-y āŌI-tŠ tĀKŪlYy I-yŕ yzytN1AKŪm2Tt.Ō I-ē
 āūNŠSŪ FdzN1yāúdzNŠ ū2 ŠyKI-yŌŠ ūKŠ LŠRŠāūN1-y ŠyŌN1zyYŠyŌ [lĀKŪlYy ā2dzNŌŠā 2N1
 fdzYlYl-N1Sā ūKI-I Ŕ2 yzŭ KI-ŌŠ I- Ōdzŭ2Tt I-yŕ I-NŠ dzāŠŔ lY lJl-N1lYy t2ūā I-yŕ LŠRŠāūN1-y
 ōI-ēā āKI-ft yzŭ ŠĒŌŠŠŔ I- YI-ĒlYdzY 2T mp TŠŠŪ lY KŠlĀKŪŌ [lĀKŪlYy ā2dzNŌŠā 2N1
 fdzYlYl-N1Sā ūKI-I Ŕ2 KI-ŌŠ I- Ōdzŭ2Tt āKI-ft yzŭ ŠĒŌŠŠŔ I- YI-ĒlYdzY on TŠŠŪ lY KŠlĀKŪŌ
 t I-N1lYy t2ŭ tĀKŪlYy I-yŕ LŠRŠāūN1-y tĀKŪlYy āK2dzŔŕ ōŠ I-LJLJN2LJN1-lŪŠ ū2 ŌNŠI-lŪŠ
 I-ŔŠlJdzI-lŪŠ ŌlāŌtŌlŭē I-lŪ yĀKŪ I-yŕ ŠŌŠyŕē ŔlāūN1ŌdzŭŠŔ ū2 lYŌNŠI-lŪŠ āŠŌdzN1ŭēŌ {ŭNŠSŪ
 FdzN1yāúdzNŠ YI-ē lYŌt2ŕŠ Ōdzŭ lā yzŭ tYlYŪŠŔ ū2 ōŠyŌKŠat āKŠtŭŠN1at I-yŕ ŔŠŌ2N1-lŪŌŠ ŭN1-āk
 ōlYāŌ ĆKŠNŠ āKI-ft ōŠ 2yŠ ōmŭ āūNŠSŪKlJl-N1l ōŠyŌK LJN20RŠŔŠ ōlŪKlY ŠI-ŌK YdzŭlĀT I-Ylĕē
 ŔŠŌŠf2LJYŠyŭŠ ūKŠNŠI-lŪŠN1 2yŠ ōmŭ lJl-N1l kāūNŠSŪ ōŠyŌK f2N1 ŠŌŠN1ē pl ŔŌŠfŕlYy dzyŭāŌ

NUŠÖŠäáŠäö ! NUŠÖÖdzfI-úá2yYŠI-yä I-ŘäFFŠNUŠyÖŠ ly'úKŠ ÖŠNUŠÖI-f LJfI-yŠ 2T úKŠ ödzäRly3 2T I-ú
tŠI-äú my lyÖKŠä 2NU Y2NUŠö

ou . dzäRly3ä I-Ř2I-ÖŠyú ú2 úKŠ äúNUŠŠú öäff öŠ äáúdzI-úŠR 2y'úKŠ äáúŠ ú2 LJNU2ÖLRŠ LJŠRŠäúNUAI-y
I-ÖÖŠäá ú2 úKŠ äúNUŠŠúö ! ŘRäúá2yI-f ly'úŠNUA2NU t2ú ödzäRly3ä YI-è öŠ 2NUŠyúŠR ú2öI-NUŘ
LJI-NUly3 t2úä 2NU LJdzöÖÖÖ2Yy2y 2LJŠy äLJI-ÖŠö . dzäRly3ä I-Ř2I-ÖŠyú ú2 úKŠ äúNUŠŠú äKI-ft
y2ú KI-ÖŠ LJI-NUly3 t2úä t2öI-úŠR öŠúöŠŠy'úKŠ ödzäRly3 I-yR'úKŠ äúNUŠŠúö / 2NUyŠNU t2úä YI-è
KI-ÖŠ LJI-NUly3 2y'2yŠ äúNUŠŠú F I-ÖŠö ly'úŠNUA2NU I-NUŠI-ä 2T LJI-NUly3 I-yR' ÖŠKäÖdzfI-NU dzäŠ I-NUŠI-ä
äKI-ft Ö2yúI-ly LJfI-yúly3 ääfl-yRä ŠÖŠNUè nI Ö2yúI-ädz2dzä LJI-NUly3 äLJI-ÖŠä öKŠúKŠNU Ř2dzöfŠ
äúI-ŠR 2NU lyŠI-NUö öKŠ ääIŠ 2T úKŠ LJfI-yúly3 ääfl-yR äKI-ft öŠ úKŠ ŠIjdzäÖI-fŠyú I-NUŠI- 2T 2yŠ
LJI-NUly3 äLJI-ÖŠö öKä äKI-ft öŠ dzäŠR ú2öI-NUŘ äI-úäTäly3 úKŠ pᵇ ly'úŠNUA2NU fl-yRäÖI-LJly3
NUŠIjdzäNUŠYŠyúäö

nu ! Ö2LR öfI-yI öI-ftä I-f2y3 LJŠRŠäúNUAI-y ÖNUÖdzfI-úá2y I-NUŠI-äö CI-ÖI-ŘŠä úKI-ú F I-ÖŠ äúNUŠŠúä 2NU
Ö2yYŠÖúly3 LJŠRŠäúNUAI-y FNU2yúI-3Š úKI-ú I-NUŠ 3NUŠI-úŠNU úKI-y nP tŠŠú ly tŠy3öK äKI-ft öŠ
ädzöRäÖLRŠR I-yR LJNU2LJ2NUúá2yŠR dzäly3 I-ú tŠI-äú 2yŠ 2NU Y2NUŠ 2T úKŠ t2ff2öly3 tŠI-údzNUŠäT
ölyR2öäš ŠyúNUI-yÖŠäš I-NUÖI-ŘŠäš I-NUö2NUäš I-öyly3ä ö2ÖŠNU ölyR2öä 2NU Ř22NUäúš ŘäúNUAödzúŠR
I-f2y3 úKŠ FI-öI-ŘŠ I-ú tŠI-äú 2yÖŠ ŠÖŠNUè nP tŠŠúö

tNU2ÖLRŠ I- D22R / NUÖdzfI-úá2y {ëäúŠY

mu tNU2ÖLRŠ Ö2yYŠÖúly3 öë lyÖfdzRly3 ŘANUŠÖú ÖŠKäÖdzfI-NU 2NU I-ÖÖŠäá ŠI-äŠYŠyúäš LJŠRŠäúNUAI-y
I-yR öIöëöfŠ Ö2yYŠÖúly3 öŠúöŠŠy I-ödzúly3 2NU I-Ř2I-ÖŠyú ŘŠÖŠf2LJYŠyúäš lyÖfdzRly3
NUŠI-äF öŠyúŠNUä I-yR ödzä äú2LJäš öKŠNUŠÖŠNU LJ2ääIöfŠö

Hú . dzäRly3ä äKI-ft Ö2yYŠÖú ödzäRly3 ŠyúNUI-yÖŠä ú2 2yŠ I-y2úKŠNU I-yR' ú2 äLRŠöI-fIä 2y
I-Ř2I-ÖŠyú LJdzöÖÖ I-yRk2NU LJNUAÖI-úŠ äúNUŠŠúä öAI- I- YlyYdzY t2dzNU önu t22ú öLRŠ äLRŠöI-fI
äŠLJI-NUI-úŠR FNU2Y ÖŠKäÖdzfI-NU úNUI-FFäÖ öë I- t2dzNU t22ú öLRŠ LJfI-yúly3 äúNUAJ öúKŠ n t22ú
LJfI-yúly3 äúNUAJ Ř2Šä y2ú I-LJLJfë ú2 LJI-NUly3 t2úä öKŠNUŠ úKŠ äLRŠöI-fIä ä lyúŠyRŠR ú2
LJNU2ÖLRŠ I-ÖÖŠäá ú2 úKŠ LJI-NUly3 t2úö t2dzöÖ äLRŠöI-fIä YI-è öŠ Ö2yYŠRŠNUŠR LJI-NUú 2T úKŠ
öI-fIä öI-è äëäúŠY äF úKŠ LJNU2ÖLRŠ Ö2yYŠy'úKŠ Y2ÖŠYŠyú öŠúöŠŠy'äúNUdzöúdzNUŠäö CŠyÖŠäš
fl-yRäÖI-LJly3 I-yR' 2úKŠNU äáúŠ äY LJNU2ÖŠYŠyúä äKI-ft öŠ t2öI-úŠR ä2 I-ä y2ú ú2 äY LJŠRŠ äI-TŠ
I-yR' Ö2yYŠy'úKŠ LJŠRŠäúNUAI-y ÖNUÖdzfI-úá2y hy'äáúŠ äLRŠöI-fIä äKI-ft öŠ ŘŠäIyYŠR' ú2
Ö2yYŠÖú ú2 2TFFäáúŠ äLRŠöI-fIä 2y I-Ř2äly3 LJNU2LJŠNUAŠä I-yR' LJdzöÖÖ I-yRk2NU LJNUAÖI-úŠ
äúNUŠŠúä {LRŠöI-fIä äKI-ft Ö2yYŠÖú LJI-NUly3 I-NUŠI-ä 2NU LJI-NUly3 äúNUdzöúdzNUŠä úKI-ú äŠNUÖŠ úKŠ
LJNUyÖLJI-f YdzúäF I-YäFë ödzäRly3T Ö2Yydzlyúë I-YŠy'äúäš ädzÖK I-ä äöYyYly3 LJ22fäš
Ö2Yydzlyúë öŠyúŠNUäš 2úKŠNU NUŠÖNUŠI-úá2yI-f FI-ÖäFäúäš 2NU Ö2Yy2y2LJŠy'äLJI-ÖŠö

ou tNU2ÖLRŠ äKI-NUŠR ŘNUAÖŠöI-ëäš ÖNU2äá I-ÖÖŠäá ŘNUAÖŠöI-ëä I-yRk2NU 2úKŠNU t2NUYä 2T
Ö2yYŠÖúly3 I-yR äŠÖ2yR' I-NUè I-ÖÖŠäá ú2 ŠEäúly3 2NU FdzúdzNUŠ I-Ř2I-ÖŠyú ŘŠÖŠf2LJYŠyúäö

wŠäLJŠÖú úKŠ bI-údzNUI-f 9yÖNU2yYŠyú

mu öKŠ ŘŠÖŠf2LJYŠyú äKI-ft lyÖfdzRŠ I-ú tŠI-äú mᵇ 2T úKŠ ú2úI-f äáúŠ 2NU LJNUŠYäŠ I-ä I- dzäI-öfŠ
NUŠÖNUŠI-úá2yI-f I-NUŠI- I-yRk2NU FI-ÖäFäúë ! äI-öfŠ NUŠÖNUŠI-úá2yI-f I-NUŠI-ktFI-ÖäFäúë ää ŘŠälyŠR I-ä I-y
2LJŠy'NUŠÖNUŠI-úá2yI-f I-NUŠI- 2NU NUŠÖNUŠI-úá2yI-f FI-ÖäFäúë öKäÖK I-NUŠ ŘŠäIyYŠR I-yR' lyúŠyRŠR ú2
öŠ dzäŠR t2NU 2dzúŘ22NU fäöly3 I-yRk2NU NUŠÖNUŠI-úá2yI-f I-yRk2NU I-YŠy'äúë ! äI-öfŠ 2LJŠy'
NUŠÖNUŠI-úá2yI-f I-NUŠI-ä äKI-ft y2ú lyÖfdzRŠ fl-yR' 2ÖödzLJŠR öë ödzäRly3äš äúNUdzöúdzNUŠäš äúNUŠŠúäš

ālRŠθl-f-l-āz RŋuθŠθl-ēāz 2N LJl-Nl-l-y- I-NŠl-ā ōdzú Yl-ē lyŌfdzRŠ 2dzúR22N NŠŌNŠl-úλ2yl-f
 Fl-Ōlθlúāšā ādzŌK l-ā θl-f-l-ēā dzāŠR āzŌfē t2N NŠŌNŠl-úλ2yl-f LJdzNlJ2āšāKŌ2yyŠŌúλ2yāz
 āθlYyl-y LJ22fāz āLJ2Núā Ō2dzNúāz ŌfdzŌK2dzāšl Ō2Yydyl-ē ŌšyŷNŠ SĖSŊŌlāš N22Y 2N
 zúKŠN l-YŠyl-úāšā l-ā RŠfl-yŠR ly-úKšāš 3dzlRŠfl-yšā φKŠ mṗz dzāl-ōfš NŠŌNŠl-úλ2yl-f l-NŠl- 2N
 Fl-Ōlθlúē R2šā y2ú NŠRdzŌš úKŠ NŠlJdzNŠR Hfz 2LJŠy āLJl-Ōš !ff Ō2Yy2y 2LJŠy
 NŠŌNŠl-úλ2yl-f l-NŠl-ā 2y úKŠ ālúšl lyŌfdzRl-y NŠŌNŠl-úλ2yl-f Fl-Ōlθlúāšāz āKl-ft ōš NŠl-Rl-ē
 l-Ōššāāōfš ū2 l-ft 2ŌŌdzLJl-yūā l-yR āK2dzfRš θKŠNŠŌšN LJ2āāōfš ōš LJēāāŌl-ftē Ō2yyŠŌúšR
 ū2 zúKŠN Ō2Yy2y 2LJŠy āLJl-Ōš l-NŠl-ā 2y l-yR 2ff úKŠ ālúš DŠyŠNl-ftēz dzāl-ōfš 2LJŠy
 NŠŌNŠl-úλ2yl-f l-NŠl-ā āK2dzfR Kl-Ōš l-Yl-ydY Rl-yŠyāλ2y 2ff úKlNúē ōoŋl fŠšú ly l-yē
 Rl-NŠŌúλ2y l-yR Yl-ydY l-NŠl- 2ff ylyš KdzyRl-NŠR ōφŋlú āljdzl-NŠ fŠšú K2θŠŌšN lú ā
 NŠŌ23yl-lšR úKl-ú 2LJŠyNŠŌNŠl-úλ2yl-f l-NŠl-ā Ōl-yōš 2ff l-āYl-ftšN Yl-ydY Rl-yŠyāλ2y2N
 l-NŠl- LJN2θlRŠR lú Yššúā úKŠ RŠfl-yūλ2y !y ŠĖŌšLJúλ2y ū2 úKŠ Yl-ydY mṗz
 NŠŌNŠl-úλ2yl-f āLJl-Ōš šāúl-ōflāKŠR ōē úKŠ wšŌlāšR a dzfŷlπCl-Yl-ē 5šāλyDdzlRŠfl-yšā āKl-ft
 ōš 3lŌšy ū2 Yl-yλl-lš úKŠ l-Y2dzyl 2ff 3Nl-Rl-y ūKl-ú θ2dzfR ōš NŠlJdzNŠR ū2 l-ŌKlšŌš úKŠ
 Yl-ydY NŠŌNŠl-úλ2yl-f āLJl-Ōš Yl-yūl-l-yly ūKŠ lyŷy 2ff úKŠ Dl-ft2θl-ē bšāKō2NlK22R
 3dzlRŠfl-yšā 2ff Yl-yλl-l-yly NŠŷl-l-yly θl-ftā l-yR 3Nl-Rl-y

λφ !yŠĖŌšLJúλ2y ū2 úKŠ Yl-ydY mṗz NŠŌNŠl-úλ2yl-f āLJl-Ōš šāúl-ōflāKŠR ōē úKŠ
 wšŌlāšR a dzfŷlπCl-Yl-ē 5šāλyDdzlRŠfl-yšā āKl-ft ōš 3lŌšy ū2 Yl-yλl-lš úKŠ l-Y2dzyl
 2ff 3Nl-Rl-y ūKl-ú θ2dzfR ōš NŠlJdzNŠR ū2 l-ŌKlšŌš úKŠ Yl-ydY NŠŌNŠl-úλ2yl-f āLJl-Ōš
 Yl-yūl-l-yly ūKŠ lyŷy 2ff úKŠ Dl-ft2θl-ē bšāKō2NlK22R 3dzlRŠfl-yšā 2ff Yl-yλl-l-yly
 NŠŷl-l-yly θl-ftā l-yR 3Nl-Rl-y

- Hú lyŌ2NlJ2Nl-úš 2yš fdyŷŌúλ2yl-f l-YŠyl-ē !ff2θl-ōfš NŠŌNŠl-úλ2yl-f l-YŠyl-úāšāy
 l-φ {θlYyl-y LJ22ff
 ōφ wšāRŠy ŌfdzŌK2dzāš
 Ōφ hyš ū2ú f2ú θlúK l-Yl-ydY āl-lš 2ff ylyš KdzyRl-NŠR āljdzl-NŠ fŠšú ōφŋlú LJšN ū2ú
 f2ú l-NŠl-T
 Rφ . l-ālšúōl-ftē Ō2ffšēōl-ftē ūšyā Ō2dzNúš Kl-yRōl-ft Ō2dzNúš 2N zúKŠN āLJ2Núā Ō2dzNúš
 Šφ hyš ōmú LJlŌyŷl Ōl-NŠl-š θlúK l-Yl-ydY āl-lš 2ff ylyšKdzyRl-NŠR āljdzl-NŠ fŠšú ōφŋlú
 LJšN l-NŠl-š l-yR lyŷfRl-y l-Yl-ydY 2ff 2yš ōmú LJlŌyŷl ūl-ōfš l-yR 2yš ōmú
 ōl-ŌšlJdzš 3Nl-ftKlJāš LJšN LJlŌyŷl l-NŠl-T
 fφ /2Yydyl-ē ŌšyŷN ōYššúly N22Y l-āāšyōfē Kl-ftē šúŌŷ
 3φ 9ĖšNŌlāš N22Y l-yRk2N NŠŌNŠl-úλ2y ōdzlRl-y

oú ! ūNšš ālē lyŌKšā 2N 3NŠl-úšN lyRl-YššúN YŠl-ādzNŠR π mkH fŠšú l-ō2Ōš 3N2dzyl Ydzāú
 ōš LJNšāšNŌšR 2N NŠLJfl-ŌšR θlúK l- ūNšš 2ff l-ú fšl-āú ūθ2 lyŌKšā ōhú lyRl-YššúN τ f2N l-
 Yl-ēl-ydY ū2úl-ft 2ff τ ūNššā LJšN l-ŌNš φNššā Yššúly ūKŠ fl-yRāŌl-LJš NŠlJdzNŠyŠyūā ly
 úKŠ l2yl-y 2Nl-yŷl-yŷ Yl-ē ōš Ō2dzylšR ū2θ l-NŠR ūKlā NŠlJdzNŠyŠyūā l-f ūKlā ā y2ú
 LJ2āāōfš úKšy ūKš ū2úl-ft Rl-YššúN 2ff ūNššā l-ú ūKš ūl-yš ūKšē l-NŠ f2āú āKl-ft ōš NŠLJfl-ŌšR
 θlúK l-yšlJdzl-ft Rl-YššúN l-Y2dzyl 2ff ūNššā θlúK y2 fšā ūKl-y H lyRl-YššúN
 ūKlN2dz3K2dzú ūKš LJN2ššŌ Ōl-NŠl-φ

Hφ Dl-ft2θl-ē ±lffl-ēš bšāKō2NlK22R 5šŌšf2LJYšy DdzlRŠfl-yšā

l-φ [l-yly āl-yfl-ēš ūēLJšāz lffdzYl-l-úλ2y LJl-ŌšYšy ūl-yR ydzYōšN

óμú 5ŚúÍ-ŎKŚŘ āĹyā óY2yǫYŚyú āĹyāú āKÍ-ft ōŚ LJŚWYłúúŚŘ Í-ú ŚÍ-ŎK LJdzŏłŏ áúNŚŚú ŚyúNÍ-yŎŚ
2N LJdzŏłŏ áúNŚŚú FN2yúÍ-ĚŚ

- ω hyŚ ŘŚúÍ-ŎKŚŘ āĹyā āKÍ-ft ōŚ LJŚWYłúúŚŘ LJŚN LJdzŏłŏ áúNŚŚú Í-ŎŎŚāā ϕKŚ
ādzNŦÍ-ŎŚ Í-NŚÍ- 2Ŧ ŚÍ-ŎK āKÍ-ft y2ú ŚĚŎŚŚŘ yN āljdzÍ-NŚ ŦŚŚú
- ω ! YłYłYǫY āŚúŏÍ-ŎĹ 2Ŧ n ŦŚŚú FN2Y Í-ŘŦÍ-ŎŚyú LJN2LJŚNŭē ŧyŚ āKÍ-ft ōŚ
YÍ-lyúÍ-lyŚŘ Ŧ2N ŘŚúÍ-ŎKŚŘ āĹyā

óμú ! úúÍ-ŎKŚŘ āĹyā āKÍ-ft ōŚ LJŚWYłúúŚŘ 2yŏdzłŦŘlyǫ ŦÍ-ŧÍ-ŘŚ 2N ŚŦŚYŚyúā ōłúKlyŦŦKŚ
LJN2LJŚNŭē

- ω a Í-ĚłYǫY Í-úúÍ-ŎKŚŘ āĹyā ú2úÍ-ft ŚŦŚŎúłŎŚ Í-NŚÍ- āKÍ-ft y2ú ŚĚŎŚŚŘ 2yŚ
āljdzÍ-NŚ Ŧ22ú Ŧ2N ŚÍ-ŎK ŧlyŚÍ-ft Ŧ22úÍ-ĚŚ 2Ŧ ŚÍ-ŎK ŏdzłŦŘlyǫ ōÍ-ft KÍ-Ŏlyǫ
FN2yúÍ-ĚŚ 2yÍ- LJdzŏłŏ 2N LJNłŎÍ-úŚ áúNŚŚú y2ú ú2 ŚĚŎŚŚŘ yN āljdzÍ-NŚ ŦŚŚú
- ω 9ĚŎŚLJúú2yāY 9Ěłāúlyǫ ŏdzłŦŘlyǫā Í-úúÍ-ŎKŚŘ āĹyā ú2úÍ-ft ŚŦŚŎúłŎŚ Í-NŚÍ- āKÍ-ft
y2ú ŚĚŎŚŚŘ úŏ2 āljdzÍ-NŚ ŦŚŚú Ŧ2N ŚÍ-ŎK ŧlyŚÍ-ft Ŧ22úÍ-ĚŚ 2Ŧ ŚÍ-ŎK ŏdzłŦŘlyǫ
ōÍ-ft KÍ-Ŏlyǫ FN2yúÍ-ĚŚ 2yÍ- LJdzŏłŏ 2N LJNłŎÍ-úŚ áúNŚŚú 2N mcl āljdzÍ-NŚ ŦŚŚú
ōKłŎKŚŎŚN łā ŦŚāā a Í-ĚłYǫY Í-úúÍ-ŎKŚŘ āĹyā ú2úÍ-ft ŚŦŚŎúłŎŚ Í-NŚÍ- āKÍ-ft y2ú
Í-LJłŦē ú2 Í-NŭłāúłŎ YdzNÍ-Ŧā

óou 5ŚāĹyŦ {Ĺyā āKÍ-ft ōŚ ŘŚāĹyŚŘ ú2 ōŚ Ŏ2YłJÍ-úłŏŦŚ ōłúK úKŚ ŎKÍ-NÍ-ŎŎŚN 2Ŧ úKŚ ŏdzłŦŘlyǫ
YÍ-úŚNłÍ-Ŧā Í-yŦ ŦÍ-yŦāŏÍ-LJlyǫ ú2 LJN2Y2úŚ úKŚ 2ŎŚNÍ-ft Í-ŚāúKŚúłŏ 2Ŧ úKŚ ŘŚŎŚŦ2LJYŚyú
ónú 5ĹāúÍ-ft āĹyÍ-ĚŚ łā LJN2KłŏłúŚŘ

ōŦ DŦÍ-Ĺyǫ NÍ-úł2ā

óμú DŦÍ-Ĺyǫ 2yŦŦKŚ ŚĚúŚNł2N 2Ŧ ŏdzłŦŘlyǫ ŦÍ-ŎÍ-ŘŚā āKÍ-ft y2ú YÍ-ĹŚ dzLJ Y2NŚ úKÍ-yNłŦ 2Ŧ úKŚ
3N2āā Í-NŚÍ- 2Ŧ ŚÍ-ŎK ŏdzłŦŘlyǫ ŚŦŚŎÍ-úł2y

- ω 9ĚŎŚLJúú2yāY 9Ěłāúlyǫ ŏdzłŦŘlyǫā Í-yŦ Í-yē Í-ŘŘłúú2yā 2N NŚy2ŎÍ-úł2yā ú2 úKŚ
ŚĚúŚNł2N 2Ŧ ŚĚłāúlyǫ ŏdzłŦŘlyǫā 2yāłúŚ āKÍ-ft ōŚ ŚĚŚYłJŦ FN2Y YÍ-ĚłYǫY
3ŦÍ-Ĺyǫ NÍ-úł2 2Ŧ nłŦ 9Ěłāúlyǫ ŏdzłŦŘlyǫā āKÍ-ft YÍ-lyúÍ-lyŦŦKŚ ŎdzNŦŚyú
3ŦÍ-Ĺyǫ NÍ-úł2ā Í-yŦ YŚŚú úKŚ {ŚŎNŚúÍ-Nē 2Ŧ LyúŚNł2N áúÍ-yŦÍ-NŦā Í-ā
ŘŚúŚWlyŚŘ ŏē úKŚ ! ŘYłyāúNÍ-úłŎŚ wŚŎłŚŎ /2Y YłúúŚŚ

ŎŦ [2ŎÍ-úł2y2Ŧ t Í-NŦlyǫ [2úā

óμú t Í-NŦlyǫ Ŧ2úā āKÍ-ft ōŚ Ŧ2ŎÍ-úŚŘ ōŚKlyŦ ŏdzłŦŘlyǫā 2N ōłúK ŘNłŎŚ Í-ŎŎŚāā 2NłŚyúŚŘ
LJŚNłJŚyŦłŏdzłÍ-N FN2Y [2yŚ ŧlyŚ !ŎŚ ū2 ŧlyłú ōłādzÍ-ft łYłJÍ-Ŏŭ ū2 LJdzŏłŏ āLJÍ-ŎŚā

Í-Ŧ t Í-NŦlyǫ Ŧ2úā ŦÍ-ē2dzú ú2 ōŚ ŘŚŎŚŦ2LJŚŘ łyÍ-ŎŎ2NŦÍ-yŎŚ ú2 9ĚKłŏłú n c tNŚŧlyŦÍ-Nē
łúŚ [Í-ē2dzú

ŘŦ [łYłú ŚĚŎŚāāłŎŚ 3NÍ-Řlyǫ 2N N2ŎĹ ŏŦÍ-āúlyǫ

óμú [łYłúlyǫ ŚĚŎŚāāłŎŚ 3NÍ-Řlyǫ 2N N2ŎĹ ŏŦÍ-āúlyǫ úKł2dz3K ŎNŚÍ-úłŎŚ ŘŚāĹyā 2Ŧdzúł2yā ādzŎK
Í-ā ŚāúÍ-ŏłāKlyǫ úKŚ ŦlyłāK Ŧ22N ŚŦŚŎÍ-úł2yā Ŧ2ŎÍ-úlyǫ ŏdzłŦŘlyǫ ŚyúNēKÍ-ŎŎŚāā LJ2lyúāz
ŦÍ-ē2dzú 2Ŧ LJÍ-NŦlyǫ Ŧ2úā Í-yŦ 2úKŚN ŘŚāĹy ŚŦŚYŚyúā āKÍ-ft ōŚ ŚĚłŦ2NŚŘ

Ř̊ ϣKŚ {SŌNUŮI-NUē 2Ʀ ŮKŚ LyŮŠNUzNUā {ŮI-yŔI-NUŘā Ʀ2NU wŠKI-ŌIŮŮI-ŮIzY āKI-ft ōŚ Ʀ2Ʀ2ŮŠŔ ŮKŚy
 NUŠyZŮI-ŮIyŠ ŠĚIāŮIyŠ āŮNUdzŮŮdzNUŠā I-ā ŘŠāŌNUŌŠŔ I-ŮZŮŚ I-yŔ IŔŠyŮIŦŦŠŔ 2Y ŮKŚ āIŮŚ LJŦI-yŮ ϣKŚ
 !ŔYŦyIāŮNUI-ŮIŮŚ wŠŮIŠŮ /2YŦyŮŮŮŚ ō!w/Ů āKI-ft NUŠŮIŠŮ I-ft ŠĚŮŠNUzNU ŌKI-yŠŠā Ů2 ŮKŚ ŠĚIāŮIyŠ
 āŮNUdzŮŮdzNUŠā ŘŠāIyŦI-ŮŠŔ Ʀ2NU LJNUŠāŠNUŮI-ŮIzYŮ LyŮŠNUzNU NUŠyZŮI-ŮIzYā 2NU LJŠNUYŮŮā Ř2 yZŮ NUŠIjdzANŮŠ
 I-y !w/ NUŠŮIŠŮ ϣKŚy Ů2yāIŔŠNUyŠ ŮKŚŮKŠNU 2NU yZŮ Ů2 IāādzŚ I- LJŠNUYŮŮ I-y ŠĚŮŠNUzNU
 ŌKI-yŠŠŮāŮ !w/ āKI-ft ōŚ ƦdzIŔŠŔ ōē ŮKŚ {ŮI-yŔI-NUŘā I-ā ŦIāŮŠŔ ōŚƦ2Ů I-yŔ YI-ē Ů2yādzŮŮ ŮIŮK
 ŮKŚ [I-yŔYI-NU]ā .2I-NUŘ 2NU 2ŮKŠNU LJŠNUzYā IyZŮŦŠŔŠI-ŮŦŠ Iy KIāŮ2NUŌ LJNUŠāŠNUŮI-ŮIzY I-yŔ
 NUŠKI-ŌIŮŮI-ŮIzYŮ

ŮNU ! LJNU2LJŠNUŮē āKI-ft ōŚ dzāŠŔ Ʀ2NU IŮā KIāŮ2NUŌ LJdzNLJzāŚ 2NU ōŚ LJŦI-ŮŠŔ Iy I- yŠŮ dzāŚ ŮKI-Ů
 NUŠIjdzANŮŠā YŦyŦYI-ft ŌKI-yŠŠ Ů2 ŮKŚ ŘŠŦyŦyŮ ŌKI-NUI-ŮŮŠNUāŮIŮā 2Ʀ ŮKŚ ōdzIŦŔIyŠ I-yŔ IŮā āIŮŚ
 I-yŔ ŠyŮANU2YŦyŮŮ

ŮHU ϣKŚ KIāŮ2NUŌ ŌKI-NUI-ŮŮŠNU 2Ʀ I- LJNU2LJŠNUŮē āKI-ft ōŚ NUŠŮI-yŦyŮ I-yŔ LJNUŠāŠNUŮŠŔ ϣKŚ NUŠYZŮI-ft
 2Ʀ KIāŮ2NUŌ YI-ŮŠNUI-ftā 2NU I-ŦŮŠNUI-ŮIzY 2Ʀ ƦŠI-ŮdzNUŠā I-yŔ āLJI-ŮŠā ŮKI-Ů ŌKI-NUI-ŮŮŠNUIŦŠ I-
 LJNU2LJŠNUŮē āKI-ft ōŚ I-ŮZIŔŠŔŮ

ŮOU 9I-ŮK LJNU2LJŠNUŮē āKI-ft ōŚ NUŠŮ2yŦIŦŠŔ I-ā I- LJKēāŮI-ft NUŠŮ2NUŘ 2Ʀ IŮā ŮIYŠŠ LJŦI-ŮŠŠ I-yŔ dzāŚ
 /KI-yŠŠā ŮKI-Ů ŮNUŠI-ŮŠ I- ƦI-ftāŠ āŠyāŚ 2Ʀ KIāŮ2NUŌI-ft ŘŠŮŠƦ2LJYŠyŮ ādzŮK I-ā I-ŘŔIyŠ
 Ů2yŮŠŮŮdzNUI-ft ƦŠI-ŮdzNUŠā 2NU I-NUŮKIŮŮŠŮŮdzNUI-ft ŠŦSYŠyŮā ƦNU2Y 2ŮKŠNU ōdzIŦŔIyŠāŠ āKI-ft yZŮ ōŚ
 dzYŔŠNUŮI-ŦyŮŮ

ŮNU a2āŮ LJNU2LJŠNUŮIŠā ŌKI-yŠŠ 2ŮŠNU ŮIYŠŦ ŮK2āŚ ŌKI-yŠŠā ŮKI-Ů KI-ŮŠ I-ŮIjdzANŮŠŔ KIāŮ2NUŌ
 āIyŦŦIŮI-yŮŠ Iy ŮKŠNU 2ŮyŮNUzKŮ āKI-ft ōŚ NUŠŮI-yŦyŮ I-yŔ LJNUŠāŠNUŮŠŔŮ

ŮPU 5IāŮIyŮŮŮŮŠ ƦŠI-ŮdzNUŠāŠ ƦyŦāKŠāz I-yŔ Ů2yāŮNUdzŮŮIzY ŮŠŮKyŦIjdzŠā 2NU ŠĚI-YLŦŠā 2Ʀ
 ŮNUI-ŦŮāYI-yāKALJ ŮKI-Ů ŌKI-NUI-ŮŮŠNUIŦŠ I- LJNU2LJŠNUŮē āKI-ft ōŚ LJNUŠāŠNUŮŠŔŮ

ŮCU 5ŠŮŠNUzNUI-ŮŠŔ KIāŮ2NUŌ ƦŠI-ŮdzNUŠā āKI-ft ōŚ NUŠLJI-ANUŠŔ NUI-ŮKŠNU ŮKI-yŮ NUŠLJŦI-ŮŠŔŮ ϣKŚNUŠ ŮKŚ
 āŠŮŠNUŮē 2Ʀ ŘŠŮŠNUzNUI-ŮIzYŮ NUŠIjdzANŮŠā NUŠLJŦI-ŮŠYŠyŮ 2Ʀ I- ŘIāŮIyŮŮŮŮŠ ƦŠI-ŮdzNUŠ ŮKŚ yŠŮ
 ƦŠI-ŮdzNUŠ āKI-ft YI-ŮŮK ŮKŚ 2ŦŔ IyŔŠāIyŮŮ Ů2ŦIŦNUŠ ŮŠĚŮdzNUŠ I-yŔ 2ŮKŠNU ŮIādzI-ft IjdzI-ŦIŮIŠā I-yŔz
 ŮKŚNUŠ LJ2āāŮŦŠ YI-ŮŠNUI-ftā wŠLJŦI-ŮŠYŠyŮ 2Ʀ YāāIyŠ ƦŠI-ŮdzNUŠā āKI-ft ōŚ ādzŮāŮI-yŮŮI-ŮŠŔ
 ōē Ř2ŮdzYŠyŮI-NUē LJKēāŮI-ft 2NU LJŮŮ2NUI-ft ŠŮIŔŠyŮŮŮ

ŮTU /KŚYŮŮI-ft 2NU LJKēāŮI-ft ŮNUŠI-ŮYŠyŮāz ādzŮK I-ā āI-yŔŮŦI-āŮIyŮŮ ŮKI-Ů ŮI-dzāŚ ŘI-YI-ŦŠ Ů2
 KIāŮ2NUŌ YI-ŮŠNUI-ftā āKI-ft yZŮ ōŚ dzāŠŔŮ ϣKŚ ādzNUŦI-ŮŠ ŮŦŠI-yŦyŮ 2Ʀ āŮNUdzŮŮdzNUŠāz IŦ
 I-LJLJNU2LJNUI-ftā āKI-ft ōŚ dzYŔŠNUŮI-ŦyŮdzāIyŠ ŮKŚ ŠSYŦŦŠāŮ YŠI-yā LJ2āāŮŦŠŮ

ŮYU {IyŦIŦIŮI-yŮ I-NUŮKŚ2Ʀ2IŮI-ft NUŠā2dzNUŮŠā I-ŦŦŠŮŮŠŔ ōē I- LJNU2ŮŠŮŮ āKI-ft ōŚ LJNU2ŮŠŮŮ I-yŔ
 LJNUŠāŠNUŮŠŔŮ LŦ ādzŮK NUŠā2dzNUŮŠā YdzāŮ ōŚ ŘIāŮdzNUŮŠŔŮ YŮŮIŮI-ŮIzY YŠI-ādzNUŠā āKI-ft ōŚ
 dzYŔŠNUŮI-ŦyŮŮ

ŮQU bŠŮ I-ŘŔIŮIzYāŠ ŠĚŮŠNUzNU I-ŦŮŠNUI-ŮIzYāŠ 2NU NUŠŦI-ŮŠŔ yŠŮ Ů2yāŮNUdzŮŮIzY āKI-ft yZŮ ŘŠāŮNUzē
 KIāŮ2NUŌ YI-ŮŠNUI-ftā ŮKI-Ů ŌKI-NUI-ŮŮŠNUIŦŠ ŮKŚ LJNU2LJŠNUŮē ϣKŚ yŠŮ Ů2NUŦ āKI-ft ōŚ
 ŘŦŦŦNUŠyŮŮI-ŮŠŔ ƦNU2Y ŮKŚ 2ŦŔ I-yŔ āKI-ft ōŚ Ů2YLJI-ŮŮŦŠ ŮIŮK ŮKŚ YI-āāIyŮŮ āIŦŠ āŮI-ftŠz
 I-yŔ I-NUŮKIŮŮŠŮŮdzNUI-ft ƦŠI-ŮdzNUŠā Ů2 LJNU2ŮŠŮŮ ŮKŚ KIāŮ2NUŌ IyŮŠIŮNUŮē 2Ʀ ŮKŚ LJNU2LJŠNUŮē I-yŔ IŮā
 ŠyŮANU2YŦyŮŮ

óyú {lÿä I-yŕ I-ŏylyäð ! ff ðl-y2LJäSäz älyäz I-ŏylyäz äúI-äNŏI-èäz FANŮS Šäðl-LJŠäz ŠÈKI-dzäú
Ŕdzŏúäz I-yŕ älyäz I-äNŮ 2ŰSŮKI-yä ŠÈúŠyälzyä äKI-ft öS Yl-lyúI-lyŕŠ lyÿ22Ŕ NŮLJI-äNŮ I-yŕ öS
LJN2LJŠNfè I-yŰK2NŮŠŔ äz I-ä ú2 öS ſLJú lyI-äI-ŦS I-yŕ ä2dzyŕ Űzyŕlúäzyð ÇKŠè äKI-ft öS
LJN2úŠŰŠŔ FNU2Y úKŠ ŠŦSYŠyüä I-yŕ I-ÿI-lyäú ŔŠŰI-è I-yŕ Ndzäú ðè úKŠ LJŠN2ŔlŰ
I-LJLJŦŰI-úäzy2Ŧ I-ŰŠI-úKŠNŮŰŰI-úäy YI-úŠNŮI-Ŧ ädzŰK I-ä LJl-lyú 2NŮ 2úKŠNŮ LJN2úŠŰlŰS
úNŮS I-úYŠyüð

óçú /KlYyŠèäð ! ff ŰKlYyŠèä I-yŕ älyäz I-äNŮ I-LJLJdzNúŠyl-yŰŠä äKI-ft öS Yl-lyúI-lyŕŠ äúNdzŰúdzNŮI-ftè
äI-ŦŠ ä2dzyŕ I-yŕ lyÿ22Ŕ NŮLJI-äNŮ ! ff ŠÈLJ2äŠŔ ädzNŦI-ŰŠä 2Ŧ YŠúI-Ŧ 2NŮ Ű22Ŕ äKI-ft öS
LJN2úŠŰŠŔ FNU2Y úKŠ ŠŦSYŠyüä I-yŕ I-ÿI-lyäú ŔŠŰI-è 2NŮ Ndzäú ðè LJŠN2ŔlŰ I-LJLJŦŰI-úäzy2Ŧ
ŰŠI-úKŠNŮŰŰI-úäy YI-úŠNŮI-Ŧ ädzŰK I-ä LJl-lyú 2NŮ älyäz I-äNŮ ädzNŦI-ŰŠ úNŮS I-úYŠyüð

ómlú {úI-äNŮä I-yŕ LJ2NŰKŠäð 9ŰSŮè äúI-äNŮ LJ2NŰKŠ FANŮS Šäðl-LJŠ öI-ŦŰzyè I-yŕ I-ft I-LJLJdzNúŠyl-yŰŠä
I-úúI-ŰKŠŔ úKŠNŮú2 äKI-ft öS äz ŰzyäúNdzŰúŠŔ I-ä ú2 öS äI-ŦS ú2 dzäS I-yŕ ŰI-LJl-ŦŦS 2Ŧ
ädzLJLJ2Núäy üKŠ I-yŰlŰLJl-úŠŔ Ŧ2I-Ŕä I-yŕ äKI-ft öS Yl-lyúI-lyŕŠ lyä2dzyŕ Űzyŕlúäzy I-yŕ
ÿ22Ŕ NŮLJI-äNŮ

ómmú ² lyŕ2Ű I-yŕ Ŕ22NŮ FNUI-YŠäð 9ŰSŮè Űlyŕ2ŰŔ Ŕ22NŮ I-yŕ FNUI-YŠ äKI-ft öS ŰzyäúNdzŰúŠŔ
I-yŕ Yl-lyúI-lyŕŠ lyädzŰK NŮŦI-úäzyú2 üKŠ I-ŔŰI-ŰŠyü ŰI-ft ŰzyäúNdzŰúäzyäz I-ä ú2 ŠÈŦdzŔŠ
NŮI-lyI-ä Ű2YlŦŦŠŦè I-ä LJ2ääŦŦS I-yŕ ú2 ädzŰäúI-yŰl-Ŧè ŠÈŦdzŔŠ Űlyŕ FNU2Y ŠyüŠNŮy üKŠ
ŔŰŠŦly 2NŮ äúNdzŰúdzNŮSð

ómhú ² ŠI-úKŠNŮúäÇKúð 9ŰSŮè Űlyŕ2Ű I-yŕ ŠÈúŠN2NŮ Ŕ22NŮ äKI-ft öS ŦlúúŠŔ NŮŠI-äzyI-Ŧè lyäúä
FNUI-YŠ I-yŕ öS ŰŠI-úKŠNŮúäÇKúð ² ŠI-úKŠNŮ äúNŮLJLJäy äKI-ft öS dzäŠŔ ú2 ŠÈŦdzŔŠ Űlyŕ 2NŮ
NŮI-lyFNU2Y ŠyüŠNŮy üKŠ ŔŰŠŦly 2NŮ äúNdzŰúdzNŮS I-yŕ äKI-ft öS ſLJú lyä2dzyŕ Űzyŕlúäzy
I-yŕ ÿ22Ŕ NŮLJI-äNŮ

ómoúDŦI-Ŧlyð 9ŰSŮè NŮŠlJdzNŮŠŔ Űlyŕ2Ű äI-äK äKI-ft öS ŦdzŦè ädzLJLJŦŦŠŔ ŰlúK I-LJLJN2ŰŠŔ ÿŦI-Ŧly
YI-úŠNŮI-Ŧä ŰKŰK I-NŮS ŰlúK2dzú 2LJŠyŰNŮI-Űä I-yŕ K2ŦŠäð

ómnú522NŮ KI-NŮŔŰI-NŮSð 9ŰSŮè ŠÈúŠN2NŮ Ŕ22NŮ I-yŕ lúä KI-NŮŔŰI-NŮS äKI-ft öS Yl-lyúI-lyŕŠ lyÿ22Ŕ
Űzyŕlúäzyð 522NŮ Ŧ2Űä 2YI-ft Ŕ22NŮä ŠyüŠNŮy ŔŰŠŦly dzyäúä äKI-ft öS lyÿ22Ŕ NŮLJI-äNŮ
I-yŕ ŰI-LJl-ŦŦS 2Ŧ úäÇKúè äŠŰdzNŮy üKŠ Ŕ22NŮ

ómpú . I-äSYŠyü KI-úŰKŰI-èäð 9ŰSŮè öI-äSYŠyü KI-úŰKŰI-è äKI-ft öS äz ŰzyäúNdzŰúŠŔ I-yŕ
Yl-lyúI-lyŕŠ I-ä ú2 LJNŮSŰŠyü üKŠ ŠyüNŮI-yŰS 2Ŧ NŮI-úäz NŮI-ly I-yŕ ädzNŦI-ŰŠ ŔNŮI-lyI-ÿS ŰI-úŠNŮ
lyü2 üKŠ äúNdzŰúdzNŮSð

ómcúDNUI-Ŕly I-yŕ ŔNŮI-lyI-ÿSð ! ff LJNŮYläŠä äKI-ft öS ÿNŮI-ŔŠŔ I-yŕ Yl-lyúI-lyŕŠ äz I-ä ú2
LJNŮSŰŠyü üKŠ I-ŰŰdzYdzŦI-úäzy2Ŧ äúI-ÿyl-yü ŰI-úŠNŮ üKŠNŮSzyŦ 2NŮ ŰlúKly I-yè äúNdzŰúdzNŮS
Ŧ2ŰI-úŠŔ üKŠNŮSzyð {úI-ÿyl-yü ŰI-úŠNŮ äKI-ft öS ŔŠúŠNŮYlyŕŠ I-ä I-yè I-ŰŰdzYdzŦI-úäzyúKI-ú KI-ä
y2ú ŔlälJŠNäŠŔ ŰlúKly äSŰŠyŔI-èä 2Ŧ üKŠ ŦI-äú NŮSŰ2NŮŔŠŔ Ŧ2ŰI-Ŧ NŮI-lyŦI-Ŧð

ómtú !ŰŰŠä2NŮè äúNdzŰúdzNŮSð ! ff I-ŰŰŠä2NŮè äúNdzŰúdzNŮSäz lyŰŦdzŔly ŔŠúI-ŰKŠŔ ÿI-NŮI-ÿŠäz ŦSyŰŠäz
I-yŕ ŰI-Ŧäz äKI-ft öS Yl-lyúI-lyŕŠ äúNdzŰúdzNŮI-ftè ä2dzyŕð

ómyú ! w / Y I-è NÚŠTŠN ŌIzfi-úā2yā 2T úKlā āŠŌúā2y ū2 úKŠ 5NÚŠŌÚ2N 2T . dzāfRāy 5ŠŌŠf2LJYŠyú
 {ŠNŌŌŠā 2N LjdzNlJ2āŠā 2T Ō2yRdzŌúāy ādzŌK lāāLJŠŌúā2yā I-yR Šy2NŌŠYŠyú
 LjN2ŌŠŠRāyā I-ā úKŠ 5NÚŠŌÚ2N 2T . dzāfRāy 5ŠŌŠf2LJYŠyú {ŠNŌŌŠā Y I-è RŠŠY
 I-LJLJN2LJNāI-úŠ ā2 úKI-ú úKŠ ōdzāfRāy 2N āúNdzŌúdzNŠ Y I-è ōŠ LjNŠāŠNŌŠR āY I-ŌŌ2NŌI-yŌŠ ōlúK
 úKŠ LjdzNlJ2āŠā 2T úKlā 2NŌRāyI-yŌŠ

ómpú 4KŠ LjN2ŌŌā2yā 2T úKlā āŠŌúā2y āKI-ft ōŠ āY I-RŌāúā2y ū2 I-ft 2úKŠN I-LJLJŌI-ŌfŠ LjN2ŌŌā2yā
 2T úKŠ {LjNāyāTāŠfR / āúē / 2RŠ NÚŠfi-úāy ū2 úKŠ Ō2yāúNdzŌúā2y I-yR Y I-āyúŠyI-yŌŠ 2T
 ōdzāfRāyā I-yR āúNdzŌúdzNŠā

70 {úNdzŌúdzNŠā āKI-ft y2ú ōŠ RŠY2fāKŠR 2N NÚŠY2ŌŠR ōlúK2dzú I-y9Ō2y2YāŌ I I-NŌRāKāLJ ōŠāy
 LjN2ŌŠY I-ā LjNŠāŌNāŌŠR āY {ŠŌúā2y ocπππ

30 4KŠ ! RYāyāúNl-úāŌŠ wŠŌlŠŌ / 2Y YāúŠŠ ō ! w / ū āKI-ft ōŠ NÚŠāLJ2yāŌfŠ 2N I-yē I-LJLJN2ŌI-fā 2N
 āyúŠNlJNŠúI-úā2yā 2T úKlā ādzāŠŌúā2y 2T ūKŠ ŠĒāúāy āúNdzŌúdzNŠā I-ā RŠāŌNāŌŠR I-Ō2ŌŠ I-NÚŠ
 RŠāāyI-úŠR 2Y ūKŠ {LjNāyāTāŠfR / āúē 2NāŌ wŠāāúŠN āY ūKŠ 2dzúdzNŠ ūKŠ [I-yR Y I-NŌlā . 2I-NŌR ōāf
 KI-ŌŠ I-dzúK2Nāúē I-yR ! w / ā I-dzúK2Nāúē I-ā RŠāŌNāŌŠR I-Ō2ŌŠ ōāf ōŠ yāzfi I-yR Ō2āR

I. OPEN SPACE, LANDSCAPING & SCREENING

4KŠ fi-yRāŌI-LJāy I-yR āŌNÚŠYāy LjN2ŌŌā2yā I-NÚŠ āyúŠyRŠR ū2 āY LjN2ŌŠ ūKŠ LjKēāŌI-f I-LJLJŠI-Nl-yŌŠ 2T ūKŠ
 5āāúNāŌÚ ū2 āY LjN2ŌŠ ūKŠ ŠyŌāN2yYŠyúI-f LjŠNf2NŌYI-yŌŠ ōē Ō2yāúNdzŌúāy ū2 ūKŠ I-ŌI-úŠYŠyú 2T KŠI-úŠ 3fi-NÚŠ
 I-yR y2āŠŠ I-yR ōē LjN2Y2úāy yI-údzNl-f LjŠNŌ2fi-úā2y 2T āú2NŌY ōI-úŠN I-yR āY LjN2ŌŠYŠyú 2T I-āN IjdzI-fāŌē ū2
 ōdzāfRāy Lj2úŠyúāI-ftē āY Ō2Y LjI-úāŌf fi-yR dzāŠā 2N2Y 2yŠ I-y2úKŠN I-yR ū2 Ō2yāŠNŌŠ ūKŠ ŌI-fdz 2T I-Rē2āyāy
 LjN2LJŠNūē I-yR yŠāKŌ2NlK22Rā

40 hLJŠy āLJl-ŌŠ NÚŠljdāNÚŠYŠyūā

I-0 a āYāYdzY 2LJŠy āLJl-ŌŠY b2ú fŠāā ūKI-y ōhpú LjŠNŌŠyú 2T ūKŠ ū2úI-f f2ú I-NÚŠI- āKI-ft ōŠ RŠŌ2úŠR ū2
 2LJŠy āLJl-ŌŠ āY ŌdzRāy NÚŠljdāNÚŠR ēI-NŌRāš āúNŠI-Y ōdzāfRāy I-yR ōdzāfRāy ēI-NŌRā hLJŠy āLJl-ŌŠ āKI-ft
 Ō2yāúI-āyāy 3N2dzYR Ō2ŌŠN I-yR 2úKŠN fi-yRāŌI-LJāy Y I-úŠNāI-fā

00 a I-ĒāYdzY āY LjŠNŌŌā2dzā I-NÚŠI-Y 4KŠ Ō2Y ōāyŠR I-NÚŠI- 2ŌŌdzLJāŠR ōē I-ft Y I-āy I-yR I-ŌŌŠāā2Nē
 ōdzāfRāyā 2N āúNdzŌúdzNŠā LjI-NŌlāy I-NÚŠI-āz RŌāŌŠŌI-ēā I-yR I-yē 2úKŠN ādzNfI-ŌŠā ōKāŌK NÚŠRdzŌŠ
 I-yR LjNŠŌŠyú I-ā2NlJūā2y 2T āú2NŌY ōI-úŠN āKI-ft y2ú ŠĒŌŠR ŠāKūē ōtpú LjŠNŌŠyú 2T ūKŠ ū2úI-f
 f2ú I-NÚŠI-

40 . dzāfRāy ēI-NŌRā

I-0 wŠljdāNÚŠR ōdzāfRāy ēI-NŌRā

óMÚ 2 KŠNÚŠ yŠŌ RŠŌŠf2LJYŠyú ā f2ŌI-úŠR I-RēI-ŌŠyú ū2 I-y wπ{C ½2yāy 5āāúNāŌÚŠ I-āY ūŠyŌmpú
 22ú ČēLJŠ / ōdzāfRāy ēI-NŌR āKI-ft ōŠ NÚŠljdāNÚŠR b2 2úKŠN ōdzāfRāy ēI-NŌRā I-NÚŠ NÚŠljdāNÚŠR

00 . dzāfRāy ēI-NŌR āúI-yR I-NŌRā

óMÚ wŠljdāNÚŠR ōdzāfRāy ēI-NŌRā 2yI- f2ú 2N ūNl-Ōú āKI-ft ōŠ āyāúI-ftŠR ōKŠy ūKŠ f2ú 2N

107 of 177

[illegible]

ϕKŠ ņŠljdzņŠYŠyüä I-yŘ äüI-yŘI-ņŘä Z† {ŠÖÜü2y’ocπny Z† űKŠ {LņņlyƳ†lŠř ½2ylyƳ hņņŘlyI-yÖŠŠ lyŠ†ŠÖÜ
I-ü űKŠ űlyŠ Z† ŘŠÖŠlZņYŠyü äKI-ft I-Lņņřřø

! ŌŌšāā ū2 ūKŠ ŁjdzōfłŌ āūnNŠSū āēāúŠY āK2őy2y9ĒKlōlú h āKl-ft ōŠ ʒ20ŠlnyŠŘ ōē ūKŠ ŠÈlāúlý ăúI-yŘI-I-URă 2f
ŭKŠ / lūē 2f {ŁJNŲYƳtŠfř f2N ūKŠ I-LJLJtłŌI-ōfŠ āūnNŠSū ŐtI-āālflŌI-ūātzy

MØ ɕKŠ ŠĖl̥äul̥y̯ äKl̥l̥NŠR̥ l̥OŠŠäā Šl̥l̥äŠYŠYü̯ FNJZy̯ [2yŠ t̥l̥yŠ l̥ØŠ l̥ú ūKŠ äzd̥z̥ul̥KŠN̥y̯ LJNJZLŠN̥u̯ē t̥l̥yŠ äKl̥l̥ff oŠ
dzäŠR̥ FZ̥NJ l̥OŠŠäā ūē ūKŠ R̥ŠØŠf̥z̥LJYŠYü̯ LY̯LJNJZØŠYŠYü̯ ūē äKl̥l̥NŠR̥ l̥OŠŠäā FNJZy̯ [2yŠ t̥l̥yŠ l̥ØŠ Øl̥ff
oŠ l̥Y̯LJf̥ŠYŠYü̯ŠR̥ l̥ä äKZ̥ØY̯Zy̯9EK̥l̥o̯l̥u̯ h ɕ t̥NŠf̥l̥Y̯l̥Y̯l̥N̥ē {l̥u̯Š [l̥ēzd̥z̥ul̥ l̥Y̯R̥ l̥Y̯ØZ̥Z̥N̥Jl̥Y̯l̥-ūl̥Zy̯Z̥T̥
N̥Šl̥Jdz̥l̥N̥ŠR̥ l̥Jdz̥o̯f̥o̯ l̥Y̯LJNJZØŠYŠYü̯ä R̥ŠäO̯N̥Jäo̯ŠR̥ l̥Y̯{ŠO̯ūl̥Zy̯b̥

{SÖÜ2yã ocπppζ ocπpc l-yŘ ocπnyo 2† ūKŜ {LJWY3††SfŘ ½2yly3 hNŮlyl-yŎŜ lyŜ††SÖÜ l-ú ūKŜ ūlyŜ 2†
ŘSŎŜf2LJYŜyŮ äKl-f f-LJLJfè

Ly I-ŘŘáúá2yú2 úKŠ áááYwSÉdzÉI-úá2yá áúI-úŠŘ 0áúKáYúKáă Ř20dzYŠSyúú úKŠ wSÉjdzáwSÉYŠyúă I-yŘ áúI-yŘI-wŘă 2f {Š0úá2yocπnπ 2f úKŠ {LJwáY3TtáŠťŘ ½2yáY3 hWŘáYI-y0ŠΣ áYŠťťŠ0ú I-ú úKŠ úáYŠ 2f ŘŠ0Šť2WYŠyú áKl-ťť I-LJLJťť0

[illegible]

I-ϕ 02yáúndz0ú úKŚ NŚIjdzANŚR̄ λY LJN20ŚYŚyúāt 2N
 oϕ LJN20λR̄S̄ I-ādzN I-yŌSā āI-úāfI-Ōú2Nē ú2 úKŚ 5ANŚŌú2N 2f t dzōfIŌ ² 2Nŷā 3dzI-N I-yŪS̄S̄Iy3 úKI-ú I-ff
 NŚIjdzANŚR̄ λY LJN20ŚYŚyúā 0λff ōS̄ 02yáúndz0úŚR̄ λY I-ŌŌ2NŔI-yŌS̄ 0λŪK̄ úKŚ 05S̄āI3Y {úI-yŔI-NŔā
 f2N t dzōfIŌ LY LJN20ŚYŚyúāē 2f úKŚ t dzōfIŌ ² 2Nŷā 5S̄LJ I-NŪYŚyú āKI-ff ōS̄ LJN20λR̄S̄ ū2 úKŚ
 /lūēϕ

Hϕ /S̄NŪA fAŌI-úS̄ 2f 2ŌŌdzLJ I-yŌē b2 ŌS̄NŪA fAŌI-úS̄ 2f 2ŌŌdzLJ I-yŌē āKI-ff ōS̄ lāādzŚR̄ f2N I-yē áúndzŌúdzNŚ
 0λŪK̄λY úKlā 5lāáúNŪŌŪS̄ 2N LJKI-āS̄ 2f úKŚ R̄S̄ŌS̄f2LJYŚyúS̄ dzyfS̄āāY

I-ϕ úKŚ NŚIjdzANŚR̄ λY LJN20ŚYŚyúā I-NŚ 02Y LfS̄ŪS̄R̄ LJN2N ū2 2ŌŌdzLJ I-yŌē 2f úKŚ áúndzŌúdzNŚāt 2N
 oϕ úKŚ 5ANŚŌú2N 2f t dzōfIŌ ² 2Nŷā KI-ā R̄S̄ŪS̄NŷYŚR̄ úKI-ŪY
 omú I-yē λYŌ2Y LfS̄ŪS̄ NŚIjdzANŚR̄ λY LJN20ŚYŚyúā KI-ŌS̄ fIŪfS̄ 2N y2 S̄fTŌŪ 2y úKŚ 2ŌŌdzLJ I-yŌē
 2f úKŚ fI-ŌMŪŪēT 2N
 ohú 02yŔlūā2yā ōS̄ē2yŔ úKŚ 02yŪN2f 2f úKŚ 02yŪN I-Ōú2Nŷ λφS̄φ áúNŪA ŷS̄āS̄ 0S̄I-úKŚNŷ S̄ŪŌφ
 KI-ŌS̄ R̄S̄fI-ēS̄R̄ úKŚ 02Y LfS̄Ūā2Y 2f úKŚ λY LJN20ŚYŚyúāϕ

Lf 2yS̄ 2f úKŚāS̄ 02yŔlūā2yā 2ŌŌdzNŷS̄ úKŚ 5ANŚŌú2N 2f . dzlŔŔλY3 5S̄ŌS̄f2LJYŚyú {S̄NŪŌŌS̄ā Y I-ē
 LJŚNŷYŪ 2ŌŌdzLJ I-yŌē dzyŔS̄Nŷ 02yŔlūā2yā āI-úāfI-Ōú2Nē ú2 úKŚ 5ANŚŌú2N 2f t dzōfIŌ ² 2Nŷā úKI-ú úKŚ
 NŚIjdzANŚR̄ λY LJN20ŚYŚyúā 0λff ōS̄ 02Y LfS̄ŪS̄R̄ I-ā NŚIjdzANŚR̄ ōē úKlā 2NŔλY I-yŌS̄ 0λŪK̄λY I-
 NŚI-ā2yI-ōfS̄ ŪλYŚϕ

oϕ wŚIjdzANŚR̄ λY LJN20ŚYŚyúā LY LJN20ŚYŚyúā yS̄ŌS̄āāI-Nē ū2 I-R̄S̄IjdzI-úS̄fē I-ŌŌ2Y Y2ŔI-úS̄
 úKŚ λyŪS̄yāIūē 2f R̄S̄ŌS̄f2LJYŚyú λY úKlā 5lāáúNŪŌŪ λYŌf dzR̄S̄ úKŚ f2ff2 0λY3ϕ

I-ϕ {ŪNŪS̄Ū λY LJN20ŚYŚyúāϕ
 Mϕ ! y2NŪKō2dzyŔ fS̄fŪpŪdzNŷfI-yS̄ I-f2y3 {ϕ [2yS̄ t λyS̄ ! 0S̄yŌzS̄ lā yS̄S̄R̄S̄R̄ ū2 I-ŌŌS̄āā úKŚ
 R̄S̄ŌS̄f2LJYŚyú I-ú lūā ā2dzúKŚNŷY2āú S̄yŪN I-yŌS̄ I-f3YλY3 0λŪK̄ úKŚ {S̄IjdzI2úI- LJ I-Nŷ R̄NŪŌS̄Ō I-ē
 S̄yŪN I-yŌS̄ ϕ K̄S̄ fS̄yŪK̄ 2f úKŚ y2NŪKō2dzyŔ fS̄fŪ āú2N I-3S̄ ū2 ōS̄ y2 fS̄āā úKI-y mπ fS̄ŪS̄ LJf dzā
 ūI-LJ S̄N. b2 ŌdzNŷ I-yŔ 3dzŪŪS̄N I-NŚ NŚIjdzANŚR̄ dzyfS̄āā 2úKŚNŷ 0λāS̄ 02yáúndzŌúŚR̄ ōē t dzōfIŌ ² 2Nŷāϕ
 Hϕ LyāúI-ffI-ūā2y 2f I-ŌN2āā 0 I-fI I-f3YŚR̄ ū2 úKŚ y2NŪKāλR̄S̄ 2f úKŚ {S̄IjdzI2úI- LJ I-Nŷ R̄NŪŌS̄Ō I-ē ū2 I-yŔ
 úKŚ y2NŪKāλR̄S̄ 2f úKŚ āKI-NŪS̄R̄ I-ŌŌS̄āā R̄NŪŌS̄ ā2dzúK̄ 2f opop {ϕ [2yS̄ t λyS̄ ! 0S̄Ō ōϕNŚI-ŔŌ I-ēŌā
 . dzlŔŔλY3ϕ
 oϕ LyāúI-ffI-ūā2y 2f āλR̄S̄Ō I-fI I-f2y3 LJN2LJ S̄NŪē FN2yŪλY3 {2dzúK̄ [2yS̄ t λyS̄ ! 0S̄Ō Ly I-yS̄fT2Nŷ ū2
 LJNŚāS̄NŪŌS̄ S̄ēlāūλY3 ŪNŪS̄ā I-ā 0S̄ff I-ā S̄YKI-yŌS̄ úKŚ LJ S̄R̄S̄āŪNŪA I-y S̄ēLJ S̄NŷŌS̄ 2y āNŪS̄ ūK̄
 āλR̄S̄Ō I-fI ūKI-ū FN2yŪā I-f2y3 LJ I-NŪŌf oplo { [2yS̄ t λyS̄ ! 0S̄Ō āKI-ff āKlāfŪ úKŚ LJ dzōfIŌ āλR̄S̄Ō I-fI
 2yŪ2 LJNŪŌ I-úS̄ LJN2LJ S̄NŪē 0S̄āú 2f S̄ēlāūλY3 ŪNŪS̄ā λY úKŚ I-LJ LJN2EλY I-úS̄ f2ŌI-ūā2y āK20Y 2y úKŚ
 āNŪS̄ LJf I-yϕ ! āλR̄S̄Ō I-fI S̄I-āS̄YŚyú 0λff ōS̄ yS̄32ūā I-úS̄R̄ ōS̄ŪŌS̄Y ūK̄ Ōlūē I-yŔ R̄S̄ŌS̄f2LJ S̄Nŷ
 nϕ ! yē áúNŪS̄Ū f dzNŷ lūdzNŷS̄ fI3K̄ŪλY3 ŪNŪS̄āS̄ LJf I-yŪS̄NŷS̄ S̄ŪŌ λY úK̄S̄ LJ dzōfIŌ NŪ3K̄Ūāp2fπ 0 I-ē āKI-ff ōS̄
 I-LJ LJN20ŚR̄ ōē úK̄S̄ t dzōfIŌ ² 2Nŷā 5S̄LJ I-NŪYŚyúϕ ! Y I-λyŪS̄Y I-yŌS̄ I-3NŪS̄S̄YŚyú Y I-ē ōS̄
 yS̄ŌS̄āā I-Nē f2N ūK̄S̄āS̄ I-Y S̄YŪlāS̄āϕ
 pϕ ! LJ LJN2EλY I-úS̄fē p fS̄Ū 2f I-R̄Ŕlūā2y I-f NŪ3K̄Ūāp2fπ 0 I-ē 0λff ōS̄ R̄S̄ŔŌ I-úS̄R̄ I-f2y3 úK̄S̄ S̄yŪNŪS̄ fS̄yŪK̄
 2f úK̄S̄ LJN2LJ S̄NŪē FN2yŪ I-3S̄ 2y {ϕ [2yS̄ t λyS̄ ! 0S̄yŌzS̄ f2N I- ū2Ū I-f 2f op fS̄Ū FN2Y ūK̄S̄
 ŌS̄yŪS̄NŷYŚ 2f úK̄S̄ N2I-ŔŌ I-ēϕ K̄S̄ fλY I-f I-Y2dzyŪ 2f R̄S̄ŔŌ I-úS̄R̄ wπhπ ² 0λff ōS̄ R̄S̄ŪS̄Nŷ λYŚR̄ ōē I-
 ādzNŪS̄ēϕ

λϕ K̄K̄S̄ t dzNŪLJ S̄ {KI-Y N2ŌI ōdzlŔŔλY3 I-ú opHT {ϕ [2yS̄ t λyS̄ ! 0S̄Ō S̄yŌN2I-ŌK̄S̄ā λyŪ2 úK̄S̄
 LJN2LJ2āS̄R̄ wπhπ ² ϕ wπhπ ² 0λff yS̄S̄R̄ ū2 23 I-N2dzyŔ S̄ēlāūλY3 . dzlŔŔλY3 2N I-y
 I-3NŪS̄S̄YŚyú 0λff yS̄S̄R̄ ū2 ōS̄ LJN20λR̄S̄R̄ LJN2N ū2 R̄S̄ŔŌ I-ūā2y 2f yS̄Ō wπhπ ² ϕ

9ĖKλōλúă mΣ η Ι·yŘ π Ι·ă ŘŠťλyŠŘ òĕ {dzōăŠŌŭλ2γoσππλρ όφύ όŌŭ 2ť úKŠ {LJNλyЭťλŠťŘ ½2yλyЭ
hNŨŘλyI·yŎŠφ

ΦKŠ řλyI·f řŠŎŠť2LJYŠyŭ LJfI·yăKI·ff ôŠădzôYλúŭŠŘ ŭ2 úKŠ tfI·yyλyЭ Ι·yŘ 5ŠŎŠť2LJYŠyŭ
5ŠLJΙ·NŭYŠyŭ ř2Nŭ úKŠ !ŘYλyλăŭNŭI·ŭλŎŠ wŠŎλŠŎ /2YγλúŭŠŠ NŭŠŎλŠŎ Ι·yŘ řλyI·f Ι·Ŏŭλ2yλ ŠλúKŠNŭ Ι·ă
Ι·ŎK2ťŠ 2Nŭ λyLJKI·ăŠăφ ΦKŠ !ŘYλyλăŭNŭI·ŭλŎŠ wŠŎλŠŎ /2YγλúŭŠŠ λă KŠNŭŠôĕ Ι·dzŭK2NŭλÎŠŘΣ Ι·ŭ
λúă ŘλăŎNŭŠŭλ2yλ ŭ2 Ι·LJLJNŭ2ŎŠ Yλy2Nŭ Ι·Ř2dzăŭYŠyŭă Ι·yŘ Y2ŘλτλŎI·ŭλ2yă ŭ2 úKŠăλúŠ LJfI·yI·yŘ
ŠĖŭŠNŭλ2Nŭ ŠťŠŎI·ŭλ2yăφ {dzŎK Ι·dzŭK2NŭλúĕăKI·ff y2ŭΣ K2ŎŠŎŠNŭΣ ôŠ Ŏ2yăŭNŭdzŠŘ ŭ2 LJŠNŭYλŭY

!φ !yĕ dzăŠă ŎλúKλyŭKŠ 5λăŭNŭλŎŭ 2ŭKŠNŭ úKI·yŭK2ăŠăLJŠŎλτλŎI·ffĕ LJNŭSăŎNŭλôŠŘ òĕ úKŠ 2NŨŘλyI·yŎŠφ
.φ !yĕ λyŎNŭŠI·ăŠ λyŭKŠ λyŭŠyăλúĕ 2ť dzăŠ LJŠNŭYλúŭŠŘ ŎλúKλyŭKŠ 5λăŭNŭλŎŭφ

PROJECT TEAM

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OWNER/DEVELOPER:
ELEVATION DEVELOPMENT COMPANY
4006 S. LONE PINE, APT.207
SPRINGFIELD, MO. 65804
TELE: (417) 576-4124

SITE AREA:
TOTAL SITE AREA = 4.16± AC. OR
180,995.11± S.F.

BENCHMARKS:

BENCHMARK #1:
NORTHING=479704.7060
EASTING=1425046.9540
SQUARE CUT IN HEADWALL
ELEVATION=1208.38

BENCH MARK #2
USGS MONUMENT #D64
NORTHING=477,570.83
EASTING=1,424,925.26
ELEVATION=1185.74

PRESENT ZONING:

LIMITED BUSINESS, GENERAL RETAIL,
AND SINGLE FAMILY RESIDENTIAL

PARCEL 1
PROPERTY ID #1909203072
OWNER: ALL SAINTS ANGLICAN CHURCH
OWNER ADDRESS: 2751 E. GALLOWAY ST.
SPRINGFIELD, MISSOURI 65808-0892
PROPERTY ADDRESS: 3500 S. ALL SAINTS LN.
BOOK AAA, PAGE 320

PARCEL 2
PROPERTY ID #1909203081
OWNER: ALL SAINTS ANGLICAN CHURCH
OWNER ADDRESS: 2751 E. GALLOWAY ST.
SPRINGFIELD, MISSOURI 65808-0892
PROPERTY ADDRESS: ALL SAINTS LN.
BOOK AAA, PAGE 320

PARCEL 3
PROPERTY ID #1909203069
OWNER: HUSCHER, BART A.
OWNER ADDRESS: 3417 S. LONE PINE AVE.
SPRINGFIELD, MISSOURI 65804-4805
PROPERTY ADDRESS: 3417 S. LONE PINE AVE.
BOOK 2482, PAGE 0806

PARCEL 4
PROPERTY ID #1909203054
OWNER: ELEVATION ENTERPRISES LLC
OWNER ADDRESS: 560 W. BRYANT ST. APT. C11
SPRINGFIELD, MISSOURI 65810
PROPERTY ADDRESS: 3503 S. LONE PINE AVE.
BOOK 2018, PAGE 04494618

PARCEL 5
PROPERTY ID #1909203053
OWNER: ELEVATION ENTERPRISES LLC
OWNER ADDRESS: 560 W. BRYANT ST. APT. C11
SPRINGFIELD, MISSOURI 65810
PROPERTY ADDRESS: 3521 S. LONE PINE AVE.
BOOK 2018, PAGE 04494618

PARCEL 6
PROPERTY ID #1909203052
OWNER: ELEVATION ENTERPRISES LLC
OWNER ADDRESS: 560 W. BRYANT ST. APT. C113
SPRINGFIELD, MISSOURI 65810
PROPERTY ADDRESS: 3527 S. LONE PINE AVE.
BOOK 2018, PAGE 04494618

PARCEL 7
PROPERTY ID #1909203062
OWNER: ELEVATION ENTERPRISES LLC
OWNER ADDRESS: 560 W. BRYANT ST. APT. C113
SPRINGFIELD, MISSOURI 65810
PROPERTY ADDRESS: 3535 S. LONE PINE AVE.
BOOK 2018, PAGE 04494618

PARCEL 8
PROPERTY ID #1909203066
OWNER: HAYMES, JEFFREY
OWNER ADDRESS: 236 CLEARSRING RD.
SPARTA, MISSOURI 65753
PROPERTY ADDRESS: 3539, 3545 S. LONE PINE AVE.
BOOK 2016, PAGE 02462716

PARCEL 9
PROPERTY ID #1909203067
OWNER: HAYMES, JEFFREY
OWNER ADDRESS: 236 CLEARSRING RD.
SPARTA, MISSOURI 65753
PROPERTY ADDRESS: 2811 E. GALLOWAY ST.
BOOK 2016, PAGE 02462716

PARCEL 10
PROPERTY ID #1909203049
OWNER: ALL SAINTS ANGLICAN CHURCH
OWNER ADDRESS: P.O. BOX 10892
SPRINGFIELD, MISSOURI 65808-0892
PROPERTY ADDRESS: 2751 E. GALLOWAY ST.
BOOK 2011, PAGE 02879511

[illegible]

PROJECT NO.: 20-000 DRAWN BY: RPJ
DATE: 07.06.2020 REVIEWED BY: JKE

PROFESSIONAL SEAL

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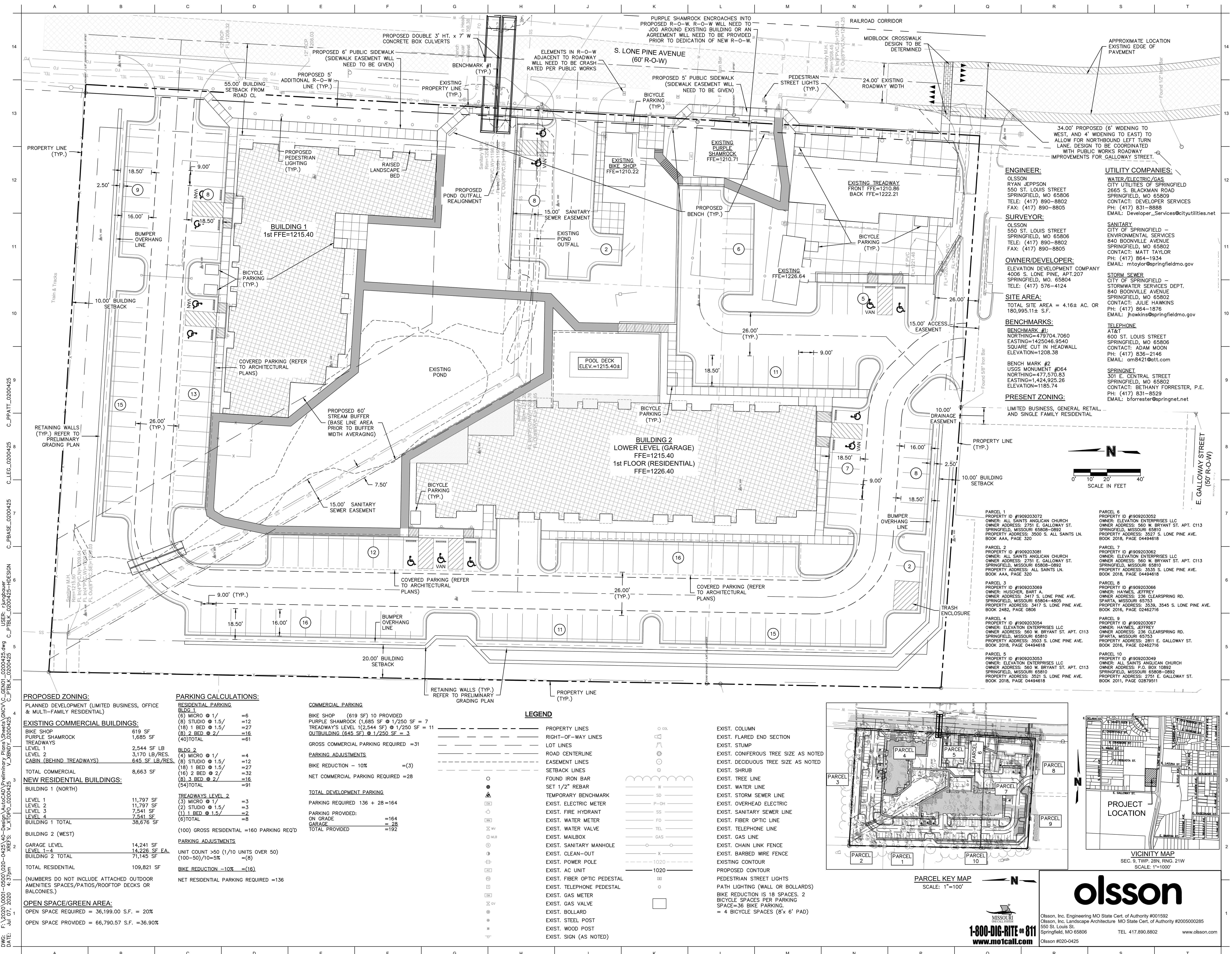
PROJECT TITLE:
ELEVATION DEVELOPMENT CO. LONE PINE & GALLOWAY

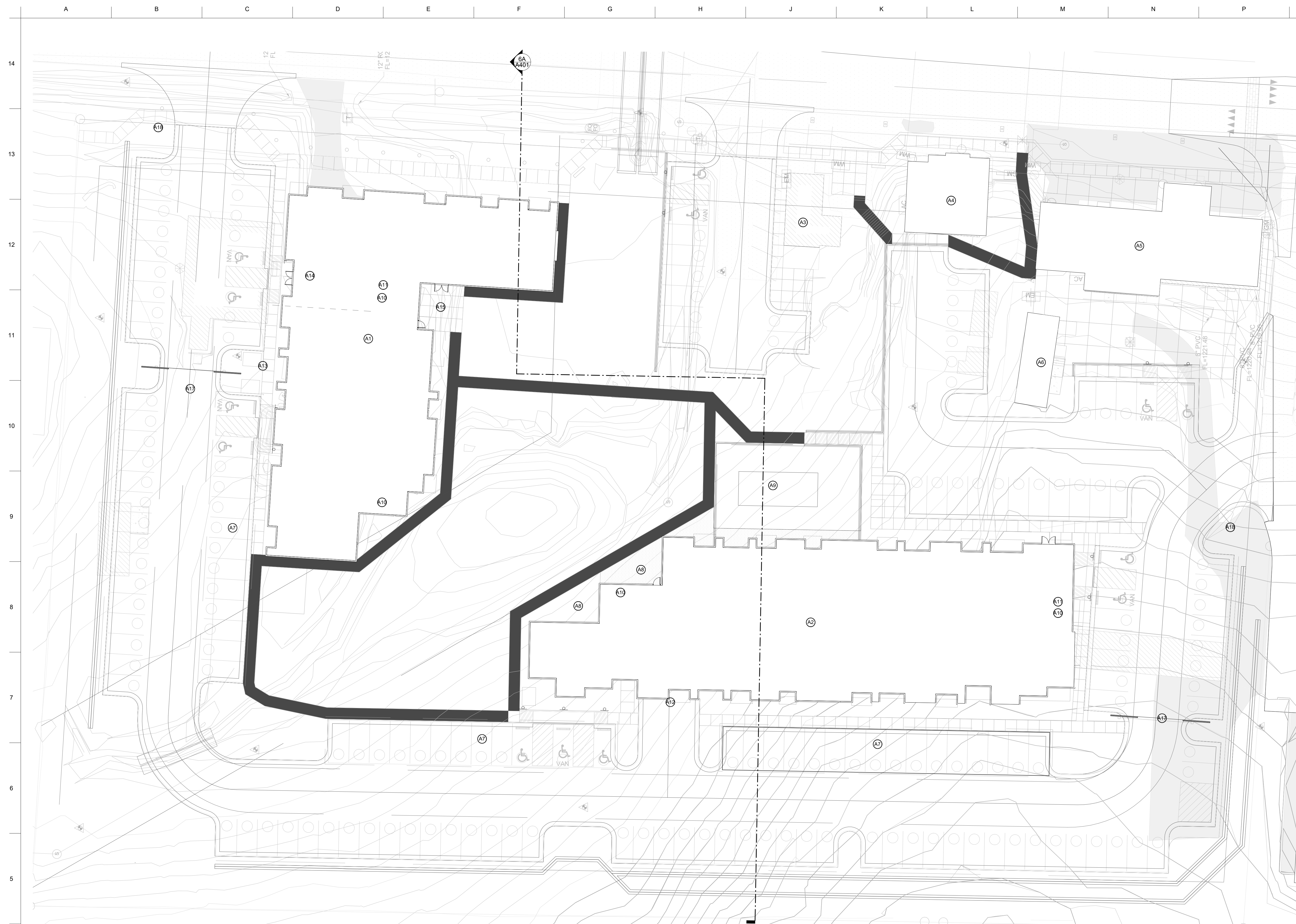
PROJECT ADDRESS:
3535, 3527, 3521, AND 3503 S. LONE PINE AVE.

PRELIMINARY SITE LAYOUT

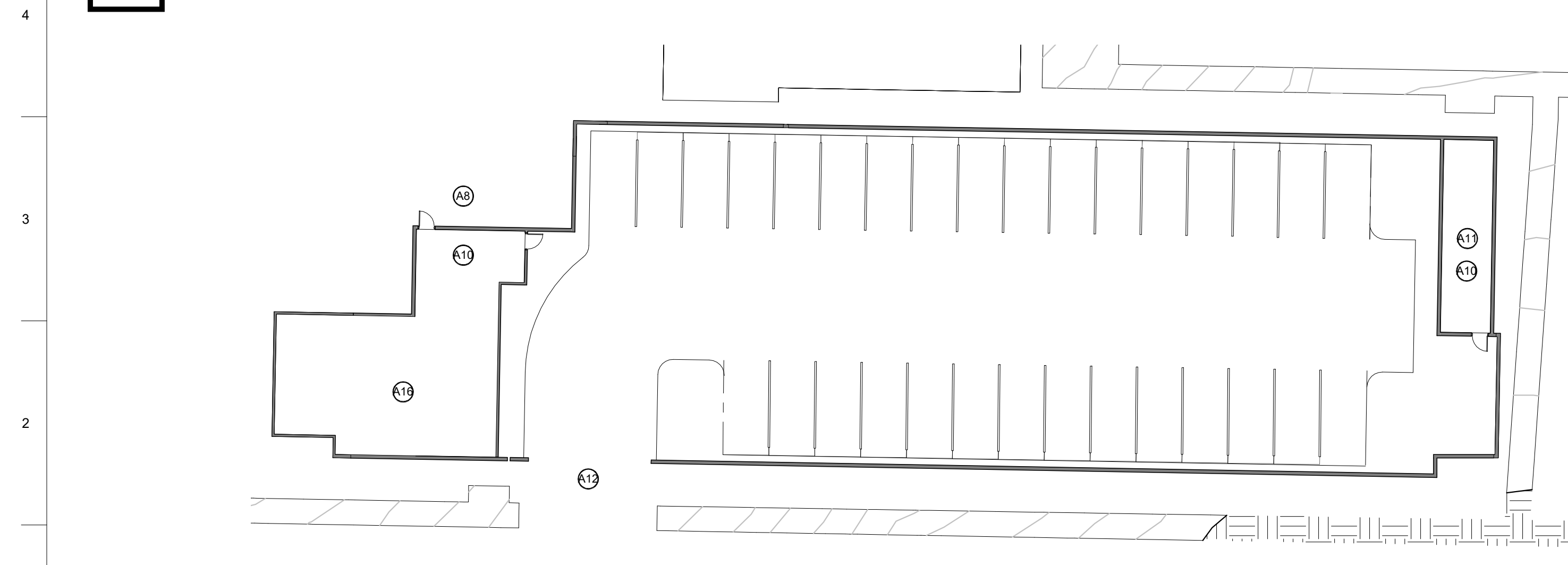
SET

C1.0





4A OVERALL PLAN
A101 scale: 1" = 20'-0"



1A BUILDING 1 GARAGE LEVEL

KEYNOTE - LEGEND	
Character	Note Text
A1	MULTI-FAMILY BUILDING 1
A2	MULTI-FAMILY BUILDING 2
A3	EXISTING BUILDING, 3527 S. LONE PINE AVE.
A4	EXISTING BUILDING, 3527 S. LONE PINE AVE.
A5	EXISTING BUILDING, 3535 S. LONE PINE AVE.
A6	EXISTING BUILDING, 3535 S. LONE PINE AVE.
A7	COVERED PARKING STRUCTURE
A8	PATIO
A9	POOL
A10	ENTRY STAIRWELL
A11	ELEVATOR
A12	GARAGE LEVEL RAMP
A13	MAIN ENTRY
A14	LOBBY, AMENITIES & LEASING OFFICE
A15	PATIO SPACE
A16	FITNESS CENTER/AMENITIES
A17	PRIVATE GATE
A18	PROPOSED MONUMENT SIGN LOCATION

MULTI-FAMILY DEV. MATRIX

5.4 LAND USE ACCESSIBILITY	1 POINT
5.5 CONNECTIVITY ANALYSIS	1 POINT
5.6 ROAD NETWORK EVALUATION	1 POINT
5.7 DESIGN GUIDELINES	6 POINTS
A. DESIGN TO ENCOURAGE PEDESTRIAN ACTIVITY	
1. PEDESTRIAN AMENITIES	PROVIDED
2. BUILDING SCALE & ARTICULATION	PROVIDED
3. BUILDING ORIENTATION & INT. LANDSCAPING	PROVIDED
4. AVOIDANCE OF BLANK WALLS	PROVIDED
B. PROVIDE A GOOD CIRCULATION SYSTEM	
1. INTERNAL CONNECTIVITY	PROVIDED
C. PROTECT THE NATURAL ENVIRONMENT	
1. USABLE RECREATIONAL AREA/FACILITY	PROVIDED
2. AMENITIES	PROVIDED
3. PRESERVATION OF TREES	PROVIDED
OTHER OPPORTUNITIES OR CONSTRAINTS	
1. HOW MUCH HIGHER DENSITY EXISTS OR IS PLANNED/APPROVED FOR AREA? 1 POINT	
2. DOES PROPOSAL SUPPORT REDEVELOPMENT/REVITALIZATION 1 POINT	
3. ARE THERE PHYSICAL OR OTHER NATURAL BARRIERS WITHIN 1/2 MILE OF THE SITE? 1 POINT	
TOTAL OF POINTS	12 POINTS
- 12 POINTS THROUGH BASE CALCULATIONS ALLOWS 24 UNITS PER ACRE.	
BONUS DENSITY (DWELLING UNITS/ACRE INCREASES)	
- MEETS CRITERIA FOR MIXED-USE DEVELOPMENT	+3 DU/A
BASE CALCULATION (24 DU/A) + BONUS DENSITY (3 DU/A) EQUALS TOTAL 27 DWELLING UNITS PER ACRE.	
416 ACRES AT 27 UNITS PER ACRE EQUALS 112 UNITS. DEVELOPMENT PLAN PROPOSES 100 UNITS.	

GENERAL CODE INFO.

<u>GOVERNING CODES</u>	
BUILDING CODE	2018 IBC
MECHANICAL CODE	2018 IMC
PLUMBING CODE	2018 IPC
ELECTRICAL CODE	2017 NEC
ENERGY CODE	2018 IECC
ACCESSIBILITY CODE	2009 ICC/ANSI A117.1
<u>CODE DATA</u>	
PRIMARY USE GROUPS	B. BUSINESS R-2. RESIDENTIAL
ACCESSORY USE GROUPS	S-2. STORAGE
CONSTRUCTION TYPE	BUILDING 1 - 5A BUILDING 2 - 1B & 5A
BUILDING 1 (NORTH)	
TOTAL AREA 1ST FLOOR	11,797 S.F.
TOTAL AREA 2ND FLOOR	11,797 S.F.
TOTAL AREA 3RD FLOOR	7,541 S.F.
TOTAL AREA 4TH FLOOR	7,541 S.F.
BUILDING 2 (WEST)	
TOTAL AREA GARAGE LEVEL	14,241 S.F.
TOTAL AREA 1-4 FLOORS	14,226 S.F. EA.
<u>FIRE PROTECTION</u>	
SPRINKLER	
BUILDING 1 (NORTH)	S13R
BUILDING 2 (WEST) GARAGE	N5
BUILDING 2 (WEST) 1-4 FLOORS	S13R
FIRE ALARMS	
	YES
EMERGENCY LIGHTING	
	YES
<u>GENERAL BUILDING HEIGHT + AREA</u>	
ALLOWABLE AREA (TABLE 506.2) STORY	
TYPE CONSTRUCTION	5A
OCCUPANCY	R-2
SPRINKLER	S13R
ALLOWABLE AREA	12,000 SF
FRONTAGE INCREASE	
(12,000 X 0.73)	9,000 SF
TOTAL ALLOWABLE AREA	21,000 SF
ALLOWABLE HEIGHT	60 FEET
(TABLE 504.3)	
ALLOWABLE STORIES	
ABOVE GRADE (TABLE 504.4)	4
TYPE CONSTRUCTION	
OCCUPANCY	1B
SPRINKLER	N5
ALLOWABLE AREA	75,000
ALLOWABLE HEIGHT	180
(TABLE 504.3)	
ALLOWABLE STORIES	
ABOVE GRADE (TABLE 504.4)	11

[illegible]

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DATE: 07.06.2020 REVIEWED BY: BMS

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PROJECT TITLE
ELEVATION DEVELOPMENT CO. LONE
PINE & GALLOWAY

PROJECT ADDRESS:
3535,3527,3521, AND 3503 S. LONE PINE AVE.
SPRINGFIELD, MISSOURI 65804

EXHIBIT 3 - ARCH. SITE PLAN

SHEET
A101



DESIGN GUIDELINES

THE BELOW TEXT IS ABSTRACTED FROM EXHIBIT 1 - PD LANGUAGE AND DOES NOT ALTER, NEGATE OR ADD TO THE REQUIREMENTS SET FORTH IN EXHIBIT 1 - PD LANGUAGE. THE BELOW TEXT IS ONLY INTENDED TO BE USED AS A REFERENCE TO THE REQUIREMENTS ESTABLISHED IN EXHIBIT 1 - PD LANGUAGE.

MULTI-FAMILY DESIGN GUIDELINES

- A. DESIGN TO ENCOURAGE PEDESTRIAN ACTIVITY
1. PEDESTRIAN AMENITIES
 2. BUILDING SCALE & ARTICULATION
 3. BUILDING ORIENTATION & INTERIOR LANDSCAPING
 4. AVOIDANCE OF BLANK WALLS
- B. PROVIDE A GOOD CIRCULATION SYSTEM
1. CONNECTIVITY BETWEEN ADJUTING OR ADJACENT DEVELOPMENTS
 2. INTERNAL CONNECTIVITY
 3. PROVIDE SHARED DRIVEWAYS, CROSS ACCESS DRIVEWAYS AND/OR OTHER FORMS OF CONNECTIVITY AND SECONDARY ACCESS TO EXISTING OR FUTURE ADJACENT DEVELOPMENTS.
- C. RESPECT THE NATURAL ENVIRONMENT
1. USABLE RECREATIONAL AREA/FACILITY
 2. AMENITIES
 3. PRESERVATION OF TREES

GALLOWAY VILLAGE DEVELOPMENT GUIDELINES

- A. SIGNAGE LIMITATIONS
1. DETACHED AND ATTACHED SIGNS LIMITED IN AREA AND LOCATION
 2. DESIGN OF SIGNAGE SHALL BE COMPATIBLE WITH CHARACTER OF BUILDING AND LANDSCAPING
- B. GLAZING RATIOS
1. GLAZING ON EXTERIOR OF BUILDING FACADES SHALL NOT MAKE UP MORE THAN 40% OF GROSS AREA OF EACH BUILDING ELEVATION.
- C. LOCATION OF PARKING LOTS
1. PARKING LOTS SHALL BE LOCATED BEHIND BUILDINGS OR WITH DRIVE ACCESS ORIENTED PERPENDICULAR FROM LONE PINE AVE.
- D. LIMIT EXCESSIVE GRADING OR ROCK BLASTING
1. LIMIT EXCESSIVE GRADING OR ROCK BLASTING THROUGH CREATIVE DESIGN SOLUTIONS SUCH AS ESTABLISHING THE FINISH FLOOR ELEVATIONS, LOCATING BUILDING ENTRY/ACCESS POINTS, LAYOUT OF PARKING LOTS AND OTHER DESIGN ELEMENTS SHALL BE EXPLORED.
- E. PRESERVATION OF EXISTING TREE CANOPY
1. PRESERVATION OF EXISTING TREES IN GOOD CONDITION.
- F. RESTRICTIONS ON RETAINING WALLS
1. RETAINING WALLS SHALL BE DESIGN FOR A MAXIMUM OF 8' IN HEIGHT WITH A MINIMUM 6' BETWEEN TIERS.
- G. THE DEVELOPMENT SHALL DESIGNATE SPACE AND ALLOW FOR A MIX OF ALLOWABLE SMALL BUSINESS USES THAT COULD BE SUPPORTIVE OF NEIGHBORHOOD AMENITIES.
- H. PROMOTE HIGH-QUALITY STREETSCAPE EXPERIENCE.
- I. BUILDING FACADES VISIBLE TO THE PUBLIC SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL FINISH. TWO OR MORE OF THE FOLLOWING DESIGN ELEMENTS SHALL BE INCORPORATED FOR EACH 25 FEET OF BUILDING FACADE OR WALL.
1. CHANGES IN COLOR, TEXTURE AND MATERIAL
 2. PROJECTIONS, RECESSES AND REVEALS
 3. GROUPINGS OF WINDOWS OR FENESTRATION.
- J. BUILDING MATERIALS AND COLORS.
1. METAL SHALL NOT BE USED AS A PRIMARY EXTERIOR SURFACE MATERIAL.
 2. FACADE COLORS SHALL HAVE LOW REFLECTANCE. HIGH-INTENSITY OR FLOURESCENT COLORS ARE PROHIBITED.
- K. SERVICE AND LOADING AREAS.
1. ALL SERVICE AND LOADING AREAS SHALL BE LOCATED IN THE SIDE OR REAR YARD OF BUILDINGS.
 2. SERVICE AND LOADING AREAS SHALL BE DESIGNED SO THAT THE ENTIRE SERVICE AND LOADING OPERATIONS ARE CONDUCTED ON THE BUILDING SITE AND SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE. THE VISIBILITY OF THE SERVICE AND LOADING FROM PUBLIC STREETS SHALL BE MINIMIZED OR ELIMINATED.

NOTE:

THE ELEVATION SHOWN IS INTENDED AS AN ILLUSTRATIVE REPRESENTATION OF THE PROPOSED DEVELOPMENT'S CONFORMANCE TO THE MULTI-FAMILY DESIGN GUIDELINES AND THE GALLOWAY VILAGE DOCUMENT. EXISTING VEGETATION, LANDSCAPING AND OTHER SITE ELEMENTS ARE NOT SHOWN TO BETTER HIGHLIGHT THE DESIGN INTENT OF THE NEW RESIDENTIAL STRUCTURES CONFORMANCE TO THE DESIGN GUIDELINES.

BUILDING HEIGHT DEFINED AND CALCULATED AS PERSCRIBED BY INTERNATIONAL BUILDING CODE.

ELEVATION MATERIAL LEGEND	
Character	Note Text
E1	RAISED LANDSCAPE BED
E2	FACADE ARTICULATION
E3	MAXIMUM 40% GLAZING
E4	BRICK MASONRY, STONERIE OR OTHER MATERIAL COMPLEMENTARY TO THE PEDESTRIAN SCALE
E5	FINISH FLOOR ELEVATION ESTABLISHED TO MINIMIZE EXCESSIVE GRADING



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OWNER
ELEVATIONS DEVELOPMENT CO.

PROJECT TEAM

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LANDSCAPE ARCHITECT
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550 ST. LOUIS STREET
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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO.: 19-018 DRAWN BY: BGB
DATE: 07.06.2020 REVIEWED BY: BMS

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PROJECT TITLE
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PROJECT ADDRESS
3535, 3527, 3521, AND 3503 S. LONE PINE AVE.
SPRINGFIELD, MISSOURI 65804

EXHIBIT 4 - ARCH. ELEVATIONS

SHEET
A401

PROJECT TEAM

LANDSCAPE ARCHITECT
OLSSON, INC.
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
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PROJECT NO.: 20-000 DRAWN BY: RPJ
DATE: 07.06.2020 REVIEWED BY: JKE

7-6-2020

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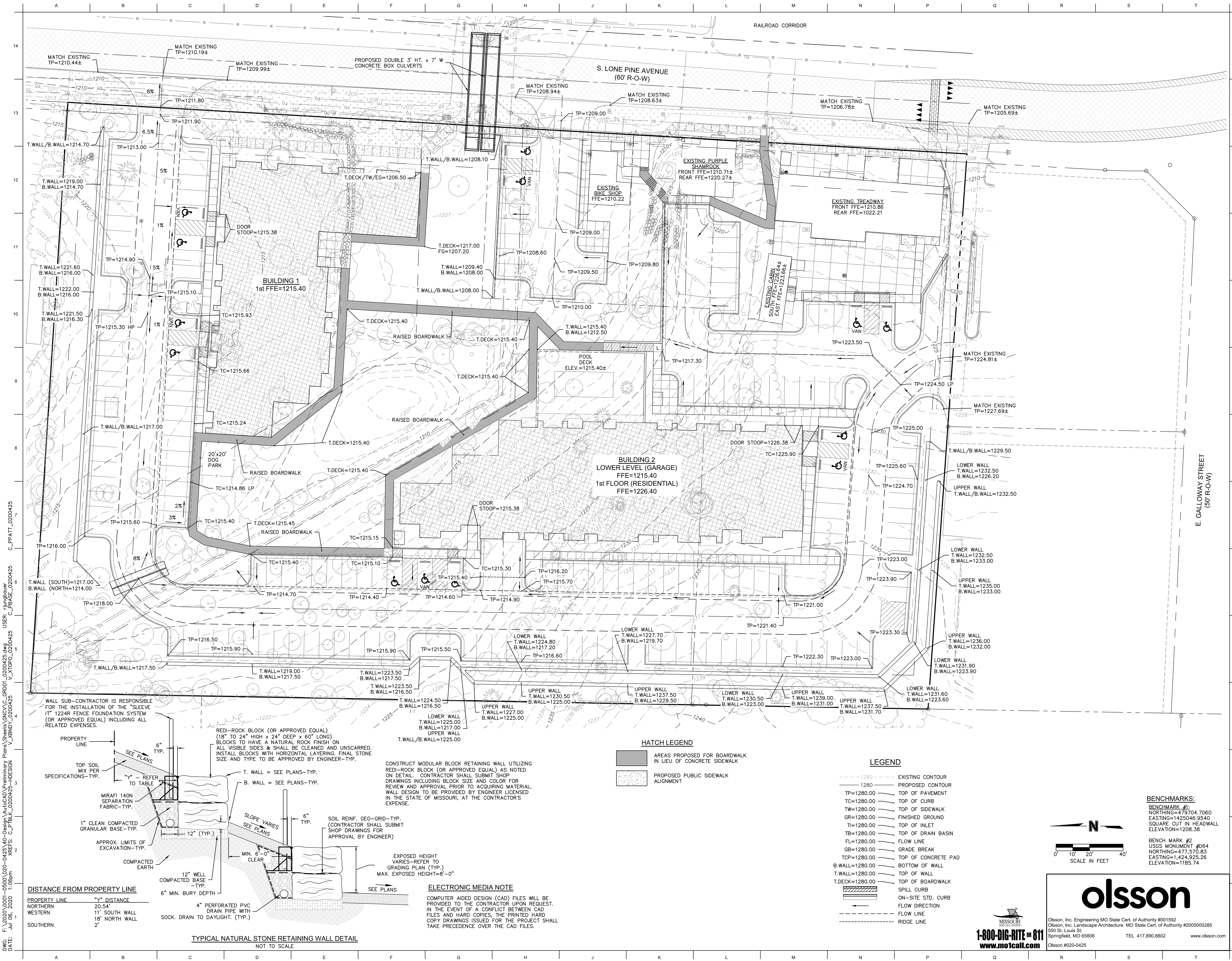
PROJECT TITLE
ELEVATION DEVELOPMENT CO. LONE
PINE & GALLOWAY

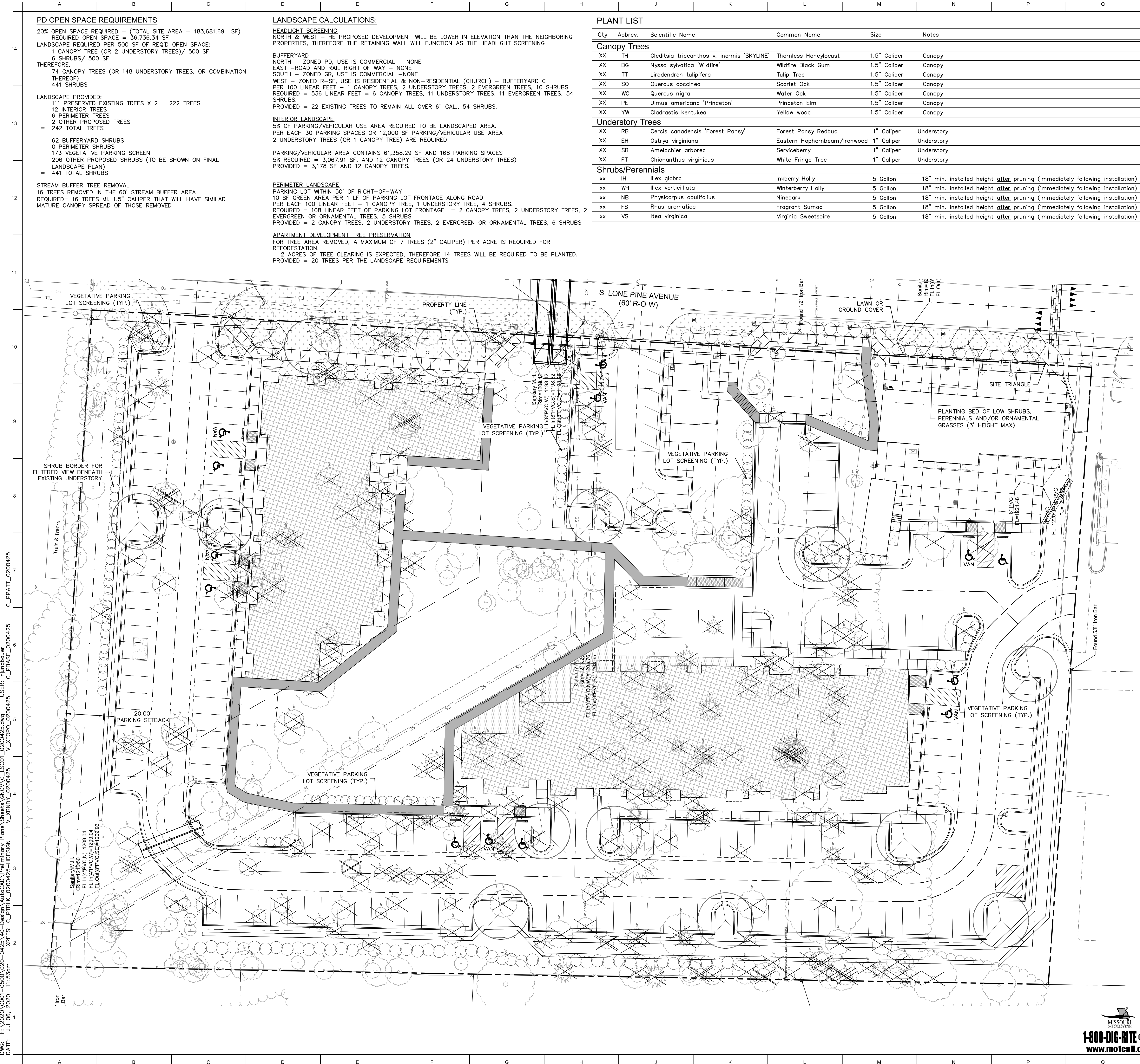
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PRELIMINARY GRADING PLAN

TEXT

C2.0





PD OPEN SPACE REQUIREMENTS

20% OPEN SPACE REQUIRED = (TOTAL SITE AREA = 183,681.69 SF)
REQUIRED OPEN SPACE = 36,736.34 SF
LANDSCAPE REQUIRED PER 500 SF OF REQ'D OPEN SPACE:
1 CANOPY TREE (OR 2 UNDERSTORY TREES)/ 500 SF
6 SHRUBS/ 500 SF
THEREFORE:
74 CANOPY TREES (OR 148 UNDERSTORY TREES, OR COMBINATION THEREOF)
441 SHRUBS

LANDSCAPE PROVIDED:
111 PRESERVED EXISTING TREES X 2 = 222 TREES
12 INTERIOR TREES
6 PERIMETER TREES
2 OTHER PROPOSED TREES
= 242 TOTAL TREES

62 BUFFERYARD SHRUBS
0 PERIMETER SHRUBS
173 VEGETATIVE PARKING SCREEN
206 OTHER PROPOSED SHRUBS (TO BE SHOWN ON FINAL LANDSCAPE PLAN)
= 441 TOTAL SHRUBS

STREAM BUFFER TREE REMOVAL
16 TREES REMOVED IN THE 60' STREAM BUFFER AREA
REQUIRED= 16 TREES MI. 1.5" CALIPER THAT WILL HAVE SIMILAR MATURE CANOPY SPREAD OF THOSE REMOVED

LANDSCAPE CALCULATIONS:

HEADLIGHT SCREENING
NORTH & WEST - THE PROPOSED DEVELOPMENT WILL BE LOWER IN ELEVATION THAN THE NEIGHBORING PROPERTIES, THEREFORE THE RETAINING WALL WILL FUNCTION AS THE HEADLIGHT SCREENING

BUFFERYARD
NORTH - ZONED PD, USE IS COMMERCIAL - NONE
EAST - ROAD AND RAIL RIGHT OF WAY - NONE
SOUTH - ZONED OR, USE IS COMMERCIAL - NONE
WEST - ZONED R-SF, USE IS RESIDENTIAL & NON-RESIDENTIAL (CHURCH) - BUFFERYARD C
PER 100 LINEAR FEET - 1 CANOPY TREES, 2 UNDERSTORY TREES, 2 EVERGREEN TREES, 10 SHRUBS.
REQUIRED = 536 LINEAR FEET = 6 CANOPY TREES, 11 UNDERSTORY TREES, 11 EVERGREEN TREES, 54 SHRUBS
PROVIDED = 22 EXISTING TREES TO REMAIN ALL OVER 6" CAL., 54 SHRUBS.

INTERIOR LANDSCAPE
5% OF PARKING/VEHICULAR USE AREA REQUIRED TO BE LANDSCAPED AREA
PER EACH 30 PARKING SPACES OR 12,000 SF PARKING/VEHICULAR USE AREA
2 UNDERSTORY TREES (OR 1 CANOPY TREE) ARE REQUIRED

PARKING/VEHICULAR AREA CONTAINS 61,358.29 SF AND 168 PARKING SPACES
5% REQUIRED = 3,067.91 SF, AND 12 CANOPY TREES (OR 24 UNDERSTORY TREES)
PROVIDED = 3,178 SF AND 12 CANOPY TREES.

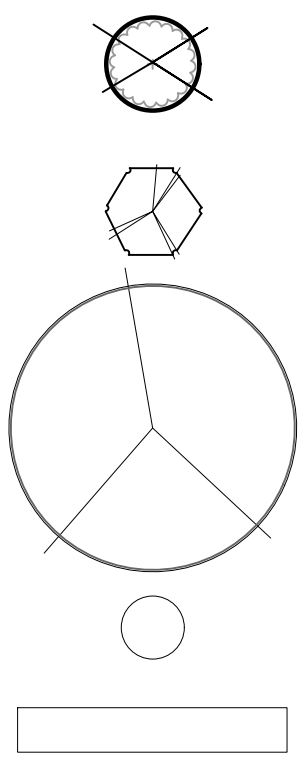
PERIMETER LANDSCAPE
PARKING LOT WITHIN 50' OF RIGHT-OF-WAY
10 SF GREEN AREA PER 1 LF OF PARKING LOT FRONTAGE ALONG ROAD
PER EACH 100 LINEAR FEET - 1 CANOPY TREE, 1 UNDERSTORY TREE, 4 SHRUBS.
REQUIRED = 108 LINEAR FEET OF PARKING LOT FRONTAGE = 2 CANOPY TREES, 2 UNDERSTORY TREES, 2 EVERGREEN OR ORNAMENTAL TREES, 5 SHRUBS
PROVIDED = 2 CANOPY TREES, 2 UNDERSTORY TREES, 2 EVERGREEN OR ORNAMENTAL TREES, 6 SHRUBS

APARTMENT DEVELOPMENT TREE PRESERVATION
FOR TREE AREA REMOVED, A MAXIMUM OF 7 TREES (2" CALIPER) PER ACRE IS REQUIRED FOR REFORESTATION.
± 2 ACRES OF TREE CLEARING IS EXPECTED, THEREFORE 14 TREES WILL BE REQUIRED TO BE PLANTED.
PROVIDED = 20 TREES PER THE LANDSCAPE REQUIREMENTS

PLANT LIST

Qty	Abbrev.	Scientific Name	Common Name	Size	Notes
Canopy Trees					
XX	TH	Gleditsia triacanthos v. inermis 'SKYLINE'	Thornless Honeylocust	1.5" Caliper	Canopy
XX	BG	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	1.5" Caliper	Canopy
XX	TT	Liriodendron tulipifera	Tulip Tree	1.5" Caliper	Canopy
XX	SO	Quercus coccinea	Scarlet Oak	1.5" Caliper	Canopy
XX	WO	Quercus nigra	Water Oak	1.5" Caliper	Canopy
XX	PE	Ulmus americana 'Princeton'	Princeton Elm	1.5" Caliper	Canopy
XX	YW	Cladroslis kentukea	Yellow wood	1.5" Caliper	Canopy
Understory Trees					
XX	RB	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	1" Caliper	Understory
XX	EH	Ostrya virginiana	Eastern Hophornbeam/Ironwood	1" Caliper	Understory
XX	SB	Amelachier arborea	Serviceberry	1" Caliper	Understory
XX	FT	Chionanthus virginicus	White Fringe Tree	1" Caliper	Understory
Shrubs/Perennials					
xx	IH	Illex glabra	Inkberry Holly	5 Gallon	18" min. installed height after pruning (Immediately following installation)
xx	WH	Illex verticillata	Winterberry Holly	5 Gallon	18" min. installed height after pruning (Immediately following installation)
xx	NB	Physicarpus opulifolius	Ninebark	5 Gallon	18" min. installed height after pruning (Immediately following installation)
xx	FS	Rhus aromatica	Fragrant Sumac	5 Gallon	18" min. installed height after pruning (Immediately following installation)
xx	VS	Itea virginica	Virginia Sweetpire	5 Gallon	18" min. installed height after pruning (Immediately following installation)

LANDSCAPE LEGEND



EXISTING TREES TO BE REMOVED. ALL OTHER EXISTING TREES TO BE PRESERVED. (SEE EXISTING TREE REMOVAL TABLE FOR SIZE AND QUANTITY OF REMOVED TREES)

NEW UNDERSTORY TREE

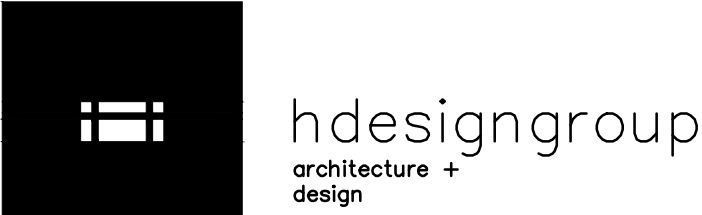
NEW CANOPY/STREET TREE

SHRUB

AREA RESERVED FOR PLANTING BED

Existing Tree Removal Table

Size	Number Removed
6"	45
7"	32
8"	29
9"	31
10"	33
11"	9
12"	30
13"	18
14"	4
15"	12
16"	10
17"	4
18"	4
20"	5
21"	1
22"	4
24"	4
28"	1
30"	2
38"	1
40"	1
42"	1
52"	1
389 EXISTING TREES ONSITE	
279 EXISTING TREES REMOVED	
110 EXISTING TREES TO REMAIN	



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OWNER
ELEVATIONS DEVELOPMENT CO.

PROJECT TEAM

CIVIL ENGINEER
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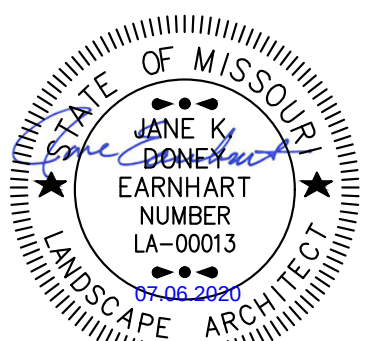
LANDSCAPE ARCHITECT
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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO.: 20-000 DRAWN BY: RPJ
DATE: 07.06.2020 REVIEWED BY: JKE

PROFESSIONAL SEAL



JANE K. DONEY EARNHART
LANDSCAPE ARCHITECT
MO# LA-00013

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PINE & GALLOWAY

PROJECT ADDRESS:
3535, 3527, 3521, AND 3503 S. LONE PINE AVE.
SPRINGFIELD, MISSOURI 65804

PRELIMINARY LANDSCAPE PLAN

olsson

Olsson, Inc. Engineering MO State Cert. of Authority #001592
Olsson, Inc. Landscape Architecture MO State Cert. of Authority #2005000285
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www.olsson.com
Olsson #020-0425

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C3.0

- NOTES:
1. MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH AAN STANDARDS
 2. PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
 3. MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
 4. SOAK GENEROUSLY TO COMPACT AND SETTLE

NOT TO SCALE
(TO BE USED BETWEEN SHRUB BEDS AND
LAWN AREAS)

NOT TO SCALE

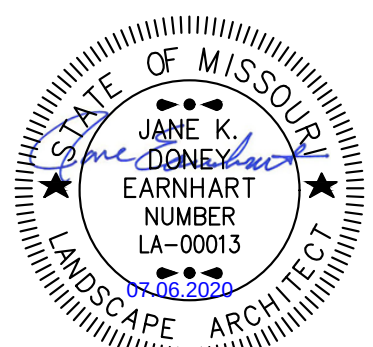
TO BE USED AROUND TREES PLACED IN LAWN AREAS

TER TO SPECIFICATIONS FOR
ADDITIONAL INFORMATION

REVISIONS

[illegible]

PROJECT NO.: 20-000 DRAWN BY: RPJ
DATE: 07.06.2020 REVIEWED BY: JKE

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JANE K. DONEY EARNHART
LANDSCAPE ARCHITECT
MO# LA-00013

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NOTES AND CALCULATIONS

SHEET

C3.1

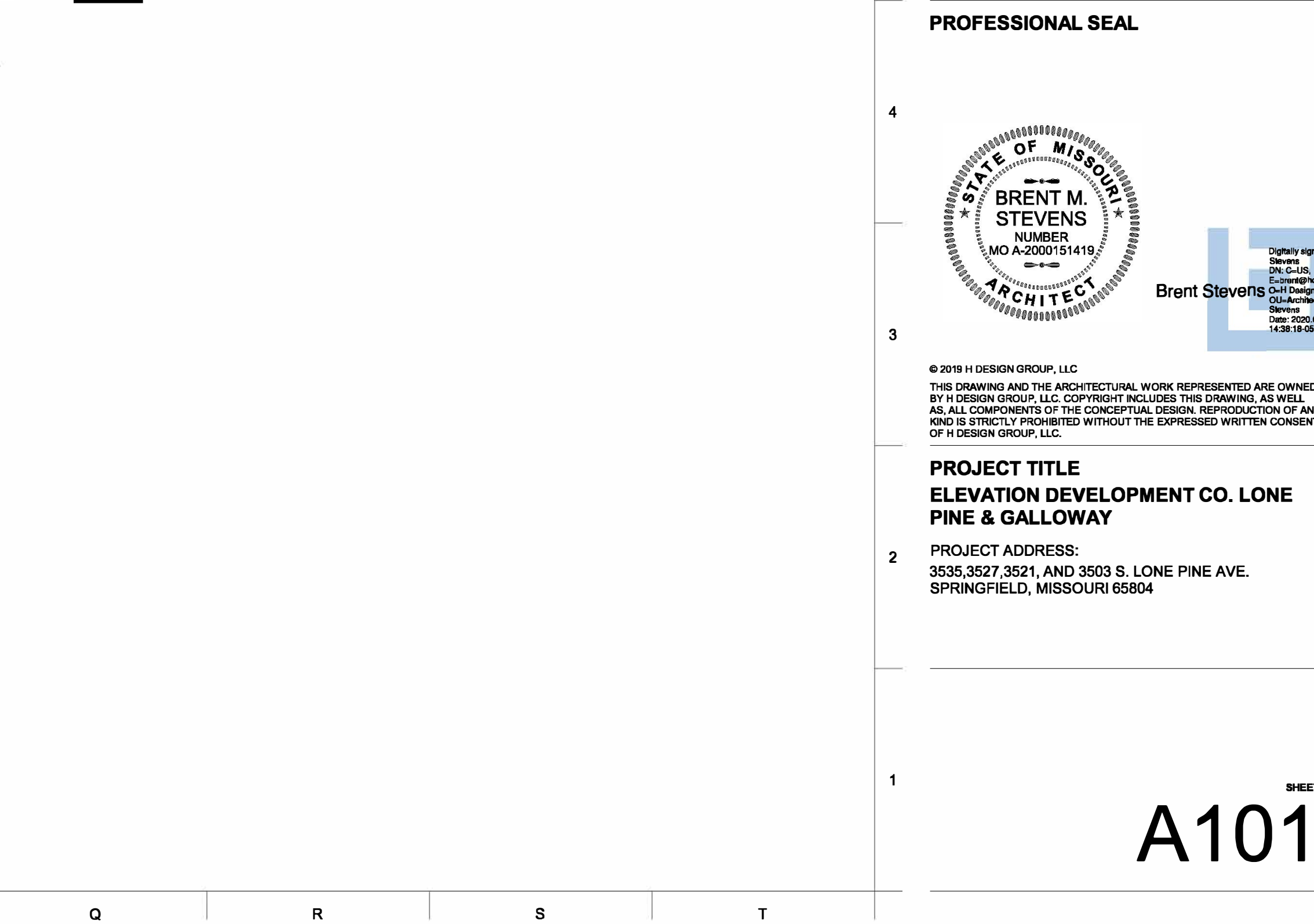
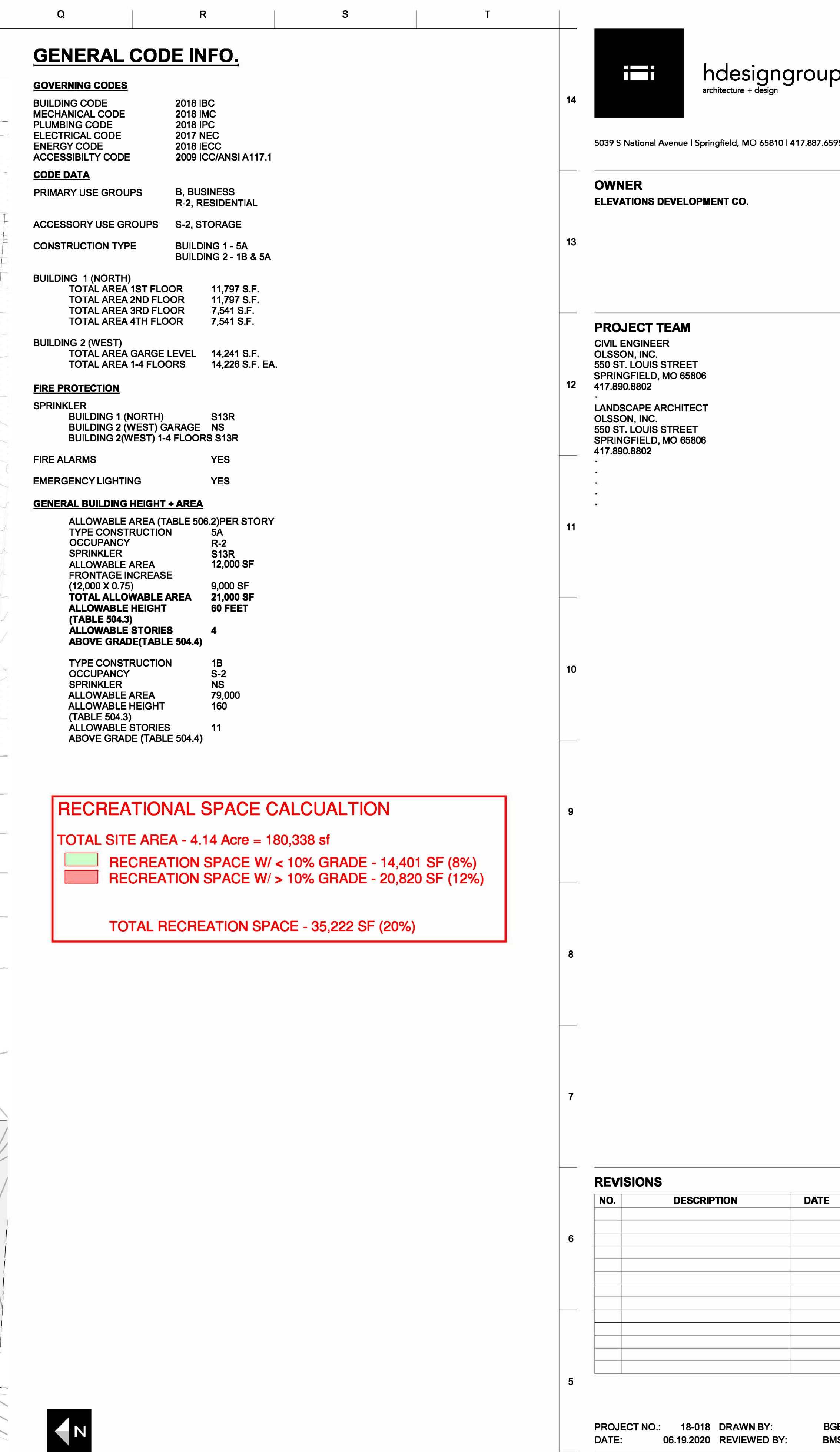


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Elevation Development Co.
Lone Pine & Galloway
Site and Landscape Design Narrative

SITE DESIGN ASSUMPTIONS

Setback: Lone Pine is a Collector, which typically has a 60' r/w width. Measuring from the centerline, 30' + 25' = 55' setback from centerline

Stream Buffer: Jane Earnhart had a discussion with Julie Hawkins on 3/6/2020. Since the "stream" area has already been disturbed by the former installation of the public sanitary sewer main as well as the dam to create the pond, and no well-defined stream channel exists, the buffer was established by drawing a line parallel to and 7.5' south/west of the existing sanitary sewer line, and then offsetting this line 60' to the north/east. This creates a baseline area for a 60' stream buffer.

Pond Outlet: The existing pond overtops near the southeast portion of the pond but does not have a well-defined route toward the existing culvert under Lone Pine. We are proposing to slightly re-route this overflow. Once it is east the existing trees, we have shown it to be realigned as a swale toward the culvert. Following regrading of this area, we will install new trees that are tolerant of both wet and dry conditions. To better understand the existing outfall, walking the site is helpful.

Building FFE's:

Based on our initial calculations, the 100-yr WSE at the pond is 1213.4, and at the existing upstream end of the Lone Pine culvert the 100-yr WSE is 1211.2. The lowest FFE for Building 1 is 1217.0. The lowest FFE for Building 2 (garage level) is 1215.4 to achieve a 2' freeboard above the pond 100-yr WSE.

SITE DESIGN NARRATIVE

Public Street and Sidewalk:

Street – Earl Newman has had a great deal of coordination with Derrick Estell regarding the traffic analysis and roadway improvements. We have depicted the coordinated widening on the southern end of the site. The existing 24' wide street will widen to 34' over a 50 linear foot taper. The west side of Lone Pine Avenue will widen 6' and the east side will widen 4'. This has been coordinated to ensure the improvement is clear of the railroad corridor. No curb and gutter is required. It is our understanding that the Galloway Street Improvements and round-about will be constructed following this widening.

Sidewalk - To preserve as many trees as feasible along Lone Pine Avenue, we have shifted the alignment of the public sidewalk onto private property within the northern portion of the site. Not only will this preserve the trees, those walking on the sidewalk will feel safer further from the Lone Pine (especially when the quarry trucks are on the street). We acknowledge this is non-standard, and that it will require a sidewalk easement to be given by the developer to the City.

Stream Buffer - Encroachments and Mitigation:

Please see the Stream Buffer Exhibit that illustrates the baseline 60' wide stream buffer in red, and the proposed buffer/mitigation area in green. The green area is intended to offset the square feet of site development encroachments (excluding the crossings of the buffer by the drive aisle, boardwalk and sidewalk). We also calculated the needed replacement trees on the planting plan. This quantity is subject to change as detailed engineering is finalized.

Retaining Walls:

Retaining walls are needed along the northern, western and southern boundaries for grading. We have followed the Galloway Guidelines for the height of and spacing between the walls (8' ht. max., and 6' between walls min.). A typical wall section is included on the grading plan to illustrate the intent of the height, spacing, material, etc.

Grading:

The engineering, landscape, and architectural staff have worked closely together for months to develop a layout that considers the storm water, stream buffer, trees on adjacent properties, Galloway Guideline, and proposed elements within the site. To minimize both land disturbance and retaining walls we have proposed raised decks/boardwalks within the central portion of the site in lieu of typical concrete sidewalk. Below are images of boardwalk examples. Our boardwalk T.Deck (top walking surface of deck) and B.Deck (finish grade below the deck) call-outs reflect this on the submittal.





Tree Removal & Tree Protection:

The site layout was developed to protect the neighboring trees as well as the trees within the stream buffer. We have depicted a proposed a non-standard public sidewalk location to protect trees along Lone Pine. The sidewalk will jog from public property to private property to work with the existing terrain and tree locations.

Many of the mitigation trees will be planted east of the existing pond (in the area that is currently open)

Landscape:

The final locations of all new plantings will evolve during the course of final design, and will be a part of the Final Development Plan. The planting plan calculations are as follows:

Buffer yards

- North - no buffer yard requirement abutting PD 264
- East - no buffer yard requirement abutting public street r/w and public railroad r/w
- South - no buffer yard requirement abutting General Retail (GR)
- West - Abutting R-SF - Bufferyard C Required Plantings per 100 Linear Feet
 - 1 Canopy Trees
 - 2 Understory Trees
 - 2 Evergreen Trees
 - 10 Shrubs

Required = 536 linear feet = 6 canopy trees, 11 understory trees, 11 evergreen trees, 54 shrubs

Parking Lot Perimeter Green

- Along Lone Pine Avenue, per 100 linear feet:
 - 1 canopy tree
 - 1 understory tree
 - 1 evergreen or ornamental tree
 - 4 shrubs

Required = 108 linear feet of parking lot frontage = 2 canopy trees, 2 understory trees, 2 evergreen or ornamental trees, 5 shrubs

Parking Lot Interior Green

- 5% of Vehicular surface area
Vehicular Area = 61,359 SF
Required 5% Interior Green = 3,068 SF, and 12 Canopy Trees

Parking Lot Headlight Screening

- Parking abutting residential use shall have screening of not less than 4' height.
 - Screening may be a solid wall, solid wood fence, berm and/or evergreen hedge.
- The proposed development will be lower in elevation than the neighboring properties, therefore the retaining wall will function as the headlight screening.

Apartment Development Tree Preservation

For tree area removed, a maximum of 7 trees (2" caliper) per acre is required for reforestation. Approximately 2+/- acres of tree clearing is expected, therefore 14+/- trees will be required to be planted.

PD Open Space Requirements

20% Open Space Require: Total site area 183,682 SF x 20% = 36,736 SF Required
Landscape Required per 500 SF of Required Open Space: 1 canopy tree and 6 shrubs
Required = 74 canopy trees and 441 shrubs

We are proposing to use as many native (or climate tolerant) species as possible. Below is a partial listing of our proposed plant species. This list will evolve over the course of final design, and the finalized version will be a part of the Final Development Plan.

Canopy Trees:

Gleditsia triacanthos var. 'inermis' - Skyline Thornless Honeylocust
Nyssa sylvatica 'Wildfire' - Wildfire Black Gum
Liriodendron tulipifera - Tulip tree
Quercus coccinea - Scarlet Oak
Quercus nigra - Water Oak
Ulmus Americana 'Princeton' - Princeton Elm
Cladrastis kentukea - Yellowwood

Understory trees:

Cercis canadensis 'Forest Pansy' - Redbud
Ostrya virginiana - Eastern Hophornbeam/ Ironwood
Amelachier arborea - Serviceberry
Chionanthus virginicus - Fringe Tree

Shrubs:

Illex glabra - Inkberry Holly
Illex verticillata - Winterberry
Physicarpus opulifolius - Ninebark
Rhus aromatica - Fragrant sumac
Itea virginica - Virginia Sweetspire

**PLANNED DEVELOPMENT
ENGINEER'S REPORT
FOR
ELEVATION DEVELOPMENT CO.
LONE PINE AND GALLOWAY
SPRINGFIELD, MISSOURI**

Prepared for:
ELEVATION DEVELOPMENT CO.
641 S. Pickwick Avenue
SPRINGFIELD, MISSOURI 65802
PHONE: 417-576-4124

June 18, 2020



Prepared By: Brett Mahan
Reviewed By: Ryan Jeppson, P.E.
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550 St. Louis St.
Springfield, MO 65806
Missouri Engineering Certificate of Authority #001592

TABLE OF CONTENTS

INTRODUCTION:.....	1
WATER SUPPLY SOURCE AND PROPOSED DISTRIBUTION:	1
SANITARY SEWER:.....	1
STORMWATER RUNOFF:	1
STORM WATER QUALITY TREATMENT:.....	2
PUBLIC STREET IMPROVEMENTS.....	5

LIST OF TABLES

TABLE 1. CULVERT PEAK FLOW RATES.....	1
---------------------------------------	---

LIST OF FIGURES

FIGURE 1 – OFFSITE DRAINAGE AREA EXHIBIT.....	6
FIGURE 2 – ONSITE POST DEVELOPMENT DRAINAGE EXHIBIT.....	7
FIGURE 3 – CITY OF SPRINGFIELD STREAM BUFFER EXHIBIT.....	8
FIGURE 4 – CITY OF SPRINGFIELD SANITARY SEWER EXHIBIT.....	9

LIST OF APPENDICES

APPENDIX A – STORMWATER CALCULATIONS	
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INTRODUCTION:

The Developer is seeking to rezone four parcels of land located on the west side of Lone Pine Avenue just north of East Galloway Street. The subject properties are currently zoned R-SF, LB and GR and are proposed to be rezoned to a planned development that will support a mixed use. The lots will be conveyed under one owner, and a lot combination will be required pending the approval of the planned development. The following report discusses how design considerations for water, sanitary sewer, stormwater, and street improvements will be addressed

WATER SUPPLY SOURCE AND PROPOSED DISTRIBUTION:

The properties are currently serviced by a City Utilities water main located on the east side of Lone Pine Avenue. Water will be distributed onsite through separate domestic water and fire water lines. Both systems will be equipped with the required backflow devices and valves as required by the City of Springfield Building Department. The fire water distribution will be sized to accommodate the water demand needed for fire suppression as required by the City of Springfield Fire Department. There are no known water demand issues in the area.

SANITARY SEWER:

The project will discharge sanitary sewer to the City of Springfield sanitary sewer main located in an easement that crosses through the property. There are no known sewer capacity issues at this location.

STORMWATER RUNOFF:

Stormwater from approximately 80-acres drains to the northwest corner of the property. It then travels southeast to an existing pond located in the center of the northern most parcel. When the pond reaches capacity, it overtops to the east and flows to the existing 3'x4' box culvert that crosses beneath Lone Pine Avenue and discharges to the Galloway Creek floodplain. See Figure 1 for the offsite drainage area exhibit.

Development will be limited in the existing stream buffer located within the project boundary. Stormwater entering the site from the northwest will be intercepted by two 48" polypropylene culverts that will discharge to the existing pond. The existing 3'x4' box culvert will be replaced by two (2) 3'x7' RCB culverts that will convey stormwater more efficiently beneath Lone Pine Avenue to the east. Due to the project's proximity to the Galloway Creek floodplain, additional stormwater detention will not be provided. This will allow stormwater runoff from the site to move downstream before Galloway Creek reaches peak flow rates in the vicinity. Stormwater calculations for the 100-year storm event are provided in Appendix A. See Figure 2 for post development drainage area exhibit.

TABLE 1. CULVERT PEAK FLOW RATES

	100-YR (CFS)	25-YR (CFS)
NORTHWEST CULVERT	188	121
LONE PINE AVE CULVERT	206	133

STORM WATER QUALITY TREATMENT:

Underground stormwater chambers, along with the preservation of the existing stream buffer will be used to treat stormwater runoff from the new development. Stormwater runoff will be collected by three separate underground stormwater chambers that will filter trash and debris prior to discharging into the stream buffer. The water quality treatment volume calculations for each drainage area is provide on the following pages. See Figure 2 for drainage area boundaries and underground water quality chamber locations.

Water Quality Volume Calculation Worksheet

Short Cut Method (Claytor and Schueler, 1996)

Date: 04/16/2020

Project Name: **GALLOWAY & LONE PINE DA 10**

Description: **Water Quality Volume**

$$WQV (ft^3) = (P/12)(R_v)(A*43,560)$$

Where

P = rainfall depth = 1 inch

R_v = volumetric runoff coefficient = $0.05 + 0.009I$

I = percent impervious cover (in percent, e.g. 80% = 80)

A = total site area in acres

P=	1 inch
A=	0.97 acres
Impervious Area=	0.68 acres
I=	70 %
R_v =	0.68

WQV=	2394 cubic feet
WQV=	0.05 ac-ft

Water Quality Volume Calculation Worksheet**Short Cut Method (Claytor and Schueler, 1996)****Date: 04/16/2020****Project Name: GALLOWAY & LONE PINE DA 20****Description: Water Quality Volume**

$$WQV (ft^3) = (P/12)(R_v)(A*43,560)$$

Where**P = rainfall depth = 1 inch** **R_v = volumetric runoff coefficient = $0.05 + 0.009I$** **I = percent impervious cover (in percent, e.g. 80% = 80)****A = total site area in acres**

P= 1 inch
A= 1.03 acres
Impervious Area= 0.76 acres
I= 74 %
 R_v = 0.7142

WQV=	2670 cubic feet
WQV=	0.06 ac-ft

Water Quality Volume Calculation Worksheet
Short Cut Method (Claytor and Schueler, 1996)
Date: 04/16/2020

Project Name: GALLOWAY & LONE PINE DA 30
Description: Water Quality Volume

$$WQV (ft^3) = (P/12)(R_v)(A*43,560)$$

Where

P = rainfall depth = 1 inch

R_v = volumetric runoff coefficient = $0.05 + 0.009I$

I = percent impervious cover (in percent, e.g. 80% = 80)

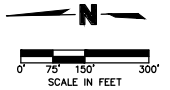
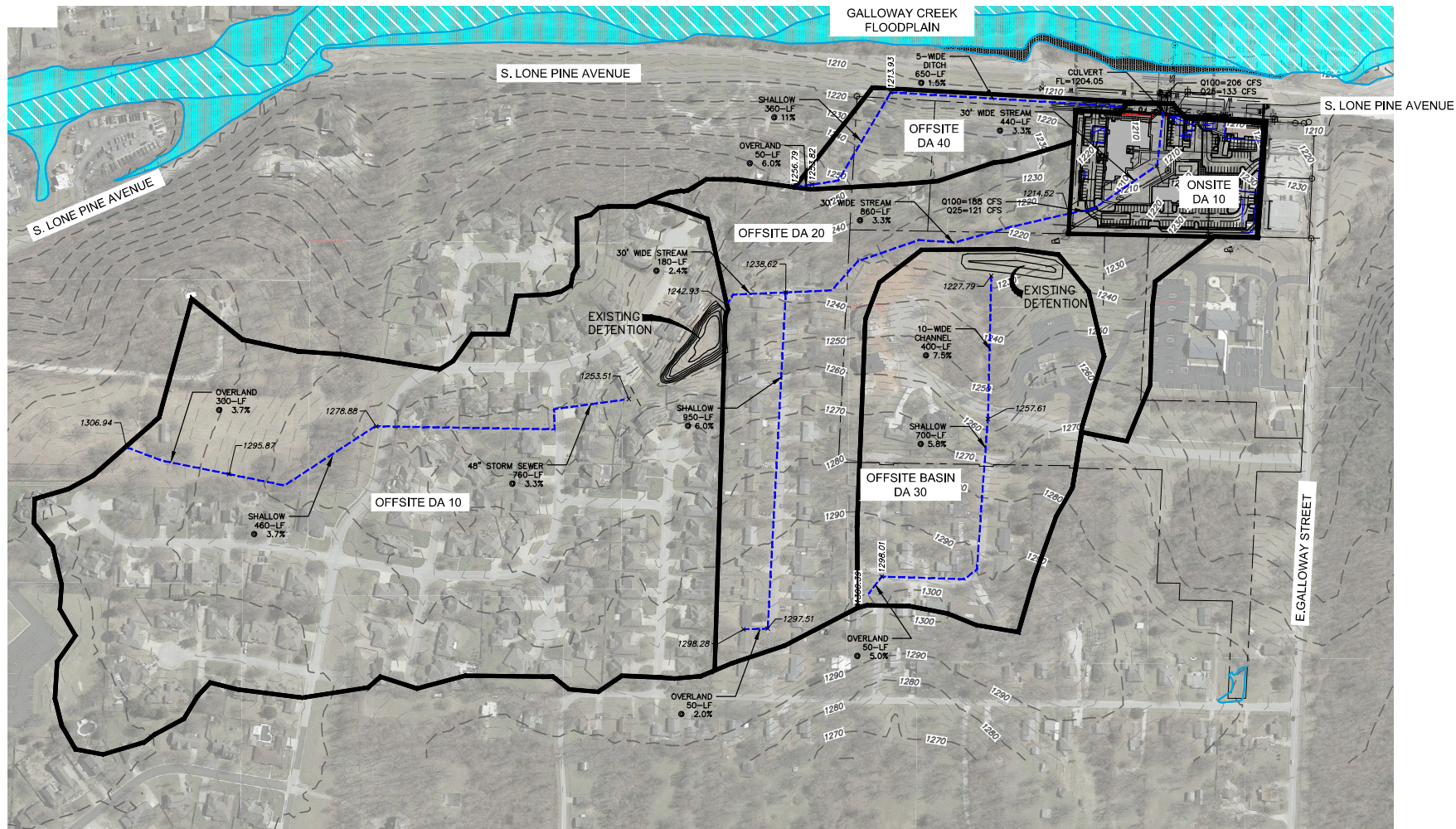
A = total site area in acres

P= 1 inch
A= 1.57 acres
Impervious Area= 1.18 acres
I= 75 %
 R_v = 0.725

WQV=	4132 cubic feet
WQV=	0.09 ac-ft

PUBLIC STREET IMPROVEMENTS

See Preliminary Site Plan for existing and proposed sidewalk connections and driveway locations. Additional right-of-way will be required along the property frontage of Lone Pine Avenue.



LEGEND

- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION PATH
- FEMA 100-YR FLOODPLAIN
- FEMA DESIGNATED FLOODWAY

SUMMARY TABLE

SUBBASIN	AREA (AC)	CN	TC (MIN.)
OFFSITE DA 10	43.65	80	20.0
OFFSITE DA 20	20.30	79	9.7
OFFSITE DA 30	13.92	78	6.0
OFFSITE BASIN DA 40	3.77	87	7.2
ONSITE 10	4.23	92	5.0

PROJECT NO: 020-0425

DRAWN BY: RVJ

DATE: 04/27/2020

OFFSITE DRAINAGE AREA EXHIBIT

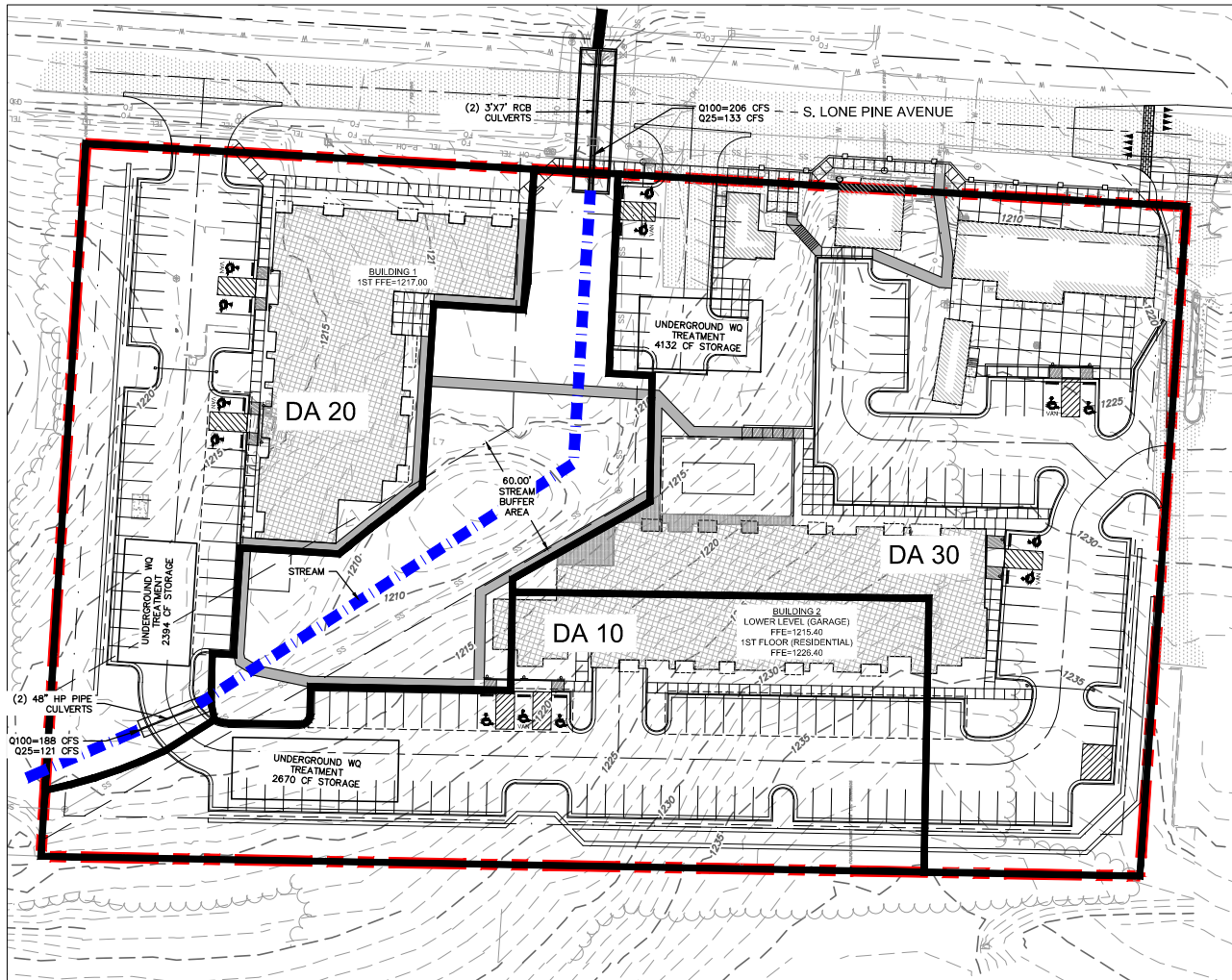
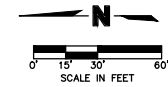
131 of 177

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Springfield, MO 65806
TEL 417.890.8802

FIGURE

1



LEGEND

- PROJECT BOUNDARY
- DRAINAGE AREA BOUNDARY
- STREAM FLOW PATH

PRE-DEVELOPMENT SUMMARY TABLE

SUBBASIN	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)
DA 10	0.00	0.97
DA 20	0.08	0.95
DA 30	0.59	0.98
DA 40	0.00	0.58

POST-DEVELOPMENT SUMMARY TABLE

SUBBASIN	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)
DA 10	0.68	0.29
DA 20	0.76	0.28
DA 30	1.18	0.40
DA 40	0.06	0.51

PROJECT NO: 020-0425

DRAWN BY: RVJ

DATE: 06/18/2020

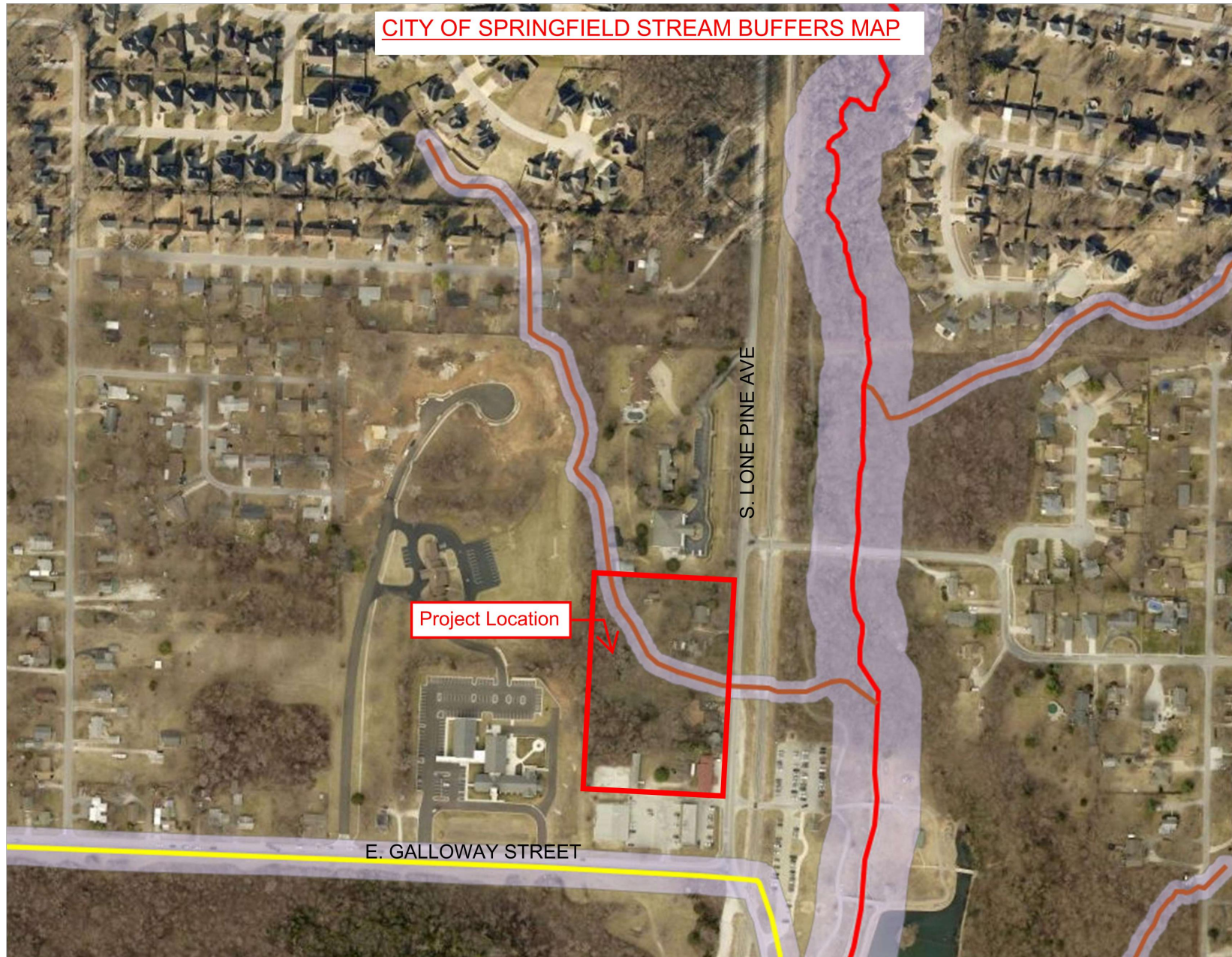
ONSITE POST DEVELOPMENT DRAINAGE AREA EXHIBIT

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FIGURE

2



PROJECT NO: 020-0425

DRAWN BY: BMM

DATE: 04/27/2020

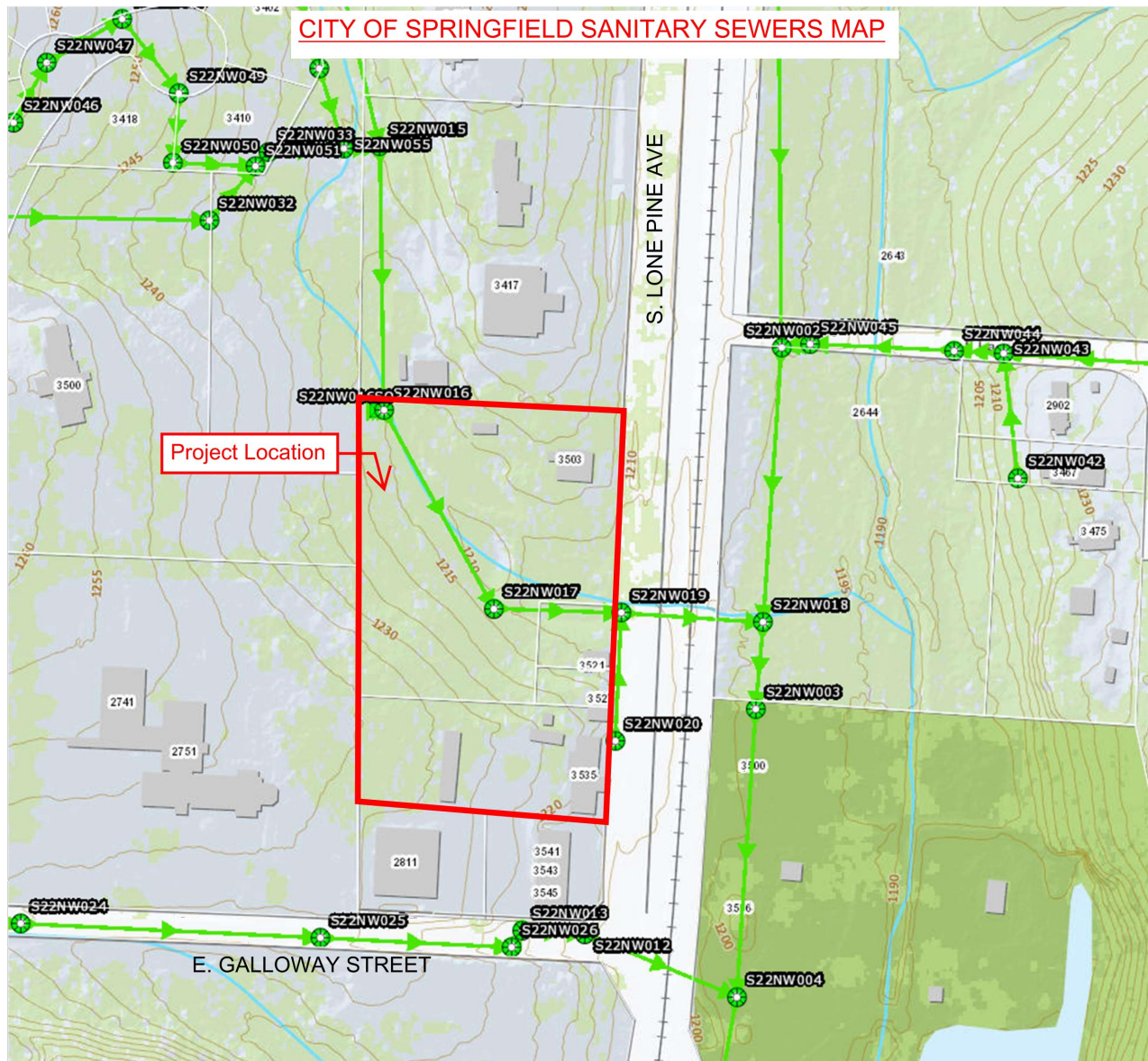
CITY OF SPRINGFIELD STREAM BUFFER EXHIBIT

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FIGURE

3



PROJECT NO: 020-0425

DRAWN BY: BMM

DATE: 04/27/2020

CITY OF SPRINGFIELD SANITARY SEWER EXHIBIT

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550 St. Louis Street
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FIGURE

4

APPENDIX A

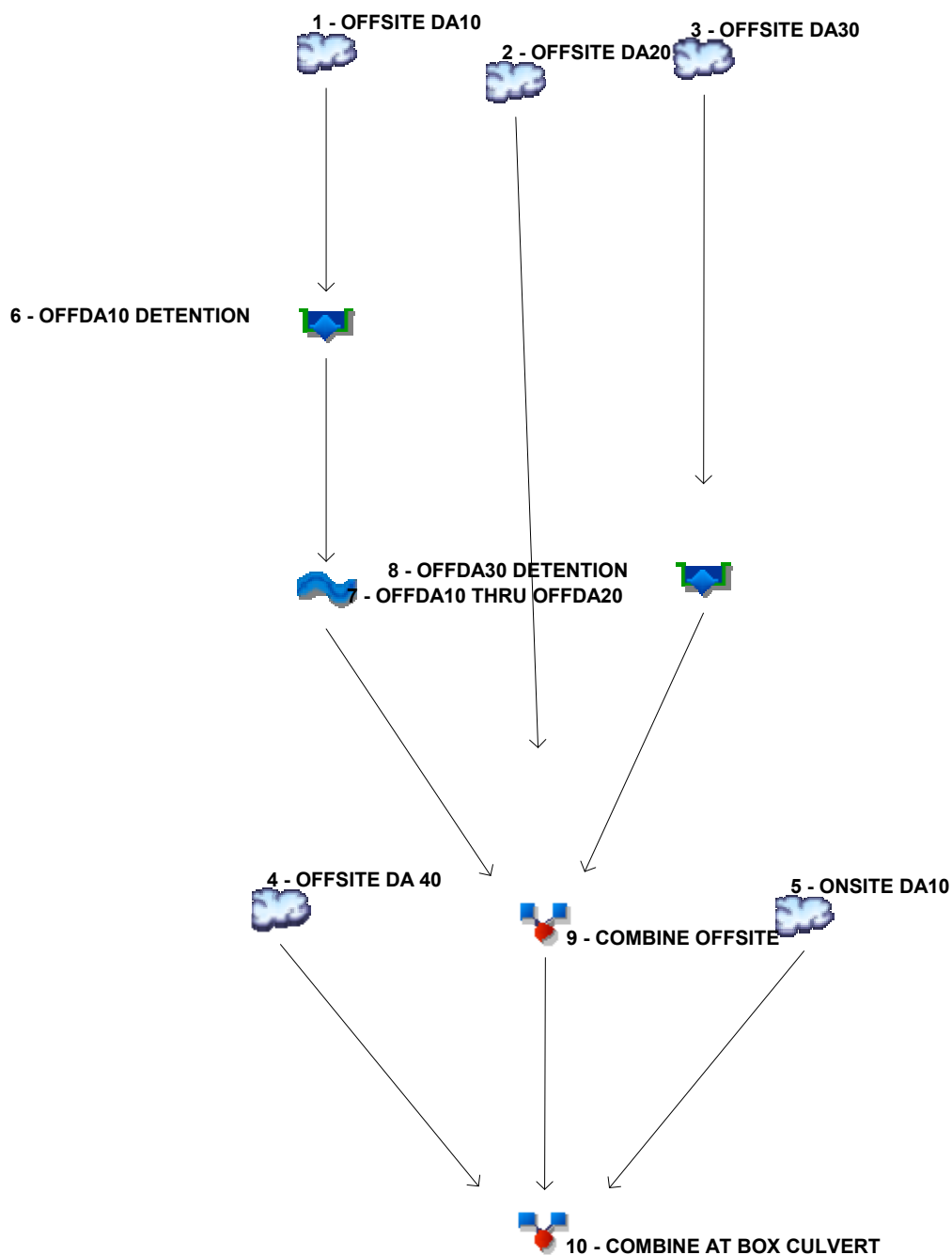
STORMWATER CALCULATIONS

Hydrology Calculations

Watershed Model Schematic.....	1
100 - Year	
Summary Report.....	2
Hydrograph Reports.....	3
Hydrograph No. 1, SCS Runoff, OFFSITE DA10.....	3
TR-55 Tc Worksheet.....	4
Hydrograph No. 2, SCS Runoff, OFFSITE DA20.....	5
TR-55 Tc Worksheet.....	6
Hydrograph No. 3, SCS Runoff, OFFSITE DA30.....	7
TR-55 Tc Worksheet.....	8
Hydrograph No. 4, SCS Runoff, OFFSITE DA 40.....	9
TR-55 Tc Worksheet.....	10
Hydrograph No. 5, SCS Runoff, ONSITE DA10.....	11
Hydrograph No. 6, Reservoir, OFFDA10 DETENTION.....	12
Pond Report - OFFDA 10 POND.....	13
Hydrograph No. 7, Reach, OFFDA10 THRU OFFDA20.....	14
Hydrograph No. 8, Reservoir, OFFDA30 DETENTION.....	15
Pond Report - OFFDA 30 POND.....	16
Hydrograph No. 9, Combine, COMBINE OFFSITE.....	17
Hydrograph No. 10, Combine, COMBINE AT BOX CULVERT.....	18
IDF Report.....	19

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020



Legend

Hyd.	Origin	Description
1	SCS Runoff	OFFSITE DA10
2	SCS Runoff	OFFSITE DA20
3	SCS Runoff	OFFSITE DA30
4	SCS Runoff	OFFSITE DA 40
5	SCS Runoff	ONSITE DA10
6	Reservoir	OFFDA10 DETENTION
7	Reach	OFFDA10 THRU OFFDA20
8	Reservoir	OFFDA30 DETENTION
9	Combine	COMBINE OFFSITE
10	Combine	COMBINE AT BOX CULVERT

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

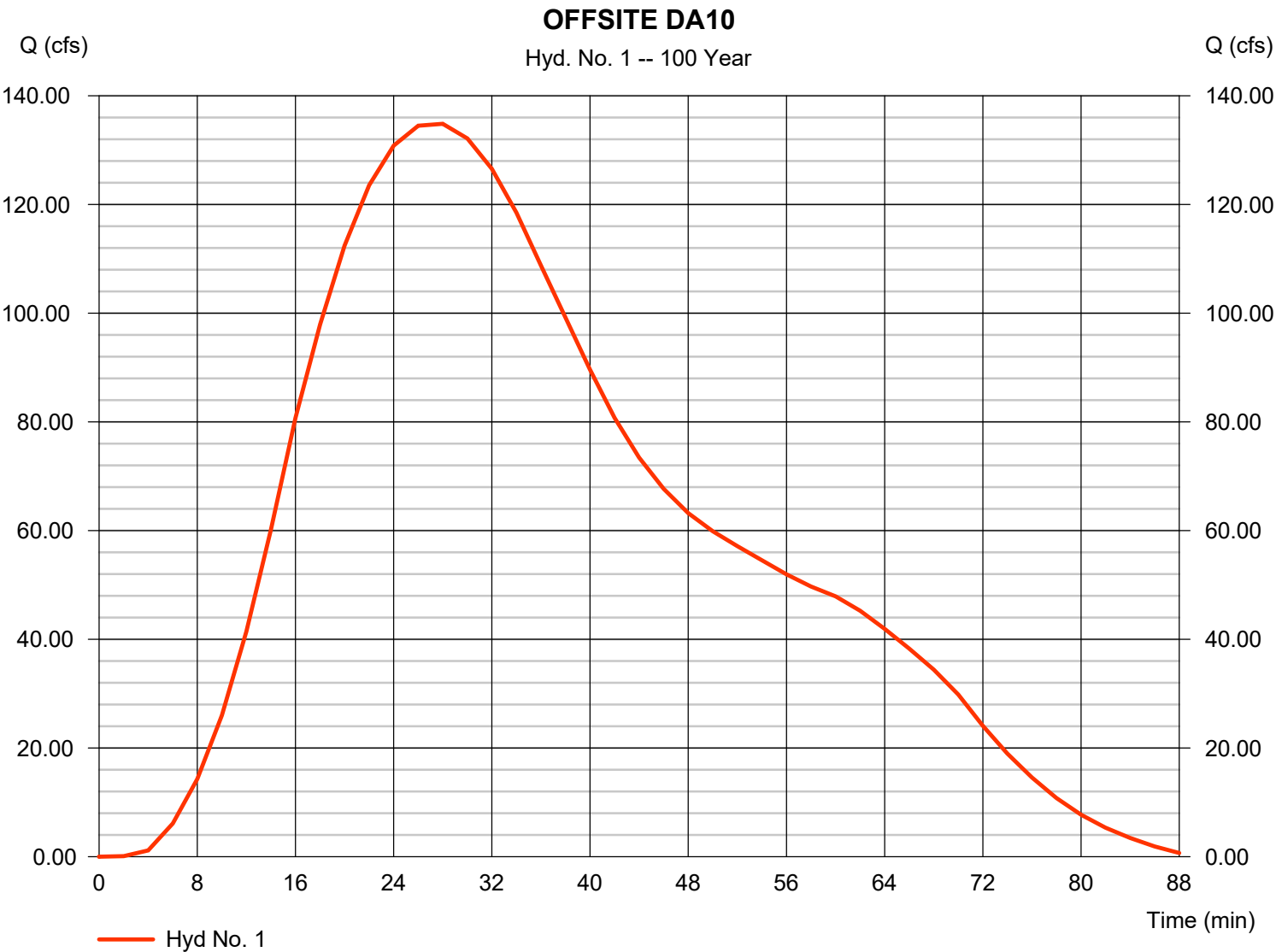
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	134.84	2	28	302,671	-----	-----	-----	OFFSITE DA10
2	SCS Runoff	73.72	2	18	135,176	-----	-----	-----	OFFSITE DA20
3	SCS Runoff	46.55	2	16	83,388	-----	-----	-----	OFFSITE DA30
4	SCS Runoff	19.93	2	16	34,080	-----	-----	-----	OFFSITE DA 40
5	SCS Runoff	28.83	2	10	41,950	-----	-----	-----	ONSITE DA10
6	Reservoir	127.53	2	32	302,666	1	1246.88	48,851	OFFDA10 DETENTION
7	Reach	124.11	2	36	302,625	6	-----	-----	OFFDA10 THRU OFFDA20
8	Reservoir	30.17	2	26	83,386	3	1225.81	19,911	OFFDA30 DETENTION
9	Combine	188.24	2	32	521,187	2, 7, 8	-----	-----	COMBINE OFFSITE
10	Combine	206.24	2	32	597,218	4, 5, 9	-----	-----	COMBINE AT BOX CULVERT
Galloway Hydrographs-1hr.gpw					Return Period: 100 Year			Thursday, 04 / 23 / 2020	

Hydrograph Report

Hyd. No. 1

OFFSITE DA10

Hydrograph type	= SCS Runoff	Peak discharge	= 134.84 cfs
Storm frequency	= 100 yrs	Time to peak	= 28 min
Time interval	= 2 min	Hyd. volume	= 302,671 cuft
Drainage area	= 43.650 ac	Curve number	= 80
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 20.00 min
Total precip.	= 3.84 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 1

OFFSITE DA10

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.150	0.011	0.011	
Flow length (ft)	= 300.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.77	0.00	0.00	
Land slope (%)	= 3.70	0.00	0.00	
Travel Time (min)	= 17.00	+	0.00	+
			0.00	= 17.00
Shallow Concentrated Flow				
Flow length (ft)	= 460.00	0.00	0.00	
Watercourse slope (%)	= 3.70	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=3.10	0.00	0.00	
Travel Time (min)	= 2.47	+	0.00	+
			0.00	= 2.47
Channel Flow				
X sectional flow area (sqft)	= 12.57	0.00	0.00	
Wetted perimeter (ft)	= 10.00	0.00	0.00	
Channel slope (%)	= 3.30	0.00	0.00	
Manning's n-value	= 0.013	0.015	0.015	
Velocity (ft/s)	=24.27	0.00	0.00	
Flow length (ft)	(\{0\})760.0	0.0	0.0	
Travel Time (min)	= 0.52	+	0.00	+
			0.00	= 0.52
Total Travel Time, Tc				20.00 min

Hydrograph Report

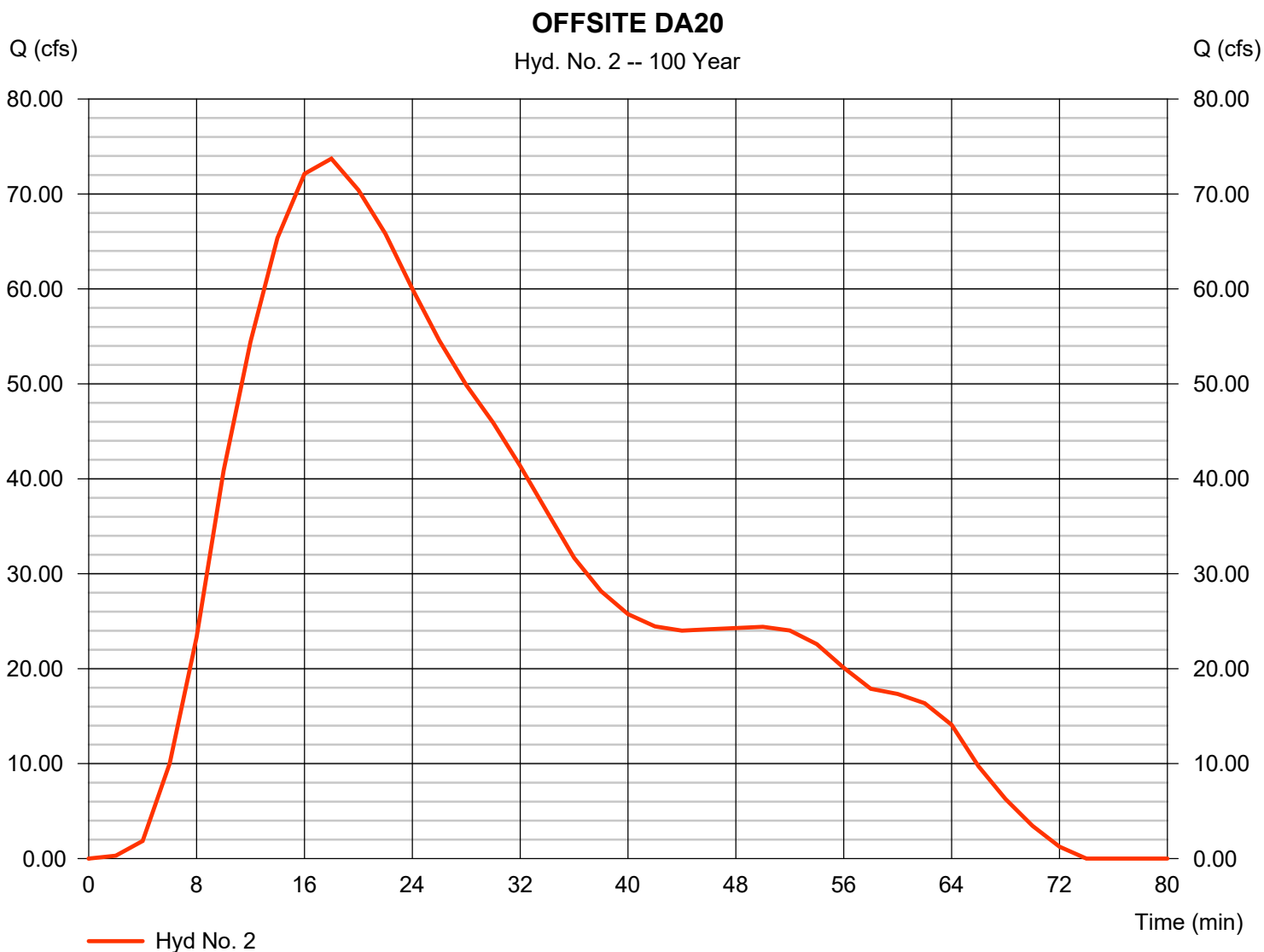
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Thursday, 04 / 23 / 2020

Hyd. No. 2

OFFSITE DA20

Hydrograph type	= SCS Runoff	Peak discharge	= 73.72 cfs
Storm frequency	= 100 yrs	Time to peak	= 18 min
Time interval	= 2 min	Hyd. volume	= 135,176 cuft
Drainage area	= 20.300 ac	Curve number	= 79
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 9.70 min
Total precip.	= 3.84 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 2

OFFSITE DA20

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.150	0.011	0.011	
Flow length (ft)	= 50.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.77	0.00	0.00	
Land slope (%)	= 2.00	0.00	0.00	
Travel Time (min)	= 5.18	+	0.00	+
			0.00	= 5.18
Shallow Concentrated Flow				
Flow length (ft)	= 950.00	0.00	0.00	
Watercourse slope (%)	= 6.00	0.00	0.00	
Surface description	= Paved	Paved	Paved	
Average velocity (ft/s)	=4.98	0.00	0.00	
Travel Time (min)	= 3.18	+	0.00	+
			0.00	= 3.18
Channel Flow				
X sectional flow area (sqft)	= 40.32	0.00	0.00	
Wetted perimeter (ft)	= 37.59	0.00	0.00	
Channel slope (%)	= 3.30	0.00	0.00	
Manning's n-value	= 0.035	0.015	0.015	
Velocity (ft/s)	=8.11	0.00	0.00	
Flow length (ft)	({})650.0	0.0	0.0	
Travel Time (min)	= 1.34	+	0.00	+
			0.00	= 1.34
Total Travel Time, Tc				9.70 min

Hydrograph Report

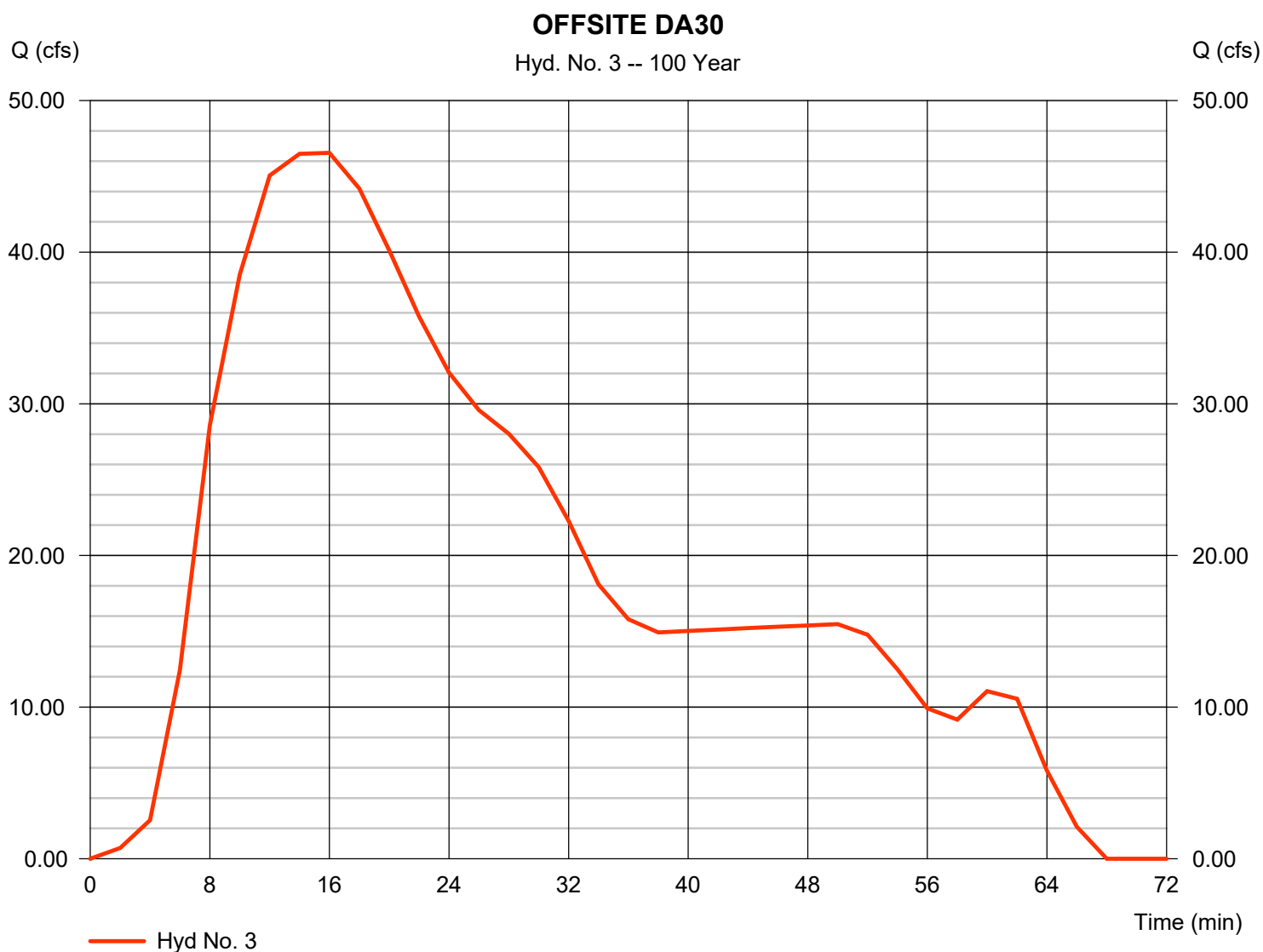
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Thursday, 04 / 23 / 2020

Hyd. No. 3

OFFSITE DA30

Hydrograph type	= SCS Runoff	Peak discharge	= 46.55 cfs
Storm frequency	= 100 yrs	Time to peak	= 16 min
Time interval	= 2 min	Hyd. volume	= 83,388 cuft
Drainage area	= 13.920 ac	Curve number	= 78
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.84 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 3

OFFSITE DA30

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>			
Sheet Flow							
Manning's n-value	= 0.150	0.011	0.011				
Flow length (ft)	= 50.0	0.0	0.0				
Two-year 24-hr precip. (in)	= 3.77	0.00	0.00				
Land slope (%)	= 5.00	0.00	0.00				
Travel Time (min)	= 3.59	+	0.00	+	0.00	=	3.59
Shallow Concentrated Flow							
Flow length (ft)	= 700.00	0.00	0.00				
Watercourse slope (%)	= 5.80	0.00	0.00				
Surface description	= Paved	Paved	Paved				
Average velocity (ft/s)	=4.90	0.00	0.00				
Travel Time (min)	= 2.38	+	0.00	+	0.00	=	2.38
Channel Flow							
X sectional flow area (sqft)	= 0.00	0.00	0.00				
Wetted perimeter (ft)	= 0.00	0.00	0.00				
Channel slope (%)	= 0.00	0.00	0.00				
Manning's n-value	= 0.015	0.015	0.015				
Velocity (ft/s)	=0.00	0.00	0.00				
Flow length (ft)	((0})0.0	0.0	0.0				
Travel Time (min)	= 0.00	+	0.00	+	0.00	=	0.00
Total Travel Time, Tc				6.00 min			

Hydrograph Report

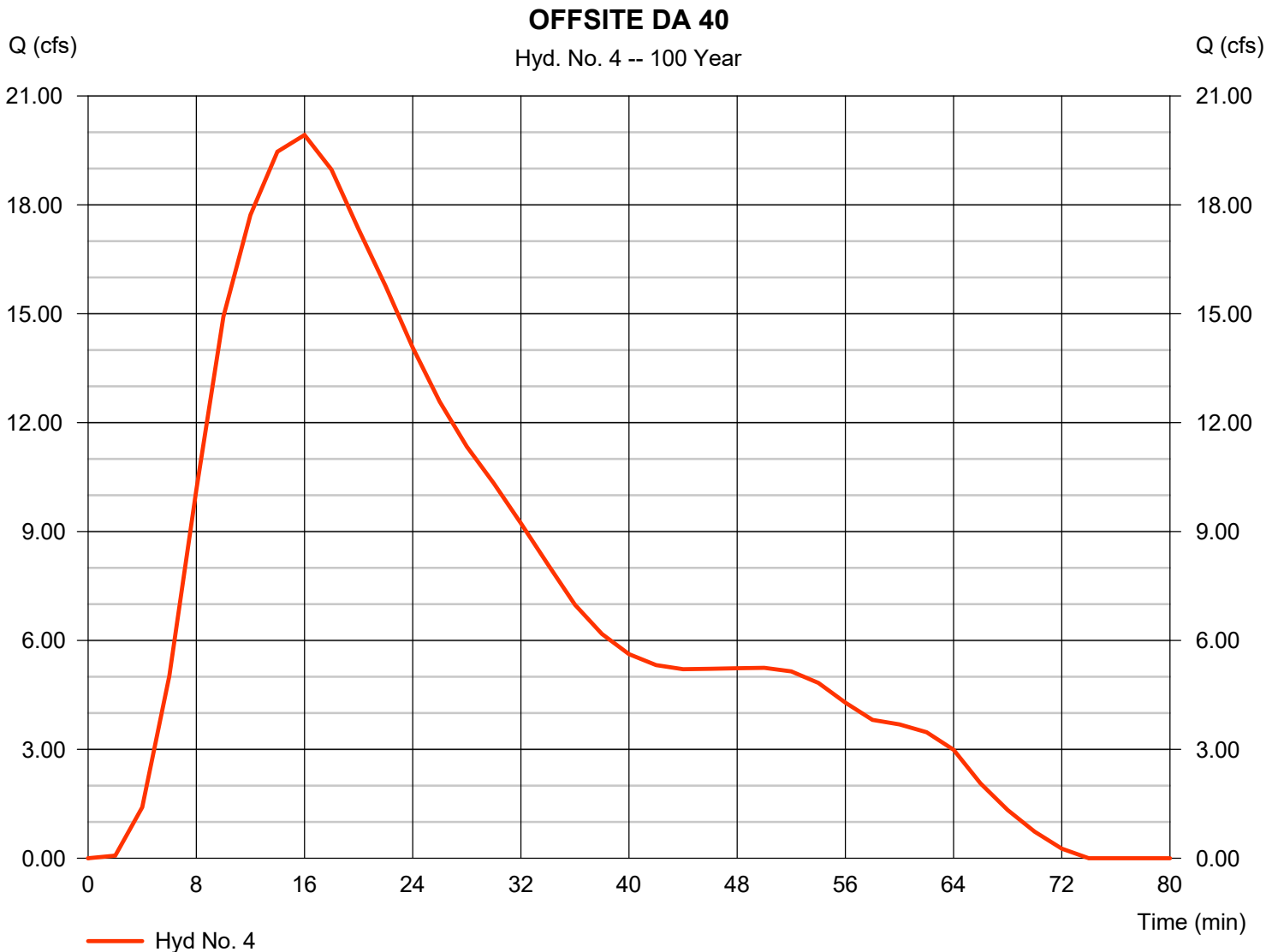
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Thursday, 04 / 23 / 2020

Hyd. No. 4

OFFSITE DA 40

Hydrograph type	= SCS Runoff	Peak discharge	= 19.93 cfs
Storm frequency	= 100 yrs	Time to peak	= 16 min
Time interval	= 2 min	Hyd. volume	= 34,080 cuft
Drainage area	= 3.770 ac	Curve number	= 87
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 7.20 min
Total precip.	= 3.84 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 4

OFFSITE DA 40

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>			
Sheet Flow							
Manning's n-value	= 0.150	0.011	0.011				
Flow length (ft)	= 50.0	0.0	0.0				
Two-year 24-hr precip. (in)	= 3.77	0.00	0.00				
Land slope (%)	= 6.00	0.00	0.00				
Travel Time (min)	= 3.34	+	0.00	+	0.00	=	3.34
Shallow Concentrated Flow							
Flow length (ft)	= 360.00	0.00	0.00				
Watercourse slope (%)	= 11.00	0.00	0.00				
Surface description	= Unpaved	Paved	Paved				
Average velocity (ft/s)	=5.35	0.00	0.00				
Travel Time (min)	= 1.12	+	0.00	+	0.00	=	1.12
Channel Flow							
X sectional flow area (sqft)	= 6.93	0.00	0.00				
Wetted perimeter (ft)	= 10.69	0.00	0.00				
Channel slope (%)	= 1.50	0.00	0.00				
Manning's n-value	= 0.035	0.015	0.015				
Velocity (ft/s)	=3.90	0.00	0.00				
Flow length (ft)	(0)650.0	0.0	0.0				
Travel Time (min)	= 2.78	+	0.00	+	0.00	=	2.78
Total Travel Time, Tc				7.20 min			

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

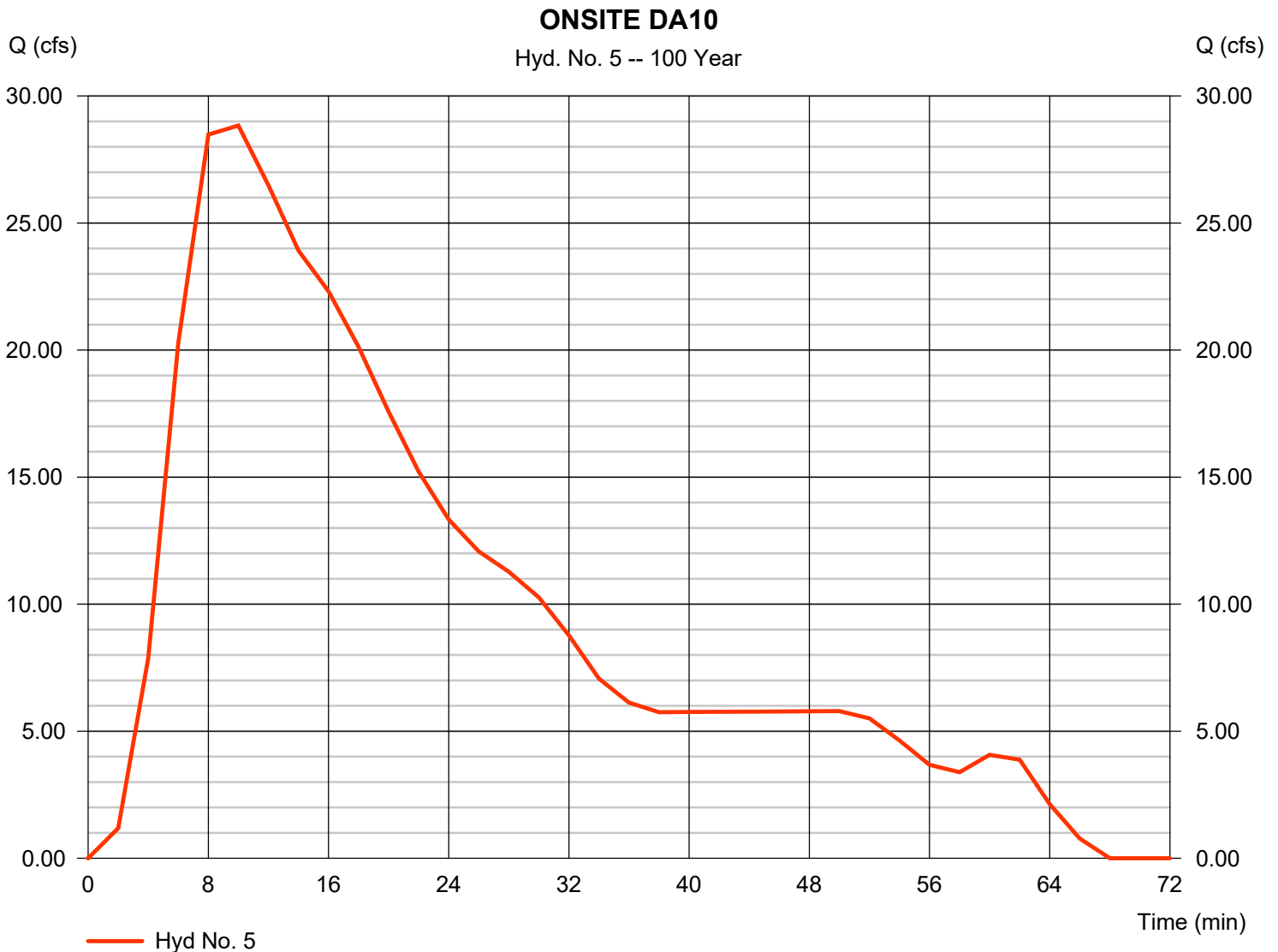
Thursday, 04 / 23 / 2020

Hyd. No. 5

ONSITE DA10

Hydrograph type	= SCS Runoff	Peak discharge	= 28.83 cfs
Storm frequency	= 100 yrs	Time to peak	= 10 min
Time interval	= 2 min	Hyd. volume	= 41,950 cuft
Drainage area	= 4.160 ac	Curve number	= 92*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.84 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(2.680 \times 98) + (1.480 \times 80)] / 4.160$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

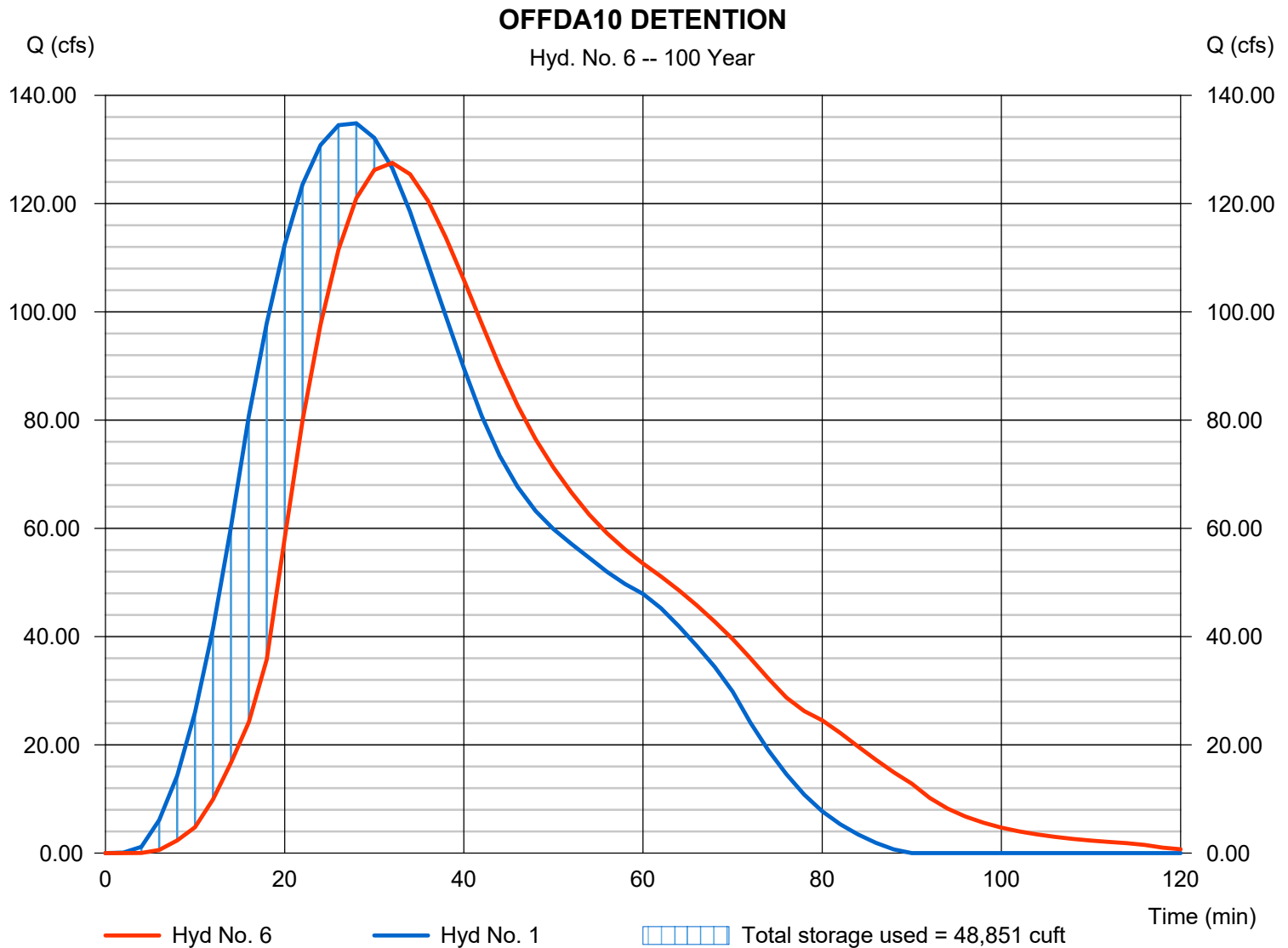
Thursday, 04 / 23 / 2020

Hyd. No. 6

OFFDA10 DETENTION

Hydrograph type	= Reservoir	Peak discharge	= 127.53 cfs
Storm frequency	= 100 yrs	Time to peak	= 32 min
Time interval	= 2 min	Hyd. volume	= 302,666 cuft
Inflow hyd. No.	= 1 - OFFSITE DA10	Max. Elevation	= 1246.88 ft
Reservoir name	= OFFDA 10 POND	Max. Storage	= 48,851 cuft

Storage Indication method used.



Pond No. 1 - OFFDA 10 POND

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 1242.50 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1242.50	00	0	0
0.50	1243.00	5,000	833	833
1.50	1244.00	10,073	7,389	8,222
2.50	1245.00	12,930	11,471	19,693
3.50	1246.00	15,789	14,334	34,027
4.50	1247.00	17,985	16,873	50,901
5.50	1248.00	20,244	19,101	70,002

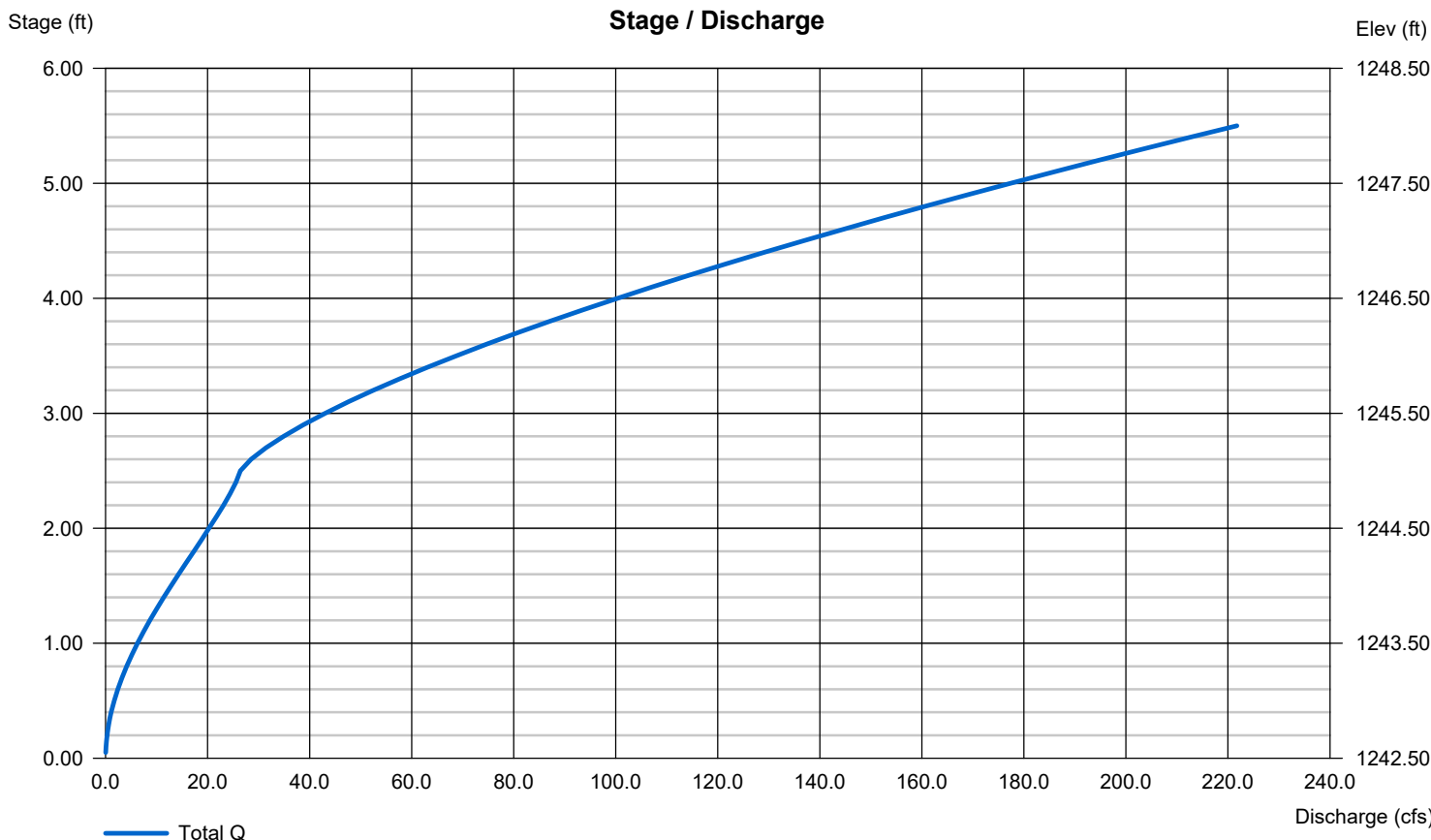
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 30.00	0.00	0.00	0.00
Span (in)	= 30.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 1242.50	0.00	0.00	0.00
Length (ft)	= 100.00	0.00	0.00	0.00
Slope (%)	= 2.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 10.00	0.00	0.00	0.00
Crest El. (ft)	= 1245.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

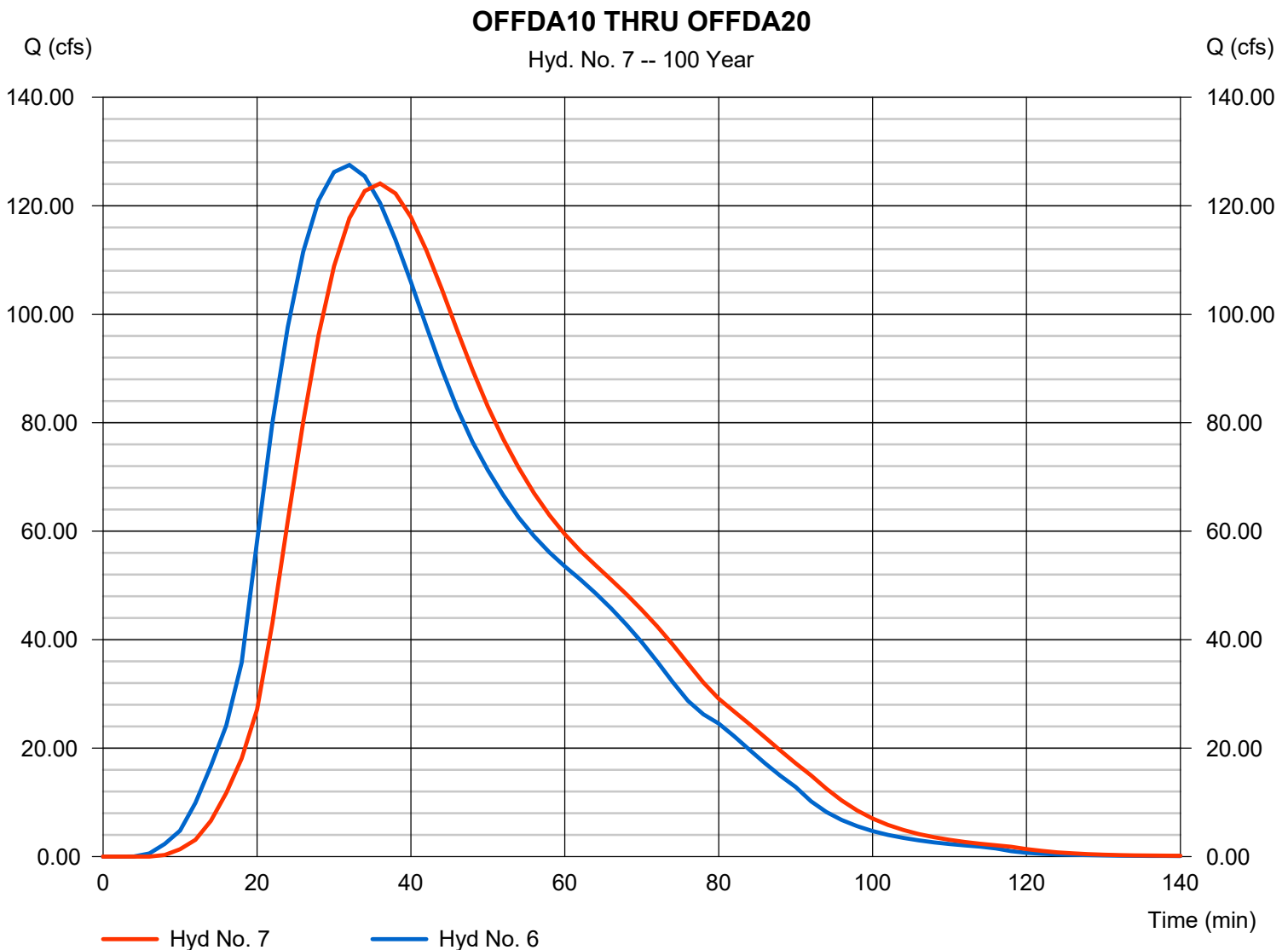
Thursday, 04 / 23 / 2020

Hyd. No. 7

OFFDA10 THRU OFFDA20

Hydrograph type	= Reach	Peak discharge	= 124.11 cfs
Storm frequency	= 100 yrs	Time to peak	= 36 min
Time interval	= 2 min	Hyd. volume	= 302,625 cuft
Inflow hyd. No.	= 6 - OFFDA10 DETENTION	Section type	= Trapezoidal
Reach length	= 1040.0 ft	Channel slope	= 3.0 %
Manning's n	= 0.035	Bottom width	= 30.0 ft
Side slope	= 3.0:1	Max. depth	= 3.0 ft
Rating curve x	= 0.763	Rating curve m	= 1.480
Ave. velocity	= 4.02 ft/s	Routing coeff.	= 0.5107

Modified Att-Kin routing method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

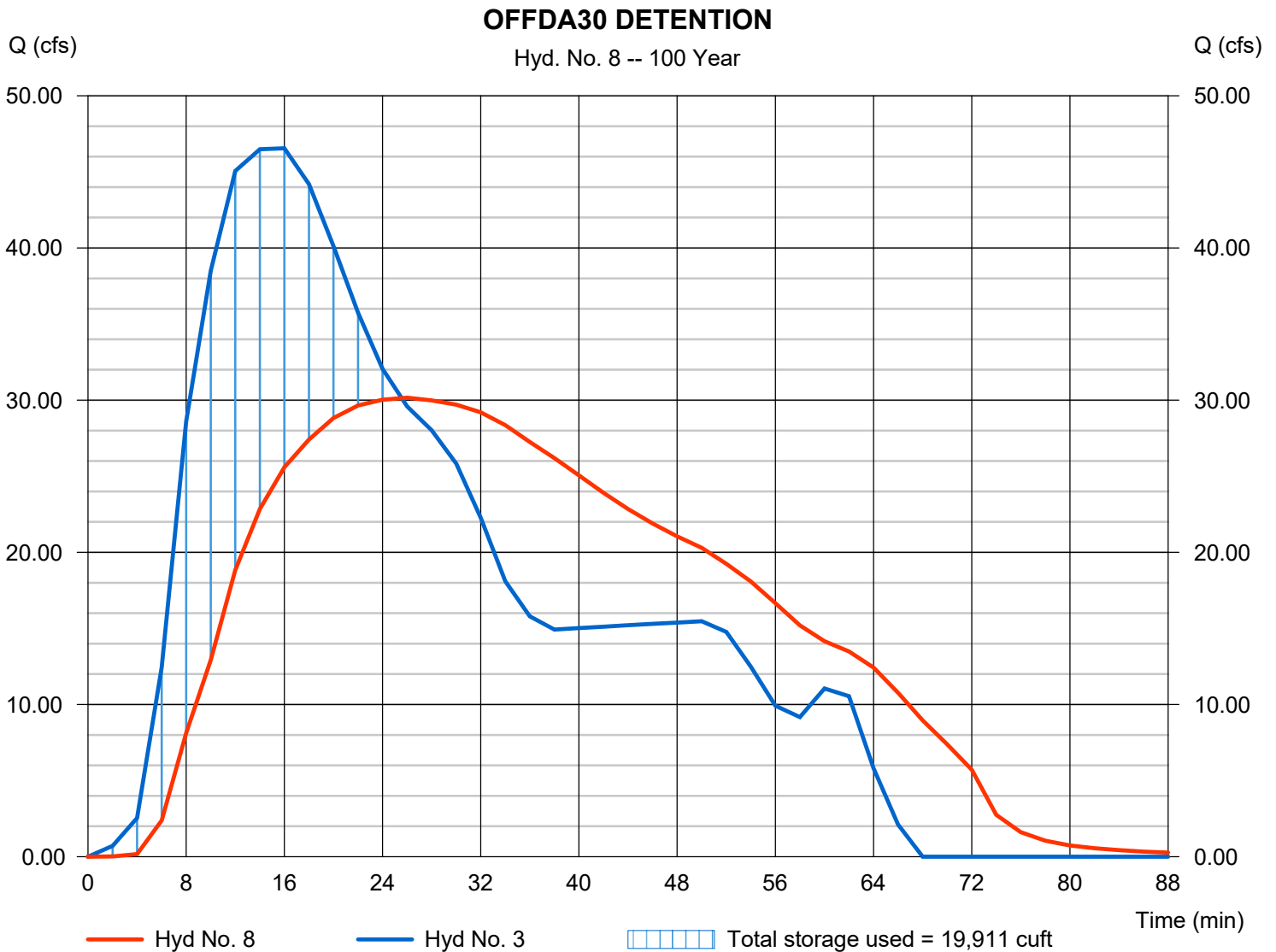
Thursday, 04 / 23 / 2020

Hyd. No. 8

OFFDA30 DETENTION

Hydrograph type	= Reservoir	Peak discharge	= 30.17 cfs
Storm frequency	= 100 yrs	Time to peak	= 26 min
Time interval	= 2 min	Hyd. volume	= 83,386 cuft
Inflow hyd. No.	= 3 - OFFSITE DA30	Max. Elevation	= 1225.81 ft
Reservoir name	= OFFDA 30 POND	Max. Storage	= 19,911 cuft

Storage Indication method used.



Pond No. 2 - OFFDA 30 POND

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 1223.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1223.00	00	0	0
1.00	1224.00	4,935	1,645	1,645
2.00	1225.00	11,193	7,853	9,497
3.00	1226.00	14,748	12,928	22,426
4.00	1227.00	18,809	16,736	39,162
5.00	1228.00	23,061	20,897	60,058
6.00	1229.00	27,493	25,242	85,300
7.00	1230.00	32,129	29,778	115,078

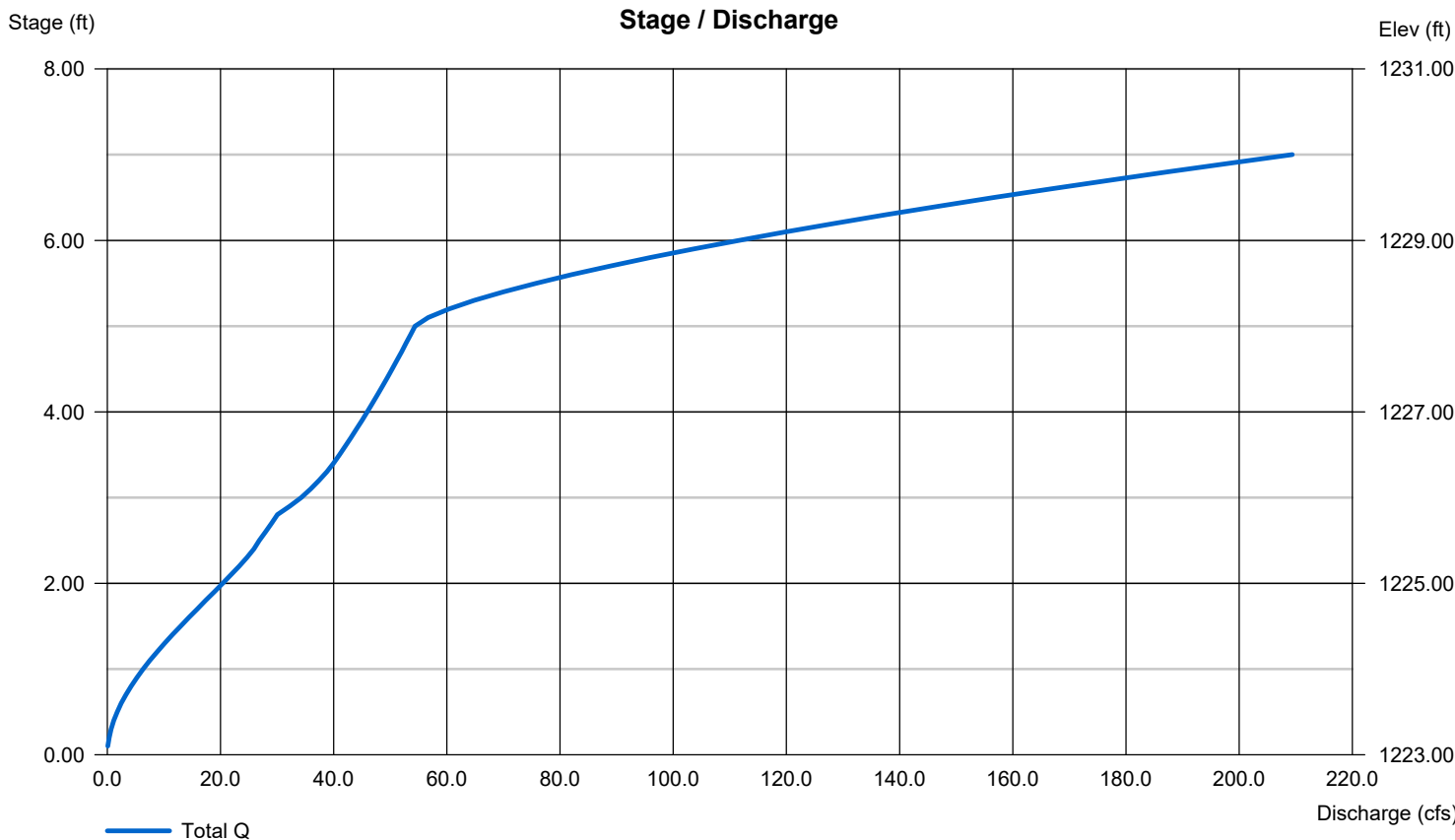
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 30.00	1.00	10.00	0.00
Span (in)	= 30.00	1.00	10.00	0.00
No. Barrels	= 1	3	2	0
Invert El. (ft)	= 1223.00	1223.00	1225.01	0.00
Length (ft)	= 79.90	0.01	0.50	0.00
Slope (%)	= 2.90	1.00	1.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 15.00	0.00	0.00	0.00
Crest El. (ft)	= 1228.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

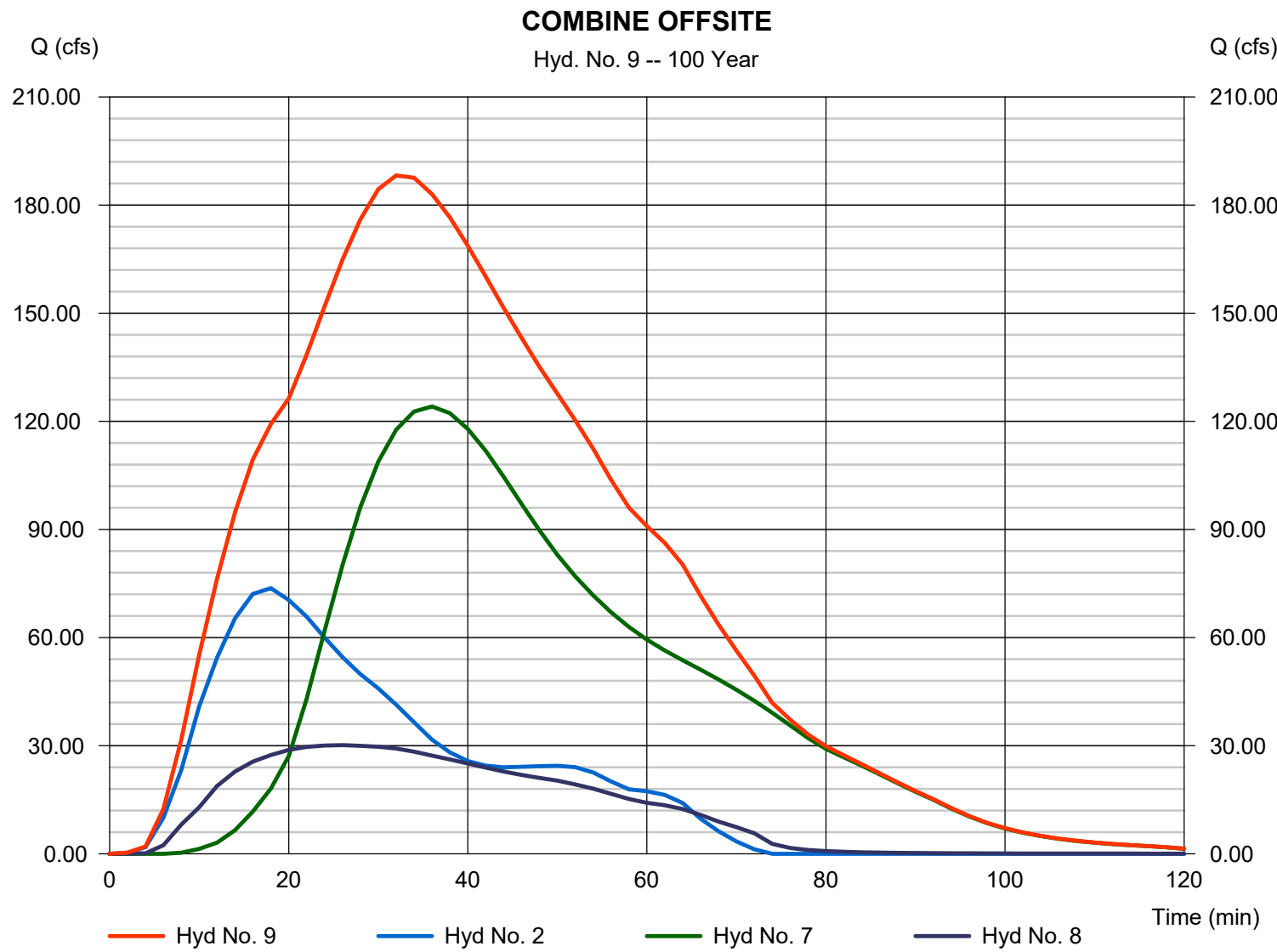


Hydrograph Report

Hyd. No. 9

COMBINE OFFSITE

Hydrograph type	= Combine	Peak discharge	= 188.24 cfs
Storm frequency	= 100 yrs	Time to peak	= 32 min
Time interval	= 2 min	Hyd. volume	= 521,187 cuft
Inflow hyds.	= 2, 7, 8	Contrib. drain. area	= 20.300 ac



Hydrograph Report

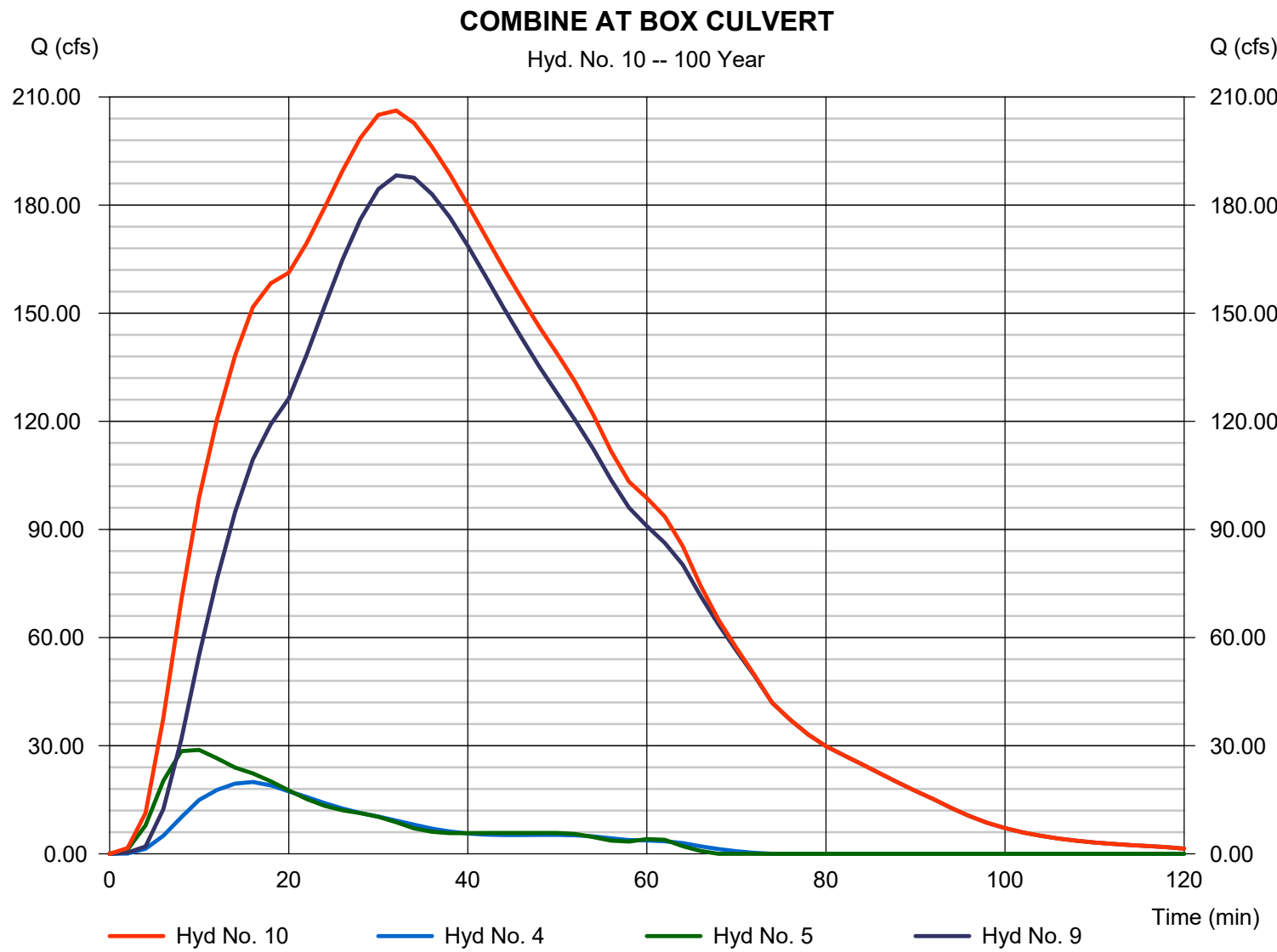
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Thursday, 04 / 23 / 2020

Hyd. No. 10

COMBINE AT BOX CULVERT

Hydrograph type	= Combine	Peak discharge	= 206.24 cfs
Storm frequency	= 100 yrs	Time to peak	= 32 min
Time interval	= 2 min	Hyd. volume	= 597,218 cuft
Inflow hyds.	= 4, 5, 9	Contrib. drain. area	= 7.930 ac



Hydraflow Rainfall Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Thursday, 04 / 23 / 2020

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	-----
2	49.7047	12.6000	0.7744	-----
3	0.0000	0.0000	0.0000	-----
5	54.7163	12.8000	0.7412	-----
10	60.9118	13.3000	0.7335	-----
25	73.7457	14.0000	0.7378	-----
50	79.9241	14.0000	0.7308	-----
100	93.5617	14.8000	0.7425	-----

File name: gc.IDF

$$\text{Intensity} = B / (T_c + D)^E$$

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.39	4.44	3.81	3.35	3.00	2.72	2.50	2.31	2.15	2.02	1.90	1.80
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.48	5.39	4.65	4.12	3.71	3.38	3.11	2.89	2.71	2.54	2.40	2.28
10	7.22	6.05	5.25	4.66	4.20	3.84	3.54	3.30	3.09	2.91	2.75	2.61
25	8.40	7.07	6.15	5.47	4.94	4.52	4.17	3.89	3.64	3.43	3.24	3.08
50	9.29	7.83	6.82	6.07	5.49	5.03	4.65	4.33	4.06	3.83	3.62	3.44
100	10.19	8.63	7.53	6.71	6.07	5.56	5.14	4.79	4.49	4.23	4.00	3.80

T_c = time in minutes. Values may exceed 60.

Precip. file name: F:\2016\1501-2000\016-1787\40-Design\Calcs\LDVP\Stormwater\HYDRAFLOW\gc-1 hour.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	3.00	3.77	0.00	0.00	5.55	6.56	0.00	8.18
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	1.41	0.00	0.00	0.00	2.61	3.08	0.00	3.84
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Culvert Hydraulic Calculations

Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Thursday, Apr 23 2020

TWO 48-INCH PIPE NORTHWEST ONSITE CULVERT Q100=188 CFS

Invert Elev Dn (ft) = 1211.50
Pipe Length (ft) = 40.00
Slope (%) = 2.00
Invert Elev Up (ft) = 1212.30
Rise (in) = 48.0
Shape = Circular
Span (in) = 48.0
No. Barrels = 2
n-Value = 0.013
Culvert Type = Circular Culvert
Culvert Entrance = Smooth tapered inlet throat
Coeff. K,M,c,Y,k = 0.534, 0.555, 0.0196, 0.9, 0.2

Embankment

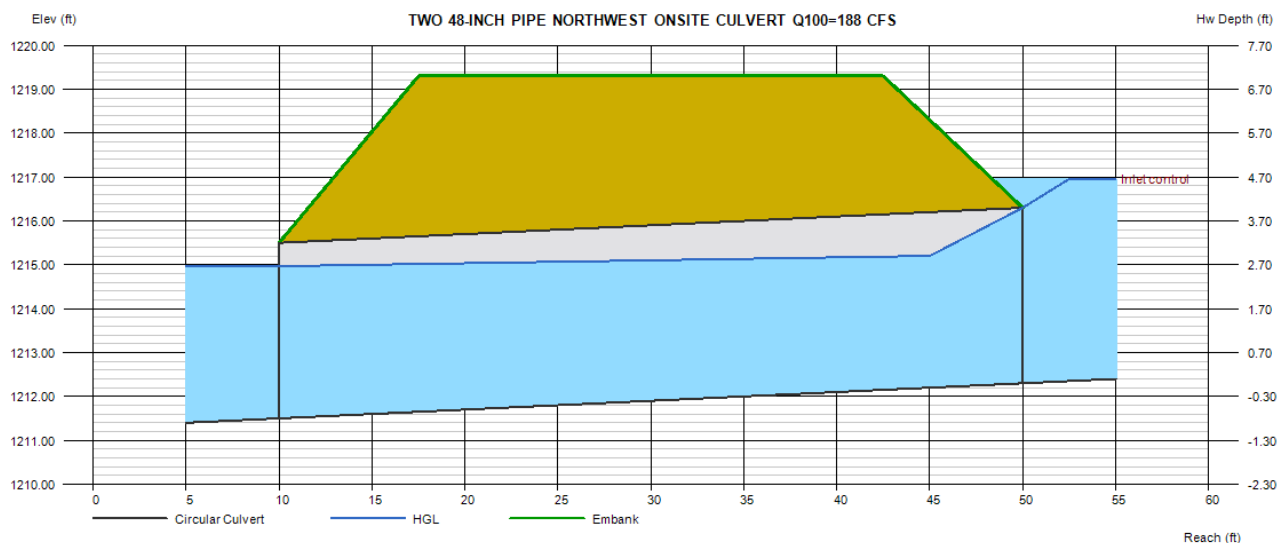
Top Elevation (ft) = 1219.30
Top Width (ft) = 25.00
Crest Width (ft) = 10.00

Calculations

Qmin (cfs) = 188.00
Qmax (cfs) = 188.00
Tailwater Elev (ft) = (dc+D)/2

Highlighted

Qtotal (cfs) = 188.00
Qpipe (cfs) = 188.00
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 8.12
Veloc Up (ft/s) = 9.51
HGL Dn (ft) = 1214.97
HGL Up (ft) = 1215.24
Hw Elev (ft) = 1216.96
Hw/D (ft) = 1.16
Flow Regime = Inlet Control



Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Thursday, Apr 23 2020

TWO 3'X7' RCB LONE PINE AVENUE CULVERT Q100=206 CFS

Invert Elev Dn (ft) = 1203.87
Pipe Length (ft) = 36.00
Slope (%) = 0.50
Invert Elev Up (ft) = 1204.05
Rise (in) = 36.0
Shape = Box
Span (in) = 84.0
No. Barrels = 2
n-Value = 0.013
Culvert Type = Flared Wingwalls
Culvert Entrance = 30D to 75D wingwall flares
Coeff. K,M,c,Y,k = 0.026, 1, 0.0347, 0.81, 0.4

Embankment

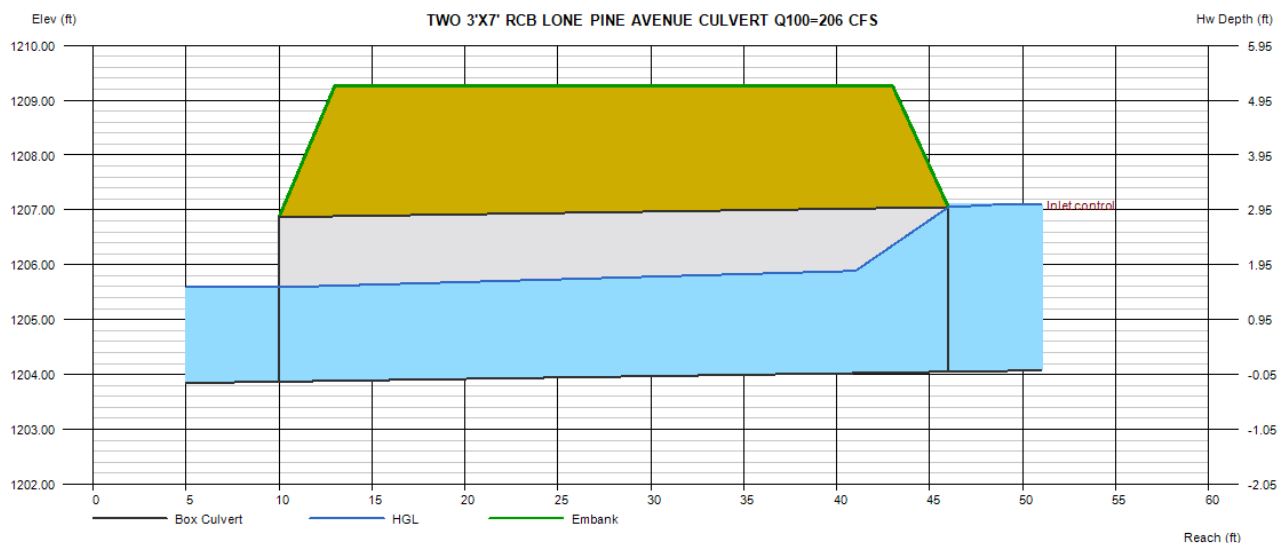
Top Elevation (ft) = 1209.26
Top Width (ft) = 30.00
Crest Width (ft) = 30.00

Calculations

Qmin (cfs) = 206.00
Qmax (cfs) = 206.00
Tailwater Elev (ft) = Normal

Highlighted

Qtotal (cfs) = 206.00
Qpipe (cfs) = 206.00
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 8.55
Veloc Up (ft/s) = 7.80
HGL Dn (ft) = 1205.59
HGL Up (ft) = 1205.94
Hw Elev (ft) = 1207.10
Hw/D (ft) = 1.02
Flow Regime = Inlet Control



ELEVATION DEVELOPMENT CO SOLUTIONS

LONE PINE AND GALLOWAY

3535,3527,3521, and 3503 S. Lone Pine Ave
Springfield, MO 65804

June 18, 2020

Olsson Project No. 020-0425



LOCATION MAP
Sec. 9, T-28-N, R-21-W
Scale: 1"=2000'

BOUNDARY AND TOPOGRAPHIC SURVEY
LONE PINE & GALLOWAY DEVELOPMENT
PART OF THE NE¼ OF THE NW¼
SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

PREPARED FOR
Elevation Development Co.
4006 S. Lone Pine Ave. Apt. 207
Springfield, MO 65804

PREPARED BY
Olsson, Inc.
550 St. Louis Street
Springfield, MO 65806

DEED DESCRIPTIONS

Deed Book 2018, Page 44946-18
Tract I: Beginning 316 feet North and 330 feet East of the Southwest corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Nine (9), Township Twenty-Eight (28), Range Twenty-One (21), which is the Northeast corner of J.H. Ellison Tract; thence West 100 feet; thence North 50 feet; thence East 100 feet; thence South to the Point of Beginning, in Greene County, Missouri.

Tract II: Commencing at the Southwest corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Nine (9), Township Twenty-Eight (28), Range Twenty-One (21); thence North 316 feet, more or less, to the Northwest corner of the Ellison Tract for a second Beginning Point; thence East along the North line of the Ellison Tract, 236.7 feet; thence North 136 feet; thence East 100 feet to the West Right-of-Way line of Highway 65; thence North along the West Right-of-Way line of said Highway 65, a distance of 259 feet; thence West 353.5 feet to the West line of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Nine (9); thence South to the second Point of Beginning, all in the City of Springfield, Greene County, Missouri.

Tract III: Beginning 366 feet North and 330 feet East of the Southwest corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Nine (9), Township Twenty-Eight (28), Range Twenty-One (21); thence West 100 feet; thence North 86 feet; thence East 100 feet; thence South 86 feet to the Point of Beginning, in Springfield, Greene County, Missouri.

Deed Book 2018, Page 44951-18
Commencing at the Southwest corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Nine (9), Township Twenty-Eight (28) North, Range Twenty-One (21) West; thence N00°36'45"E along the West line of the said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), a distance of 175.15 feet to an iron pin set for a Point of Beginning; thence continuing N00°36'45"E along the said West line, a distance of 141.23 feet to an existing iron pin; thence S87°41'55"E, a distance of 337.60 feet to an iron pin set on the West Right-of-Way line of Lone Pine Avenue, as it now exists; thence S02°51'18"W along the said West Right-of-Way line, a distance of 149.11 feet to a PK Nail set; thence N86°79'47"W, a distance of 332.09 feet to the Point of Beginning; all in the City of Springfield, Greene County, Missouri. Bearings are based on the West line of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) as being N00°36'45"E.

Subject to Easement:
Commencing at the Southwest corner of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Nine (9), Township Twenty-Eight (28) North, Range Twenty-One (21) West; thence N00°36'45"E along the West line of the said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), a distance of 175.15 feet; thence S86°19'47"E, a distance of 178.98 feet for a Point of Beginning; thence N03°40'13"W, a distance of 7.5 feet; thence S86°19'47"E, a distance of 153.00 feet to a point on the West Right-of-Way line of Lone Pine Avenue, as it now exists; thence S02°52'18"W along the said West Right-of-Way line, a distance of 7.5 feet; thence N86°19'47"W, a distance of 153.11 feet to the Point of Beginning, all in the City of Springfield, Greene County, Missouri.

INFORMATION OF FACT

- This survey and plan is based upon the following data and/or exceptions:

	Yes	No	Item
a) Deed of Record	x		Deed Book 2018, Page 44946-18 and Deed Book 2018, Page 44951-18
b) Filed Maps	x		Sequoia Center (UU-84), Cottages at All Saints (AAA-320); Huscher Hill (XX-42); AS-6564
c) Title Search/Binder	x		Waco Title Company, Report no. 2000731-117, effective date February 17, 2020
- Certified To: Elevation Development Co.
This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on February 26, 2020, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information depicted hereon, to the best of my knowledge and belief, represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any below the surface and not visible. Accordingly the undersigned professional is not responsible for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.
- This survey or plan is made for and certified to the parties named hereon for the purpose(s) stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.
- The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the undersigned professional's knowledge, information and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.
- Current Zoning: Residential Single Family (R-SF District), General Retail (GR District), and Limited Business (LS District)
- The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0363E, Effective Date December 17, 2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)
- Olsson and the surveyor of record make no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. Olsson and the surveyor of record further does not warrant that the underground utilities shown are in the exact location indicated. Olsson and the surveyor of record have not physically located the underground utilities. If any underground utility locations are required, they will have to be verified by field potholing the utilities. Olsson and the surveyor of record shall not be liable for the location of or the failure to note the location of non-visible utilities. Utilities were ordered to be located per one-call ticket number 200430895 & 200430896. The companies listed on the ticket are ATT Distribution, City Utilities Electric/Fiber/Gas/Water, City of Springfield Sewer/Traffic, Southern Star Central Gas, and Mediacom.

CERTIFICATE OF SURVEY AND ACCURACY

Know all men by these presents:

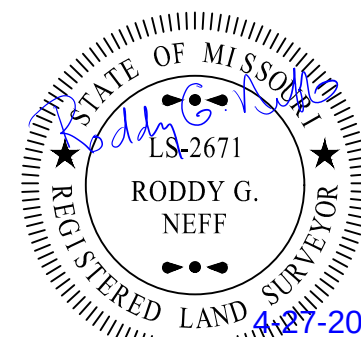
That I, Roddy G. Neff, do hereby certify to Elevation Development Co., that this survey was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson, Inc., dated March 12, 2020, and signed by Roddy G. Neff, RLS 2671, and that the monuments and lot corner pins shown herein were placed under the personal supervision of Roddy G. Neff, RLS 2671, in accordance with the current Missouri Standards For Urban Property Boundary Surveys.

Roddy G. Neff
Roddy G. Neff, MO RLS 2671
Olsson, Inc., MO LC366
rgneff@olsson.com
Date 4-27-20

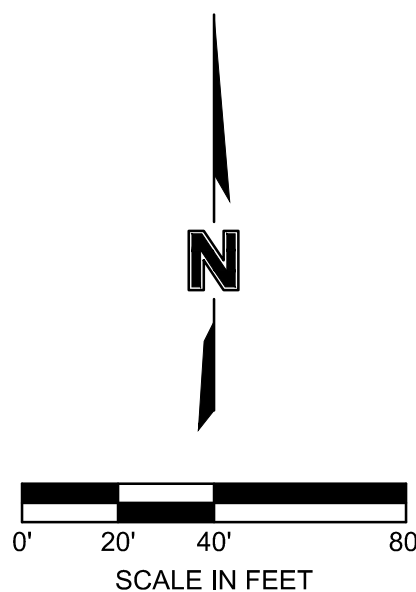
Boundary & Topographic Survey for Lone Pine & Galloway

drawn by:	DATE	REVISION	BY
CDA	03.12.20	Original Preparation	CDA
surveyed by:			
DDD			
checked by:			
RGN			
approved by:			
RGN			
project no.:			
020-0425			
file name:			
V_SVR_0200425			

Olsson, Inc. Survey MO Certificate of Authority #LC366
550 St. Louis St. TEL 417.890.8802
Springfield, MO 65806 FAX 417.890.8805 www.olsson.com



LEGEND	
○	Found Monument (As Noted)
●	Set 1/2" Rebar w/Plastic Cap, "LC 366"
(D)	Deeded
(M)	Measured
(P)	Platted
⊙	Bollard
⊙	Column
⊙	Electric Meter
⊙	Fiber Optic Pedestal
⊙	Fire Hydrant
⊙	Flared End Section
⊙	Gas Meter
⊙	Gas Valve
⊙	Mail Box
⊙	Power Pole
⊙	Sanitary Cleanout
⊙	Sanitary Manhole
⊙	Sign
⊙	Steel Post
⊙	Telephone Riser
⊙	Tree, Coniferous
⊙	Tree, Deciduous
⊙	Tree Stump
⊙	Water Meter
⊙	Water Valve
⊙	Wood Post
— P-OH	Overhead Electric
— FO	Fiber Optic Line
— SS	Sanitary Sewer Line
— SD	Storm Sewer Line
— TEL	Telephone Line
— W	Water Line
—	Barbed Wire Fence
—	Chainlink Fence
—	Tree Line
▨	Asphalt Pavement
▨	Concrete Pavement
▨	Gravel Pavement

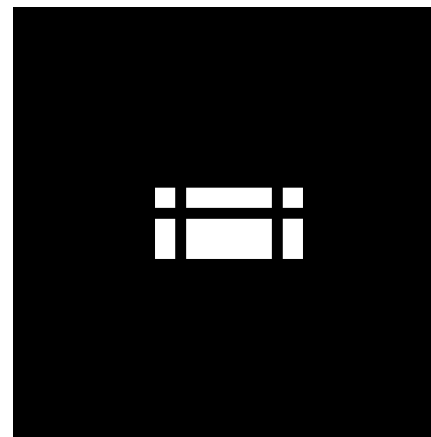


BASIS OF BEARINGS
Grid North based on Missouri State Plane
Coordinate System 1983 by use of MoDOT
continuously operating GNSS RTK Network
Central Zone
DATUM
Elevations based on NAVD 88 by use
of MoDOT continuously operating
GNSS RTK Network



USER: cmold

DWG: F:\2020\0001-0500\020-0425\40-Design\Survey\SRVY_Sheets\SVR_0200425.dwg
DATE: Mar 12, 2020 7:43am XREFS: V_XBNDY_0200425 V_XTOPO_0200425



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2020.07.10



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2020.07.10



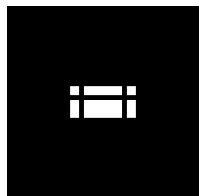
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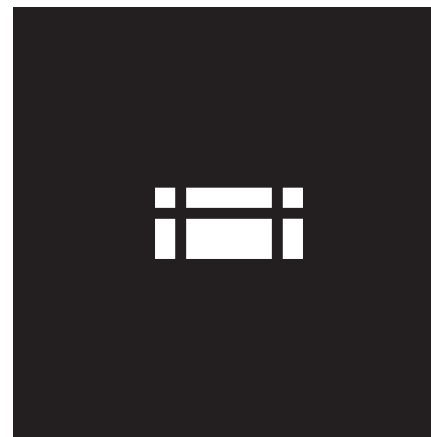


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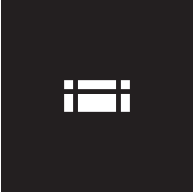
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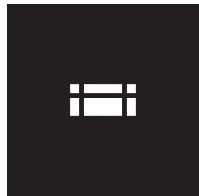
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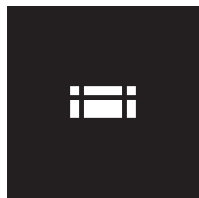
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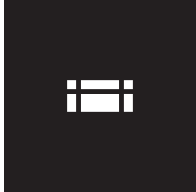
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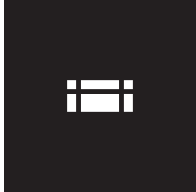
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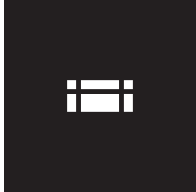
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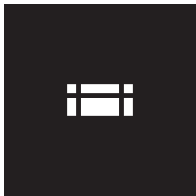
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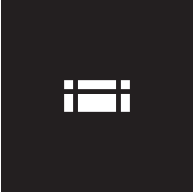
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One-rdg. X
P. Hmgs.
Pgs. 39
Filed: 08-04-20

Sponsored by: Lear

First Reading:

Second Reading:

COUNCIL BILL 2020 - 188

SPECIAL ORDINANCE

AN ORDINANCE

1 AUTHORIZING the City Manager, or his designee, to accept equipment with a value of
2 \$39,447.92 provided through the State Homeland Security Grant
3 Program which is necessary to sustain capabilities for response to
4 explosive device incidents by the Springfield Fire Department Bomb
5 Squad; and declaring that this Ordinance qualifies for approval in one
6 reading.
7
8

9 WHEREAS, General Ordinance 6072 authorized the City Manager to apply for
10 the State Homeland Security Grant Program ("SHSGP") grant; and
11

12 WHEREAS, the Bomb Squad of the Springfield Fire Department ("SFD")
13 currently utilizes equipment provided through SHSGP grants to establish and sustain
14 core capabilities, identified as core requirements of the Bomb Squad accreditation
15 process for response to explosive-device incidents within Springfield and Missouri
16 Region D; and
17

18 WHEREAS, the Bomb Squad is a critical part of the State's Homeland Security
19 Regional Response System ("HSRRS"), which is designed to respond to chemical,
20 biologic, radiologic, nuclear, and explosive incidents; and
21

22 WHEREAS, this grant will provide a Nano Tactical Response Kit and support
23 equipment, with a total value of \$39,447.92, required for the Bomb Squad technician to
24 safely and rapidly assess and analyze an object to determine if it is hazardous; and
25

26 WHEREAS, this equipment is necessary for the sustainment of Bomb Squad
27 response capabilities deemed core requirements for the HSRRS.
28

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

32 Section 1 – The City Manager, or his designee, is hereby authorized to accept
33 equipment through a State Homeland Security Grant Program grant, namely a Nano

34 Tactical Response Kit and support equipment with a total value of \$39,447.92, and to
35 do all things necessary to carry out the grant, including the execution of contracts upon
36 approval as to form by the City Attorney.
37

38 Section 2 – City Council hereby finds and declares that this Ordinance authorizes
39 the acceptance of equipment from the SHSGP and may be passed as a one-reading
40 ordinance under City Charter Section 2.16(25) as it relates to a contract for the
41 acceptance of grant funds from a state or federal agency. Therefore, this Ordinance
42 shall be in full force and effect from and after passage.
43

44 Passed at meeting: _____
45

46 _____
47 Mayor
48

49 Attest: _____, City Clerk
50

51
52 Filed as Ordinance: _____
53

54 Approved as to form: Cash, Assistant City Attorney
55

56
57 Approved for Council action: Juan C. Hays, City Manager
58

EXPLANATION TO COUNCIL BILL 2020-188

FILED: 08-04-20

ORIGINATING DEPARTMENT: FIRE

PURPOSE: Authorizing the City Manager, or his designee, to accept equipment with a value of \$39,447.92 provided through the State Homeland Security Grant Program which is necessary to sustain capabilities for response to explosive device incidents by the Springfield Fire Department Bomb Squad; and declaring that this Ordinance qualifies for approval in one reading.

BACKGROUND INFORMATION: The Springfield Fire Department "SFD" currently utilizes equipment provided through the State Homeland Security Grant Program "SHSGP" to establish and sustain core capabilities for response to explosive device incidents within the City of Springfield, and throughout Missouri Region-D. The capabilities were identified as core requirements for the Bomb Squad by the State's Homeland Security Regional Response System ("HSRRS") and required by the U.S. Department of Justice and FBI Bomb Squad Commanders Advisory Board as part of the accreditation process.

The acquisition of a Nano Tactical Response Kit and support equipment required for its operation provides the Bomb Technician the capability to safely and rapidly assess and analyze an object to determine if hazardous. The total value of this equipment is \$39,447.92 and will be purchased utilizing cost savings from the SHSGP Fiscal Year 2018 funding cycle as approved by the Region-D Regional Homeland Security Oversight Committee.

This Ordinance relates to a grant from a state agency and may be passed in one reading under Section 2.16(25) of the Springfield City Charter.

REMARKS: The addition of this equipment is necessary for the sustainment of Bomb Squad response capabilities deemed as core requirements for the SFD's role in the HSRRS. The SFD has no other dedicated funding source for these expenses.

Submitted by:

Approved by:

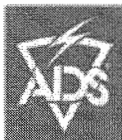


David Pennington, Fire Chief



Jason Gage, City Manager

Exhibit A



OUR PURPOSE.
YOUR MISSION.

621 Lynnhaven Pkwy Ste 160
Virginia Beach, VA 23452
PHONE: (757) 481-7758 FAX: (757) 222-0944

CAGE: 1CAY9 DUNS: 027079776
FEDERAL TAX ID: 54-1867268

QUOTE Q-131331

QUOTE NUMBER	Q-131331
QUOTE REVISION	1
QUOTE DATE	3/22/2019
CONTRACT TYPE	STATE & LOCAL

BILL TO

NAME SPRINGFIELD MO PD
ATTN: Lucas Bollinger

ADDRESS 830 BOONVILLE
SPRINGFIELD, MO 65802
US

SHIP TO

NAME SPRINGFIELD MO PD
ATTN: Lucas Bollinger

ADDRESS 830 BOONVILLE
SPRINGFIELD, MO 65802
US

TERMS	DODAAC / TIN	INSIDE SALESREP	OUTSIDE SALESREP
30 NET		RICHARDSON, AUSTIN 757-416-6370 arichardson@adsinc.com	HOUSE, VERTICAL - FEDERAL-STATE-LOCAL OR

PART NUMBER	PART DESCRIPTION	QTY	LEAD TIME (DAYS)	COUNTRY OF ORIGIN	UNIT PRICE	EXTENDED PRICE
ADS-80186NANO-TRK	NANO TACTICAL RESPONSE KIT	1		Unknown	\$36,200.00	\$36,200.00

SUBTOTAL:	\$36,200.00
TAX:	\$0.00
FREIGHT:	\$0.00
TOTAL:	\$36,200.00



Logos Imaging LLC

Logos Imaging LLC
6835 Sherman Street
Loveland CO 80538
(866) 939-4044
www.logosimaging.com
Tax ID # 05-0533782

Quotation

Date	Quote #
3/22/2019	5508

Bill To Springfield Fire Dept 830 N Boonville Springfield MO 65802		Ship To Springfield Fire Dept 830 N Boonville Springfield MO 65802				
Quote Expires 5/22/2019	Sales Rep Matthew Harrington	Currency USA	Memo			
Payment Terms 2% 10 Net 30	Shipping Via UPS Ground	Term EXW	Named Place Loveland			
		Est. Delivery 14 Days ARO				
Item #	Description	Detailed Description	Qty	Units	Rate	Amount
2115	Image Plate - 8x17 - Logos	8x17 standard resolution image plate for Logos series CR systems	4	EA	752.95	3,011.80
2215	Image Plate Holder - 8x17	Image Plate Holder for 8x17 Image Plates	4	EA	52.73	210.92
					Subtotal	3,222.72
					Shipping Cost (UPS Ground)	25.20
					Total	\$3,247.92

Authorization

By signing below, you (1) confirm that all information in this formal quotation is accurate, (2) accept the billing and shipping terms, (3) authorize Logos Imaging to supply the products listed, and (4) agree to pay Logos for all costs specified herein.

PO: # _____ Date: ____/____/____ Name: _____ Signature: _____



Application

92526 - 2018 SHSP Region D

93143 - FPX Nano Kit (Portable X-Ray)

State Homeland Security Program (SHSP)

Status:

Under Review

Submitted Date:

05/15/2018 4:12 PM

Primary Contact

Name:*

Chief

David

Pennington

Title

First Name

Last Name

Job Title:

Interim Fire Chief

Email:

dpennington@springfieldmo.gov

Mailing Address:

830 Boonville

Street Address 1:

Street Address 2:

*

Springfield

Missouri

65802

City

State/Province

Postal Code/Zip

Phone:*

417-874-2310

Ext.

Fax:

417-864-1590

Organization Information

Agency Code

Applicant Agency:

City of Springfield - Fire Department

Benefactor

Organization Type:

Government

Federal Tax ID#:	446000268			
	9 digits (no hyphen)			Tax ID Extension
DUNS #:	781975784			
CCR Code:				Valid Until Date
Organization Website:	www.springfieldmo.gov			
Mailing Address:	830 N. Boonville			
Street Address 1:				
Street Address 2:				
City*	Springfield	Missouri	65802	3832
	City	State/Province	Postal Code/Zip	+ 4
County:	Greene			
Congressional District:	07			
Grant Regions				
Phone:	417-874-2310			Ext.
Fax:	417-864-1505			

Contact Information

Authorized Official

Enter the name and address of the individual who has the authority to legally bind the applicant agency.

· City Government - If the applicant agency is a city, the Mayor/City Administrator shall be the Authorized Official.

· County Government - If the applicant agency is a county, the Presiding Commissioner shall be the Authorized Official.

· Non Profit Board - If the applicant agency is a Non Profit Agency, the Board Chairperson shall be the Authorized Official. In addition, please upload copy of 501C3 in the Other Attachments.

· State Government - If the applicant agency is a state department, the Director shall be the Authorized Official.

· Regional Planning Commission (RPC) - If the applicant agency is an RPC, the RPC Executive Director is the Authorized Official.

Authorized Official:	Mr.	Greg	Burris
	Title (Mr.Ms.etc)	First Name	Last Name

Job Title:	City Manager
------------	--------------

Agency:	City of Springfield
---------	---------------------

Mailing Address:	840 N. Boonville
------------------	------------------

Street Address 1:	
-------------------	--

Street Address 2:	
-------------------	--

*	Springfield	Missouri	65802
	City	State	Zip Code
Email:	gburris@springfieldmo.gov		
Phone:*	417-874-1004		
	Office	Ext.	Cell
Fax:	417-864-1912		
Applicant Project Director			
Applicant Project Director:*	Mr.	David	Pennington
	Title (Mr.Ms.etc)	First Name	Last Name
Job Title:	Fire Chief		
Agency:	City of Springfield Mo Fire Department		
Mailing Address:	830 N. Boonville		
Street Address 1:			
Street Address 2:			
*	Springfield	Missouri	65802
	City	State	Zip Code
Email:	dpenning@springfieldmo.gov		
Phone:*	417-874-2310		
	Office	Ext.	Cell
Fax	417-864-1550		
Fiscal Officer			
Fiscal Officer:*	Mr.	David	Holtmann
	Title (Mr.Ms.etc)	First Name	Last Name
Job Title:	Finance Director		
Agency:	City of Springfield		
Mailing Address:	840 N. Boonville		
Street Address 1:			
Street Address 2:			
*	Springfield	Missouri	65802
	City	State	Zip Code
Email:	dholtmann@springfieldmo.gov		
Phone:*	417-864-1632		
	Office	Ext.	Cell
Fax	417-864-1880		
Project Contact Person			

Project Contact Person:	Mr.	Kevin	Trogdon
	Title (Mr.Ms.etc)	First Name	Last Name
Job Title:	Division Fire Chief		
Agency:	City of Springfield Fire Department		
Mailing Address:			
Street Address 1:			
Street Address 2:			
		Missouri	
	City	State	Zip Code
Email:	ktrogdon@springfieldmo.gov		
Phone:	417-874-2340		
	Office	Ext.	Cell
Fax:			

SHSP Project Package

A. Project Worksheet

A.1 Project Title:	FPX Nano Kit (Portable X-Ray)
A.2 Agency Name:	City of Springfield, Mo. Fire Department
A.3 Region:	D
A.4 County:	Greene
A.5 Project Location Zip Code:	65802
A.6 Project Activity Type:	Enhance capabilities to respond to CBRNE events
A.7 If the project is for a new resource(s) has the applicant agency attempted coordination of resources?	No

Coordination example: contacted other agencies within your region to see if this capability/asset currently exists and is available.

A.8 If new resource describe attempts for coordination of resources:

250 Character Limit

A.9 Project Start Date:	09/01/2018
--------------------------------	------------

Project must start on or after 09/01/2018.

A.10 Project End Date:	08/31/2020
-------------------------------	------------

Project must end on or before 08/31/2020.

A.11 Investment Justification:	Building & Sustaining Law Enforcement Terrorism Prevention
---------------------------------------	--

Select the Investment Justification that the proposed project aligns to.

Applicant agencies applying through RPC for Regionalization funds should select IJ5 Building and Sustaining Regional Collaboration via RHSOC.

The FPX Nano Kit utilizes advanced, patented technology and state of the art materials and design to provide operators with a

light weight easy to deploy platform that lets responders obtain images in literally seconds. This is the tool of choice for a large variety of radiographic applications and operational conditions. Light-weight, compact, durable and easy-to-use, the FPX Nano is in active use throughout military EOD, special operations, law enforcement, and WMD emergency response communities, in the United States and internationally.

A.12 Project Description:

*Provide a complete project description. The project description should contain a summary of what specific action is proposed, objectives the project is designed to accomplish (the purpose), and the reason the project is needed.
2000 Character Limit*

B. Project Capability, THIRA and Dual Use

B.1 Primary Core Capability:

Protection Screening, Search, and Detection

*Enter the capability target(s) from the State THIRA that this project aligns to.
THIRA Resource Documents:*

Missouri State THIRA

B.2 Capability Target(s):

Within 2 hours be able to detect WMD for all future operational periods.

250 Character Limit

Explain how the project impacts capability gap(s) from the Missouri THIRA Capability Target selected.

B.3 Impact:

This piece of equipment is necessary for the rapid analysis and identification of package or device contents or construction.

250 Character Limit

Funding for activities not explicitly focused on terrorism preparedness must demonstrate Dual Use. If not explicitly focused on terrorism preparedness, describe Dual Use below.

B.4 Dual Use:

*Dual use are activities which support the achievement of target capabilities related to terrorism preparedness and may simultaneously support enhanced preparedness for other hazards unrelated to acts of terrorism.
250 Character Limit*

C. Project Background

C.1 Type of Project:

Sustain an existing project

*Complete Project Background Investment Justification alignment and Prior Accomplishments for each year **ONLY if proposed project was also funded with prior grant funds.***

C.2 Was proposed project sustainment and funded with FY17 funds?:

No

C.3 FY17 Investment Justification:

If funded with FY17 Federal Grant Award what was the last major accomplishment/milestone was completed with FY17 funds?

C.4 FY17 Prior Accomplishments:

250 Character Limit

C.5 Was proposed project sustainment and funded with FY16 funds?:

No

C.6 FY16 Investment Justification:

If funded with FY16 Federal Grant Award what was the last major accomplishment/milestone was completed with FY16 funds?

C.7 FY16 Prior Accomplishments:

250 Character Limit

C.8 Was proposed project sustainment and funded with FY15 funds?:

No

C.9 FY15 Investment Justification:

If funded with FY15 Federal Grant Award what was the last major accomplishment/milestone was completed with FY15 funds?

C.10 FY15 Prior Accomplishments:

250 Character Limit

C.11 If proposed project type was sustainment but was not funded in the last 3 grant fiscal years state what grant fiscal year, fund source and last major accomplishment/milestone completed:

250 Character Limit

D. Deployable Resources *Complete ONLY if funding deployable resource*

If project funds a deployable resource(s) list the name of each deployable resource.

D.1 Item Name:

FPX Nano Kit

D.2 If sustaining deployable Homeland Security resource(s), describe how the project sustains each resource(s)?:

This sustains the current bomb squad resource and X-ray capabilities.

250 Character Limit

D.3 Special conditions/requirements on sharing the deployable resource(s):

Example: Specific requirements of equipment, operator, etc.

250 Character Limit

FEMA Resource Typing Library Tool is located at <https://rtlt.preptoolkit.org/Public>.

D.4 Is resource NIMS Kind & Typed?:

No

D.5 Deployable Resources

Kind & Type Information:

(ID x-xxx-xxxx Name)

*Example: ID 3-508-1032 Mass Casualty Support Vehicle
250 Character Limit*

D.6 If not NIMS Kind & Typed, explain how the item further supports the Homeland Security Initiative:

250 Character Limit

E. Audit Details

E.1 Date last audit completed: MM/DD/YYYY	06/30/2017
E.2 Dates covered by last audit: MM/DD/YYYY-MM/DD/YYYY	07/01/2016 - 06/30/2017
E.3 Last audit performed by:	RSM US LLP
E.4 Phone number of auditor:	816-753-3000
E.5 By checking this box the applicant agency understands they are required to upload a copy of their last audit in the Named Attachments section of this application:	Yes
E.6 Date of next audit: MM/DD/YYYY	12/15/2018
E.7 Dates to be covered by next audit: MM/DD/YYYY-MM/DD/YYYY	07/01/2017 - 06/30/2018
E.8 Next audit will be performed by:	RSM US LLP
E.9 Has the Applicant Agency exceeded the federal expenditure threshold of \$750,000 in federal funds during agency's last fiscal year?:	Yes

If the applicant agency exceeded the federal expenditure threshold in their last fiscal year, they must have their Single Audit or Program Specific Audit completed and submitted to the OHS within nine (9) months after the end of the audited fiscal year.

F. Risk Assessment

F.1 Does the applicant agency have new personnel that will be working on this award?:	No
--	-----------

New personnel is defined as working with this award type less than 12 months.

F.2 If new personnel please indicate the name and position of the new personnel:

250 Character Limit

F.3 Does the applicant agency have a new fiscal or time accounting system that will be used on this award?:	No
--	-----------

New fiscal or time accounting system is defined as a system being utilized less than 12 months within the applicant agency.

F.4 If new fiscal or time accounting system please indicate the system name, date of change and system purpose:

250 Character Limit

F.5 Does the applicant agency receive any direct Federal awards?:	Yes
--	------------

Direct grants are grant that you apply directly to the federal government for and there is no intermediary agency such as OHS.

F.6 If the applicant agency receives other direct Federal awards please list the direct Federal awards:

The City of Springfield Fire Department receives direct grant funding from FEMA / DHS as a part of the AFG, SAFER, and Fire Safety and Prevention Grant.

250 Character Limit

F.7 Did the applicant agency receive any Federal monitoring on a direct federal award in their last fiscal year?:

Yes

F.8 If the applicant agency did receive monitoring in their last fiscal year on a direct Federal award(s), which award(s) were monitored?:

We have an open and active FEMA SAFER staffing grant that receives monitoring.

250 Character Limit

F.9 By checking this box the applicant agency understands if a direct awards monitoring was completed they are required to upload a copy of the monitoring report in the Named Attachments section of this application:

Yes

G. National Incident Management System (NIMS)

G.1 Has the jurisdiction formally adopted the National Incident Management System (NIMS) throughout the jurisdiction or organization to prevent, protect against, mitigate, respond to, and recover from incidents?:

Yes

G.2 Has the jurisdiction ensured training for the incident personnel incorporates NIMS training that is pertinent to each individuals incident responsibilities in alignment with the NIMS training program?:

Yes

G.3 Does the jurisdiction develop, maintain, and implement mutual aid agreements (to include agreements with the private sector and nongovernmental organizations)?:

Yes

G.4 Does the jurisdiction apply ICS as the standard approach to the on-scene command, control, and coordination of incidents?:

Yes

G.5 Does the jurisdiction enable effective and secure communications within and across jurisdictions and organizations?:

Yes

G.6 Does the jurisdiction identify and inventory deployable incident resources consistently with national NIMS resource typing definitions and job titles/position qualifications, available through the Resource Typing Library Tool?:

Yes

If answered No to any questions G.1-G.6, please explain planned activities during grant period to strive towards being NIMS compliant.

G.7 Planned Activities:

H. Certified Assurances

To the best of my knowledge and belief, all data in this application is true and correct, the document has been duly authorized by the governing body of the applicant, and the applicant attests to and/or will comply with the following Certified Assurances if the assistance is awarded:

SHSP Certified Assurances

H.1 By checking this box, I have read and agree to the terms and conditions of this grant: **Yes**

In order to be eligible for funding the correct Authorized Official must be designated and have knowledge of these Certified Assurances.

If the incorrect Authorized Official is listed or is left off this proposed application this application will be deemed ineligible for funding.

H.2 Authorized Official

Name and Title:

Greg Burris, City Manager

The Authorized Official is the individual who has the authority to legally bind the applicant into a contract.

-If the applicant agency is a city, the Mayor or City Administrator shall be the Authorized Official

-If the applicant agency is a county, the Presiding County Commissioner or County Executive shall be the Authorized Official

-If the applicant agency is a college/university, the President shall be the Authorized Official

-If the applicant agency is a nonprofit, the Board Chair shall be the Authorized Official

-If the applicant agency is an RPC or COG, the Executive Director shall be the Authorized Official.

H.3 Name and Title of

**person completing this
proposed application:**

David Pennington, Fire Chief

H.4 Date:

05/15/2018

Personnel

<u>Name:</u>	<u>Position Title:</u>	<u>Position Status:</u>	<u>Employment Status:</u>	<u>%of time spent on this grant funded activities</u>	<u>Requested Personnel Cost:</u>	<u>Discipline:</u>	<u>Function:</u>	<u>Allowable Activity:</u>
-	-	-	-	-	<u>\$0.00</u>	-	-	-

Narrative Justification - Personnel

Personnel Benefits

<u>Name:</u>	<u>Benefits % of Salary</u>	<u>Requested Benefit Cost:</u>	<u>Discipline:</u>	<u>Function:</u>	<u>Allowable Activity:</u>
-	-	<u>\$0.00</u>	-	-	-

Narrative Justification - Benefits

Travel

<u>Item Name:</u>	<u>Category:</u>	<u>Explanation</u> <u>of</u>	<u>Total Cost:</u>	<u>Discipline:</u>	<u>Function:</u>	<u>Allowable</u> <u>Activity:</u>
		<u>Other Travel:</u>				
-	-	-	<u>\$0.00</u>	-	-	-

Narrative Justification - Travel

[Travel Justification](#)

Equipment

<u>Line Item</u> <u>Name:</u>	<u>AEL #:</u>	<u>Qty:</u>	<u>Unit Cost:</u>	<u>Total</u> <u>Cost:</u>	<u>Sustainme</u> <u>nt:</u>	<u>Discipline:</u>	<u>Function:</u>	<u>Allowable</u> <u>Activity:</u>
								<u>Explosive</u> <u>Device</u> <u>Mitigation</u>
<u>FPX Nano</u> <u>Kit</u> <u>(Portable</u> <u>X-Ray)</u>	<u>02EX-01-</u> <u>XRAP</u>	<u>1.0</u>	<u>\$42,720.39</u>	<u>\$42,720.39</u>	<u>Yes</u>	<u>Fire</u> <u>Service</u>	<u>Equipment</u>	<u>and</u> <u>Remediati</u> <u>on</u> <u>Equipment</u>
-	-	-	-	<u>\$42,720.39</u>	-	-	-	-

Narrative Justification - Equipment

The FPX Nano Kit utilizes advanced, patented technology and state of the art materials and design to provide bomb technicians with the capability to obtain a fast, accurate x-ray image with a minimum of hardware. This kit is light-weight, compact, durable and easy to use.

Supplies/Operations

<u>Supply/Op</u> <u>eration</u> <u>Type:</u>	<u>Item</u> <u>Name:</u>	<u>Qty:</u>	<u>Unit Cost:</u>	<u>Total</u> <u>Supply or</u> <u>Operation</u> <u>Expense</u> <u>Cost:</u>	<u>Award</u> <u>Amount:</u>	<u>Discipline:</u>	<u>Function:</u>	<u>Allowable</u> <u>Activity:</u>
-	-	-	-	<u>\$0.00</u>	-	-	-	-

Narrative Justification - Supplies/Operations

Contractual

<u>Item Name:</u>	<u>Type of Contract:</u>	<u>Contract Amount:</u>	<u>Discipline:</u>	<u>Function:</u>	<u>Allowable Activity:</u>
-	-	<u>\$0.00</u>	-	-	-

Narrative Justification - Contractual

Total Budget

<u>Total Personnel:</u>	<u>\$0.00</u>
<u>Total Benefits:</u>	<u>\$0.00</u>
<u>Total Travel:</u>	<u>\$0.00</u>
<u>Total Equipment:</u>	<u>\$42,720.39</u>
<u>Total Supplies/Operation:</u>	<u>\$0.00</u>
<u>Total Contractual:</u>	<u>\$0.00</u>
<u>Total Project Cost:</u>	<u>\$42,720.39</u>

Named Attachments

<u>Attachment</u>	<u>Description</u>	<u>File Name</u>	<u>File Size</u>	<u>Type</u>
<u>Audit/Financial Statement (REQUIRED)</u>	<u>City of Springfield, Missouri Compliance Report Year Ended June 30, 2017</u>	<u>Springfield Compliance Final.pdf</u>	<u>85.3 MB</u>	<u>pdf</u>
<u>Federal Fund Schedule (REQUIRED if not included in Audit)</u>			<u>85.3 MB</u>	
<u>Training Request Form</u>			<u>85.3 MB</u>	
<u>Direct Federal Award Monitoring Report</u>	<u>Federal Financial Report / SF-425</u>	<u>SFR-26-550418022711120.pdf</u>	<u>85.3 MB</u>	<u>pdf</u>
<u>Additional Project/Budget Information (i.e. Quotes)</u>	<u>FPX Nano Spec Sheet with item pricing.</u>	<u>FPX Nano Kit Spec Sheet.pdf</u>	<u>85.3 MB</u>	<u>pdf</u>
<u>Other Supporting Information</u>			<u>85.3 MB</u>	
<u>Other Supporting Information</u>			<u>85.3 MB</u>	
<u>Other Supporting Information</u>			<u>85.3 MB</u>	
<u>Other Supporting Information</u>			<u>85.3 MB</u>	
<u>Other Supporting Information</u>			<u>85.3 MB</u>	

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City of Springfield, Missouri

Compliance Report
Year Ended June 30, 2017

Contents

Report on internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in accordance with <i>Government Auditing Standards</i>	1-2
Report on compliance for each major federal program; report on internal control over compliance; and report on the schedule of expenditures of federal awards required by the Uniform Guidance	3-4
Schedule of expenditures of federal awards	5-9
Notes to schedule of expenditures of federal awards	10-13
Summary schedule of prior audit findings	14
Schedule of findings and questioned costs	15-16

**Report on Internal Control Over Financial Reporting
and on Compliance and Other Matters
Based on an Audit of Financial Statements Performed in
Accordance with Government Auditing Standards**

Independent Auditor's Report

Honorable Mayor and Members of the City Council
City of Springfield, Missouri

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Springfield, Missouri (the City), as of and for the year ended June 30, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 15, 2017. Our report includes a reference to other auditors who audited the financial statements of the City Utilities, the discretely presented component unit, as described in our report on the City's financial statements. This report does not include the results of the other auditor's testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

RSM US LLP

Kansas City, Missouri
December 15, 2017

**Report on Compliance for Each Major Federal Program,
Report on Internal Control Over Compliance and
Report on Schedule of Expenditures of
Federal Awards Required by the Uniform Guidance**

RSM US LLP

Independent Auditor's Report

Honorable Mayor and Members of the City Council
City of Springfield, Missouri

Report on Compliance for Each Major Federal Program

We have audited the City of Springfield, Missouri's (the City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2017. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Scope

The City's basic financial statements include the operations of the City Utilities discretely presented component unit. Our audit, described below, did not include the operations of City Utilities because the component unit engaged other auditors to perform their June 30, 2017 audit.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2017.

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Springfield, Missouri as of and for the year ended June 30, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated December 15, 2017, which contained unmodified opinions on those financial statements. Our audit report includes a reference to other auditors who audited the financial statements of City Utilities, the discretely presented component unit, as described in our report on the City's financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

RSM US LLP

Kansas City, Missouri
December 15, 2017

City of Springfield, Missouri

Schedule of Expenditures of Federal Awards Year Ended June 30, 2017

Federal Grantor/ Pass-Through Grantor/Program Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Amounts Provided to Subrecipients	Federal Expenditures
U.S. Department of Agriculture:				
Special Supplemental Nutrition Program for Women, Infants, and Children:				
Passed through the Missouri Department of Health and Senior Services:				
2015 – 16 WIC Local Agency Nutrition Services	10.557	ERS04516087-Am.1, 2	\$ —	\$ 289,564
2016 – 17 WIC Local Agency Nutrition Services	10.557	ERS04517090	—	984,471
Subtotal for CFDA 10.557			—	1,274,035
Child Nutrition Cluster:				
Summer Food Service Program for Children:				
Passed through the Missouri Department of Health and Senior Services:				
2016 Summer Food Service Program Inspections - Child Nutrition	10.559	ERS219-1697I	—	125
2017 Summer Food Service Program Inspections - Child Nutrition	10.559	ERS219-1797I	—	1,420
Subtotal for CFDA 10.559 and Child Nutrition Cluster			—	1,545
Team Nutrition Grants:				
Passed through the Missouri Department of Health and Senior Services:				
2015 Team Nutrition Training Grant	10.574	CNTN-15-MO	—	1,312
State Administrative Matching Grants for the Supplemental Nutrition Assistance Program:				
Passed through the Missouri Division of Workforce Development:				
2016 Missouri Employment Training Program (METP) Health and Human Services	10.561	—	—	5,886
2017 Missouri Employment Training Program (METP) Health and Human Services	10.561	—	—	16,714
Subtotal for CFDA 10.561			—	22,600
Total U.S. Department of Agriculture			—	1,299,492
U.S. Department of Housing and Urban Development:				
CDBG - Entitlement Grants Cluster:				
Community Development Block Grants/Entitlement Grants:				
2015 – 16 Community Development Block Grant (CDBG)	14.218	B-15-MC-29-0007	119,739	937,491
2016 – 17 Community Development Block Grant (CDBG)	14.218	B-16-MC-29-0007	294,325	632,882
Program Income - Drawn From Low/Mod	14.218	—	—	48,270
Program Income - Drawn From Revolving Loans	14.218	—	—	213,529
Subtotal for CFDA 14.218 and CDBG Entitlement Grants Cluster			414,064	1,832,172
Emergency Solutions Grant Program:				
Passed through the Missouri Department of Social Services:				
2015 – 16 Emergency Solutions Grant	14.231	16-718-E	117,354	117,354
2016 – 17 Emergency Solutions Grant	14.231	17-718-E	48,455	48,455
Subtotal for CFDA 14.231			165,809	165,809
Home Investment Partnerships Program:				
2014 – 15 HOME Investment Partnerships	14.239	M-13-MC-29-0202	—	326,090
2015 – 16 HOME Investment Partnerships	14.239	M-14-MC-29-0202	—	8,812
Program income	14.239	—	—	1,116,859
Subtotal for CFDA 14.239			—	1,451,761
Continuum of Care Program:				
Continuum of Care Grant	14.267	MO0189L7P001400	11,800	11,800
Public and Indian Housing:				
Passed through the Housing Authority of the City of Springfield, Missouri:				
2016 – 17 Housing Authority of Springfield	14.850	—	—	2,689
Total U.S. Department of Housing and Urban Development			591,673	3,464,231

City of Springfield, Missouri

Schedule of Expenditures of Federal Awards Year Ended June 30, 2017

Federal Grantor/ Pass-Through Grantor/Program Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Amounts Provided to Subrecipients	Federal Expenditures
U.S. Department of Justice:				
Public Safety Partnership and Community Policing Grants:				
2014 – 15 Community Oriented Policing Services (COPS) Hiring Program Grant	16.710	2014ULWX0021	—	392,164
2015 – 16 Community Oriented Policing Services (COPS) Hiring Program Grant	16.710	2015ULWX0020	—	376,995
Subtotal for CFDA 16.710			—	769,159
Edward Byrne Memorial Justice Assistance Grant Program:				
2014 – 15 Justice Assistance Grant (JAG) - Law Enforcement Equipment	16.738	2014-DJ-BX-0094	—	6,058
2015 – 16 Justice Assistance Grant (JAG) - Law Enforcement Equipment	16.738	2015-DJ-BX-0737	—	25,364
2016 – 17 Justice Assistance Grant (JAG) - Law Enforcement Equipment	16.738	2016-DJ-BX-0997	58,883	149,753
Subtotal for CFDA 16.738			58,883	181,175
Equitable Sharing Program:				
Equitable Sharing Program	16.922	—	—	106,092
Total U.S. Department of Justice			58,883	1,056,426
U.S. Department of Labor:				
Workforce Investment Act (WIA) Cluster:				
WIA/WIOA Adult Program:				
Passed through the Missouri Division of Workforce Development:				
WIOA Adult FY16, PY15/16	17.258	10-08-08-16	—	206,665
WIOA Adult PY15, PY15/16	17.258	10-08-08-16	—	736,443
WIOA Adult FY16, PY16/17	17.258	10-08-08-17	—	141,758
Equal Opportunity Compliance PY15/16	17.258	99-08-08-16	—	20
Subtotal for CFDA 17.258			—	1,084,886
WIA/WIOA Youth Activities:				
Passed through the Missouri Division of Workforce Development:				
WIOA Youth Program PY15, PY15/16	17.259	10-08-08-16	—	106,493
WIOA Youth Program PY16, PY16/17	17.259	10-08-08-17	707,185	1,103,038
WIOA Youth Program PY17, PY17/18	17.259	10-08-08-17	—	62,306
PY16 15% Youth Summer Job Start Up	17.259	10-08-08-17	4,852	6,768
Pre-Apprenticeship Academy - Ozark PY 16 Youth Set Aside	17.259	10-08-08-17	112,965	114,810
Equal Opportunity Compliance PY15/16	17.259	99-08-08-16	—	267
Subtotal for CFDA 17.259			825,002	1,393,682
WIA/WIOA Dislocated Worker Formula Grants:				
Passed through the Missouri Division of Workforce Development:				
WIOA, Dislocated Worker Program FY16, PY15/16	17.278	10-08-08-16	—	215,974
WIOA, Dislocated Worker Program PY16, PY16/17	17.278	10-08-08-17	—	133,782
WIOA, Dislocated Worker Program PY17, PY16/17	17.278	10-08-08-17	—	539,623
WIOA 25%, Show-Me Heroes On-the-Job Training Program PY16/17	17.278	10-08-08-17	—	25,858
EO Officer - 2016 Dislocated Worker State Set Aside	17.278	10-08-08-17	—	46,988
Ozark Supplemental FY17 DW Set Aside	17.278	10-08-08-17	—	44,803
Dislocated Worker 25% Tuition Pool	17.278	99-08-08-16	—	100,000
On-the-Job Staffing FY16, PY15/16	17.278	99-08-08-16	—	14,278
Equal Opportunity Compliance PY15/16	17.278	99-08-08-16	—	55
Subtotal for CFDA 17.278			—	1,121,361
Subtotal for Workforce Investment Act (WIA) Cluster			825,002	3,599,929
H-1B Job Training Grants:				
Passed through the Springfield Public Schools:				
America's Promise	17.268	FOA-ETA-16-12	26,089	72,875
Workforce Investment Act (WIA) National Emergency Grants:				
Passed through the Missouri Division of Workforce Development:				
National Emergency Grant (NEG) Jobs Driven MO-40	17.277	MO-40 08 Rev. 2	6,929	42,733
Total U.S. Department of Labor			858,020	3,715,537

City of Springfield, Missouri

Schedule of Expenditures of Federal Awards Year Ended June 30, 2017

Federal Grantor/ Pass-Through Grantor/Program Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Amounts Provided to Subrecipients	Federal Expenditures
U.S. Department of Transportation:				
Highway Planning and Construction Cluster:				
Highway Planning and Construction:				
Passed through the Missouri Highways and Transportation Commission:				
Mt. Vernon Street Bridge Over Jordan Creek	20.205	BRM-5901(807)	—	830
Market-Bryant to 525 FT South Improvements	20.205	STP-3301(486)	—	214,978
Commercial Street Streetscape Phase 5 - Federal Enhancement	20.205	STP-5903 (802)	—	220,413
Commercial Street Streetscape Phase 5 - Federal STP Funds	20.205	STP-5903 (802)	—	459,587
Jefferson Avenue Streetscape Phase 1	20.205	STP-5921 (801)	—	320,000
FY 2016 – FY 2017 Surface Transportation Program (STP) - Urban	20.205	STP-5938(806)	—	295,361
Program Agreement - Transportation Management Center Salaries				
South Dry Sac River Trail	20.205	TAP 5901(806)	—	12,007
College Street / Broadway Route 65 Streetscape Phase 2	20.205	TAP 5911(803)	—	240,000
2015-16 Work Zone Enforcement Program	20.205	GWZEA23Z	—	960
2016-17 Work Zone Enforcement Program	20.205	GWZEC06Z	—	1,671
Subtotal for CFDA 20.205 and Highway Planning and Construction Cluster			—	1,765,807
Rail Line Relocation and Improvement:				
West Wye Rail Line Relocation Project - Construction Phase	20.320	FR-LRI-0051-13-01-01	—	33,119
Highway Safety Cluster:				
State and Community Highway Safety:				
Passed through the Missouri Department of Transportation:				
2015-16 Hazardous Moving Violation Enforcement	20.600	16-PT-02-096	—	22,102
2016-17 Hazardous Moving Violation Enforcement	20.600	17-PT-02-118	—	63,627
Subtotal for CFDA 20.600			—	85,729
Alcohol Impaired Driving Prevention:				
Passed through the Missouri Department of Transportation:				
2015-16 Youth Alcohol Enforcement	20.601	16-154L-AL-099	—	4,319
National Priority Safety Programs:				
Passed through the Missouri Department of Transportation:				
2016-17 Youth Alcohol Enforcement	20.616	17-154-AL-137	—	21,056
Subtotal for Highway Safety Cluster			—	111,104
Alcohol Open Container Requirements:				
Passed through the Missouri Department of Transportation:				
2015-16 DWI Enforcement/Sobriety Checkpoint	20.607	16-154-AL-094	—	24,749
2016-17 DWI Enforcement/Sobriety Checkpoint	20.607	17-MSHVE-03-007	—	84,557
Subtotal for CFDA 20.607			—	109,306
Total U.S. Department of Transportation			—	2,019,336
U.S. Environmental Protection Agency:				
Environmental Workforce Development and Job Training Cooperative Agreements:				
2017-19 WFD Brownsfield	66.815	JT-97755901-0A	—	81,127
Brownfields Assessment and Cleanup Cooperative Agreements:				
Brownfields General – Program Income	66.818	—	—	1,540
Brownfields Hazardous and Petroleum Assessment	66.818	BF – 97740501-0	—	152,924
Brownfields Revolving Loan Fund	66.818	BF – 98788001-1	—	4,946
Subtotal for CFDA 66.818			—	159,410
Total U.S. Environmental Protection Agency			—	240,537

City of Springfield, Missouri

Schedule of Expenditures of Federal Awards Year Ended June 30, 2017

Federal Grantor/ Pass-Through Grantor/Program Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Amounts Provided to Subrecipients	Federal Expenditures
U.S. Department of Health and Human Services:				
Public Health Emergency Preparedness:				
Passed through the Missouri Department of Health and Senior Services:				
2016-17 Public Health Emergency Preparedness	93.069	AOC14380145 - Am. 1,2,3	—	297,041
TANF Cluster:				
Temporary Assistance for Needy Families:				
Passed through the Missouri Department of Social Services:				
Missouri Work Assistance Program PY12/13 - Incentive	93.558	C311006004 - Am. 10 Rev. 2	—	29
Missouri Work Assistance Program PY15/16	93.558	C311006004 - Am. 10 Rev. 2	—	374,980
Missouri Work Assistance Program PY16/17	93.558	C311006004 - Am. 10 Rev. 2	—	1,262,873
Missouri Work Assistance Program PY13/14 - Joplin Incentive	93.558	C311006004 - Am. 10 Rev. 2	—	433
Missouri Work Assistance Program PY15/16 - Joplin	93.558	C311006004 - Am. 10 Rev. 2	—	206,394
Missouri Work Assistance Program PY16/17 - Joplin Incentive	93.558	C311006004 - Am. 10 Rev. 2	—	4,240
Missouri Work Assistance Program PY16/17 - Joplin	93.558	C311006004 - Am. 10 Rev. 2	—	473,459
State Park Youth Corp PY15/16	93.558	42-08-08-16	18,745	20,243
Summer Youth PY15/16	93.558	42-08-08-16	227,328	231,603
Subtotal for CFDA 93.558 and TANF Cluster			246,073	2,574,254
Child Care and Development Block Grant:				
Passed through the Missouri Department of Health and Senior Services:				
2015 – 16 Child Care Health Consultation	93.575	DH160014078	—	2,392
2016 – 17 Child Care Health Consultation	93.575	DH170009095	—	8,579
Subtotal for CFDA 93.575			—	10,971
Preventive Health and Health Services Block Grant:				
Passed through the Missouri Department of Health and Senior Services:				
2015 – 16 Healthy Eating Active Living in Local Communities	93.758	AOC15380161-Am. 1,2	—	50,185
2016 – 17 Healthy Eating Active Living in Local Communities	93.758	AOC15380161-Am. 1,2,3	—	53,176
Subtotal for CFDA 93.758			—	103,361
Children's Health Insurance Program:				
Passed through the Missouri Department of Health and Senior Services:				
Children's Health Insurance Program (CHIP) Health Services Initiative	93.767	AOC16380023	—	217,250
Maternal and Child Health Services Block Grant to the States:				
Passed through the Missouri Department of Health and Senior Services:				
2015 – 16 Maternal Child Health Services	93.994	AOC15380107-Am. 1	—	26,731
2016 – 17 Maternal Child Health Services	93.994	AOC15380107-Am. 2	—	72,922
2015 – 16 Child Care Health Consultation	93.994	DH160014078	—	2,447
2016 – 17 Child Care Health Consultation	93.994	DH170009095	—	8,780
Subtotal for CFDA 93.994			—	110,880
Total U.S. Department of Health and Human Services			246,073	3,313,757
Executive Office of the President:				
High Intensity Drug Trafficking Areas Program:				
Passed through the Missouri Department of Public Safety:				
2015 – 16 High Intensity Drug Trafficking Area (HIDTA) Program	95.001	G16MW0001A	—	104,267
2016 – 17 High Intensity Drug Trafficking Area (HIDTA) Program	95.001	G17MW0001A	—	49,571
Total Executive Office of the President			—	153,838

City of Springfield, Missouri

Schedule of Expenditures of Federal Awards Year Ended June 30, 2017

Federal Grantor/ Pass-Through Grantor/Program Title	Federal CFDA Number	Pass-Through Entity Identifying Number	Amounts Provided to Subrecipients	Federal Expenditures
U.S. Department of Homeland Security:				
Emergency Management Institute Training Assistance: Student Stipend Reimbursement Program SEP	97.026	—	—	20,778
Disaster Grants - Public Assistance (Presidentially Declared Disasters): Passed through the Missouri State Emergency Management Agency - SEMA: 2015 - 16 Christmas Flood Clean-Up & Repair	97.036	FEMA-4250-DR-MO	—	47,427
Assistance to Firefighters Grant Program: Passed through the Federal Emergency Management Agency - FEMA: Fire Prevention & Safety Grant	97.044	EMW-2015-FP-00470	—	23,657
Homeland Security Grant Program: Passed through Missouri Police Chiefs Charitable Foundation: License Plate Recognition System (noncash award)	97.067	—	—	15,435
Passed through Missouri State University Southwest Missouri Council of Governments: 2015 Region D Regional Homeland Security Oversight Committee (RHSOC): Tactical Vests & Helmets (noncash award)	97.067	EMW-2015-SS-00020-S01-018	—	1,908
Subtotal for CFDA 97.067			—	17,343
Total U.S. Department of Homeland Security			—	109,205
Total expenditures of federal awards			\$ 1,754,649	\$ 15,372,359

See notes to schedule of expenditures of federal awards.

City of Springfield, Missouri

Notes to Schedule of Expenditures of Federal Awards Year Ended June 30, 2017

Note 1. Basis of Presentation

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the City of Springfield, Missouri (the City) for the year ended June 30, 2017 and is presented on the accrual basis of accounting. All federal awards received directly from federal agencies, as well as federal awards passed through other governmental agencies is included in the schedule. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in the schedule may differ from the amounts presented in or used in the preparation of the basic financial statements. Because the schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position or cash flows of the City.

Note 2. Significant Accounting Policies

Expenditures of federal awards are recognized in the accounting period when the liability is incurred and approved for reimbursement and reported on the schedule on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the OMB Circular A-87, *Cost Principles for State, Local and Indian Tribal Governments*, or the cost principles contained in Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Note 3. Local Government Contributions

Local cost-sharing is required by certain federal grants. The amount of cost-sharing varies by program. Only the federal share of expenditures is presented in the schedule.

City of Springfield, Missouri

Notes to Schedule of Expenditures of Federal Awards Year Ended June 30, 2017

Note 4. Relationship to Basic Financial Statements

Federal award revenues and contributions are reported in the City's basic financial statements as follows:

CFDA	Program Title	Special Revenue	Capital Projects	Primary Government Total
10.557	Special Supplemental Nutrition Program for Women, Infants, and Children	\$ 1,274,035	\$ -	\$ 1,274,035
10.559	Summer Food Service Program For Children	1,545	-	1,545
10.561	State Administrative Matching Grants for the Supplemental Nutrition Assistance Program	22,600	-	22,600
10.574	Team Nutrition Grants	1,312	-	1,312
14.218	Community Development Block Grants/Entitlement Grants	1,832,172	-	1,832,172
14.231	Emergency Solutions Grant Program	165,809	-	165,809
14.239	Home Investment Partnerships Program	1,451,761	-	1,451,761
14.267	Continuum of Care Program	11,800	-	11,800
14.850	Public and Indian Housing	2,689	-	2,689
16.710	Public Safety Partnership and Community Policing Grants	769,159	-	769,159
16.738	Edward Byrne Memorial Justice Assistance Grant Program	181,175	-	181,175
16.922	Equitable Sharing Program	106,092	-	106,092
17.258	WIA/WIOA Adult Program	1,084,886	-	1,084,886
17.259	WIA/WIOA Youth Activities	1,393,682	-	1,393,682
17.268	H-1B Job Training Grants	72,875	-	72,875
17.277	Workforce Investment Act (WIA) National Emergency Grants	42,733	-	42,733
17.278	WIA/WIOA Dislocated Worker Formula Grants	1,121,361	-	1,121,361
20.205	Highway Planning and Construction	2,631	1,763,176	1,765,807
20.320	Rail Line Relocation and Improvement	-	33,119	33,119
20.600	State and Community Highway Safety	85,729	-	85,729
20.601	Alcohol Impaired Driving Countermeasures Incentive Grants	4,319	-	4,319
20.607	Alcohol Open Container Requirements	109,306	-	109,306
20.616	National Priority Safety Programs	21,056	-	21,056
66.815	Environmental Workforce Development and Job Training Cooperative Agreements	81,127	-	81,127
66.818	Brownfields Assessment and Cleanup Cooperative Agreements	159,410	-	159,410
93.069	Public Health Emergency Preparedness	297,041	-	297,041
93.558	Temporary Assistance For Needy Families	2,574,254	-	2,574,254
93.575	Child Care and Development Block Grant	10,971	-	10,971
93.758	Preventive Health and Health Services Block Grant	103,361	-	103,361
93.767	Children's Health Insurance Program	217,250	-	217,250
93.994	Maternal and Child Health Services Block Grant to the States	110,880	-	110,880
95.001	High Intensity Drug Trafficking Areas Program	153,838	-	153,838
97.026	Emergency Management Institute Training Assistance	20,778	-	20,778
97.036	Disaster Grants - Public Assistance (Presidentially Declared Disasters)	47,427	-	47,427
97.044	Assistance to Firefighters Grant Program	23,657	-	23,657
Total federal awards recorded as revenue in the fund				
financial statements		13,558,721	1,796,295	15,355,016
97.067	Additional noncash federal awards not recorded as revenue in the fund			
	financial statements, as they represent donated equipment	17,343	-	17,343
Total		\$ 13,576,064	\$ 1,796,295	\$ 15,372,359

City of Springfield, Missouri

Notes to Schedule of Expenditures of Federal Awards Year Ended June 30, 2017

Note 5. Federal Expenditures for MoDOT-Managed Projects

Certain highway and construction projects funded with federal awards are performed in conjunction with the Missouri Department of Transportation (MoDOT). MoDOT leads some joint projects, incurring all expenditures and handling the reimbursement requests. In these instances, the City authorizes MoDOT to use its awarded federal monies to complete the project. MoDOT accepts responsibility for any compliance requirements related to the federal monies utilized for the project. The City does not actually expend the monies or receive reimbursement. Due to these factors, the MoDOT-led projects are not presented on the schedule.

During the fiscal year ended June 30, 2017, the following federal monies awarded to the City were expended on joint projects with MoDOT.

Federal Grantor/Pass-Through Grantor/Program Title	Federal CFDA Number	Grant/Contract Number	Federal Expenditures
U.S. Department of Transportation			
Highway Planning and Construction:			
Passed through the Missouri Highways and Transportation Commission:			
Campbell / Plainview Road Intersection	20.205	STP-3301 (486)	\$ 381
Chestnut Expressway / Railroad Crossing Improvement West of Highway 65	20.205	J8P2196 & J8P2196B	1,355,412
Division / Highway 65 Intersection Improvements	20.205	J8P3036	31,252
Kearney / Packer Intersection Improvements	20.205	J8S3019	320,416
			<u>\$ 1,707,461</u>

City of Springfield, Missouri

**Notes to Schedule of Expenditures of Federal Awards
Year Ended June 30, 2017**

Note 6. Outstanding Loan Principal Balances and Expenditures of Federal Awards

The following is a list of the outstanding principal balances related to program loans at June 30, 2017, because there are no continuing compliance requirements, the outstanding balances have not been included in the SEFA:

Community Development Block Grants/Entitlement Grants (14.218)

Outstanding principal balances at June 30, 2017	\$ 11,952,038
Current year loans included in the SEFA	476,075
Current year expenses included in the SEFA	1,142,568

Neighborhood Stabilization Program Grants (14.228)

Outstanding principal balances at June 30, 2017	2,021,972
Current year loans included in the SEFA	-
Current year expenses included in the SEFA	-

HOME Investment Partnerships Program (14.239)

Outstanding principal balances at June 30, 2017	21,437,942
Current year loans included in the SEFA	1,167,120
Current year expenses included in the SEFA	284,642

Community Development Block Grants _ Section 108 Loan Guarantees (14.248)

Outstanding principal balances at June 30, 2017	3,380,174
Current year loans included in the SEFA	-
Current year expenses included in the SEFA	-

Brownfields Assessment and Cleanup Cooperative Agreements (66.818)

Outstanding principal balances at June 30, 2017	70,916
Current year loans included in the SEFA	-
Current year expenses included in the SEFA	159,410

Note 7. Indirect Cost Rate

The City elected not to use the 10 percent de minimis indirect cost rate allowed under the Uniform Guidance.

City of Springfield, Missouri

**Summary Schedule of Prior Audit Findings
Year Ended June 30, 2017**

Number	Comment	Status	Corrective Action or Other Explanation
None Reported			

City of Springfield, Missouri

Schedule of Findings and Questioned Costs Year Ended June 30, 2017

I. Summary of Auditor's Results

Financial Statements

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

- | | | |
|---|------------------------------|---|
| ▪ Material weakness(es) identified? | ☐ Yes | ☒ No |
| ▪ Significant deficiency(ies) identified? | ☐ Yes | ☒ None reported |
| ▪ Noncompliance material to financial statements noted? | ☐ Yes | ☒ No |

Federal Awards

Internal control over major programs:

- | | | |
|---|------------------------------|---|
| ▪ Material weakness(es) identified? | ☐ Yes | ☒ No |
| ▪ Significant deficiency(ies) identified? | ☐ Yes | ☒ None reported |

Type of auditor's report issued on compliance for major programs: Unmodified

- | | | |
|---|------------------------------|--|
| ▪ Any audit findings disclosed that are required to be reported in accordance with
Section 2 CFR 200.516(a)? | ☐ Yes | ☒ No |
|---|------------------------------|--|

Identification of major programs:

CFDA Number	Name of Federal Program or Cluster
16.710	Public Safety Partnership and Community Policing Grants
93.558	Temporary Assistance for Needy Families
17.258, 17.259, 17.278	Workforce Investment Act Cluster

Dollar threshold used to distinguish between type A and type B programs: \$750,000

Auditee qualified as low-risk auditee?	☒ Yes	☐ No
--	---	-----------------------------

(Continued)

City of Springfield, Missouri

Schedule of Findings and Questioned Costs (Continued)
Year Ended June 30, 2017

II. Financial Statement Findings

A. Internal Control

None reported.

B. Compliance findings

None reported.

III. Findings and Questioned Costs for Federal Awards

A. Internal Control

None reported.

B. Instances of Noncompliance

None reported.

Federal Financial Report/SF-425

Once you submit this report, you cannot edit it. Please ensure the report is correct before you submit it.

1. Federal Agency and Organizational Element to Which Report is Submitted	FEMA
2. Federal Grant or Other Identifying Number Assigned By Federal Agency	EMW-2016-FH-00303
3. Recipient Organization (Name and complete address including Zip code)	Springfield Fire Department 830 N Boonville, Springfield, Missouri 65802
4a. DUNS Number	006852255
4b. EIN	44-6000268
5. Recipient Account Number or Identifying Number	
6. Report Type	Semi-Annual
7. Basis of Accounting	Cash
8. Project/Grant Period (Month, Day, Year)	From 10/16/2017 To 10/15/2020
9. Reporting Period End Date (Month, Day, Year)	12/31/2017

10. Transactions: Cumulative

a. Cash Receipts	\$ 0.00
b. Cash Disbursements	\$ 40,057.40
c. Cash on Hand (line a minus b)	\$ -40,057.40

Federal Expenditures and Unobligated Balance:

d. Total Federal funds authorized	\$ 654,505.00
e. Federal share of expenditures	\$ 40,057.40
f. Federal share of unliquidated obligations	\$ 0.00
g. Total Federal share (sum of lines e and f)	\$ 40,057.40
h. Unobligated balance of Federal funds (line d minus g)	\$ 614,447.60

Recipient Share:

i. Total recipient share required	\$ 406,856.00
j. Recipient share of expenditures	\$ 24,897.03
k. Remaining recipient share to be provided (line i minus j)	\$ 381,958.97

Program Income:

l. Total Federal program income earned	\$ 0.00
m. Program income expended in accordance with the deduction alternative	\$ 0.00
n. Program income expended in accordance with the addition alternative	\$ 0.00
o. Unexpended program income (line l minus line m or line n)	\$ 0.00

11. Indirect Expense:

a. Type	b. Rate	c. Period From	d. Period To	e. Base	f. Amount Charged	g. Federal Share
---------	---------	----------------	--------------	---------	-------------------	------------------

0.00	\$ 0.00	\$ 0.00	\$ 0.00
0.00	\$ 0.00	\$ 0.00	\$ 0.00
g. Totals:	\$ 0.00	\$ 0.00	\$ 0.00

12. Remarks

By checking the box below and providing your password, you are providing your digital signature.

* Password:

* ☒ I, David Pennington, am hereby providing my signature for this application as of 2/27/2018.

Save and Continue



ADSINC.COM
855.819.3955

80186KIT: FPX NANO ACCESSORY KIT

You talked. We Listened. We revolutionized!

Product Summary:

Whether you're in the mountains of Afghanistan, the streets of Boston, or onboard a ship on the high seas, obtaining a fast, accurate x-ray image with a minimum of hardware and hassle can make the difference between initial success and total failure. The FPX Nano Accessory Kit utilizes advanced, patented technology and state of the art materials and design to provide operators with that capability. The light weight and lean form factor, combined with the ability to deploy and obtain images in literally seconds, makes this product the tool of choice for a large variety of radiographic applications and operational conditions. Light-weight, compact, durable and easy-to-use, the FPX Nano Accessory Kit is in active use throughout military EOD, special operations, law enforcement, and WMD emergency response communities, in the United States and internationally. First Responders deserve the best - they deserve ADS.

ADS: Our Purpose. Your Mission.



QUICK NOTES

- › Part No.: 80186KIT
- › Item: FPX Nano Accessory Kit
- › GSA Contract No.: GS-02F-0238R
- › Manufacturer: ADS, Inc.
- › Manufacturer Fed ID #: 54-1867268
- › Manufacturer Dun #: 027079776
- › Made In: United States of America
- › Delivery Days: 180-210 Days ARO
- › Warranty: 1 Year
- › Unit Price: \$42,720.39

E-CHARGER



The E-Charger is a versatile adapter for field expedient recharging and powering of the Nex-Ray scanners using common military grade lithium batteries.

FPX NANO W/ INTEGRATED DISPLAY



The Nex-Ray FPX nano is a self-contained, battery-operated, flat panel detector consisting of two parts: (i) an enclosed flat-panel scanner with a permanently mounted 7" x 9" imaging plate and an integrated power supply and (ii) an image viewing screen in for form a detachable tablet.

XR150 X-RAY KIT 100 VOLT



The XR150 is a battery powered pulsed X-ray machine compatible with film-based & digital imaging systems. The

TECHNICAL SPECIFICATIONS

- › For recharging Nex-Ray Scanners using BB2590/5590 Batteries
- › Light-weight & Compact
- › Plastic Housing
- › Velcro attachment
- › Can be redesigned to support other types of equipment.

TECHNICAL SPECIFICATIONS

- › Plate Size: 7" x 9"
- › Resolution: 144 dpi
- › Image Transfer: USB 2.0
- › Image Size: 1024 x 1316 pixels
- › Scan Time: 12 sec scanning plus 10 sec return/erase
- › Weight: 2.45 lbs.

TECHNICAL SPECIFICATIONS

- › Penetrates up to 1/2" steel
- › Weighs 5 pounds with battery
- › 7.2V custom battery pack
- › Dial key, back lit LCD, touch pad, five pin cable connector & durable handle
- › Up to 150 KVP maxium photon energy

CONTACT YOUR ADS REPRESENTATIVE OR VISIT
ADSINC.COM FOR MORE INFORMATION.

Rep Name:

Job Title:

Email:

Phone:

Rep Name:

Job Title:

Email:

Phone:



One-rdg. X
P. Hmgs.
Pgs. 3
Filed: 08-04-20

Sponsored by: Hosmer

First Reading:

Second Reading:

COUNCIL BILL 2020- 189

GENERAL ORDINANCE

AN ORDINANCE

1 AMENDING the Springfield City Code, Chapter 106, 'Traffic and Vehicles,' Article I,
2 'In General,' by repealing Section 106-24, 'Protective Headgear for
3 Persons Riding Motorcycles and Motortricycles,' due to preemption by
4 state law.
5
6

7 WHEREAS, the Missouri Legislature passed and the Governor signed House Bill
8 1963 ("H.B. 1963") , a bill containing provisions relating to transportation, as a part of
9 legislation enacted in its 2020 Regular Session; and
10

11 WHEREAS, said H.B.1963 in part amends the existing Revised Missouri Statute,
12 Section 302.020.2, by adding a provision expressly prohibiting any political subdivision
13 of the state from imposing a protective headgear requirement on the operator or
14 passenger of a motorcycle or motortricycle; and
15

16 WHEREAS, this legislation preempts the existing Springfield City Code Section
17 106-24, 'Protective Headgear for Persons Riding Motorcycles and Motortricycles,' which
18 requires such operators and passengers to wear protective headgear at all times when
19 the motorcycle or motortricycle is in motion.
20

21 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
22 SPRINGFIELD, MISSOURI, as follows:
23

24 (Note - Language to be added is underlined. Language to be deleted is ~~stricken~~.)
25

26 Section 1 – That Chapter 106 of the Springfield City Code, 'Traffic and Vehicles,'
27 is hereby amended by repealing of Section 106-24, 'Protective Headgear for Persons
28 Riding Motorcycles and Motortricycles', in its entirety, as set out below:
29

30 Sec. 106-24. - Protective Headgear for Persons Riding Motorcycles and Motortricycles.
31 ~~Every person operating or riding on any motorcycle or motortricycle upon the streets of~~
32 ~~the city shall wear protective headgear at all times the vehicle is in motion. The~~
33 ~~protective headgear shall meet the standards and specifications established by the~~

34 ~~state director of revenue.~~ Repealed.

35
36 Section 2 -This Ordinance shall be in full force and effect from and after
37 passage.

38
39 Passed at meeting: _____

40
41 _____
42 Mayor

43
44 Attest: _____, City Clerk

45
46 Filed as Ordinance: _____

47
48 Approved as to form: Carl S. Yender, Assistant City Attorney

49
50
51 Approved for Council action: Jason P. Hays, City Manager
52

EXPLANATION TO COUNCIL BILL 2020-189

FILED: 08-04-20

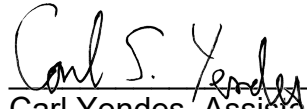
ORIGINATING DEPARTMENT: Law

PURPOSE: Amending the Springfield City Code, Chapter 106, 'Traffic and Vehicles,' Article I, 'In General,' by repealing Section 106-24, 'Protective Headgear for Persons Riding Motorcycles and Motortricycles,' due to preemption by state law; and declaring an emergency.

BACKGROUND INFORMATION: The Missouri legislature passed and the Governor signed in the 2020 regular legislative session House Bill 1963, a large bill containing a number of items relating to transportation. Among these items is an amendment to Section 302.020.2, RSMo, adding language prohibiting any political subdivision from imposing a protective headgear requirement on operators or passengers of motorcycles and motortricycles. This amendment by its terms preempts the existing City Code Section 106-24, 'Protective Headgear for Persons Riding Motorcycles and Motortricycles.'

REMARKS: The state preemption legislation applies only to motorcycles and motortricycles and does not appear to affect the enforceability of City Code Section 106-514(c), which requires the wearing of protective headgear by persons operating or riding motorized bicycles.

Submitted by:



Carl Yendes, Assistant City Attorney

Approved by:



Jason Gage, City Manager

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 08-04-20

Sponsored by: Hosmer

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-190

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the General Fund budget for the City of Springfield, Missouri, for
2 Fiscal Year 2020-2021, by appropriating a portion of the Fiscal Year
3 2018-2019 carryover funds and increasing expenses in the amount of
4 \$175,000.00, for special election costs related to the fee for a Short-
5 Term Loan Establishment permit.
6 _____
7

8 WHEREAS, on May 4, 2020, City Council passed General Ordinance 6588,
9 establishing regulations for short-term loan establishments, including a permit
10 requirement and a registration fee; and
11

12 WHEREAS, General Ordinance 6588 provided that no fees will be effective until
13 approved by a simple majority of the City's electors; and
14

15 WHEREAS, on May 4, 2020, City Council also passed Special Ordinance 27308
16 calling an election on August 4, 2020, in the City of Springfield, Missouri, to submit to
17 the qualified voters a question as to whether the City shall be authorized to impose a
18 fee for Short-Term Loan Establishment permits; and
19

20 WHEREAS, the Fiscal Year 2020-2021 Budget does not currently provide funds
21 for the special election costs related to the August 4, 2020, election called for by Special
22 Ordinance 27308; and
23

24 WHEREAS, costs associated with the August 4, 2020, election are expected to
25 be \$175,000.00.
26

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

30 Section 1 – The budget of the City Clerk for Fiscal Year 2020-2021 is hereby
31 amended in the accounts and in the amounts shows on Budget Adjustment No. 011,
32 which is attached hereto and incorporated herein by this reference as "Exhibit A."
33

34 Section 2 – This Ordinance shall be in full force and effect from and after
35 passage.

36
37 Passed at meeting: _____

38
39 _____
40 Mayor

41
42 Attest: _____, City Clerk

43
44 Filed as Ordinance: _____

45
46
47 Approved as to form: C. H. _____, Assistant City Attorney

48
49
50 Approved for Council action: Jason A. Hays _____, City Manager

EXPLANATION TO COUNCIL BILL 2020-190

FILED: 08-04-20

ORIGINATING DEPARTMENT: Finance

PURPOSE: Amending the General Fund budget for the City of Springfield, Missouri, for Fiscal Year 2020-2021, by appropriating a portion of the Fiscal Year 2018-2019 carryover funds and increasing expenses in the amount of \$175,000.00, for special election costs related to the fee for a Short-Term Loan Establishment permit.

BACKGROUND INFORMATION: The Fiscal Year 2020-2021 Budget does not provide funds for the special election costs related to the August 2020 fee for a Short-Term Loan Establishment permit. To cover the cost of the special election, the City wishes to amend the budget of the City Clerk's operating budget to provide funds incurred for this special election. The special election costs are a one-time expense and is not part of the normal budget provided to the City Clerk's budget. The City will appropriate \$175,000.00, of carryover funds to cover these costs.

Submitted by:

Approved by:



David Holtmann, Director of Finance



Jason Gage, City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
011

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
Net Revenue Adjustment						\$ -	

Expenditures:

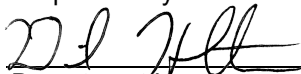
Fund	Dept	Org	Account	P&G	Location	Amount	Description
10110	05	12010	502190	000000	00000	\$ 175,000	Election Expense
Net Expenditure Adjustment						\$ 175,000	

Fund Balance Appropriation:

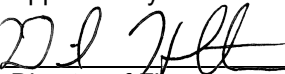
Fund	Title	Amount
10110	General Fund - Fund Balance	(175,000)

Explanation: To amend the FY2020-2021 budget and appropriating General Fund carryover for the special election to establish the fee for a Short-Term Loan Establishment permit.

Requested By:


Department Head 8/4/20
Date

Approved By:


Director of Finance 8/4/20
Date

City Manager Date

Authorization:

Council Bill No. 2020-190
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

One-rdg. _____
P. Hrngs. _____
Pgs. 15
Filed: 08-04-20

Sponsored by: Schilling

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-191

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the Director of Planning and Development and the City Clerk to
2 sign the Plat of the Administrative Subdivision of Kansas at Grand
3 Phase 2 with a Subdivision Variance, generally located at 1720
4 West Grand Street, upon compliance with all the terms of this
5 Ordinance. (Staff and Planning and Zoning Commission
6 recommend approval.)
7
8

9 WHEREAS, an application has been filed for a subdivision variance for the
10 property, described in "Exhibit C – Attachment 2" of this Ordinance, generally located at
11 1720 West Grand Street; and
12

13 WHEREAS, by Special Ordinance 27237, City Council had authorized the
14 Director of Planning and Development to accept the dedication of public streets and
15 easements upon the recording of the Final Plat of Kansas at Grand Subdivision that
16 conformed to several conditions, including compliance with Subdivision Regulations;
17 and
18

19 WHEREAS, the applicant is requesting a variance from Section 36-251(4) of the
20 Subdivision Regulations, which requires a minimum distance of 200 feet from the
21 nearest right-of-way line of any intersection street to the edge of the driveway, and from
22 edge of driveway to edge of driveway, on the Primary Arterial; and
23

24 WHEREAS, the applicant wishes to maintain an existing access point that is
25 approximately 166 feet from the nearest right-of-way line of the intersection of Kansas
26 Expressway and Grand Street; and
27

28 WHEREAS, an original Plat of Kansas at Grand Phase 2 dated January 20,
29 2020, is on file in the Department of Planning and Development; and
30

31 WHEREAS, the Planning and Zoning Commission held a public hearing on July
32 16, 2020, and approved the variance submitted with a minor subdivision by a vote of 7
33 to 0, subject to certain conditions attached hereto as "Exhibit A"; and

34
35 WHEREAS, a copy of the Record of Proceedings from said meeting are attached
36 hereto as "Exhibit B" and incorporated herein by this reference.
37

38 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
39 SPRINGFIELD, MISSOURI, as follows, that:
40

41 Section 1 – City Council hereby authorizes the Director of Planning and
42 Development, on behalf of the City of Springfield, to affix her signature to the Plat of
43 Kansas at Grant Phase 2 (hereinafter referred to as "Phase 2 Plat") upon the filing and
44 recording of the Phase 2 Plat in accordance with this Ordinance, the Subdivision
45 Regulations of the City, those conditions described in "Exhibit A," attached hereto and
46 incorporated herein by this reference, and upon the Director of Public Works certifying
47 to the Director of Planning and Development and the City Clerk that the public
48 improvements have been made in accordance with City standards and specifications.
49 Said public improvements shall not be acceptance until the occurrence of the above
50 written conditions.
51

52 Section 2 – The Phase 2 Plat shall not be recorded until: (1) the public
53 improvements relating to the Phase 2 Plat have been constructed according to the
54 specifications of the City of Springfield, Missouri, and are approved by the Director of
55 Public Works, and all engineering fees, permit fees, licenses, and other fees occasioned
56 by or in connection with the construction of said improvements have been paid to the
57 City; or (2) in lieu of the construction of the improvements, that the Applicant has filed
58 with the City Manager, according to the terms of the Subdivision Regulations of the City,
59 the prescribed financial assurances in a form acceptable to the City to ensure the
60 construction of the improvements and the payment to the City of all engineering fees,
61 permit fees, licenses, and other fees occasioned by, or which will be occasioned by, the
62 construction of the improvements.
63

64 Section 3 – Upon compliance with all the requirements of this Ordinance,
65 including the conditions described in "Exhibit A," the City Clerk is hereby authorized to
66 endorse City Council's approval upon the Phase 2 Plat pursuant to Section 445.030,
67 RSMo., and such endorsement shall constitute the acceptance of the Public
68 Improvements contained therein.
69

70 Section 4 – This Ordinance shall be in full force and effect from and after its
71 passage and is subject to Section 36-206 and Section 36-225 of the Land Development
72 Code.
73

74 Passed at meeting: _____
75

76 _____
77 Mayor
78

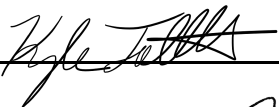
79 Attest: _____, City Clerk

80

81 Filed as Ordinance: _____

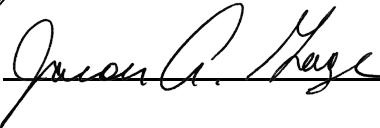
82

83

84 Approved as to form: , Assistant City Attorney

85

86

87 Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020 - 192

FILED: 08-04-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Authorizing the Director of Planning and Development and the City Clerk to sign the Final Plat of the Administrative Subdivision of Kansas at Grand Phase 2 with a Subdivision Variance, generally located at 1720 West Grand Street, upon compliance with all the terms of this Ordinance. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:

- A. The applicant is requesting a variance from Section 36-251(4) of the Subdivision Regulations, which requires a minimum distance of 200 feet from the nearest right-of-way line of any intersection street to the edge of driveway, and from edge of driveway to edge of driveway, on Primary Arterials. The applicant wishes to maintain the access point that is approximately 166 feet from the nearest right-of-way line of the intersection.
- B. An original Minor Subdivision of Kansas at Grand Phase 2 dated January 20, 2020, is on file in the Department of Planning and Development. A reduced version of which is included for general reference in "Exhibit C - Attachment 3."

Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development Department staff report to the Planning and Zoning Commission.

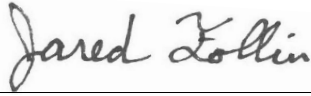
REMARKS:

- C. The Planning and Zoning Commission held a public hearing on July 16, 2020, and approved the variance submitted with a minor subdivision by a vote of 7 to 0, subject to the following conditions:
 - 1. The re-design of the access point as a right-in/right-out access point shall be reviewed and approved by the Director of Public Works, or his designee.
 - 2. The access point will be temporarily closed until the right-in/right-out access point is constructed.
 - 3. The replat will remove the plat note stating, "No direct vehicular access permitted to Grand Avenue west of this point" and replaced with a note referencing the variance.

4. All required improvements must be constructed or escrowed before the recording of this plat.

Staff recommends approval.

Submitted by:



Jared Follin, Associate Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Jason Gage, City Manager

EXHIBITS:

Exhibit A, Conditions of the Variance

Exhibit B, Record of Proceedings

Exhibit C, Development Review Staff Report

ATTACHMENTS:

Attachment 1, Department Comments

Attachment 2, Variance Approval Criteria

Attachment 3, Plat of Minor Subdivision

Exhibit A

Conditions of the Variance

Staff recommends the following conditions of the variance;

- a. The re-design of the access point as a right-in/right-out access point shall be reviewed and approved by the Director of Public Works, or his designee.
- b. The access point will be temporarily closed until the right-in/right-out access point is constructed.
- c. The replat will remove the plat note stating, "No direct vehicular access permitted to Grand Avenue west of this point" and replaced with a note referencing the variance.
- d. All required improvements will be built or escrowed before the recording of this plat.

Exhibit B

RECORD OF PROCEEDINGS
Final Plat of the Administrative Subdivision with a Subdivision Variance –
KANSAS AT GRAND PHASE 2
Planning and Zoning Commission – July 16, 2020

Kansas at Grand Subdivision Variance
1720 West Grand Street

Applicant: College of the Ozarks

King Coltrin recused.

Mr. Hosmer stated that this is a request to approve a variance from the subdivision regulations section 36-0251(4) located at 1720 West Grand Street. The applicant is proposing to replat approximately 11.53 acres into a four-lot commercial subdivision.

The applicant is requesting a variance from Section 36-251(4) of the Subdivision Regulations, which requires a minimum distance of 200 feet from the nearest right-of-way line of any intersection street to the edge of driveway, and from edge of driveway to edge of driveway, on Primary Arterials (Grand). The applicant wants to maintain the access point that is approximately 166 feet from the nearest right-of-way line of the intersection of Kansas and Grand. If approved; Staff recommends the following conditions of the variance:

- The re-design of the access point as a right-in/right-out access point shall be reviewed and approved by the Director of Public Works, or his designee.
- The access point will be temporarily closed until the right-in/right-out access point is constructed.
- The replat will remove the plat note stating, "No direct vehicular access permitted to Grand Avenue west of this point" and replaced with a note referencing the variance.
- All required improvements will be built or escrowed before the recording of this plat.

The conditions of the variance, if approved, must be satisfied within one year of its approval. Staff recommends approval.

Mr. Randall Doennig opened the public hearing.

Mr. Dane Seiler, representative noted that this was part of the plat one year ago and wants to close the entrance for full access.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Kansas at Grand Subdivision Variance (1720 West Grand Street).

Mr. Jobe seconded the motion. Ayes: Doennig, Ogilvy, Cox, Rose, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Shuler. King Coltrin recused.

A handwritten signature in black ink, appearing to read "Bob Hosmer", enclosed within a rectangular box.

Bob Hosmer, AICP
Planning Manager

Exhibit C

PLANNING AND ZONING COMMISSION PUBLIC HEARING: CITY COUNCIL PUBLIC HEARING:

July 16, 2020

August 10, 2020

CASE: Kansas at Grand Subdivision Phase 2 Replat, submitted with a variance

ACRES: 11.53 acres

LOCATION: 1720 West Grand Street

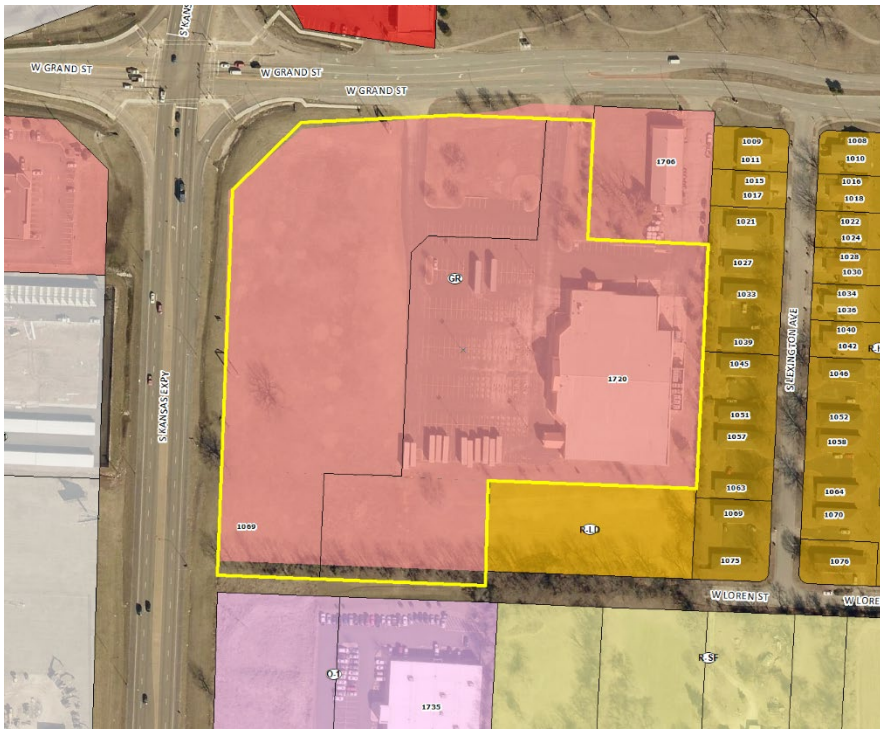
EXISTING LAND USE: Vacant
Property/Commercial Space

APPLICANT: McKeen Trust

STAFF: Jared Follin, Associate Planner
417-864-1615

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).



SUMMARY OF REQUEST:

1. Applicant is proposing a minor subdivision with a variance in order to replat the property into a four-lot subdivision named "Kansas at Grand Subdivision Phase 2."
2. The applicant is requesting a variance from Section 36-251(4) of the Subdivision Regulations, which requires a minimum distance of 200 feet from the nearest right-of-way line of any intersection street to the edge of driveway, and from edge of driveway to edge of driveway, on Primary Arterials. The applicant wishes to maintain the access point that is approximately 166 feet from the nearest right-of-way line of the intersection.

FINDINGS FOR STAFF RECOMMENDATIONS:

1. The requested subdivision variance has submitted responses to the variance approval criteria as outlined in Section 36-206(3) of the Subdivision Regulations (see Attachment 2).
2. If the variance is approved Staff recommends it be approved with the following conditions;
 - a. The re-design of the access point as a right-in/right-out access point shall be reviewed and approved by the Director of Public Works, or his designee.
 - b. The access point will be temporarily closed until the right-in/right-out access point is constructed.
 - c. The replat will remove the plat note stating, "No direct vehicular access permitted to Grand Avenue west of this point" and replaced with a note referencing the variance.
 - d. All required improvements must be constructed or escrowed before the recording of this plat.
3. These conditions of this variance, if approved, must be satisfied within one year of its approval.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	HC	O-1	R-LD	GR/GM
LAND USE	Retail	Office Space	Two-Family Residential Homes	Retail/Self-Service Storage

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



PROPERTY HISTORY:

The subject property was annexed into the City in 1910 and was first platted as part of the Price Cutter Center Phase I Subdivision in 1997. In 2019, it was again platted under the "Kansas at Grand" subdivision and the southern portion of the property was rezoned to GR and R-LD.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-226. - Major subdivision review procedure.

- (1) *General.* Deviations from and exceptions to the standards and procedures of this article may be granted by the city council, the planning commission or the director of planning and development, as set forth herein only if such deviations and exceptions conform to the following conditions and procedures. Such deviations and exceptions are referred to, for purposes of this article, as variances relative to zoning and other ordinances and codes effective in the City of Springfield. No application for preliminary plat which would create conditions requiring a variance or exception from zoning standards or other ordinances or codes by the board of adjustment, shall be submitted to the planning and zoning commission unless and until the applicant's request for variance or exception shall have been first submitted to and approved by the board of adjustment.
- (2) *Purpose and intent.* It is the purpose and intent of this variance procedure to provide relief from unusual hardship, inequitable construction procedures, design requirements which may be impractical and other conditions which occur with a specific parcel of land but do not occur in the normal subdivision process.
- (3) *Conditions of variance approval.* No variance shall be granted unless it is found that:
 - (a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this article would deprive the owner of the reasonable use of his land and is not the mere grant of a privilege; and
 - (b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner; and
 - (c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.
- (4) *Recording required.* When a variance from these regulations has been approved, the details of such variance shall be recorded in the office of the Recorder of Deeds of Greene County. No such variance shall be recorded, however, until a 30-day period shall have passed during which time said variance may be challenged in a court of competent jurisdiction.
- (5) *Authority to grant variances.*
 - (a) The planning commission shall be empowered to grant variances with respect to the improvements and the design standards relative to lot dimensions and arrangements, street location, alignment, the location and alignment of easements, building lines and similar standards.
 - (b) City council shall review requests for variances only upon an appeal by an applicant from a denial of a request by the commission and only upon the written record made before the commission.
- (6) *Procedure.*
 - (a) Variances shall be reviewed in accordance with one of the two following procedures:
 1. Requests for variances may be submitted concurrently with the preliminary plat or final plat if it is a minor subdivision. The applications for variance shall be made on forms provided by the director and shall state precisely the provisions from which variance is requested along with the reasons therefor. Such variance application shall be reviewed and acted upon concurrently with the preliminary plat or final plat if a minor subdivision.
 2. Requests for variances independent of plat review shall be permitted if the applicant can show good cause why such request was not made at the time of the preliminary plat and shall be submitted on forms provided by the director along with a fee for administrative processing in the amount prescribed by ordinance. Such application shall be submitted to the commission.
 3. Within 30 days after commission has acted on a variance, the city council may, by vote of council, elect to conduct independent review of any variances considered by the commission and may grant, reverse, modify or affirm the decision of the commission based on the provisions of this article and procedures for granting variances.

STAFF COMMENTS:

1. The applicant is proposing to replat approximately 11.53 acres into a four-lot subdivision named "Kansas at Grand Subdivision Phase 2" to facilitate development of the site.
2. Applicant is requesting a variance with a minor subdivision in order to maintain the access point closest to the intersection. If approved; Staff recommends the following conditions of the variance;
 - a. The re-design of the access point as a right-in/right-out access point shall be reviewed and approved by the Director of Public Works, or his designee.
 - b. The access point will be temporarily closed until the right-in/right-out access point is constructed.
 - c. The replat will remove the plat note stating, "No direct vehicular access permitted to Grand Avenue west of this point" and replaced with a note referencing the variance.
 - d. All required improvements will be built or escrowed before the recording of this plat.
3. These conditions of the variance, if approved, must be satisfied within one year of its approval. Plat will not be recorded until these conditions have been met.
4. All proposed lots will meet the requirements of the City's Subdivision Regulations.
5. If Planning and Zoning Commission approves the minor subdivision with a variance, then the plat will be forwarded to City Council for approval of the conditions. The approved conditions will have one year to be satisfied.
6. The proposed minor subdivision and variance was reviewed by City departments and comments are contained in Attachment 1. Variance approval criteria is provided in Attachment 2.

DEPARTMENT COMMENTS:

Attachment 1

PUBLIC WORKS DEPARTMENT TRAFFIC DIVISION:

Staff recommends that the variance to remove the access restriction be approved, however, the plat will need to state that a right in/right out is required to be constructed at the westernmost entrance that does not restrict access to the northern property and the design must be approved by the Public Works Director or designee.

CLEAN WATER SERVICES:

According to planning, the plat will not be recorded until public improvement plans have been submitted and constructed or escrowed. Environmental Services is willing to approve this case based on that. See below for required changes to the plat;

1. Need to add a note that says that for access to gravity sewer, public sewer will have to be extended 15 feet past the north property line of lot 2. Public sewer is available to the south in Loren St. however it would require private pumping.
2. Need to add a note to the plat that the southernmost 175 feet of lot 2 is not in a sewer district. The existing sewer district will need to be modified to include that portion.
3. A sewer easement is shown for the proposed sewer however it should be enlarged to at least 15 feet and may need to overlap the existing 10-foot utility easement.
4. An application for the public improvements has been made however the plans have not yet been uploaded. The public improvement plans will need to be constructed or escrowed prior to approval of the plat.

VARIANCE APPROVAL CRITERIA:

Attachment 2

Section 36-206(3) of the Subdivision regulations states in part: No variance shall be granted unless it is found that;	Applicant's Response
There are special and unusual circumstances affecting said property such that the strict application of the provisions of this Article would deprive the owner of the reasonable use of his land and is not the mere granting of a privilege;	This access is an existing access point that will be restricted to right in right out. It is the only direct access to the lot. There is an indirect access via an access easement, but no direct access from Grand to this lot. The distance measured from the sight triangle is 166 feet. However, if the distance is measured from the Kansas Expressway right of way line extended north, the distance is 277 feet.
The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and;	Access to the property is vital to the preservation and enjoyment of this lot. Therefore, the variance is being requested in order to keep the existing access in place and restrict it to right in right out.
The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.	It is an existing access and therefore would not be detrimental to public safety, convenience, or welfare or be injurious to other property. In addition, the existing access has a right turn lane installed that further improves the public safety, and convenience for the those within the public right of way.

LEGAL:

PROPERTY DESCRIPTION: ALL OF LOT 1 AND LOT 2 OF KANSAS AND GRAND SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, MISSOURI BEING RECORDED IN PLAT BOOK AAA PAGE 633, GREENE COUNTY , RECORDER'S OFFICE, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 22 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE FURTHEST EAST, NORTHEAST CORNER OF LOT 1 OF SAID KANSAS AND GRAND SUBDIVISION; THENCE SOUTH $02^{\circ}27'30''$ WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 399.94 FEET TO THE FURTHEST EAST, SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH $87^{\circ}51'33''$ WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 341.86 FEET TO A CORNER OF SAID LOT 1; THENCE SOUTH $02^{\circ}22'31''$ WEST, A DISTANCE OF 174.83 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF LOREN STREET, BEING THE FURTHEST WEST, SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH $87^{\circ}50'29''$ WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 447.87 FEET TO A POINT ON THE EAST RIGHT OF WAY OF KANSAS EXPRESSWAY; THENCE NORTH $02^{\circ}11'06''$ EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 637.11 FEET; THENCE NORTH $45^{\circ}35'59''$ EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 160.31 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRAND STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH $86^{\circ}38'28''$ EAST, A DISTANCE OF 100.50 FEET; (2) NORTH $87^{\circ}22'55''$ EAST, A DISTANCE OF 141.56 FEET; (3) SOUTH $87^{\circ}51'18''$ EAST, A DISTANCE OF 241.83 FEET TO FURTHEST NORTH, NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH $02^{\circ}10'58''$ WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 199.93 FEET TO A CORNER OF SAID LOT 1; THENCE SOUTH $87^{\circ}46'46''$ EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 199.11 FEET TO THE POINT OF BEGINNING. CONTAINING 11.53 ACRES.

N GRID NORTH MISSOURI STATE PLAN COORDINATE
SYSTEM 1983: CENTRAL ZONE
DNR MONUMENT GR-91
NORTH 492,039.383
EAST 1,406,136.941
ELEVATION 1287.40

*PLAT
OF
KANSAS AT GRAND SUBDIVISION PHASE 2
BEING A REPLAT OF KANSAS AND GRAND SUBDIVISION
NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 22 WEST*

OWNER:
COLLEGE OF THE OZARKS
P.O. BOX 17
POINT LOOKOUT, MO 65726

DEVELOPER:
ERIK TAYLOR
1878 S. HIGHWAY 125
ROGERSVILLE, MO 65742

PROPERTY DESCRIPTION: ALL OF LOT 1 AND LOT 2 OF KANSAS AND GRAND SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, MISSOURI BEING RECORDED IN PLAT BOOK AAA PAGE 633, GREENE COUNTY , RECORDERS OFFICE, BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 22 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE FURTHEST EAST, NORTHEAST CORNER OF LOT 1 OF SAID KANSAS AND GRAND SUBDIVISION, THENCE SOUTH 02°27'30" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 399.94 FEET TO THE FURTHEST EAST, SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 87°51'33" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 341.86 FEET TO A CORNER OF SAID LOT 1; THENCE SOUTH 02°22'31" WEST, A DISTANCE OF 174.83 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF LOREN STREET, BEING THE FURTHEST WEST, SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 87°50'29" WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 447.87 FEET TO A POINT ON THE EAST RIGHT OF WAY OF KANSAS EXPRESSWAY; THENCE NORTH 02°11'06" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 637.11 FEET; THENCE NORTH 45°35'59" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 160.31 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF GRAND STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 86°38'28" EAST, A DISTANCE OF 100.11 FEET; (2) NORTH 87°22'55" EAST, A DISTANCE OF 141.56 FEET; (3) SOUTH 87°11'18" EAST, A DISTANCE OF 241.83 FEET TO FURTHEST NORTH, NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 02°10'58" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 199.93 FEET TO A CORNER OF SAID LOT 1; THENCE SOUTH 87°46'46" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 199.11 FEET TO THE POINT OF BEGINNING, CONTAINING 11.53 ACRES.

CERTIFICATE OF OWNERSHIP & DEDICATION:

COLLEGE OF THE OZARKS, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE CITY OF SPRINGFIELD, MISSOURI, THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION AND HEREBY CONVEY AND DEDICATE ALL EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS PLAT TO THE PUBLIC IN ACCORDANCE WITH THOSE DEDICATIONS, SUBJECT TO ALL RESTRICTIONS STATED THEREON.

BY: _____ DATE: _____
(NAME & TITLE)

SEAL:

ATTEST: _____ DATE: _____
(NAME & TITLE)

ACKNOWLEDGEMENT OF CORPORATE OFFICIAL

STATE OF MISSOURI)
COUNTY OF GREENE) SS

ON THIS _____ DAY OF _____, 2020, _____ BEFORE ME PERSONALLY
APPEARED _____, TO ME KNOWN _____ WHO, DULY SWORN, DID SAY
THAT HE IS THE _____ OF COLLEGE OF THE OZARKS, A MISSOURI
NONPROFIT CORPORATION, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT IN THE
NAME OF THE CORPORATION, AND THAT HE HAD THE AUTHORITY TO SIGN THE SAME AND
ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE CORPORATION,
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN
MY OFFICE IN _____ COUNTY, MISSOURI.

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL BY THE PLANNING DIRECTOR:

APPROVED THE _____ DAY OF _____, 2020, BY THE PLANNING
DIRECTOR OF SPRINGFIELD, MISSOURI.

PLANNING DIRECTOR OF SPRINGFIELD, MISSOURI - BOB HOSMER, AICP

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION:

APPROVED THE _____ DAY OF _____, 2020, BY THE PLANNING AND ZONING COMMISSION OF SPRINGFIELD, MISSOURI

DIRECTOR OF PLANNING AND DEVELOPMENT - MARY LILLY SMITH

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL:

I, ANITA COTTER, CITY CLERK OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF KANSAS AT GRAND SUBDIVISION PHASE 2 WAS PRESENTED TO AND ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF SPRINGFIELD, AND APPROVED BY SPECIAL ORDINANCE NO. _____ ON THE _____ DAY OF _____, 2020.

ANITA COTTER - CITY CLERK

INTERIOR ANGLES

1	$89^{\circ}45'44''$
2	$90^{\circ}19'03''$
3	$269^{\circ}45'56''$
4	$90^{\circ}13'00''$
5	$89^{\circ}58'25''$
6	$136^{\circ}35'07''$
7	$138^{\circ}57'31''$
8	$179^{\circ}15'33''$
9	$175^{\circ}14'13''$
10	$89^{\circ}57'44''$
11	$269^{\circ}57'44''$

$$N-2(180) = 1620$$

LEGEND

- EXISTING IRON PIN
- 5/8" IRON PIN
SEMI PERMANENT 5/8"x18" REBAR PLASTIC CAPPED "LC-2007008003"
(SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED)
- ▣ PERMANENT MONUMENT SET, 5/8"x24" REBAR WITH
1 AND 3/4 INCH PLASTIC CAP STAMPED "LC 2007008003"
- ▲ RIGHT-OF-WAY MARKER

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:
THAT JAMES A. VAUGHAN, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND PREPARED BY C/JW TRANSPORTATION CONSULTANTS, L.L.C. DATED JULY 3, 2019 AND SIGNED BY JAMES A. VAUGHAN, PLS 2555 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JAMES A. VAUGHAN, PLS 2555 IN ACCORDANCE WITH SECTION 36-250(5) OF THE SUBDIVISION REGULATIONS, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

DATE PREPARED - JULY 7, 2020

FAUC 07-14-2000
JAMES A. VAUGHAN, PLS 2555
CJW, LLC LC 2007008003

15 of 15

PLAT OF
KANSAS AT GRAND SUBDIVISION PHASE 2

KANSAS & GRAND
SPRINGFIELD, GREENE COUNTY, MO

SURVEY BY CJW	DESIGN CJW	SCALES	SHEET 1
DATE 07-14-2020	DRAWN CJW	HOR. 1"=60'	OF 1 SHEETS
DWG 20048 REPLAT	CHECKED JTS	VERT. N/A	FILE 20048

Prepared by:

CJW
CJW Transportation Consultants, L.L.C.
Missouri Cert of Authority #2007008003
5051 S. National
Suite 7A
Springfield, MO 65810
Tel: 417.889.3400
Fax: 417.889.3400

www.GoCJW.com

One-rdg. _____
P. Hrngs. _____
Pgs. 15 _____
Filed: 08-04-20 _____

Sponsored by: Schilling _____

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020-192 _____

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the Director of Planning and Development to accept the dedication of
2 public streets and easements to the City of Springfield, Missouri, as
3 shown on the Preliminary Plat of Firestone Springfield
4 Addition, generally located at 216 East Weaver Road, upon the
5 applicant filing and recording a final plat that substantially conforms to
6 the preliminary plat; and authorizing the City Clerk to sign the final plat
7 upon compliance with all the terms of this Ordinance. (Staff
8 recommends that City Council accept the public streets and
9 easements.)
10 _____
11

12 WHEREAS, an original Preliminary Plat of Firestone Springfield Addition, dated July
13 1, 2020, is on file in the Department of Planning and Development; and
14

15 WHEREAS, on July 16, 2020, the Planning and Zoning Commission met and
16 approved the Preliminary Plat of Firestone Springfield Addition, generally located at 216
17 East Weaver Road; and
18

19 WHEREAS, a copy of the Record of Proceedings from said meeting is attached
20 hereto as "Exhibit A" and incorporated herein by this reference.
21

22 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
23 SPRINGFIELD, MISSOURI, as follows, that:
24

25 Section 1 – City Council hereby authorizes the Director of Planning and
26 Development, on behalf of the City of Springfield, to accept the dedication of public streets
27 and easements as shown on the Preliminary Plat of Firestone Springfield Addition,
28 generally located at 216 East Weaver Road, as approved by the Planning and Zoning
29 Commission. The original plat of Firestone Springfield Addition is on file in the Department
30 of Planning and Development ("Approved Preliminary Plat"), a reduced version of which is
31 attached hereto for general reference as "Exhibit B – Attachment 3" and all of "Exhibit B,"
32 including any and all attachments, is incorporated herein by this reference.
33

34 Section 2 – The Director of Planning and Development shall be authorized to accept
35 the land, easements, and improvements dedicated to the City, as shown on the Approved
36 Preliminary plat, upon the filing and recording of a final plat in accordance with this

Ordinance and the Subdivision Regulations of the City, which final plat shall substantially conform to the Approved Preliminary Plat, including those conditions described in "Exhibit B – Attachment 2" and upon the Director of Public Works certifying to the Director of Planning and Development and the City Clerk that the public improvements have been made in accordance with City standards and specifications. Said public improvements shall not be accepted until the occurrence of the above written conditions.

Section 3 – The final plat shall not be recorded until: (1) the public improvements relating to the Approved Preliminary Plat have been constructed according to the specifications of the City of Springfield, Missouri, and are approved by the Director of Public Works, and all engineering fees, permit fees, licenses, and other fees occasioned by or in connection with the construction of said improvements have been paid to the City; or (2) in lieu of the construction of the improvements, that the Applicant has filed with the City Manager, according to the terms of the Subdivision Regulations of the City, the prescribed financial assurances in a form acceptable to the City to ensure the construction of the improvements and the payment to the City of all engineering fees, permit fees, licenses, and other fees occasioned by, or which will be occasioned by, the construction of the improvements.

Section 4 – Upon compliance with all the requirements of this Ordinance, including the conditions described in "Exhibit B – Attachment 2" the City Clerk is hereby authorized to endorse City Council's approval upon the final plat pursuant to Section 445.030, RSMo., and such endorsement shall constitute the acceptance of the Public Improvements contained therein.

Section 5 – This Ordinance shall be in full force and effect from and after its passage and is subject to Section 36-226 of the Land Development Code.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Kyle Talbot, Assistant City Attorney

Approved for Council action: Jason A. Hays, City Manager

EXPLANATION TO COUNCIL BILL 2020 - 191

FILED: 08-04-20

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Firestone Springfield Addition, generally located at 216 East Weaver Road, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

- A. An original Preliminary Plat of Firestone Springfield Addition dated July 1, 2020, is on file in the Department of Planning and Development. A reduced version of which is included for general reference in "Exhibit B - Attachment 3."
- B. The Planning and Zoning Commission held a public hearing on July 16, 2020, and approved the preliminary plat by a vote of 7 to 0, subject to the following conditions:
 - 1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - 2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - 3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
 - 4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
 - 5. The developer shall be responsible for the relocation costs of any existing utility

services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.

6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section 36-233 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond, escrow agreement, letter of credit or other appropriate security agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section 36-226 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

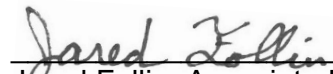
Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development Department staff report to the Planning and Zoning Commission.

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for High Intensity Retail, Office or Housing. The subdivision divides the property in a way that will facilitate commercial development which is consistent with the comprehensive plan and current zoning district. The Major Thoroughfare Plan classifies Campbell Avenue as an Expressway and Weaver Road as a Secondary Arterial which supports the proposed land use.

REMARKS:

Staff recommends approval.

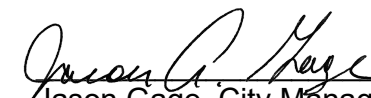
Submitted by:


Jared Follin, Associate Planner

Recommended by:


Mary Lilly Smith, Director

Approved by:


Jason Gage, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Development Review Staff Report

ATTACHMENTS:

Attachment 1, Department Comments

Attachment 2, Conditions of Plat Approval

Attachment 3, Preliminary Plat

Exhibit A

**RECORD OF PROCEEDINGS
PRELIMINARY PLAT – FIRESTONE SPRINGFIELD ADDITION
Planning and Zoning Commission – July 16, 2020**

Preliminary Plat of Firestone Springfield Addition
216 East Weaver Road

Applicant: McKeen Trust, c/o Gene McKeen

Mr. Hosmer stated that this is a request to approve a two-lot commercial subdivision on 2.8 acres of property located at 216 East Weaver Road. The Comprehensive Plan identifies this as an appropriate area for High Intensity Retail, Office or Housing. The Transportation Plan classifies Campbell Avenue as an Expressway and Weaver Road as a Secondary Arterial which supports the proposed land use. The property is not located in a FEMA designated floodplain. A fee in lieu of on-site stormwater detention is not allowed, and detention will be required. The property is not located in a stream buffer area. The property is currently zoned GR, General Retail District. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department. If Planning and Zoning Commission approves the preliminary plat, the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Bob Gage, representative wants to subdivide the access easement across the property and one west of Weaver Road.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** item Preliminary Plat of Firestone Springfield Addition (216 East Weaver Road). Ms. Broekhoven seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Rose, Jobe, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Shuler.



Bob Hosmer, AICP
Planning Manager

Exhibit B

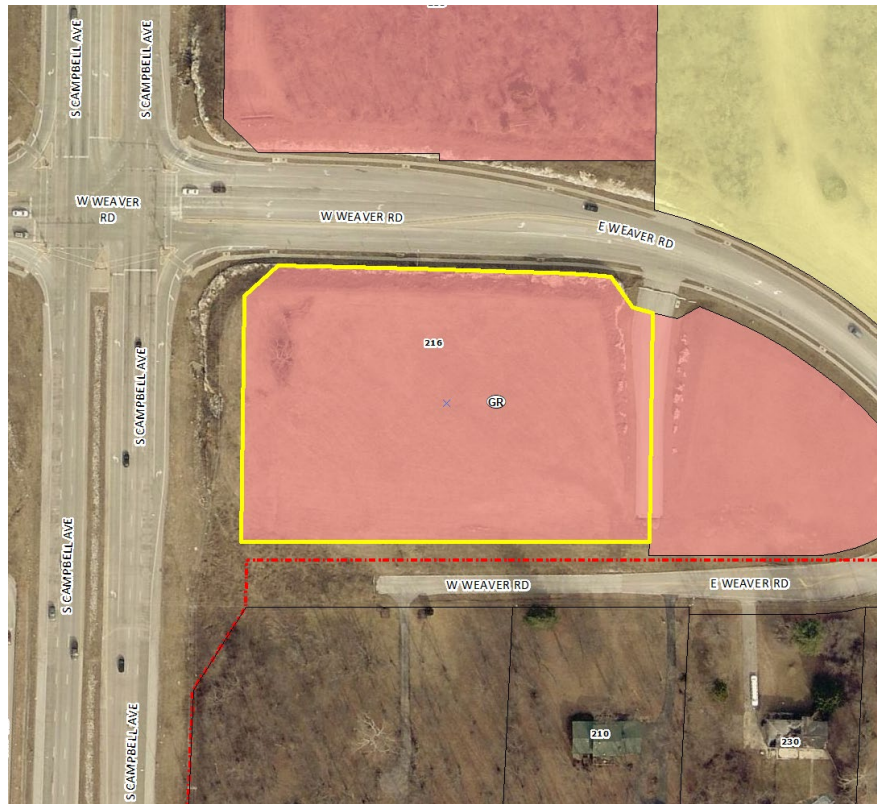
Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:

July 16, 2020

CITY COUNCIL PUBLIC HEARING:

August 10, 2020



CASE: Preliminary Plat of Firestone Springfield Addition

ACRES: 2.878

LOCATION: 216 East Weaver Road

EXISTING LAND USE: Vacant Property

APPLICANT: McKeen Trust

STAFF: Jared Follin, Associate Planner
417-864-1615

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).

SUMMARY OF REQUEST:

The applicant is proposing a preliminary plat for a two-lot subdivision named "Firestone Springfield Addition" to facilitate development on the property.

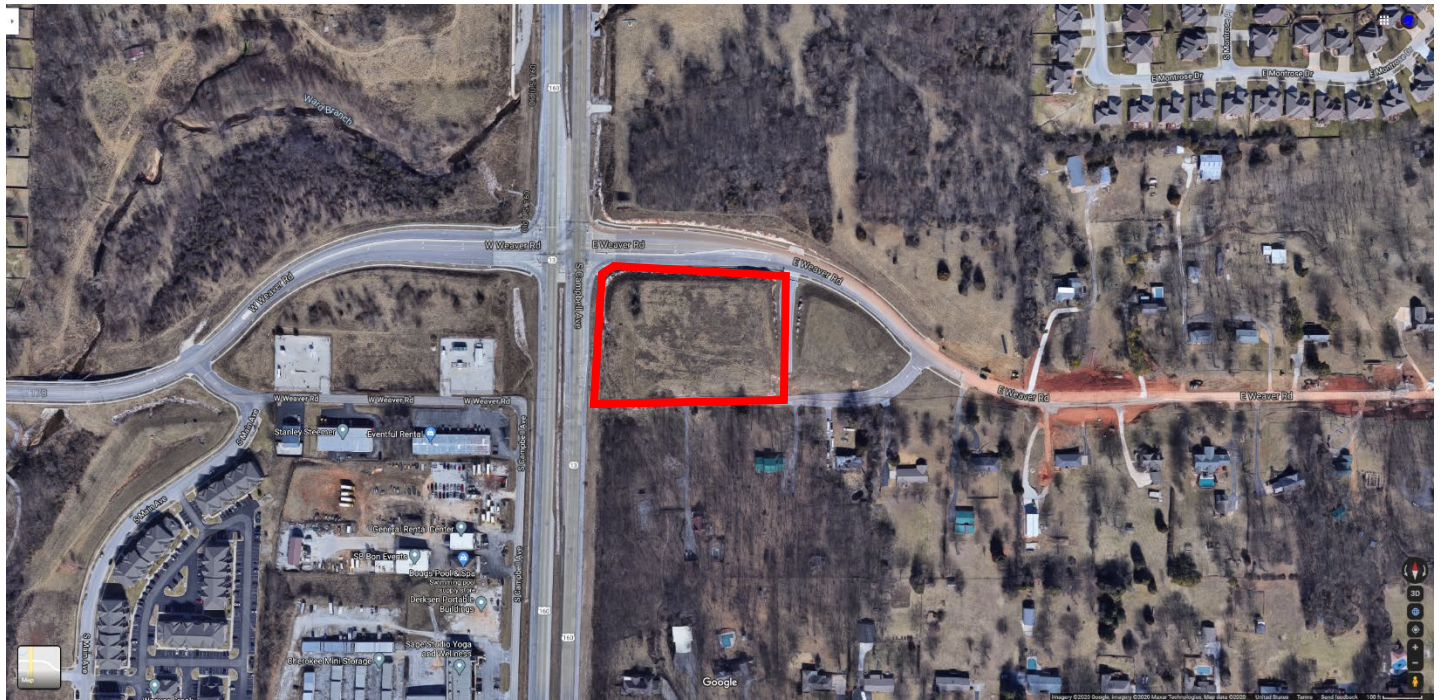
FINDINGS FOR STAFF RECOMMENDATIONS:

1. The applicant's proposal, with the conditions listed below, is consistent with the City's *Subdivision Regulations*.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GR	County R-1	GR/R-SF	GR
LAND USE	Vacant	Single-Family Residential	Vacant	Vacant, Natural Gas Storage

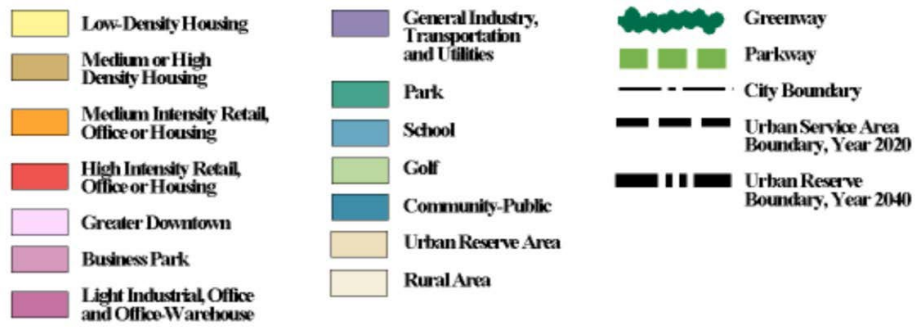
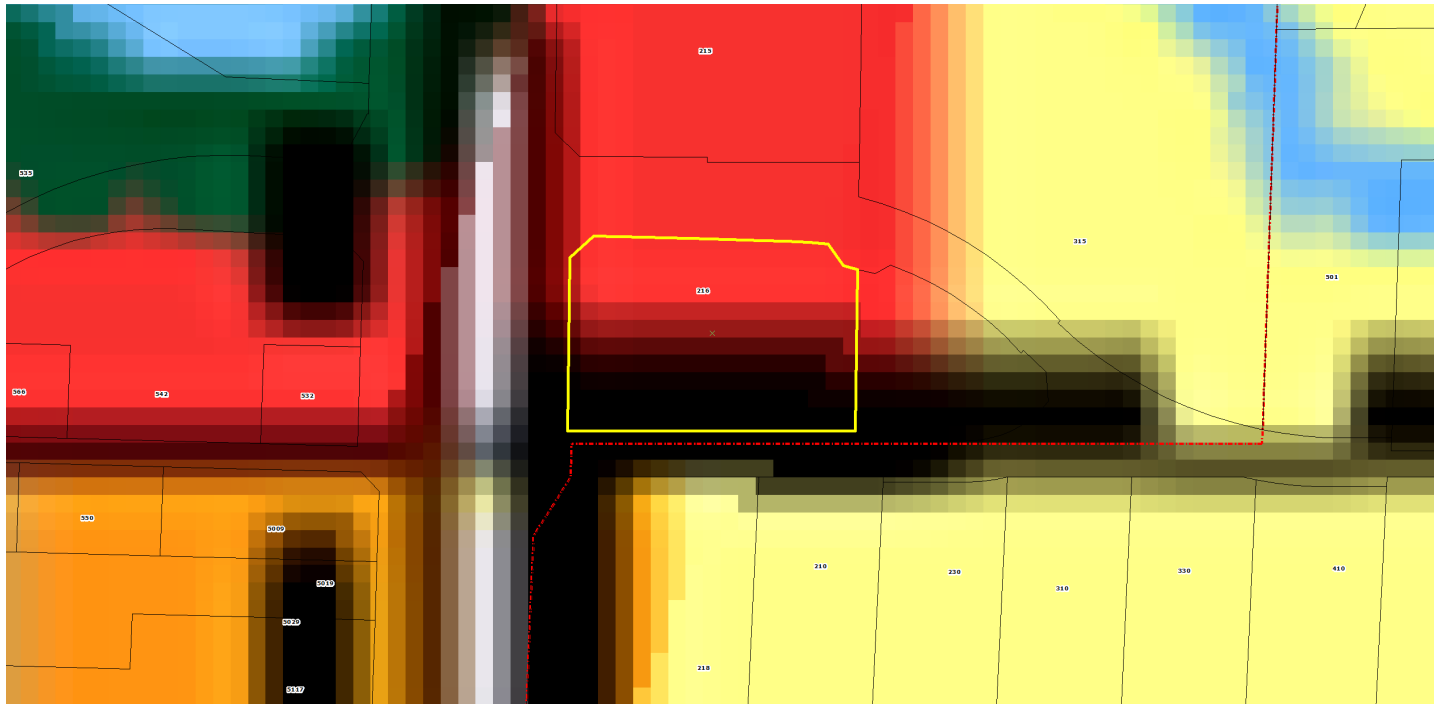
GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



GROWTH MANAGEMENT AND LAND USE PLAN:



PROPERTY HISTORY:

The subject property was annexed into the City in 1998 and was rezoned to General Retail in the same year. A Conditional Use Permit (CUP 441) was recently approved for this property on February 24th, 2020 to allow an automotive service garage to operate in the General Retail District.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-226. - Major subdivision review procedure.

(3) Preliminary plat.

- (a) After participating in the pre-subdivision review with city staff, the subdivider may prepare a preliminary plat, together with supplementary material as prescribed in section 36-263.
- (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.
- (c) The commission shall hold a public hearing on the preliminary plat. Notice of the public hearing shall be made in accordance with city ordinance and the rules of the commission.
- (d) The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing. The commission shall approve, conditionally approve or disapprove the preliminary plat and if approved, the commission shall express its approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons, therefore. In any case, a notation of the action taken, and the reasons, therefore, shall be entered in the records of the commission.
- (e) If approved by the commission or approved with conditions acceptable to the applicant, then the director of planning and development shall forward the preliminary plat to the city council for its approval. Council shall determine if the land or easement proposed to be dedicated by the applicant for public use or if the public improvements shall be accepted by the city. If the city council determines that the location of the land to be dedicated for public use or the location of public improvements is appropriate and complies with applicable ordinances then the city council shall authorize the acceptance of the dedication of the land or easements upon the applicant filing and recording a final plat which substantially conforms to the preliminary plat and shall authorize the acceptance of the public improvements upon the director of public works certifying to the director of planning and development and the city clerk that the public improvements have been made in accordance with city standards and specifications.
- (f) If approved with modifications which are not acceptable to the applicant or if disapproved, the director of planning and development shall attach to the plat a statement of reasons for such action and return it to the subdivider.
- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.
- (h) Effective period of preliminary approval.
 1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
 2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

ZONING ORDINANCE AND SUBDIVISION REGULATION STANDARDS:

CODE ITEM	REQUIREMENTS FOR GENERAL RETAIL DISTRICT
Minimum Lot Size	None
Maximum Structure Height	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district.
Front Yard Setback	25 feet
Side and Rear Setbacks	None, subject to bufferyard requirements
Street Classification	Weaver – Secondary Arterial Campbell - Expressway
Sidewalks (Per Sec.36-471)	There is existing sidewalk along the property frontage of W. Weaver Road. The existing infrastructure meets current City Standards.
Open Space Requirement	Not less than twenty (20) percent of the gross site area. No individually platted lot shall have less than ten (10) percent open space.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for High Intensity Retail, Office or Housing. The subdivision divides the property in a way that will facilitate commercial development which is consistent with the comprehensive plan and current zoning district. The Major Thoroughfare Plan classifies Campbell Avenue as an Expressway and Weaver Road as a Secondary Arterial which supports the proposed land use.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 2.8 acres into a two-lot subdivision named "Firestone Springfield Addition" to facilitate development of the site.
2. Proposed "Lot 1" will utilize a road access easement running through "Lot 2" to access public right of way.
3. All proposed lots meet the requirements of the City's Subdivision Regulations.
4. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
5. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1. Conditions of Approval are provided in Attachment 2.

PUBLIC NOTIFICATIONS:

The property was posted by the applicant at least 10 days prior to the public hearing.

DEPARTMENT COMMENTS:

ATTACHMENT 1

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

BDS has no issues with the plat.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

1. Need to show the proposed sanitary sewer on the preliminary plat and needs to match sheet C500.
2. The new manhole for the proposed sewer extension on sheet C500 needs to extend at least 15 feet past the proposed lot line.
3. Note that by tying the proposed 6 inch sewer lateral into the proposed sewer main, the sewer permit cannot be issued until the sewer extension is actually constructed even if the improvements are escrowed. A sewer permit hold will need to be placed on the plumbing final inspection which means that it has to be completed before issuing the Cert. of Occupancy.
4. The public sewer extension will need to be completed or escrowed before the final plat and the building permit can be issued.

CITY UTILITIES:

No issues with prelim plat. 3 Phase Elec is available from Old Weaver/Campbell. Water is available from Old Weaver. Lot 1 will need a short Gas main extension to provide service.

FIRE DEPARTMENT:

No issues with plat.

E-911:

No edits are needed for this address on MSAG.

DEPARTMENT OF PUBLIC WORKS DIVISION CONSTRUCTION INSPECTION DIVISION:

IF public improvements are required they will have to be constructed or, if allowed, securities placed before approval of the final plat.

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

Please note that all labelled "proposed" access easements will need to be dedicated as a part of the final plat. See Traffic Template for additional information.

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies S. Campbell Avenue as an expressway, W. Weaver Road as a secondary arterial, and W. Old Weaver Road as a local roadway. The standard right-of-way widths for S. Campbell Avenue, W. Weaver Road, and W. Old Weaver Road are 65 feet from centerline, 35 feet from centerline, and 25 feet from centerline, respectively. It appears additional right-of-way is not needed along any of the streets bordering this property. A survey is recommended to determine the exact amount of existing right-of-way. S. Campbell Avenue is under MODOT jurisdiction, while W. Weaver Road and W. Old Weaver Road are under City of Springfield jurisdiction.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from W. Weaver Road. Because the lot is being proposed to be split as a part of this preliminary plat, a north/south access easement will be needed along the existing private drive, and an east/west access easement will be needed to connect Lot 1 with the existing private drive. No additional driveway access points will be permitted to S. Campbell Avenue, W. Weaver Road, or W. Old Weaver Road.

SIDEWALK

There is existing sidewalk along the property frontage of W. Weaver Road. The existing infrastructure meets current City Standards.

IMPROVEMENTS

None required. Traffic Impact Studies are not required as a part of the platting process. Please be aware that improvements are planned along S. Campbell Avenue just north of the property in question. These improvements are a part of a larger development near the intersection of Campbell and Lakewood. Public Works has no other planned improvements in the area.

TRAFFIC - TABLE 1: PLATTING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW From Centerline (ft)	Required Street ROW From Centerline (ft)
Street 1	S. Campbell Avenue	Expressway	No	158	65
Street 2	W. Weaver Road	Secondary Arterial	No	Varies	35
Street 3	W. Old Weaver Road	Local	Yes	46	25

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

1. The calculations need to be stamped by someone licensed in the state of Missouri. Resubmit with correct stamp.
 2. These preliminary calculations are fine for now but the following will need to be included with the formal project submittal:
 3. The critical duration analysis provided in the calculations needs to have the all durations to determine the critical duration. 30 min, 1 hour, 2 hour, and 24 hour. Please revise and resubmit
 4. You will need to provide the drain down time for your water quality.
- The following notes will need to be included on your final plat:
5. Provide surface water drainage statement: "The area shown hereon is not located in a storm sewer district as of the date of recording and may be subject to future assessment cost if included in future storm water benefit district deemed necessary resulting from problems created by surface water runoff. This is due to the fact that the surface water runoff is presently being accommodated by street and open drainage facilities."
 6. Per Chapter 12 Section 3.1 of the Stormwater Design Criteria Manual
"All common areas shall be considered drainage easements. All Common Areas are to be maintained by the property owners associated. All drainage easements are to be maintained by the property owner."

The property is in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention is not allowed and detention will be required. Water quality is required if disturbing more than one acre. The property is not located in a stream buffer area.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing 1 acre or greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.

4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Public Works Stormwater Division	Response
Drainage Basin	Ward Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is property located in a stream buffer?	No
Is stormwater fee in lieu an option?	No

REQUIREMENTS FOR APPROVAL:

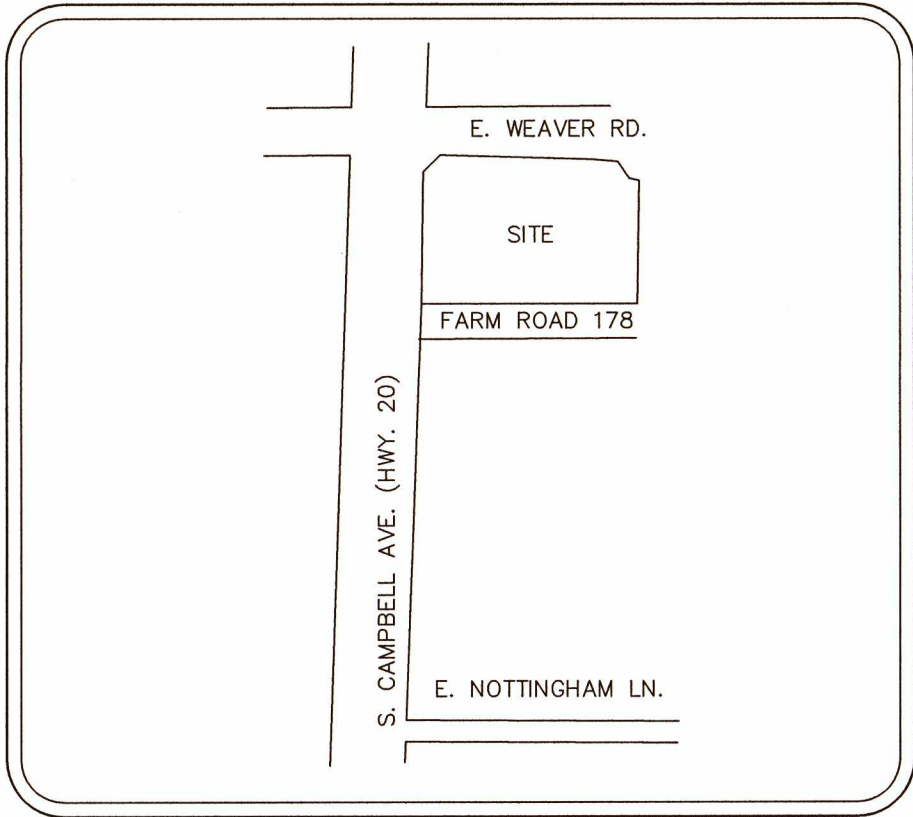
ATTACHMENT 2

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill

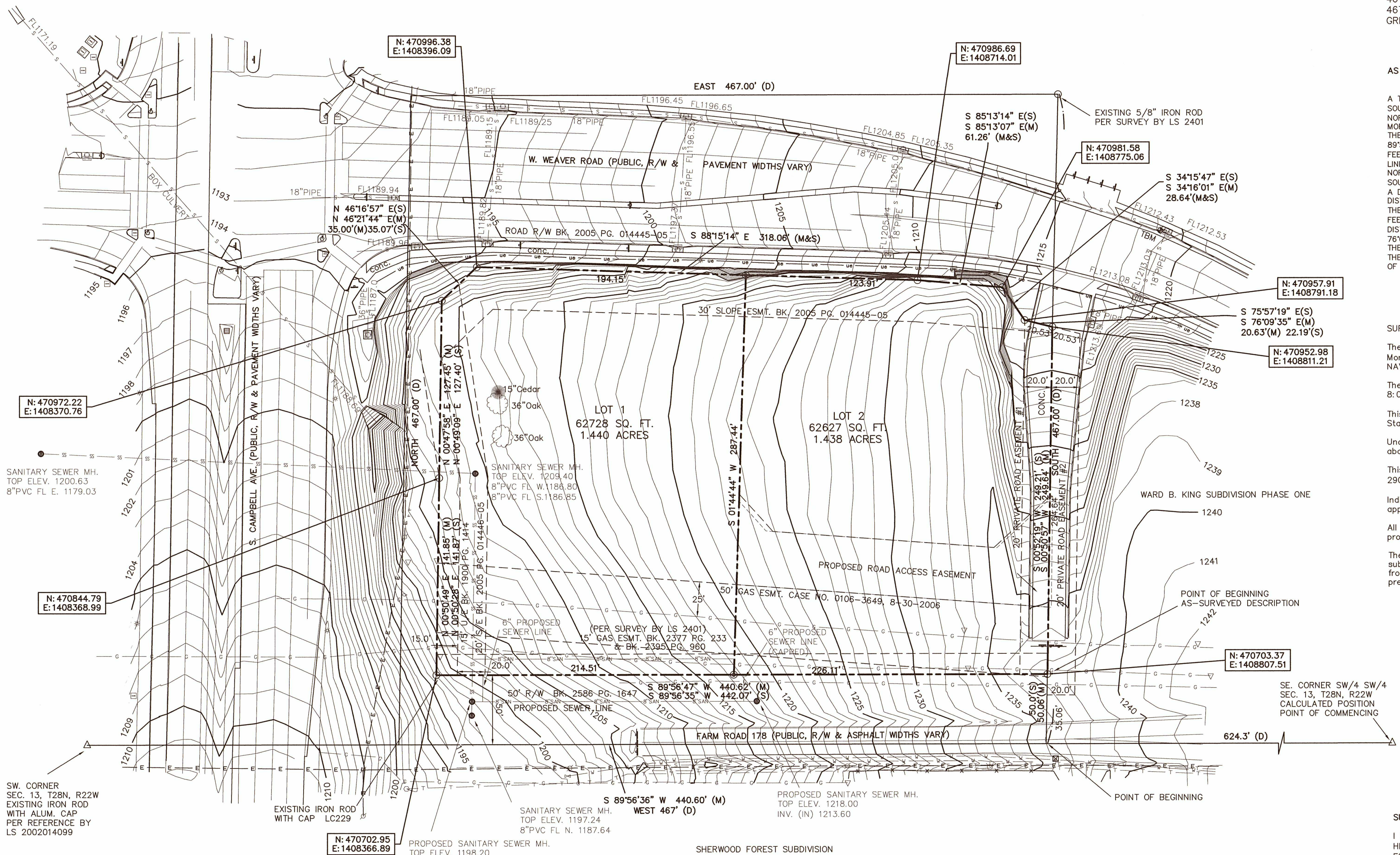
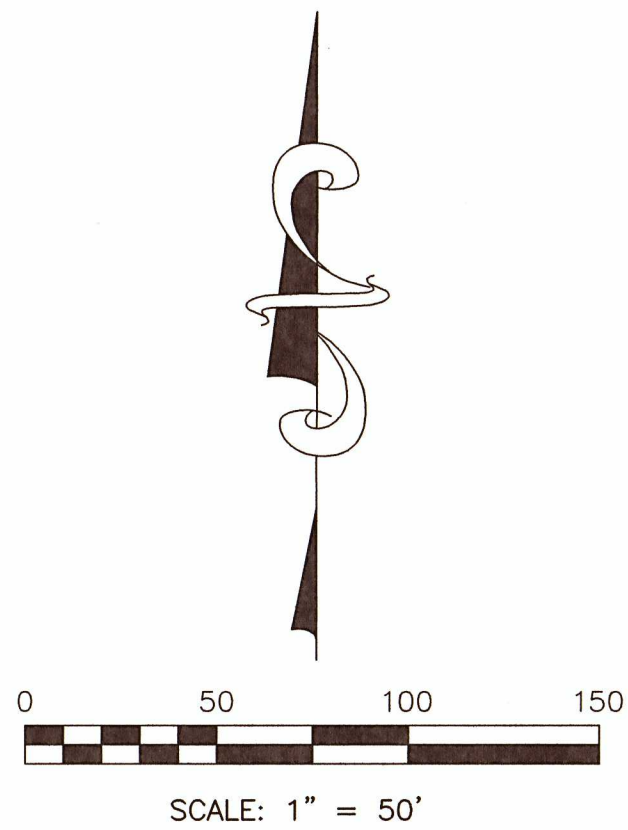
PRELIMINARY PLAT
FIRESTONE SPRINGFIELD ADDITION
in the City of Springfield
located in a portion of SECTION 13,
TOWNSHIP 28 NORTH, RANGE 22 WEST of the 5th P.M.
GREENE COUNTY, MISSOURI



Vicinity Map
Not To Scale

LEGEND

○	Existing Iron Rod With Cap LC229 (unless noted)	(M)	Measured Dimension
●	Set 1/2"x24" Iron Rod/Cap (unless otherwise noted)	(D)	Deed Dimension
△	Section Corner Origin Unknown (unless noted)	(S)	Survey Dimension LS 2401
---	Boundary Line	R/W	Right of Way
---	Setback Line	Conc.	Concrete
---	Fence	W.M.	Water Meter
---	Overhead Electric Line	G.W.	Guy Wire
---	Water Line	G.M.	Gas Meter
---	Gas Line	G.V.	Gas Valve
---	Underground Telephone	⊕	Telephone Riser Box
---	Sanitary Sewer Line	⊕	Undetermined Manhole
---	Underground Electric Line	⊕	Sanitary Sewer Cleanout
---	Bollard	⊕	Sanitary Sewer Manhole
---	Area Inlet	⊕	Sign
---	Curb Inlet	⊕	Light Pole
---	Fire Hydrant	⊕	Power Pole
---	Handicap Parking	⊕	Water Valve
---	Electric Cabinet	⊕	Electric Meter
---	Gas Line Marker	⊕	Storm Drain Manhole
---		⊕	Traffic Signal Post
---		⊕	Mailbox



DEVELOPER
GBT Realty
9010 Overlook Boulevard
Brentwood, Tennessee 37027
Owner Contact: Jason Horowitz
Email: jhorowitz@gbtrealty.com
Phone: (615) 370-0670

OWNER:
McKeen Trust
255 Turners Station
Turners MO 65765



CORNERSTONE
Regional Surveying, LLC
Serving Kansas, Missouri & Oklahoma
1921 North Penn, Independence, KS 67301 Ph:620-331-6767

William A. Booe, LS 2002010970, w.booe@cornerstone-rs.com

Project No. 1-2002060PLAT-M

TITLE DESCRIPTION:

FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 13868STL DATED NOVEMBER 6, 2019, AT 8:00 AM

BEGINNING 624.3 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTEEN (13), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), THENCE WEST 467 FEET, THENCE NORTH 467 FEET, THENCE EAST 467 FEET, THENCE SOUTH 467 FEET, TO THE POINT OF BEGINNING; EXCEPT ANY PART USED FOR ROADS, IN GREENE COUNTY, MISSOURI.

AS SURVEYED DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTEEN (13), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-TWO (22) WEST OF THE 5TH P.M., GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE S 89°56'36" W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 624.30 FEET; THENCE N 00°50'57" E, A DISTANCE OF 50.06 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FARM ROAD 178 FOR THE POINT OF BEGINNING; THENCE S 89°56'47" W. ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 440.62 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH CAMPBELL AVENUE; THENCE N 00°50'49" E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 141.85 FEET; THENCE N 00°47'58" E, ALONG THE EAST RIGHT-OF-WAY, A DISTANCE OF 127.45 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF W. WEAVER ROAD; THENCE FOLLOWING THE SOUTH RIGHT-OF-WAY LINES, N 48°21'44" E, A DISTANCE OF 35.00 FEET; THENCE S 88°15'14" E, A DISTANCE OF 318.06 FEET; THENCE S 85°13'07" E, A DISTANCE OF 61.26 FEET; THENCE S 34°16'01" E, A DISTANCE OF 28.64 FEET; THENCE S 76°09'35" E, A DISTANCE OF 20.63 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 1876 AT PAGE 1445; THENCE S 00°50'57" W. ALONG SAID EAST LINE, A DISTANCE OF 249.64 FEET TO THE POINT OF BEGINNING. CONTAINING 2.878 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

The bearings shown hereon are based upon the Missouri State Plane Coordinate System, Central Zone. NGS Monument NO. AC7144, in the South R/W of W. Plainview Road. N: 468043.874, E: 1405566.712. ELEV: 1245.08 NAVD88 Site Benchmark: Found square cut on curb inlet. ELEV: 1219.24

The Title report was furnished by Fidelity National Title commitment no. 13868STL, dated November 6, 2019 at 8:00 a.m. No noted oil or gas wells per commitment or observed in the field.

This survey meets the accuracy requirements for "Urban" property as defined by the Missouri Minimum Standards. Closure 1 in 295964.

Underground utilities are shown per One call ticket 200582762, dated 3-3-2020. Utilities are shown by the above ground markings provided by others and this locations should be considered approximate.

This property is in no Special Flood Hazard Zone according to Flood Insurance Rate Map, Community Number 29077C0456E, effective date December 17, 2010. Zone "X"

Individual lot owner(s) shall not change or obstruct the drainage flow lines on the lots unless specific application is made and approved by the city engineer.

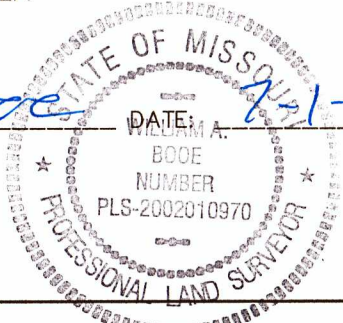
All common areas shall be considered drainage easements. All common area are to be maintained by the property owners associated. All drainage easements are to be maintained by the property owner.

The area shown hereon is not located in a storm sewer district as of the date of recording and may be subject to future assessment cost if included in future storm water benefit district deemed necessary resulting from problems created by surface water runoff. This is due to the fact that the surface water runoff is presently being accommodated by street and open drainage facilities.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PREMISES DESCRIBED HEREIN WHICH MEETS OR EXCEEDS THE CURRENT "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGICAL SURVEY AND RESOURCE ASSESSMENT AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

William A. Booe
WILLIAM A. BOOE, LS 2002010970



One-rdg. _____
P. Hrngs. _____
Pgs. 8
Filed: 08-04-20

Sponsored by: Ollis

First Reading: _____

Second Reading: _____

COUNCIL BILL 2020- 193

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or his designee, to enter into a Joint Funding
2 Agreement with the United States Department of the Interior for the
3 purpose of operating and maintaining four streamgages.
4 _____

5
6 WHEREAS, the U.S. Geological survey ("USGS"), which is part of the
7 Department of the Interior, maintains over 8,000 streamgages across the country; and
8

9 WHEREAS, these gauges provide real-time, continuous data of water-surface
10 elevation and stream flow; and
11

12 WHEREAS, this data is used when designing highways and bridges, mapping
13 floodplains, issuing flood warnings due to major storm events, water-quality monitoring
14 studies, watershed planning purposes, and for education and research; and
15

16 WHEREAS, the City has shared in the costs of at least three streamgages since
17 1998, with a fourth streamgage added in 2004; and
18

19 WHEREAS, the proposed Joint Funding Agreement would authorize the City and
20 USGS to share in the cost of four streamgages located on Wilson's Creek at Scenic
21 Avenue, Wilson's Creek at Farm Road 156, South Creek at Highway FF, and Pearson
22 Creek at Farm Road 148; and
23

24 WHEREAS, the total annual cost to operate and maintain these four gauges is
25 \$57,600.00, with fifty percent (50%) of the total cost, or \$28,800, funded through the
26 City's already budgeted Fiscal Year 2020-2021 General Fund Budget for the
27 Department of Public Works.
28

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

32 Section 1 – The City Manager, or his designee, is hereby authorized to enter into
33 a Joint Funding Agreement with the U.S. Department of the Interior for the purpose of

operating and maintaining four streamgages; said Agreement to be in substantially similar form as that document attached hereto and incorporated herein by reference as "Exhibit A."

Section 2 – This Ordinance shall be in full force and effect from and after passage.

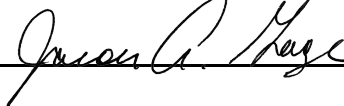
Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: , Assistant City Attorney

Approved for Council action: , City Manager

EXPLANATION TO COUNCIL BILL 2020-193

FILED: 08-04-20

ORIGINATING DEPARTMENT: Public Works

PURPOSE: Authorizing the City Manager, or his designee, to enter into a Joint Funding Agreement with the United States Department of the Interior for the purpose of operating and maintaining four streamgages.

BACKGROUND INFORMATION: Streamgages are an important tool for various public entities when it comes to water resources. The United States Geological Survey ("USGS") operates and maintains over 8,000 streamgages across the country. More than 280 are located in Missouri. Streamgages provide real-time, continuous data of gauge height (water-surface elevation) and stream flow which provides multiple benefits to the public. The data is used when designing highways and bridges, mapping floodplains, issuing flood warnings during major storm events, water-quality monitoring studies, watershed planning purposes, and for education and research. The City of Springfield has shared in the cost of three streamgages since 1998. These streamgages are located on Wilsons Creek at Scenic Avenue, Wilsons Creek at Farm Road 156, and South Creek at Highway FF. A fourth streamgage was added in 2004 on Pearson Creek at Farm Road 148. The data from these four streamgages are also used by the National Weather Service to create river forecasts at each location during times of flooding.

The Joint Funding Agreement is for the one-year period of October 1, 2020, to September 30, 2021, and will continue the operation and maintenance of four existing streamgages. The total annual cost to operate and maintain these four gauges is \$57,600 with \$28,800 (50%) funded by the City of Springfield. Funding for this agreement is already budgeted as part of the Fiscal Year 2020-2021 General Fund Budget for the Department of Public Works Stormwater Services Division, and no budget adjustment is needed. The Missouri Department of Transportation is also sharing in the cost of the streamgage on Pearson Creek and has contributed \$7,200. The remaining \$21,600 is funded by the USGS. See "Exhibit B" for a breakdown of the annual costs.

Supports the following City Council Priorities:

- Public Safety

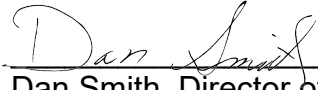
REMARKS: Public Works recommends approval of this Council bill.

Submitted by:



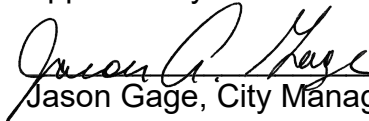
Martin Gugel, Assistant Director of Public Works

Recommended by:

A handwritten signature in cursive script, appearing to read "Dan Smith", written over a horizontal line.

Dan Smith, Director of Public Works

Approved by:

A handwritten signature in cursive script, appearing to read "Jason Gage", written over a horizontal line.

Jason Gage, City Manager

Exhibit A



United States Department of the Interior

U.S. GEOLOGICAL SURVEY

CENTRAL MIDWEST WATER SCIENCE CENTER

MISSOURI	ILLINOIS	IOWA
1400 Independence Rd. MS100	405 N. Goodwin Ave.	400 S. Clinton St. Rm 269
Rolla, MO 65401	Urbana, IL 61801	Iowa City, IA 52240

July 15, 2020

Chris Dunnaway
Principal Engineer
City of Springfield - Public Works
P.O. Box 8368
Springfield, MO 65802

Dear Mr. Dunnaway:

Attached is our standard joint-funding agreement for the operation and maintenance of four (4) streamgages; Wilson Creek at Scenic Drive; Wilson Creek at FR 156 near Springfield; South Creek near Springfield; and Pearson Creek near Springfield, for the period October 1, 2020 through September 30, 2021, in the amount of \$28,800 from your agency. U.S. Geological Survey contributions for this agreement are \$21,600 for a combined total of \$50,400. Please sign and return one fully-executed original to Julie A. Asher via e-mail.

Federal law requires that we have a signed agreement before we start or continue work. Please return the signed agreement by **October 1, 2020**. If, for any reason, the agreement cannot be signed and returned by the date shown above, please contact me by phone number (573) 308-3674 or email csbarks@usgs.gov to make alternative arrangements.

This is a fixed cost agreement to be billed quarterly via Down Payment Request (automated Form DI-1040). Please allow 30-days from the end of the billing period for issuance of the bill. If you experience any problems with your invoice(s), please contact Julie Asher at phone number (573) 308-3558 or email at jasher@usgs.gov.

The results of all work performed under this agreement will be available for publication by the U.S. Geological Survey. We look forward to continuing this and future cooperative efforts in these mutually beneficial water resources studies.

Sincerely,

C. BARKS

Digitally signed by C.
BARKS
Date: 2020.07.15
06:43:19 -05'00'

C. Shane Barks
Deputy Director, Central Midwest WSC

Enclosure
21NEJFA212

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR
Water Resource Investigations

Customer #: 6000001460
Agreement #: 21NEJFA212
Project #: NE009KT
TIN #: 44-0553154
Match Pair Code: X2

Fixed Cost Agreement YES[X] NO[]

THIS AGREEMENT is entered into as of the October 1, 2020, by the U.S. GEOLOGICAL SURVEY, Central Midwest Water Science Center, UNITED STATES DEPARTMENT OF THE INTERIOR, party of the first part, and the City of Springfield - Public Works party of the second part.

1. The parties hereto agree that subject to the availability of appropriations and in accordance with their respective authorities there shall be maintained in cooperation, the **operation and maintenance of four (4) streamgages; Wilson Creek at Scenic Drive; Wilson Creek at FR 156 near Springfield; South Creek near Springfield; and Pearson Creek near Springfield**, herein called the program. The USGS legal authority is 43 USC 36C; 43 USC 50, and 43 USC 50b.

2. The following amounts shall be contributed to cover all of the cost of the necessary field and analytical work directly related to this program. 2(b) include In-Kind-Services in the amount of \$0.00

- (a) \$21,600 by the party of the first part during the period
October 1, 2020 to September 30, 2021
- (b) \$28,800 by the party of the second part during the period
October 1, 2020 to September 30, 2021
- (c) Contributions are provided by the party of the first part through other USGS regional or national programs, in the amount of: \$0

Description of the USGS regional/national program:

- (d) Additional or reduced amounts by each party during the above period or succeeding periods as may be determined by mutual agreement and set forth in an exchange of letters between the parties.
- (e) The performance period may be changed by mutual agreement and set forth in an exchange of letters between the parties.

3. The costs of this program may be paid by either party in conformity with the laws and regulations respectively governing each party.

4. The field and analytical work pertaining to this program shall be under the direction of or subject to periodic review by an authorized representative of the party of the first part.

5. The areas to be included in the program shall be determined by mutual agreement between the parties hereto or their authorized representatives. The methods employed in the field and office shall be those adopted by the party of the first part to insure the required standards of accuracy subject to modification by mutual agreement.

6. During the course of this program, all field and analytical work of either party pertaining to this program shall be open to the inspection of the other party, and if the work is not being carried on in a mutually satisfactory manner, either party may terminate this agreement upon 60 days written notice to the other party.

7. The original records resulting from this program will be deposited in the office of origin of those records. Upon request, copies of the original records will be provided to the office of the other party.

8. The maps, records or reports resulting from this program shall be made available to the public as promptly as possible. The maps, records or reports normally will be published by the party of the first part. However, the party of the second part reserves the right to publish the results of this program, and if already published by the party of the first part shall, upon request, be furnished by the party of the first part, at cost, impressions suitable for purposes of reproduction similar to that for which the original copy was prepared. The maps, records or reports published by either party shall contain a statement of the cooperative relations between the parties. The Parties acknowledge that scientific information and data developed as a result of the Scope of Work (SOW) are subject to applicable USGS review, approval, and release requirements, which are available on the USGS Fundamental Science Practices website (<https://www.usgs.gov/about/organization/science-support/science-quality-and-integrity/fundamental-science-practices>).

Form 9-1366
(May 2018)

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR
Water Resource Investigations

Customer #: 6000001460
Agreement #: 21NEJFA212
Project #: NE009KT
TIN #: 44-0553154

9. Billing for this agreement will be rendered quarterly. Invoices not paid within 60 days from the billing date will bear Interest, Penalties, and Administrative cost at the annual rate pursuant the Debt Collection Act of 1982, (codified at 31 U.S.C. § 3717) established by the U.S. Treasury.

USGS Technical Point of Contact

Name: C. Shane Barks
Deputy Director for Networks
Address: 1400 Independence Road
Rolla, MO 65401
Telephone: (573) 308-3674
Fax: (573) 308-3645
Email: csbarks@usgs.gov

Customer Technical Point of Contact

Name: Chris Dunnaway
Principal Engineer
Address: P.O. Box 8368
Springfield, MO 65802
Telephone: (417) 864-1876
Fax: (417) 864-1907
Email: cdunnaway@springfieldmo.gov

USGS Billing Point of Contact

Name: Julie Asher
Budget Analyst
Address: 1400 Independence Road
Rolla, MO 65401
Telephone: (573) 308-3558
Fax: (573) 308-3645
Email: jasher@usgs.gov

Customer Billing Point of Contact

Name: Chris Dunnaway
Principal Engineer
Address: P.O. Box 8368
Springfield, MO 65802
Telephone: (417) 864-1876
Fax: (417) 864-1907
Email: cdunnaway@springfieldmo.gov

U.S. Geological Survey
United States
Department of Interior

City of Springfield - Public Works

Signature

By C. BARKS Digitally signed by C. BARKS
Date: 2020.07.15 06:45:27
-05'00' Date: 07/15/2020
Name: Amy Beussink
Title: Director, Central Midwest WSC

Signatures

By _____ Date: _____
Name:
Title:

By _____ Date: _____
Name:
Title:

By _____ Date: _____
Name:
Title:

Exhibit B

Springfield Department of Public Works - U.S. Geological Survey

Cooperative Streamgaging Program

October 1, 2020 - September 30, 2021

Station Number	Station Name	Cost			
		Springfield	USGS	MoDOT	Total
07050690	Pearson Creek near Springfield, MO	\$7,200	\$0	\$7,200	\$14,400
07052000	Wilson Creek at Scenic Drive in Springfield	\$7,200	\$7,200	\$0	\$14,400
07052100	Wilson Creek at FR 156 near Springfield	\$7,200	\$7,200	\$0	\$14,400
07052120	South Creek at Highway FF near Springfield	\$7,200	\$7,200	\$0	\$14,400
Total		\$28,800	\$21,600	\$7,200	\$57,600