1. Meeting Agenda (PDF)

   Documents: 01-26-2012 AGENDA (PDF).PDF
2. Z-2-2012

   Documents: Z-2-2012 (PDF).PDF

"10 minutes prior to the meeting a short briefing on the public hearing process will be held"

SPRINGFIELD PLANNING AND ZONING COMMISSION

AGENDA

Date: January 26, 2012

Time: 6:30 p.m.

MEMBERS: Shelby Lawhon (Chair), Matt Edwards (Vice-Chair), Jay McClelland, Jim Hansen, Jason Ray, Gloria Roling, King Coltrin, Phil Young, Tom Baird, IV

ROLL CALL:

APPROVAL OF MINUTES: January 12, 2012

COMMUNICATIONS:

FINALIZATION AND APPROVAL OF CONSENT ITEMS:

(These consent cases will be approved by Commission unless a Commissioner or someone else wished to speak to them. If so, those cases will be moved to the appropriate place on the agenda and they may be spoken to, and voted on, at that time.)

CONSENT ITEMS: None

HEARINGS:

ZONING:

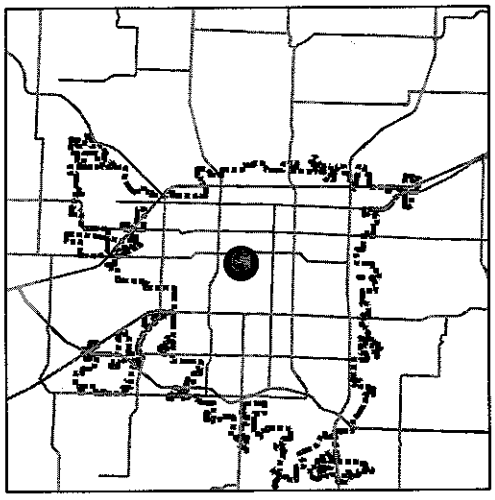
1. Z-2-2012 The Kitchen, Inc.

(301 North Main)

ANY OTHER MATTERS UNDER COMMISSION JURISDICTION

For items for which the public may speak, the Commission Chairperson will invite anyone who wishes to speak to an item after staff makes its presentation. When you address Commission, please step to the microphone at the podium and state you name and address. All meetings are televised live and tape recorded. Please limit you remarks to five (5) minutes unless Commission allows a longer time. In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the city clerk's Office at 417-864-1443 at least three (3) days prior to the scheduled meeting.

EXHIBIT V



Zoning & Subdivision Report

Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

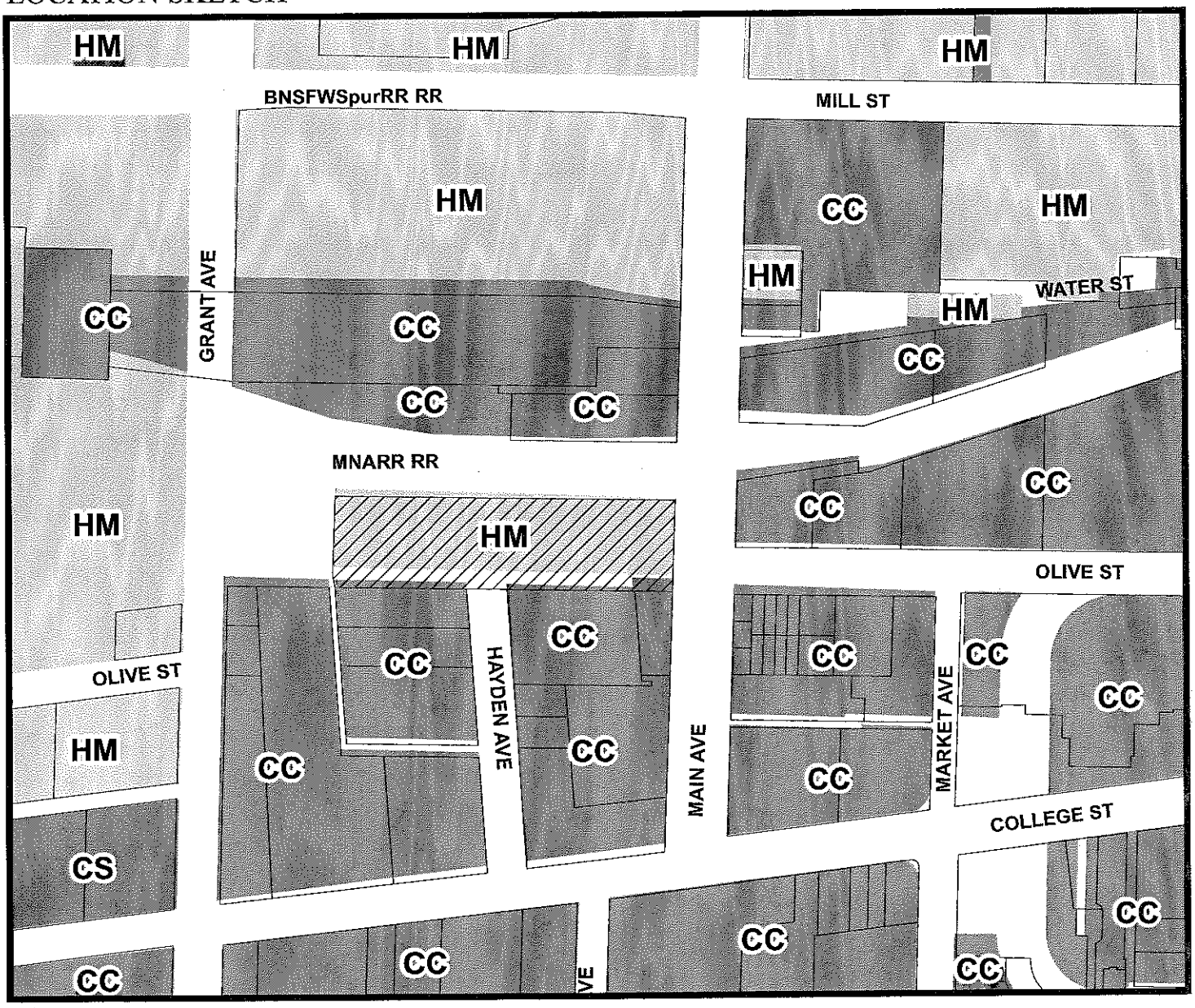
Zoning Case Number Z-02-2012 / COD #48

Location: 301 North Main Avenue

Current Zoning: HM, Heavy Manufacturing District

Proposed Zoning: CC, Center City District

LOCATION SKETCH



Affected Agency Notified: Yes
Emergency Required: No
Budget Adjust. Required: No
Board Rec. Required: Yes
Public Hearing: February 13, 2012
Sponsor:
Date: December 27, 2011

EXPLANATION TO COUNCIL BILL NO. 2012 -

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 1.15 acres, generally located at 301 N. Main Avenue, from a HM, Heavy Manufacturing District to a CC, Center City District; and establishing a new Conditional Overlay District #48.

ZONING CASE NUMBER Z-2-2012/CONDITIONAL OVERLAY DISTRICT #48

BACKGROUND INFORMATION:

The applicant is requesting the rezoning to allow the property to be used as an Outreach Youth Center. The building is currently vacant and the adjacent properties are all zoned Center City.

Exhibit C contains the requirements and standards for development within this proposed Conditional Overlay District #48.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on January 26, 2012, and recommended _____, by a vote of _ to _, of the proposed zoning on the tract of land described on the attached sheet (see the attached Record of Proceedings).

The Planning and Development staff recommends approval of the proposed zoning with the requirements of Conditional Overlay District # 48 (see the attached Zoning and Subdivision Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed zoning is consistent with all adjacent properties and converts a vacant building to a useful purpose.
2. Conditional Overlay District #48 will limit development of the site to a Maximum Floor Area Ratio of 1.0.

FINDINGS FOR COMMISSION TO RECOMMEND DENIAL:

1. None

Submitted by:

Michael McPherson

Planning and Development

Approved by:

City Manager

EXHIBITS:

Exhibit A, Legal Description
Exhibit B, Record of Proceedings
Exhibit C, Conditional Overlay District Provisions
Exhibit D, Location Map

ATTACHMENTS:

Attachment 1, Background Report
Attachment 2, Neighborhood Meeting Summary

EXHIBIT A

LEGAL DESCRIPTION

ZONING CASE Z-02-2012, CONDITIONAL OVERLAY DISTRICT #48

AN IRREGULARLY SHAPED PARCEL OF LAND IN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), BEING ALL OF LOTS 16-20 INCLUSIVE AND LOTS 31-37 INCLUSIVE OF JOHN S. PHELPS SECOND ADDITION AND VACATED HAYDEN AND LENA STREETS, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF MAIN STREET IN THE CITY OF SPRINGFIELD, THAT IS 25 FEET DISTANT SOUTHERLY, MEASURED RADIALLY FROM THE CENTERLINE OF THE MAIN TRACT OF THE WALLIS SPUR OF THE MISSOURI-PACIFIC RAILROAD COMPANY, AS NOW CONSTRUCTED AND OPERATED; THENCE SOUTHERLY ALONG SAID WEST LINE OF MAIN STREET A DISTANCE OF 107 FEET, MORE OR LESS TO A POINT 12 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF THE FORMER MISSOURI-PACIFIC RAILROAD COMPANY DEPOT AND FREIGHT HOUSE; THENCE WESTERLY AT RIGHT ANGLES TO SAID WEST LINE OF MAIN STREET, A DISTANCE OF 428 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT THIRTY-SEVEN (37); THENCE NORTHERLY ALONG SAID WEST LINE OF LOT THIRTY-SEVEN (37), AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 92 FEET, MORE OR LESS TO A POINT 25 FEET DISTANT SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF TRACT 32 OF SAID RAILROAD COMPANY; THENCE EASTERLY PARALLEL AND / OR CONCENTRIC WITH AND 25 FEET DISTANT SOUTHERLY MEASURED AT RIGHT ANGLES AND/ OR RADIALLY FROM SAID CENTER LINE OF TRACT NO. 32 A DISTANCE OF 308 FEET, MORE OR LESS, TO A POINT 25 FEET DISTANT SOUTHERLY MEASURED RADIALLY FROM SAID CENTER LINE OF THE MAIN TRACT OF THE WALLIS SPUR OF SAID RAILROAD COMPANY; THENCE EASTERLY CONCENTRIC WITH AND 25 FEET DISTANT SOUTHERLY MEASURED RADIALLY FROM SAID CENTERLINE OF THE MAIN TRACT, ALONG A SIMPLE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1457.69 FEET, A DISTANCE OF 123 FEET MORE OR LESS TO THE POINT OF BEGINNING, SUBJECT TO ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSED, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

EXHIBIT B

RECORD OF PROCEEDINGS

ZONING CASE Z-02-2012, CONDITIONAL OVERLAY DISTRICT #48

EXHIBIT C

CONDITIONAL OVERLAY DISTRICT PROVISIONS

ZONING CASE Z-02-2012 & CONDITIONAL OVERLAY DISTRICT #48

The requirements of *Section 4-3400* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

Bulk and Intensity of Use

Maximum Floor Area Ratio is limited to: 1.0

ATTACHMENT 1

BACKGROUND REPORT

ZONING CASE Z-02-2012, CONDITIONAL OVERLAY DISTRICT #48

DATE: December 27, 2011

LOCATION: 301 N. Main Avenue

APPLICANT: The Kitchen, Inc.

TRACT SIZE: Approximately 1.15 acres

EXISTING USE: Vacant Building

PROPOSED USE: Youth Outreach Center

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	CC	Office, Retail
East	CC	Apartments, Lofts
South	CC	Parking lot, vacant land
West	HM	Railroad property

SANITARY SERVICES COMMENTS:

No objection to rezoning.

Two sewer mains currently cross under the building. Verify that sewer easements exist and show with book/page. No easements exist for the sewer lines. In the event of any future development easements must be acquired.

No new permanent structures can be built on top of sewer mains or within sewer easements.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objections

CITY UTILITIES COMMENTS:

No objections

NEIGHBORHOOD MEETING:

Eleven (11) property owners are within 185 feet of this site and have been notified of this action.

The applicant held a neighborhood meeting on January 4, 2012. A summary of the meeting is attached. (Attachment 4).

STAFF COMMENTS:

The proposed zoning is consistent with all adjacent properties and converts a vacant building to a useful purpose.

The use of the site will be limited to a Floor Area Ratio of 1.0. Any development beyond that limitation will require a traffic impact study.

FINDINGS FOR STAFF RECOMMENDATIONS:

1. The zoning request is consistent with adjacent property owners and converts a vacant building to an appropriate use.

2. Conditional Overlay District #48 limits development to a Maximum Floor Area Ratio of 1.0

FINDINGS FOR COMMISSION TO RECOMMEND DENIAL:

1. None.

RECOMMENDATION:

The request be **approved**

STAFF CONTACT PERSON:

Mike MacPherson, MPA
Principal Planner

EXHIBITS:

Exhibit A, Legal Description
Exhibit B, Record of Proceedings (to be provided prior to City Council)
Exhibit C, Conditional Overlay District Provisions
Exhibit D, Site Location Map

ATTACHMENTS:

Attachment 1, Background Report
Attachment 2, Street System Report
Attachment 3, Drainage Report
Attachment 4, Neighborhood Meeting Summary

ATTACHMENT 2

STREET SYSTEM REPORT

ZONING CASE Z-02-2012, CONDITIONAL OVERLAY DISTRICT #48

TRAFFIC ENGINEER:

The requested change in zoning would cause a significant increase in number of trips generated by this property. A traffic study will be required unless the allowable floor area ratio is reduced by a conditional overlay district.

ATTACHMENT 3

DRAINAGE REPORT

ZONING CASE Z-02-2012, CONDITIONAL OVERLAY DISTRICT #48

No Stormwater issues with rezoning; however, please note:

a. Any increase in impervious area from 1983 aerial photo information will require the development to meet current detention and water quality requirements. Impervious surfaces in place prior to 1983 and currently in good condition can be credited as existing impervious surface.

b. Payment in lieu of construction of detention facilities may be approved on a case by case basis, depending on downstream and other conditions. Cost of downstream improvements may be credited towards the payment in lieu of constructing detention.

c. The proposed percent of impervious surfacing must not exceed the maximum impervious surfacing allowed for site by zoning, platting, and/or previous stormwater reports. If site is located within a Planned Development District, stormwater requirements in PD language must be met.

d. Please be advised that the City of Springfield will have 12 months to prepare and implement a Stormwater Management Plan (SWMP) as part of its revised National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) stormwater permit. A public committee effort will be utilized to develop the SWMP, which will spell out specific requirements for new development and redevelopment projects. These requirements will be in addition to the current detention and water quality requirements, and may include such things as environmental site design and runoff reduction through infiltration, rainwater harvesting, etc.

ATTACHMENT 4

The Kitchen, Inc

You have a hand in our future...

December 22, 2011

To: Neighbors of 301 N. Main

Dear Neighbor,

I represent The Kitchen, Inc. the parent organization for "Rare Breed" that is currently occupying 215 S. Campbell St address. We are purchasing the property located at 301 N. Main St. to relocate our Rare Breed Youth Outreach Program from 215 S. Campbell St. We are applying to rezone the 301 N. Main St property from Heavy Manufacturing to Center City.

We will be holding a neighborhood meeting on January 4, 2012 between 4:00 PM and 6:00 PM at our current location, 215 S. Campbell St. I will be at that meeting and you are welcome to come by and visit with me about the zoning change and how it might relate to your property. During this two hour time I will answer any questions and address any concerns you may have. Visiting at this location will allow you to see what the 301 N. Main St. property will be used for.

I look forward to the opportunity to meet with you and discuss this zoning change. You can also call me if you want to discuss it if you do not have the time to come by on January 4, 2102.

Sincerely,

Rorie Orgeron

Rorie Orgeron
Chief Executive Officer
Ph: 417-837-1500
Fax: 417-837-1500
e-mail: rorgeron@thekitcheninc.org

Board of Trustees: Ken Reynolds - *President,* Mike Cherry - *Vice President,* Stephanie Ireland – *Secretary,* Rocky Gambon *Treasurer,* Brian Allen, Tom Babik, Bob Bach, Barbara Bettlach, Sister Lorraine Biebel, Robert Berlin, Nadia Cavner, Julie Guillebeau, Bob Helm, Brian Hom, Bob Horton, Karen Page, Norm Ridder, Michele Schaefer, Tommy Lee Wood, Mary Young

The Kitchen, Inc

You have a hand in our future...

January 5, 2012

Mr. Mike MacPherson
Zoning and Planning
City of Springfield
Springfield, MO

Neighborhood Meeting Summary

1. Development Application: December 15, 2011

2. Meeting Date and Time: January 4, 2012 4:00 PM to 6:00 PM

3. Meeting Location: 215 S. Campbell St.

4. Number of invitations sent: 78 from the 500' Neighborhood list

   How was the mailing list generated: Purchased from City Assessors Office

5. Number of neighbors in attendance: Fifteen (15) people were in attendance
   Sign-in sheet attached

6. List the verbal comments and how you plan to address any issues:
   Everyone was supportive of the move; there were two people with concerns. Their comments were written out and are addressed in question seven.

7. List or attach the written comments and how you plan to address any issues:
   A. Tim Rosenberry, two issues are below
      1. Nearby tunnel entrance
      2. Tagging issues

      A1. The nearby tunnel entrance is not on the property in question although it is accessed by the youth that the Rare Breed serves. We have talked to the youth over the years about the dangers of utilizing the tunnels but the youth continue to use the tunnels for shelter. More youth shelter beds are needed in the community, this facility will not be able to be utilized for that purpose.

Board of Trustees: Ken Reynolds - *President*, Mike Cherry - *Vice President*, Stephanie Ireland – *Secretary*, Rocky Gambon *Treasurer*, Brian Allen, Tom Babik, Bob Bach, Barbara Bettlach, Sister Lorraine Biebel, Robert Berlin, Nadia Cavner, Julie Guillebeau, Bob Helm, Brian Hom, Bob Horton, Karen Page, Norm Ridder, Michele Schaefer, Tommy Lee Wood, Mary Young

1630 N. Jefferson • Springfield, Missouri 65803 • (417) 837-1500 •
www.thekitcheninc.org

A2. The Rare Breed staff continues to address the tagging issues with the youth on a regular basis. Community responsibility is an issue that staff brings up with the youth on an ongoing basis. Staff and youth have done community service work by cleaning tagged areas as well as trash removal in and around the city and will continue to do so.

B. Jim w/ TCI Graphics Inc
   1. Youth sleeping outside building
   2. Pan handling for customers (camp
   3. Loitering in gravel area

   B1,2,3. All youth that come into the center will be verbally notified that none of the above activities outside the building is permitted. We will also put up signage inside and outside stating the same policy. If it becomes necessary we will install cameras to help identify those breaking the policy so we can discuss the problem with the offenders.

C. Three sheets attached with comments of support for Rare Breed / new location
   Carol Cruise
   Linda Brown
   Fran Young
   Everyone else seemed to know about the Rare Breed and the activities that take place at the current location with no concerns about the move.

Regards,

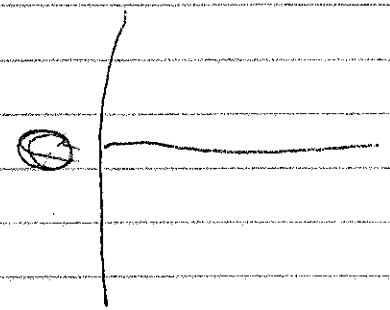
Rorie Orgeron
Chief Executive Officer
The Kitchen, Inc.

Board of Trustees: Ken Reynolds - *President,* Mike Cherry - *Vice President,* Stephanie Ireland – *Secretary,* Rocky Gambon *Treasurer,* Brian Allen, Tom Babik, Bob Bach, Barbara Bettlach, Sister Lorraine Biebel, Robert Berlin, Nadia Cavner, Julie Guillebeau, Bob Helm, Brian Hom, Bob Horton, Karen Page, Norm Ridder, Michele Schaefer, Tommy Lee Wood, Mary Young

Jim - TCI Graphics Inc.

- Youth sleeping outside building
- pan handling for customers (camp)
- loitering in gravel area

Tim Rosenberry
- tunnel entrance
- tagging



As a former children's service worker for Laclede Cnty, and a teacher for 20+years, I would like to add my ~~#~~ support for the new Rare Breed location.

This Center provides much needed services for youth in need of ~~services~~ of survival: warmth, emotional support, education, and a home environment.

Having been a former foster care child myself I know deeply the need for caring adults who give of their time, hearts, and pocketbooks to give a home environment to youth.

Please allow the Rare Breed Center the permission to move to this new building — it's the right thing to do, isn't it Springfield?

Thank you!

Fran Young
(417) 872-2101
franyoung2002@yahoo.com

Rare Breed.

What a great place to offer not only a "safe" place for these kids but also a chance to learn life skills.

Also to build relationships and to let them know they are loved and are OK!

My thanks to the people who volunteer or who work with these kids to show them they are "special".

Linda Brown (RJO)

I am supportive of the programs and services that the Care Bread offer to youth here in Springfield. They are providing a lifeline to many of these youth and good for them! It's obvious that they need a larger facility to accommodate the increasing demand for the services they provide and I am very supportive of their plans to re-locate to the new facility on Main Street.

Carol Crouse

Name and Address Please

Neighborhood Meeting for 301 N. Main St.
January 4, 2011

1 Julie Guillebeau
2 Mike Chaney
3 David Brown
4 Claudette Ray
5 Rodney Dwyer
6 James Meinsen - TCI Graphics, Inc.
7 Carol Cruise
8 Linda Brown
9 FRAN & PAUL YOUNG franyoung2002@yahoo.com
10 Tim Rosenbeary
11 Sharilyn Wagner
12 Craig Wagner
13 Rusty Worley
14 Stephanie Ireland
15
16
17
18
19
20
21

185ft. prop owners list for 301 N. Main

319 NORTH MAIN LLC
319 N MAIN AVE
SPRINGFIELD, MO 65806

ARTIFACTS WAREHOUSE LLC
PO BOX 2965
SPRINGFIELD, MO 658012965

CHERRY PROP LTD
1010 E ELM ST
SPRINGFIELD, MO 65806

GREEN BARN WOODWORKS LLC
301 N MAIN AVE
SPRINGFIELD, MO 658061207

JMEC LORE LLC
2023 S GLENSTONE AVE
SPRINGFIELD, MO 658042427

LEE, MARGUERITE W TR
PO BOX 50627
SPRINGFIELD, MO 658050627

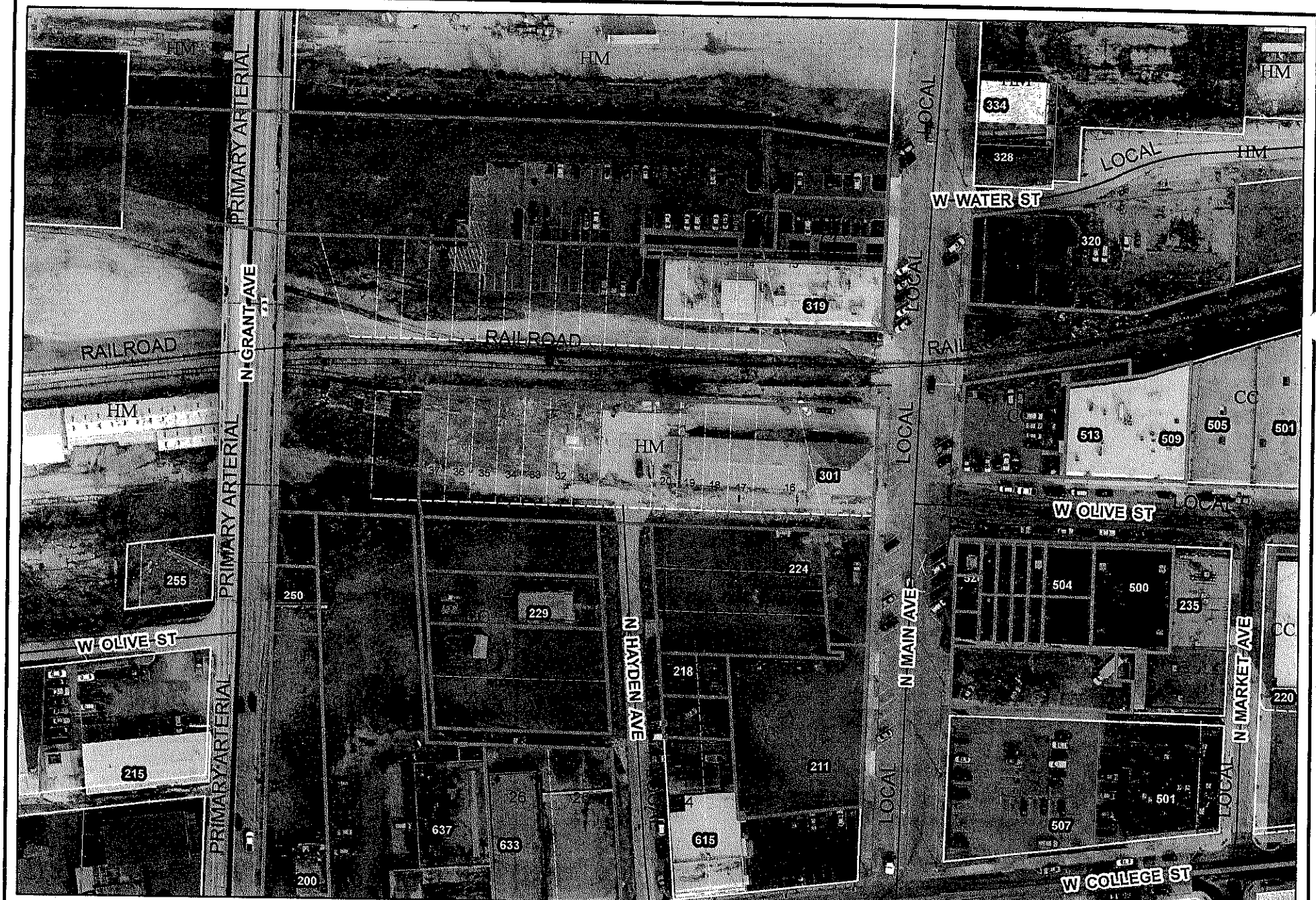
NOUVELLE REALTY LLC
2023 S GLENSTONE AVE
SPRINGFIELD, MO 658042427

OLIVE PIT LLC
1010 E ELM ST
SPRINGFIELD, MO 65806

P&G PROPERTIES LLC
PO BOX 550
STRAFFORD, MO 657570550

SUPERIOR OUTDOOR
ADVERTISING CO INC
315 S FARM ROAD 193
SPRINGFIELD, MO 65809

SWD FOR LLC
1617 E MEADOWMERE ST
SPRINGFIELD, MO 658040221



City of Springfield, Missouri

0 37.5 75 150 225 300 Feet

SCALE: 1:1,404

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500ft. Neighborhood list - 301 N. Main

319 NORTH MAIN LLC
319 N MAIN AVE
SPRINGFIELD,MO 65806

330 NORTH MAIN LLC
525 S GLENSTONE AVE
SPRINGFIELD,MO 658023203

ARTIFACTS WAREHOUSE LLC
PO BOX 2965
SPRINGFIELD,MO 658012965

BROWER, ROBERT GENE ETAL TR
211 S MARKET AVE
SPRINGFIELD,MO 658062021

C&C FLOOR COVERING INC
524 W COLLEGE ST
SPRINGFIELD,MO 658061289

CHERRY PROP LTD
1010 E ELM ST
SPRINGFIELD,MO 65806

CITY UTILITIES
301 E CENTRAL ST
SPRINGFIELD,MO 658023858

COLLEGE STATION LLC
313 SOUTH AVE
SPRINGFIELD,MO 65806

COLLEGE STATION LLC
919 SW TAYLOR ST
PORTLAND,OR 97205

COLLEGE STREET LOFTS LLC
PO BOX 2965
SPRINGFIELD,MO 658012965

COLLINCO LLC
PO BOX 1
SPRINGFIELD,MO 658010001

DOWNTOWN, DEV LLC
504 W COLLEGE ST
SPRINGFIELD,MO 65806

GREEN BARN WOODWORKS LLC
301 N MAIN AVE
SPRINGFIELD,MO 658061207

HARRIS, DAVID K
301 E COMMERCIAL ST
SPRINGFIELD,MO 65803

JMEC LORE LLC
2023 S GLENSTONE AVE
SPRINGFIELD,MO 658042427

LEE, MARGUERITE W TR
PO BOX 50627
SPRINGFIELD,MO 658050627

LINDSAY, JAMES DEAN
230 SCROLLING RD
REEDS SPRING,MO 657377719

MARKET ST LOFTS LLC
PO BOX 2965
SPRINGFIELD,MO 658012965

MATHIS, JOHNNY
151 EQUESTRIAN
OZARK,MO 65721

MAULDIN, PATTY L TRUST
1306 N FENCHURCH LN
SPRINGFIELD,MO 658022477

MEINSEN, JAMES W
615 W COLLEGE ST
SPRINGFIELD,MO 658061239

MORELOCK, DENNIS J
4008 W GRIMES ST
SPRINGFIELD,MO 658025425

MORELOCK-ROSS PROP INC
722 W OLIVE ST
SPRINGFIELD,MO 65806

MORRIS PCSQ LLC
420 W WALNUT LAWN ST
SPRINGFIELD,MO 65807

NOUVELLE REALTY LLC
2023 S GLENSTONE AVE
SPRINGFIELD,MO 658042427

OLIVE PIT LLC
1010 E ELM ST
SPRINGFIELD,MO 65806

OZARK MOUNTAIN BREWERY LLC
PO BOX 88
SPRINGFIELD,MO 658010088

OZARK MOUNTAIN
REDEVELOPMENT CORP
PO BOX 88
SPRINGFIELD,MO 658010088

OZARKS GREENWAYS INC
840 N BOONVILLE AVE
SPRINGFIELD,MO 65801

P&G PROPERTIES LLC
PO BOX 550
STRAFFORD,MO 657570550

PALACE HOTEL LOFTS LLC
PO BOX 2965
SPRINGFIELD,MO 658012965

PERRY, BUD
PO BOX 9143
SPRINGFIELD,MO 658019143

PUBLIC BLDG CORP
PO BOX 8368
SPRINGFIELD,MO 658018368

SHOPPES AT COLLEGE STATION LLC
PO BOX 550
STRAFFORD,MO 657570550

SIBLEY, NICK
1665 E DELMAR ST
SPRINGFIELD,MO 658040207

SUN OIL CO
701 W COLLEGE ST
SPRINGFIELD,MO 65806

SUPERIOR OUTDOOR ADVERTISING CO INC
315 S FARM ROAD 193
SPRINGFIELD,MO 65809

SWD FOR LLC
1617 E MEADOWMERE ST
SPRINGFIELD,MO 658040221

TLC PROPERTIES INC
3121 E ELM
SPRINGFIELD,MO 65802

WEST VALLEY DEV LLC
PO BOX 1
SPRINGFIELD,MO 658010001

WICKS-WISE, LLC
3460 S WOODSTOCK DR
SPRINGFIELD,MO 65809

CURRENT RESIDENT
200 N GRANT AVE
SPRINGFIELD, MO 65806

CURRENT RESIDENT
211 N MAIN AVE
SPRINGFIELD, MO 65806

CURRENT RESIDENT
215 N GRANT AVE
SPRINGFIELD, MO 65806

CURRENT RESIDENT
218 N HAYDEN AVE
SPRINGFIELD, MO 65806

CURRENT RESIDENT
223 N MAIN AVE
SPRINGFIELD, MO 65806

CURRENT RESIDENT
224 N HAYDEN AVE
SPRINGFIELD, MO 65806

CURRENT RESIDENT
229 N HAYDEN AVE
SPRINGFIELD, MO 65806

CURRENT RESIDENT
255 N GRANT AVE
SPRINGFIELD, MO 65806

CURRENT RESIDENT
328 N MAIN AVE
SPRINGFIELD, MO 65806

CURRENT RESIDENT
330 S MAIN AVE
SPRINGFIELD, MO 65806

CURRENT RESIDENT
332 N MAIN AVE
SPRINGFIELD, MO 65806

CURRENT RESIDENT
344 N MAIN AVE
SPRINGFIELD, MO 65806

CURRENT RESIDENT
353 N CAMPBELL AVE
SPRINGFIELD, MO 65806

CURRENT RESIDENT
405 W COLLEGE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
405 W OLIVE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
415 W COLLEGE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
420 COLLEGE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
423 W OLIVE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
465 W WATER ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
500 W OLIVE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
501 W COLLEGE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
506 W COLLEGE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
509 W OLIVE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
513 W OLIVE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
520 W OLIVE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
600 W COLLEGE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
610 W COLLEGE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
620 W COLLEGE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
626 W COLLEGE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
633 W COLLEGE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
634 W COLLEGE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
637 W COLLEGE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
715 W COLLEGE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
722 W OLIVE ST
SPRINGFIELD, MO 65806

CURRENT RESIDENT
725 W OLIVE ST
SPRINGFIELD, MO 65806

Urban Districts Alliance
Rusty Worley
304 West McDaniel
Springfield, MO 65806