MINUTES OF THE PLANNING AND ZONING COMMISSION

DATE: January 26, 2012
TIME: 6:30 pm

The regular meeting and public hearing of the Planning and Zoning Commission was held on the above date and time in City Council Chambers, third floor of City Hall with the following members and staff in attendance: Shelby Lawhon (Chair), Matt Edwards (Vice Chair), Jay McClelland, Jim Hansen, Thomas Baird, IV, Phil Young, Jason Ray, King Coltrin; Michael MacPherson, Principal Planner; Thomas Rykowski, City Attorney; Paula Brookshire, Engineer, Cody Marshall Engineer; Sandy Goddard, Administrative Assistant. ABSENT: Gloria Roling

ROLL CALL:

APPROVAL OF MINUTES:

The minutes of January 12, 2012 Planning and Zoning Commission were approved unanimously.

COMMUNICATIONS:

None.

ZONING:

1. **Z-2-2012 with Conditional Overlay District #48** — **The Kitchen, Inc.**
   (301 North Main)

Mr. MacPherson stated the purpose of the request is 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. 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. Two sewer mains currently cross under the building. 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. The proposed zoning is consistent with all adjacent properties and converts a vacant building to a useful purpose. Conditional Overlay District #48 will limit development of the site to a Maximum Floor Area Ratio of 1.0.

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). 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. Staff recommends approval of the rezoning request and would answer any questions from Commission.

Mr. Coltrin recused himself from hearing the case.

Mr. Lawhon opened the public hearing.

Rorie Orgeron at 5463 W. Josh Street, CEO of the Kitchen, stated the Kitchen is the parent organization for the Rare Breed, which is what the building will be used for. Rare Breed has been a program of the Kitchen for approximately eleven (11) years, and of those eleven (11) years, it has been located for the past seven (7) years at 215 South Campbell Street, which is about two and one half (2 ½) blocks away from the 301 North Main location. At that location they are open from three (3) to eleven (11) in the evening with staff in attendance that take care of kids when they come in. These are homeless youth, from thirteen (13) to twenty-one (21). They are homeless or at risk of being homeless. What we do at the facility with our staff is do case management with the youth, supply clothes, washers and dryers to do laundry, showers, life skills classes, if they want to learn to cook; if they would like to learn how to do laundry as a lot of the youth don't know how to do laundry. There are GED classes, which started January of last year. Sixteen (16) have graduated out of the GED program, which was previously unavailable. There are several churches that are involved that provide food for the youth; approximately six (6) churches bring food almost every evening for these kids who do not have anything.

Mr. Orgeron commented that most of the kids are staying in abandoned buildings, living in the tunnels under the city, living with a friend who has an apartment; sometimes several of the youth live together or they will couch surf, which is a term meaning you go and stay with a friend and sleep on their couch till they are kicked out, and you go to the next friend and sleep on their couch. That is the youth that is being dealt with. The Rare Breed was averaging fifty-eight (58) youth a night coming to the drop in center. Over the last year and half, it has gone from fifty-eight (58) a night to over seventy (70) a night. In July 2011, there was as many as ninety-six (96) one particular evening. There were kids standing out on the sidewalk waiting for other youth to exit so they could enter the building to get services. At the current location we can serve only fifty-five (55) kids in the center at one time. There is five thousand (5000) square feet there and so there is a limitation to the number of youth that can be in the center. Staff might assist them with getting a driver's license and fill out job applications. There is a computer bank for the youth to use for preparing resumes or doing e-mail or other necessary things. Social work students from MSU and Nurses from MSU and Cox Nursing School provide services to the youth to help them with their health or other issues. There are a lot of things going on with the Rare Breed and the Kitchen, in particular.

Mr. Orgeron added that what the new location will allow them to do is to have more youth in the center at one time, and to get all the youth off the street when they come in. It is ten thousand (10,000) square feet, twice the size of what they currently have. They will be able to do other activities with the youth. One of the things they try to teach the youth is community responsibility. One of the attendee's from the neighborhood meeting was concerned about the graffiti, or what they call tagging, where a youth will tag a building with his sign or whatever it might be. Over the years, they have been talking with the youth about that issue, and they have taken youth, who have volunteered to help, out to the community and do community work. Sometimes it's removing tagging, and one of the kid's that out's there cleaning off the building may have done it. Rare Breed is very community oriented to try and teach the youth some values that they can take with them as they get older. From there they go into a transitional living program they have and it is a multi-step process that they go through. A lot of kids go on to school, graduate from school or they might go into the military or find a job and the hope is for these youth, long term, to grow out of their youthful ways and become a good responsible adult.

Commission asked how long the program had been in Springfield.

Mr. Orgeron stated it is funded through Health and Human Service grants; both the Rare Breed Transitional Living Program has a grant and the drop in center program that this building would be utilized for, has a grant as well. This particular one is renewed every three (3) years with required reporting and renewed for another year, but have to reapply again after three (3) years. They do not put up youth for the night, it is strictly a drop in center open from three (3) p.m. to eleven (11) p.m.; they may open it earlier in the day for GED classes, but there is no overnight shelter at this location. When youth need emergency shelter, they have an agreement with Boys and Girls Town to provide emergency beds and there is a waiting list. When youth come into the center and they want to get into the program, they will be interviewed, an analysis will be completed; there are ten males and 10 females on a waiting list to get into the TLP, Transitional Living Program which is located next to the Missouri Hotel on Commercial Street. Mr. Orgeron went on to explain how the grant is structured and the process the youth goes through.

Mr. Hansen asked where the youth go when they turn 22 and had not yet attained employment.

Mr. Orgeron stated that the youth might go home and live with family or move out to live with friends. It's very possible they might go back to couch surfing. That is not the goal, as they want them to be successful and responsible in life. Sometimes it takes the youth, as well as adults, a couple of chances to see what they need to do to be successful.

Mr. Young asked Mr. Orgeron about the increase per year, over the past eleven (11) years, in the growth of the facility, if it has been a steady increase.

Mr. Orgeron commented that when he started with the Rare Breed eight (8) years ago, there were approximately thirty-five (35) to forty (40) kids per night showing up at the drop in center. Last year it was approximately seventy-two (72). We have seen a huge increase, and we believe it to be youth from outside the city, in neighboring cities looking for services. Not being able to find help in those areas, they move to Springfield and hearing about the Rare Breed they come for services and assistance. He stated the closest facility like the Rare Breed would be in St. Louis and Kansas City. The Boys and Girls Town of Missouri does not have a drop in center.

Mr. McClelland asked about security at the facility.

Mr. Orgeron stated that the building currently has cameras and they might add a couple more; they intend on putting signs outside and inside and staff will talk with youth on a regular basis that they are not to be at or around the facility or the property after closing. Whether that will help with security next door or underneath the Grant Street Overpass, is unknown. The new facility is only two and one half, 2 ½ blocks from the current location with the same kids utilizing the new facility. They do not ask for identification, but the youth do sign in. They may sign their name with an X, or use their street name or some will use their real names. We have had people come through the program that have become very successful, have gone on to college, or join the military and some have graduated on to prison. You see a variety of youth come in and we try and influence them to do the right thing and the thing that will help them long term.

Mr. Lawhon closed the public hearing.

Mr. Edwards commented that he had the opportunity to be at a fund raiser for the Rare Breed last year stating that what they do is amazing and the need that is in the community for this kind of program is staggering and he would be supporting the request.

Mr. Hansen motioned to **approve** Z-02-2012 with Conditional Overlay District No. 48. Mr. McClelland **seconded** the motion. Motion **carried** as follows: Ayes: Shelby Lawhon, Matt Edwards, Jay McClelland, Jim Hansen, Thomas Baird, IV, Jason Ray and Phil Young; Nays: None. Abstain: King Coltrin. Absent: Gloria Roling.

ANY OTHER MATTERS UNDER THE COMMISSION JURISDICTION:

There being no further business, the meeting was adjourned at approximately 6:50 p.m.

Michael K. MacPherson
Principal Planner