

1. Meeting Agenda (PDF)

Documents: [02-23-2012 AGENDA \(PDF\).PDF](#)

2. Property Disposal

Documents: [PROPERTY DISPOSAL \(PDF\).PDF](#)

3. Relinquish Easement Number 773 (PDF)

Documents: [RELINQUISH EASEMENT 773 \(PDF\).PDF](#)

4. Economic And Housing Calamity (PDF)

Documents: [ECONOMIC AND HOUSING CALAMITY \(PDF\).PDF](#)

5. Ironbridge Phase XIII Final Plat (PDF)

Documents: [IRONBRIDGE PHASE XIII FINAL PLAT \(PDF\).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: February 23, 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: February 9, 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:

1. Property Disposal 491 City of Springfield

(2100 block E Swallow, north side)

2. Relinquish Easement 773 National South, LLC

(3030 S Campbell)

HEARINGS:

ZONING TEXT AMENDMENTS:

3. Economic & Housing Calamity Springfield City Council

(City Wide)

OTHER BUSINESS:

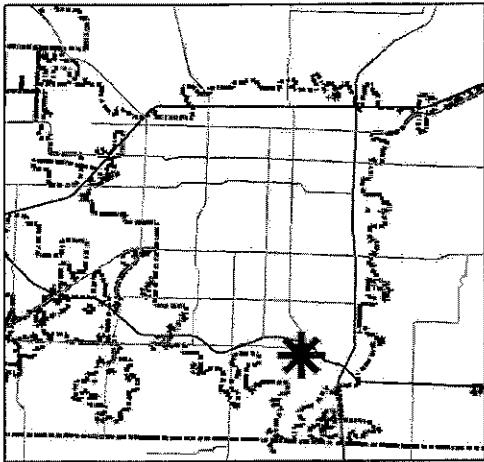
4. IRONBRIDGE PHASE XIII Final Plat Martin Property Management

(Southwest corner of E Lakewood and S National)

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 your name and address. All meetings are televised live and tape recorded. Please limit your 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.



Zoning & Subdivision Report

Planning & Development - 417/864-1611

840 Boonville - Springfield, Missouri 65801

Request to Dispose #491

Location: 2000 and 2100 blocks of E. Swallow St., north side

LOCATION SKETCH



- Area of Proposal



ZONING & SUBDIVISION REPORT

Planning & Development Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65801

REQUEST TO DISPOSE #491

DATE: February 14, 2012

PURPOSE: To allow City-owned property to be made available for private development.

LOCATION: Generally located along the north side of the 2000 and 2100 blocks of East Swallow Street, bounded by South Gentry Avenue to the east and South Harvard Avenue to the west.

APPLICANT: The City of Springfield

TRACT SIZE:	Development Tract	3.13 acres
	<u>Detention Tract</u>	<u>2.54 acres</u>
	Total	5.67 acres

EXISTING USES: Development Tract - vacant/undeveloped
Detention Tract - regional storm water detention

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS:

1. Sale and development of the subject property may generate additional tax revenue for the City.
2. The City's intent has always been to sell the Development Tract for development.
3. Upon sale of the Detention Tract, the City will impose restrictions to ensure the regional storm water detention basin continues to function in its original design capacity.

STAFF CONTACT: Matt D. Schaefer
Senior Planner
417-864-1100

ATTACHMENTS: Attachment A - Background Report
Attachment B - Land Disposal Policy
Exhibit I - Legal Description
Exhibit II - Sketch Plan/Proposal

ATTACHMENT A
REQUEST TO DISPOSE NUMBER 491
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The City proposes to sell the subject property for private development. On January 17, 2012, City Council adopted Resolution #9925, which authorized City Staff to issue a Request for Proposals for the sale and development of the subject property. According to the RFP, the subject property is comprised of two tracts, the Development Tract and the Detention Tract, which may be sold individually. The Development Tract consists of 3.13 acres of undeveloped land on the east side of the subject property. The Detention Tract consists of 2.54 acres on the west side and is used as a regional storm water detention basin. *See Exhibit II – Sketch Plan/Proposal.*

STAFF COMMENTS:

1. The subject property is currently zoned R-SF, Single-Family Residential District. The future property owner may request the subject property be rezoned in order to permit non-residential uses.
2. Upon sale of the Detention Tract, the City will impose restrictions to ensure the regional storm water detention basin continues to function in its original design capacity. Such restrictions would prevent most development, except for an access drive from South Harvard Street to the Development Tract. The new owner would also be required to maintain the basin.
3. Access to the Development Tract may be provided from South Harvard Avenue via an access drive across the Detention Tract or from the adjoining property to the north. Access from East Swallow Street and South Gentry Avenue will be prohibited.
4. The City has not yet selected a prospective buyer. According to the RFP, prospective buyers have until February 21, 2012 to submit statements of qualifications and proposals for development. Following the February 21, 2012 deadline, City Council may select a purchaser using the criteria contained in the RFP and authorize sale of the subject property.

ATTACHMENT B
REQUEST TO DISPOSE NUMBER 491
LAND DISPOSAL POLICY

The Planning and Zoning Commission has adopted the following policy statement for land disposals by public bodies.

1. Where is the property located?

Response: The subject property is generally located along the north side of the 2000 and 2100 blocks of East Swallow Street, bounded by South Gentry Avenue to the east and South Harvard Avenue to the west.

2. Please include a copy of the legal description of the property.

Response: The legal description is attached (*see Exhibit I – Legal Description*).

3. Why doesn't the City need the property anymore? How have circumstances changed?

Response: The City purchased the entire 5.67 acre property with the intention of utilizing only a portion of it for regional storm water detention (Detention Tract) and selling the unused remainder (Development Tract) for development. As stated in the Request for Proposals (RFP), the City may consider selling the Detention Tract. However, it would be subject to restrictions that would ensure the basin continues to function in its original design capacity.

4. When did the City purchase the property?

Response: The subject property was acquired in 2006.

5. Why was the property acquired? What did the City originally intend to do with the property?

Response: The City acquired the subject property using storm water acquisition funds in order to construct a regional stormwater detention basin. The City's intent has always been to sell the unused portion of the property for development.

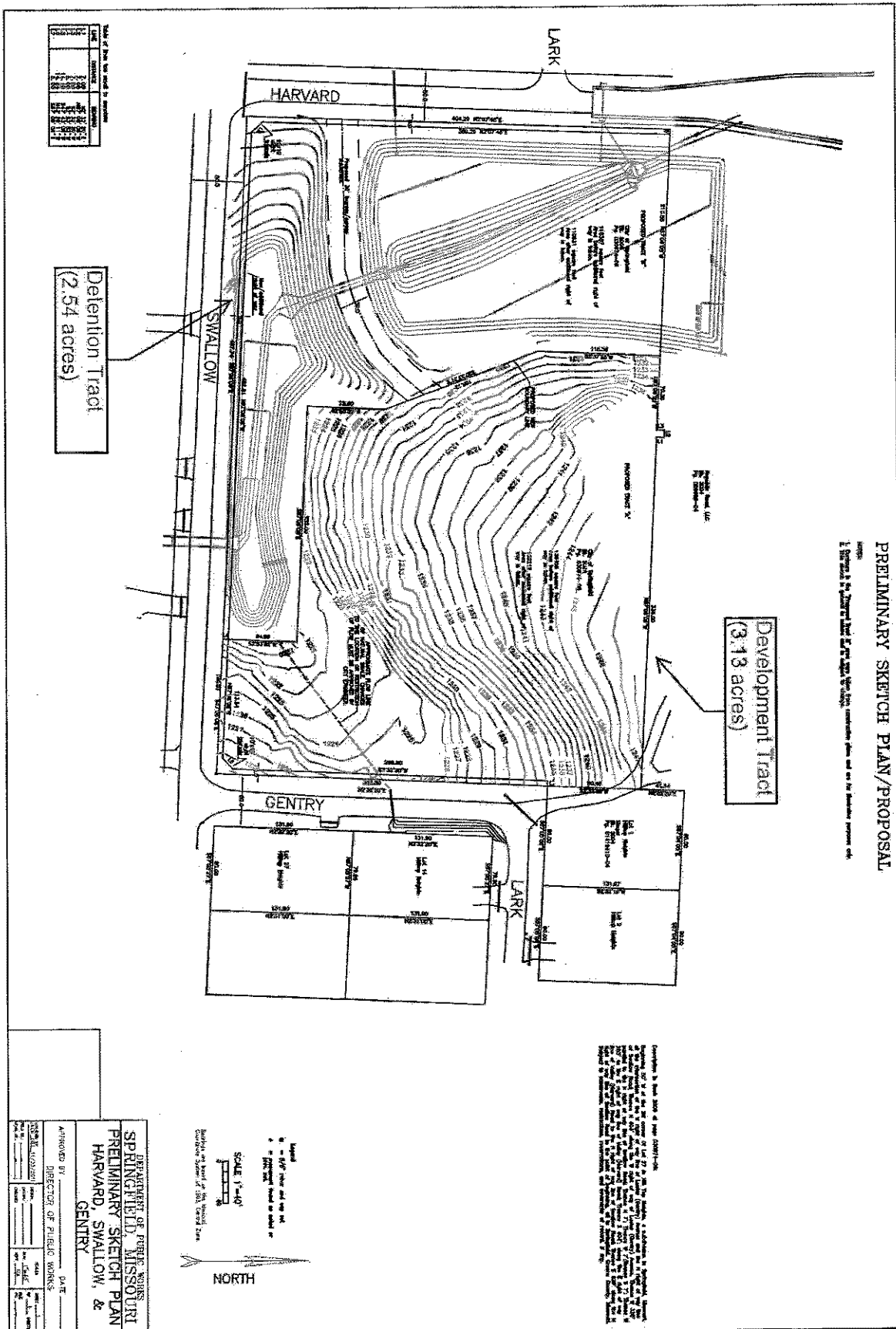
6. Who will purchase the property?

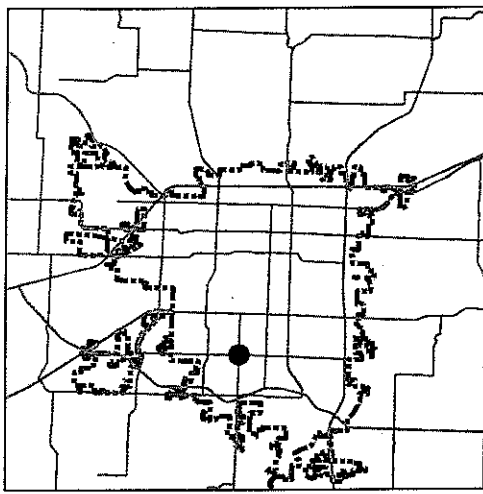
Response: The purchaser has not yet been identified. On January 17, 2012, City Council adopted Resolution #9925 authorizing City staff to issue a Request for Proposals (RFP) for the sale and development of the subject property. Prospective developers have until February 21, 2012 to submit their statements of qualifications and proposals for development. Following the February 21, 2012 deadline, City Council may select a purchaser using the criteria contained in the RFP and authorize sale of the subject property.

EXHIBIT I
LEGAL DESCRIPTION
REQUEST TO DISPOSE NUMBER 491

Beginning 50' W of the SW corner Of Lot 27 in Hill Top Heights, a subdivision in Springfield, Missouri, at the intersection of the W right of way line of Luster (Gentry) Avenue and the N right of way line of Swallow Road; Thence N 404' along the W right of way of Luster (Gentry) Avenue, Thence W 336' parallel to the N right of way line of Swallow Road; Thence N 7'; Thence W 7'; Thence S 7'; Thence W 285' to the E right of way line of Valley (Harvard) Road; Thence S 404'; along the E right of way line of Valley (Harvard) Road to the N right of way line of Swallow Road; Thence E 628' along the N right of way line of Swallow Road to the point of beginning, all in Springfield, Greene County, Missouri.

EXHIBIT II SKETCH PLAN/PROPOSAL REQUEST TO DISPOSE NUMBER 491





Zoning & Subdivision Report

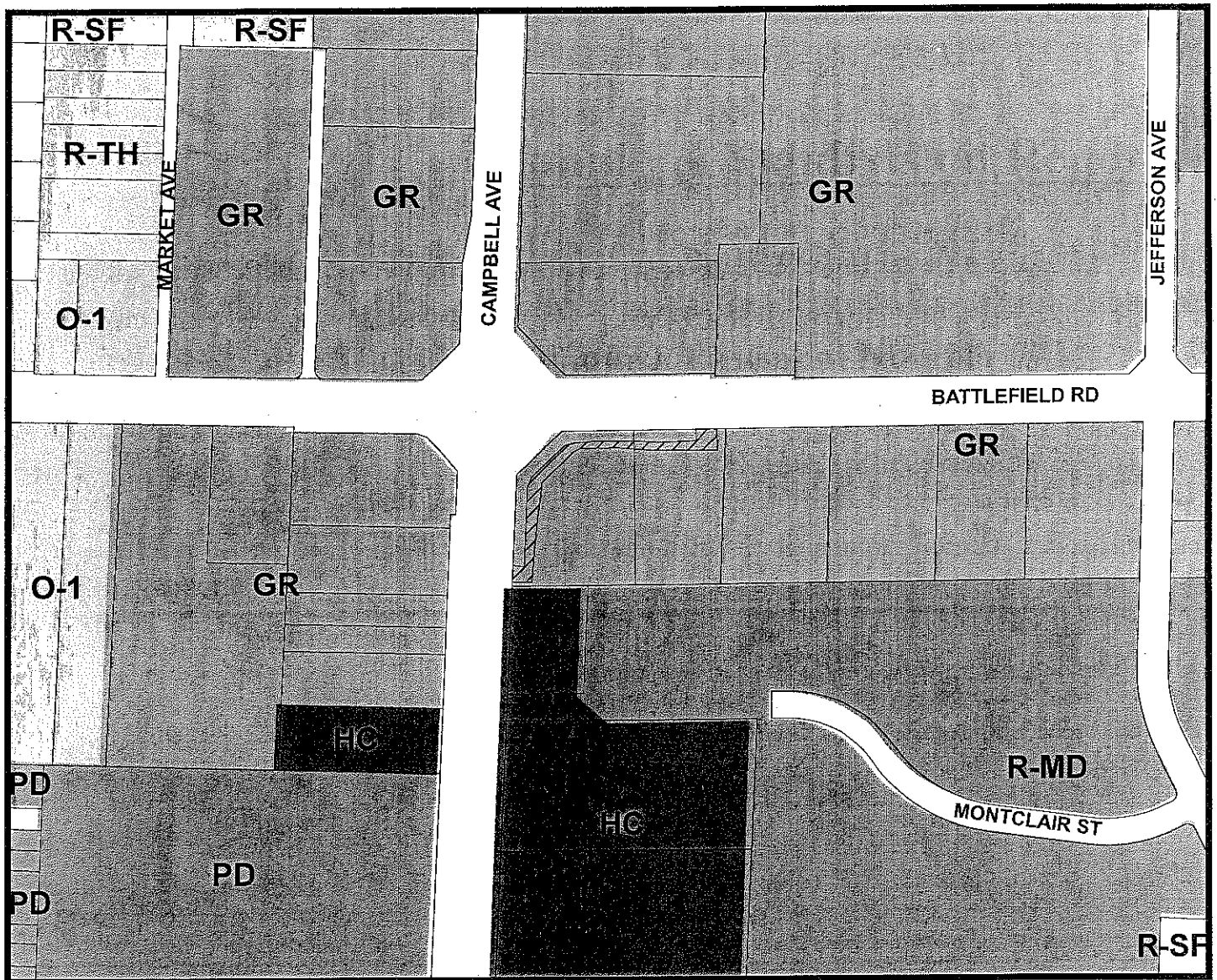
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Relinquish Easement Number 773

Location: 3030 South Campbell

Current Zoning: GR, General Retail District

LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

Zoning & Subdivision Report
Planning & Development Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65801

REQUEST TO RELINQUISH EASEMENT NUMBER 773

DATE: January 30, 2012

PURPOSE: To relinquish a cross access easement

BACKGROUND:

LOCATION: 3030 South Campbell Avenue

APPLICANT: National South LLC etal

RECOMMENDATION:

The request be **approved**.

FINDINGS:

1. The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Alana D. Owen, AICP
Senior Planner

Attachment A: Background Report

Attachment B: Approval Criteria

Exhibit 1. Legal description

Exhibit 2. Site Plan

ATTACHMENT A
APPLICANTS PROPOSAL
RELINQUISH EASEMENT NUMBER 773

APPLICANT'S PROPOSAL:

The applicant is requesting the Planning and Zoning Commission relinquish a cross access easement. A replacement access easement is being provided.

PUBLIC WORKS CLEAN WATER SERVICES:

Vacating the access easement will have no effect on public sewer.

PUBLIC WORKS TRAFFIC OPERATIONS COMMENTS:

Applicant needs to provide a replacement easement. Otherwise, Traffic has no issues.

PUBLIC WORKS STORM WATER SERVICES DIVISION:

Public Works Storm Water Services does not have any issues with the requested relinquishment.

CITY UTILITIES:

City Utilities does not object to this request.

STAFF ANALYSIS:

1. The applicant is requesting to relinquish a cross access easement. The lot is proposed to be redeveloped and the existing access easement does not accommodate the proposed development. The applicant will provide a replacement easement to provide access between the subject property and the adjacent lots that better accommodates the proposed development.
2. There have been no objections to this request.

ATTACHMENT B
RELINQUISH EASEMENT NO. 773
APPROVAL CRITERIA

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings:

1. No one has objected to the relinquishment of these easements.

STAFF RESPONSE:

No one has objected the relinquishment of this easement.

2. The appropriate City agency has filed with the Planning and Development Department a statement that the easement is no longer needed to provide access to the adjacent street system.

STAFF RESPONSE:

Public Works Traffic Engineering agrees with the relinquishment of the existing access easement provided a replacement easement is dedicated.

3. That the retention of the easement no longer serves any useful public purpose.

STAFF RESPONSE:

The access easement will no longer be needed once the replacement access easement is recorded.

RELINQUISH EASEMENT 773
EXHIBIT 1

Description of Easement to be Relinquished:

Commencing at the Southwest corner of the North Half of the Southwest Quarter of Section 1, Township 28 North, Range 22 West; Thence North $2^{\circ}23'01''$ East along the West line of said Section 1, a distance of 992.31 feet; Thence South $89^{\circ}47'15''$ East, a distance of 74.30 feet to the East right-of-way of Campbell Avenue; Thence North $2^{\circ}40'56''$ East along said right-of-way, a distance of 37.00 feet for a point of beginning; Thence North $87^{\circ}19'04''$ East, a distance of 43.00 feet; Thence North $2^{\circ}40'56''$ East, a distance of 146.53 feet; Thence North $46^{\circ}22'54''$ East, a distance of 88.84 feet; Thence North $89^{\circ}55'29''$ East, a distance of 259.70 feet; Thence North $0^{\circ}04'31''$ East, a distance of 43.00 feet to the South right-of-way line of Battlefield Road; Thence South $89^{\circ}55'29''$ West along said South right-of-way, a distance of 30.00 feet; Thence South $0^{\circ}04'31''$ West, a distance of 15.00 feet; Thence South $89^{\circ}55'29''$ West, a distance of 239.69 feet; Thence South $46^{\circ}22'54''$ West, a distance of 108.85 feet; Thence South $2^{\circ}40'56''$ West, a distance of 126.56 feet; Thence South $87^{\circ}19'04''$ West, a distance of 18.00 feet to the aforementioned East right-of-way; Thence South $2^{\circ}40'56''$ West, a distance of 30.00 feet to the point of beginning.

Zoning & Subdivision Report

Planning & Development Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65802

ZONING ORDINANCE AMENDMENT: ECONOMIC AND HOUSING ACCESS CALAMITY AMENDMENTS

DATE: February 15, 2012

PURPOSE: To add a new *Subsection 1-3334, Economic and Housing Access Calamity*, and add two new terms to *Section 2-1100, Definitions*, in the *Springfield Zoning Ordinance*.

STAFF COMMENTS:

City Council approved a resolution (G.O. 9921) on December 12, 2011, to initiate amendments to the Zoning Ordinance regarding the operation and location of emergency shelters during a declared calamity.

City Council originally adopted a resolution declaring an economic and housing access calamity on December 14, 2009. The declaration expired on May 1, 2010. Council has twice extended the declaration, which now expires on November 1, 2012. This declaration allowed individuals, agencies, or churches that are able to meet building, safety, and health codes for such a use, to establish facilities during the pendency of this calamity and to provide food and lodging to the unemployed and working poor who are without a permanent residence or dwelling and such shall not be considered "shelters" as that term is defined in *Section 2-1100* of the Land Development Code of the City of Springfield, Missouri.

Since there has been little improvement in the economic situation or the demand for housing services since the original declaration, staff is proposing amendments to the Zoning Ordinance to define and establish standards for an economic and housing access calamity and economic and housing access calamity shelter as used in previous resolutions. This will allow individuals, agencies or churches that are able to meet building, safety, and health codes to be used as economic and housing access calamity shelters and add the calamity uses and requirements in the Zoning Ordinance rather than having City Council suspend the enforcement of the ordinance each year.

A Joint Resolution (Res. 9574) was made and adopted by the Board of Education of the School District of Springfield R-12, the City Council for the City of Springfield and Greene County Commission in April of 2008, and resolved, in part, that the McKinney-Vento Homeless Assistance Act and the applicable regulations set forth pursuant to federal law being amended to

prohibit the location of a homeless program or homeless shelter at a location within one thousand (1000) feet of a secondary, postsecondary or elementary school and the local governing bodies enact legislation to place into effect such restrictions.

The proposed spacing restriction that Springfield City Council jointly resolved in 2008 has been added to the economic and housing access calamity requirements except the prohibition from postsecondary schools (colleges, universities, trade schools, etc.), which would severely limit the locations of such shelters in the City. A map showing the location of existing economic and housing access calamity shelters and existing public and private schools has been created and will be available for review by the public and shown at the public meetings. The map shows that the existing calamity shelters will be unaffected by the spacing requirement.

The amendments include a new subsection to be added in *Section 1-1300, General Provisions*, and two new definitions to be added in *Section 2-1100, Definitions*, of the Zoning Ordinance. The intent of the amendments is to allow structures that are not usually intended, zoned or equipped for overnight stays of extended nature to be used during times of economic distress as declared by City Council. The amendments will require a Certificate of Occupancy to be issued for the operation of any economic and housing access calamity shelter after review of health and life safety codes has been conducted. It will also require any economic and housing access calamity shelter to be located at least one thousand (1,000) feet away from any elementary or secondary school property. The proposed one thousand (1,000) foot spacing requirement will only affect economic and housing access calamity shelters as defined in this amendment. There will not be spacing requirements between economic and housing access calamity shelters. It would not include any emergency or transitional service shelter or soup kitchen; however, staff is working on proposed new language and distance requirements for these other types of shelters.

Staff has researched Benchmark Cities and their codes and ordinances for spacing requirements and/or alternative methods in providing compatibility between shelter and school uses in their communities. While many Benchmark Cities required an emergency or transitional service shelter to be approved by a Conditional or Special Use Permit, many established few, if any, other standards such as spacing requirements or use limitations. The City of Waco, Texas, required five hundred (500) foot spacing between a shelter and any lot used for a school, day care center, or another shelter, community home, transitional service shelter, halfway house or property zoned R-1A (low-density single family residential) or R-1B (medium-density single-family residential). The City of Savannah, Georgia, does not allow a shelter adjacent to or across the street from any residential use. The City of Kansas City, Missouri, requires a shelter to be located and rezoned in a LBD, Limited Business District which is essentially a type of Planned Development. The City's (Springfield) Zoning Ordinance has a spacing requirement of five hundred (500) feet from any residential district as a threshold for a shelter to be permitted or require a conditional use permit in the GM, General Manufacturing and HM, Heavy Manufacturing zoning districts. Through research and analysis, staff would recommend a one

thousand (1,000) foot spacing requirement between shelters and any public or private school uses.

The Continuum of Care (COC), Development Issues Input Group (DIIG), Environmental Advisory Board (EAB) and all registered Neighborhood Associations were notified of these amendments and the public hearing meetings. Staff has not received any questions or concerns from any of these organizations regarding these amendments to date.

RECOMMENDATION: Staff recommends **approval**.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner

ATTACHMENT A
ECONOMIC AND HOUSING ACCESS CALAMITY AMENDMENTS

New text is underlined and deleted text is ~~overstruck~~

1-1334. **Economic and Housing Access Calamity.**

- A. During such time that an economic and housing access calamity for the working poor and unemployed within the City of Springfield, Missouri, is declared by City Council; individuals, agencies, or churches that are able to meet building, safety, and health codes for such a use, may establish facilities during the pendency of this calamity to provide food and lodging to the unemployed and working poor who are without a permanent residence or dwelling and such shall not be considered “shelters” as that term is defined in Section 2-1100 of the Land Development Code of the City of Springfield, Missouri and are excepted from the general requirements of the City’s building, zoning, health and fire codes herein.
- B. The Departments of Fire, Health, and Building Development Services shall determine the applicability of the various City Codes and whether or not a facility meets such code provisions, as well as whether or not any Codes may be adjusted administratively on a site-by-site basis to meet the intent of this Article.
- C. In accordance with the goals and intent of this subsection, the Director of Building Development Services together with the Departments of Fire and Health may exempt modify or adjust existing Codes after due consideration for (including but not limited to) venue, density of population, intensity of use, ingress-egress, exit travel, fire safety, hours of operation, sanitary services and adjacent properties.
- D. Any individuals, agencies, or churches desiring to operate a facility under this subsection shall apply to the Director of Building Development Services for a Certificate of Occupancy at no cost and showing compliance or exceptions from certain Code requirements. Such Certificate must be renewed annually. Such applications shall be made on a form provided by the Director of Building Development Services.
- E. Under no event shall a Certificate of Occupancy be issued for a shelter herein if it is less than one thousand (1,000) feet from an elementary or secondary school unless said shelter is operated by and on the premise or

41 contiguous property to such school and with the consent of the governing
42 body of such school.

43
44 F. Upon the expiration of the declared economic and housing access
45 calamity, all permitted shelters shall cease operations within ninety (90)
46 days.

47
48 New text is underlined and deleted text is ~~overstruck~~

49
50 **Section 2-1100. Definitions.**

51
52 Words in the text or tables of this Article shall be interpreted in accordance with the provisions
53 set forth in this section. Where words have not been defined, the standard dictionary definition
54 shall prevail.

55
56 **Economic and Housing Access Calamity:** For purposes of *Subsection 1-1334*, a state of
57 economic and housing access calamity exists whenever declared and only during such time as
58 declared by the City Council.

59
60 **Economic and Housing Access Calamity Shelter:** A shelter available during a declared
61 economic and housing access calamity and operating under a Certificate of Occupancy which
62 provides only lodging, or lodging and meals, but does not provide other services, is not located in
63 a residential structure, and meets all other requirements of Subsection 1-1334.

Affected Agency Notified: Yes
Emergency Required: No
Budget Adjust. Required: No
Board Rec. Required: Yes
Public Hearing: March 12, 2012
Sponsor:
Date: February 15, 2012

EXPLANATION TO COUNCIL BILL NO. 2012 -

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To add a new *Subsection 1-3334, Economic and Housing Access Calamity*, and add two new terms to *Section 2-1100, Definitions*, in the *Springfield Zoning Ordinance*.
(Staff recommends approval)

ZONING ORDINANCE TEXT AMENDMENT – ECONOMIC AND HOUSING ACCESS CALAMITY AMENDMENTS

BACKGROUND INFORMATION:

City Council approved a resolution (G.O. 9921) on December 12, 2011, to initiate amendments to the Zoning Ordinance regarding the operation and location of emergency shelters during a declared calamity.

City Council originally adopted a resolution declaring an economic and housing access calamity on December 14, 2009. The declaration expired on May 1, 2010. Council has twice extended the declaration, which now expires on November 1, 2012. This declaration allowed individuals, agencies, or churches that are able to meet building, safety, and health codes for such a use, to establish facilities during the pendency of this calamity and to provide food and lodging to the unemployed and working poor who are without a permanent residence or dwelling and such shall not be considered “shelters” as that term is defined in *Section 2-1100* of the Land Development Code of the City of Springfield, Missouri.

Since there has been little improvement in the economic situation or the demand for housing services since the original declaration, staff is proposing amendments to the Zoning Ordinance to define and establish standards for an economic and housing access calamity and economic and housing access calamity shelter as used in previous resolutions. This will allow individuals, agencies or churches that are able to meet building, safety, and health codes to be used as economic and housing access calamity shelters and add the calamity uses and requirements in the Zoning Ordinance rather than having City Council suspend the enforcement of the ordinance each year.

The Continuum of Care (COC), Development Issues Input Group (DIIG), Environmental Advisory Board (EAB) and all registered Neighborhood Associations were notified of these amendments and the public hearing meetings. Staff has not received any questions or concerns from any of these organizations regarding these amendments to date.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on February 23, 2012, and recommended _____, by a vote of ___ to __, of the proposed changes to the Zoning Ordinance described in Attachment A (see the attached Record of Proceedings).

The Planning and Development Staff recommends approval of the proposed amendments (see the attached Zoning and Subdivision Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendments will better define and streamline the process of an economic and housing access calamity and allow the City to include this use in the Zoning Ordinance, rather than suspending enforcement of the ordinance each year.

Submitted by:

Approved by:

Planning and Development

City Manager

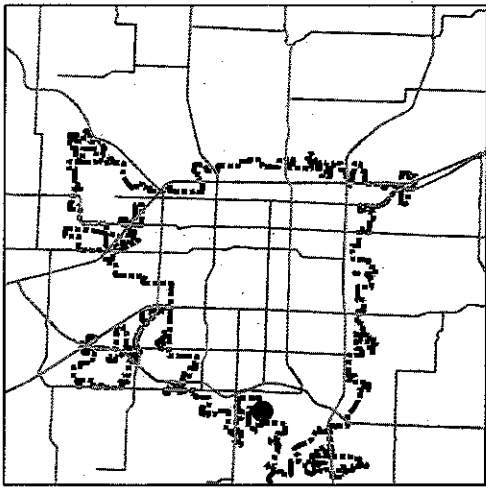
Zoning & Subdivision Report

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

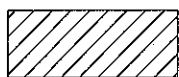
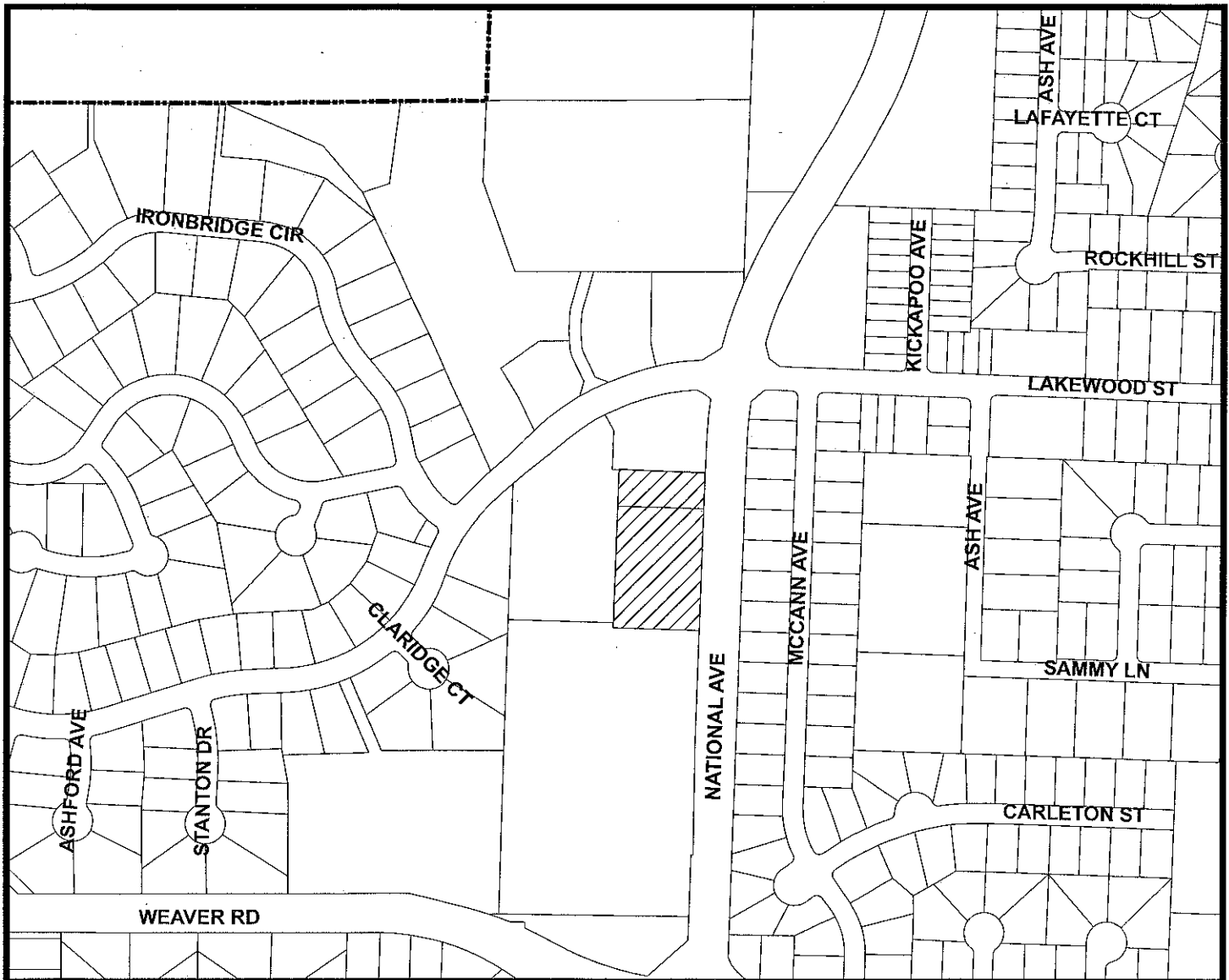
Final Plat of Ironbridge Phase XIII Subdivision

Location: Southwest corner of National and Lakewood

Current Zoning: Planned Development 306



LOCATION SKETCH



- Area of Proposal



1 inch = 400 feet

FINAL PLAT – IRONBRIDGE PHASE XIII

DATE: February 10, 2012

PURPOSE: To approve the final plat for Ironbridge Phase XIII Subdivision that could not be approved administratively due to its lack of conformity to the approved preliminary plat.

BACKGROUND

LOCATION: Southeast corner of South National and East Lakewood Street

APPLICANT: Martin Property Management

RECOMMENDATION:

The request be **approved** as submitted.

CONDITIONS:

All conditions that result from the staff review of the Final Plat, including any required public improvement plans, must be met before the final plat can be recorded.

FINDINGS FOR STAFF RECOMMENDATION:

1. The final plat lacks substantial conformity to the Preliminary Plat because the proposed lot is larger than was shown on the approved Preliminary Plat.
2. The proposed Final Plat is acceptable because it the proposed change does not have any impact over what was proposed on the Preliminary Plat.

STAFF CONTACT PERSON:

Alana D. Owen, AICP
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
FINAL PLAT -
IRONBRIDGE PHASE XIII

HISTORY:

The Preliminary Plat for Ironbridge Phase XII was approved by Commission on May 12, 2011 and accepted by City Council on June 13, 2011. The Preliminary Plat ordinance (Special Ordinance 25921) showed this lot as a 0.434 acre lot. The applicant has submitted a Final Plat that would create a 1.827 acre lot.

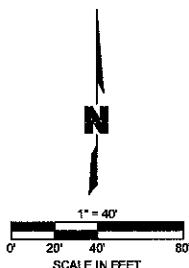
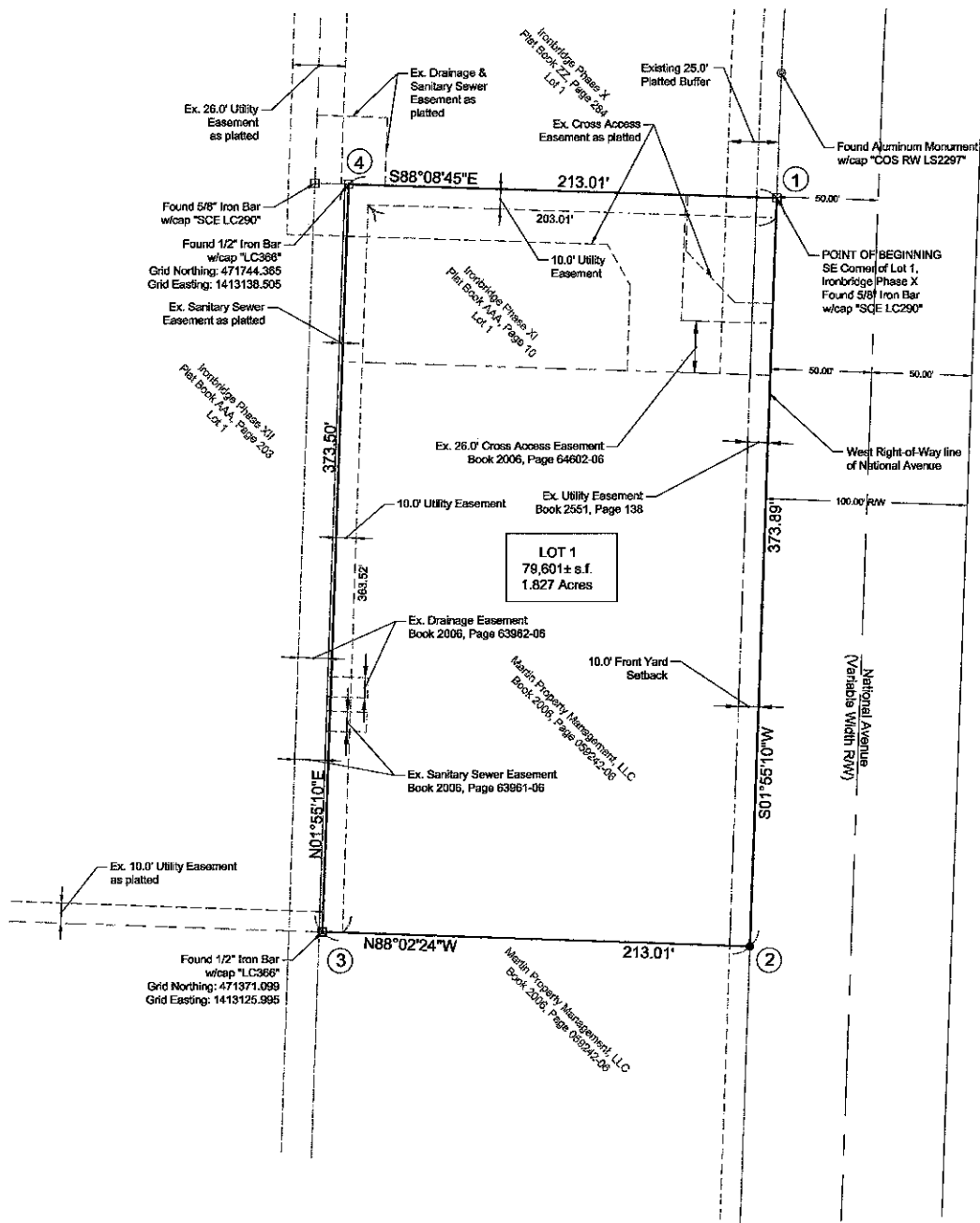
SUBDIVISION REGULATIONS:

Section 206.(4) (d) and (e) state in part:

In the event the Director determines that the Final Plat does not substantially conform to Preliminary Plat, including the conditions of approval, the Director shall reject the plat. The applicant may appeal such decision to the Commission. The Commission shall review the Final Plat and supporting material, the recommendations of the Director of Planning and Development, recommendations from agencies or officials and testimony and exhibits submitted at the public hearing to determine if the Final Plat substantially conforms to the Preliminary Plat.

STAFF COMMENTS:

1. The Final Plat could not be administratively approved because the final plat is not in conformance with the approved preliminary plat. The approved preliminary plat showed this lot as a 0.434 acre lot. The applicant has submitted a Final Plat that would create a lot that is 1.827 acres in size. The applicant has an office development propose which requires a larger lot than was shown on the approved Preliminary Plat.
2. The Planning and Zoning Commission review is to determine if the proposed Final Plat merits approval despite its lack of conformity to the approved Preliminary Plat. If the Planning and Zoning Commission finds that the proposed Final Plat merits approval, the Final Plat will complete the normal Final Plat review process. All conditions of the review of this proposed Final Plat, including any required public improvement plans, must be satisfied prior to the recording of the Final Plat.



STATE PLANE COORDINATE TIE
MISSOURI COORDINATE SYSTEM 1983
CENTRAL ZONE
CONTROL STATION:
"GR-15"
NORTHING: 470424.1788 sft
EASTING: 1414982.9593 sft
GRID FACTOR: 0.99999147
ELEVATION: 1286.43

BASIS OF BEARINGS
NORTH BASED ON MISSOURI STATE
PLANE COORDINATE SYSTEM 1983
CENTRAL ZONE

DATUM
ELEVATIONS BASED ON NAVD 88

PREPARED BY
OLSSON ASSOCIATES
550 ST. LOUIS STREET
SPRINGFIELD, MO 65908

OWNER/DEVELOPER

MARTIN PROPERTY MANAGEMENT, LLC
P.O. BOX 4547
SPRINGFIELD, MO 65808

TRAVERSE TABLE

Point No.	Bearing	Distance (ft.)	Grid Northing (ft)	Grid Easting (ft)
GR-15			470424.1788	1414982.9593
1	S 44°01'08" W	1,107.00		
	89°56'05"		471737.471	1413351.389
2	S 01°55'10" W	373.89		
	89°57'34"		471363.814	1413338.867
3	N 88°02'24" W	213.01		
	90°02'28"		471371.099	1413125.995
4	N 01°55'10" E	373.50		
	S 44°01'08" W		471744.395	1413138.505
1	90°03'55"	213.01		
			471737.471	1413351.389

NOTES

Total Area: 79,601± Sq
Total Number of Lots: 1

Lot Area: Lot 1 - 79,601±

Current Zoning: PD-306

Bulk Requirements:
Front Yard: 10 feet
Side Yard: None
Rear Yard: None
Minimum greenspace to be 20% of lot area

Proposed Use: Office Space

Preliminary Plat Approval Date: June
Final Plat Submittal Date: January 24,

Source of Title: Deed Book 2008, Page

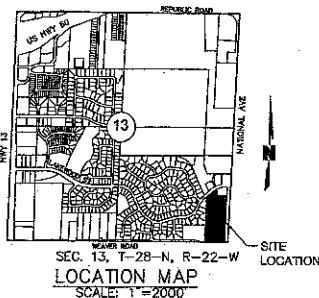
The Flood Insurance Rate Map (FIRM)
29077C0344E and No. 29077C0457E

The area shown herein is not located
assessment cost if included in future
surface water run-off. This is due to the
open drainage facilities.

This Survey conforms to the Missouri
Property.

Maintenance of any area referred to a
property owner.

PRELIMINARY IRONBRIDGE A SUBDIVISION SPRINGFIELD, GREENE COUNTY, MISSOURI



Driveway Modification Note:
Narrow northernmost driveway to about 30 feet and shift the north edge about 15 feet to the north. Modify or relocate adjacent storm inlet as required. Maintain at least 200 feet of distance from the north edge of this driveway to the intersection with Lakewood. Adjust cross-access easement to accommodate new driveway location. Narrow second driveway south of Lakewood to about 30 feet by moving the north edge to the south about 20 feet to achieve 200 foot spacing from northernmost driveway. South edge of that driveway remains where it is. Work to be done whenever Lot 2 or the adjacent part of Lot 3 is final platted.



BASIS OF BEARINGS
NORTH BASED ON MISSOURI STATE
PLANE COORDINATE SYSTEM 1983
CENTRAL ZONE

DATUM
ELEVATIONS BASED ON NAVD 88

BOUNDARY DESCRIPTION

All of Lot One (1), Final Plat of Ironbridge Phase XI, a subdivision in the City of Springfield, Greene County, Missouri, as duly recorded in the Greene County Recorder's Office in Plat Book AAA, at Page 10, and all that part of the Southeast Quarter of Section 13, Township 28 North, Range 22 West, being a part of the tract of land described in the Quit Claim Deed duly recorded in the Greene County Recorder's Office in Book 2006, at Page 059242-06, and being further described as follows:

COMMENCING at a 2-1/2" aluminum monument marking the Southeast corner of Section 13, Township 28 North, Range 22 West, Greene County, Missouri; thence North 89 Degrees 57 Minutes 20 Seconds West along the South line of said Southeast Quarter, a distance of 77.04 feet to a found aluminum monument, "Bookman LS 2334"; thence North 01 Degrees 55 Minutes 10 Seconds East, a distance of 19.96 feet to a point in the West Right-of-Way line of National Avenue, as now established, said point being the POINT OF BEGINNING; thence North 89 Degrees 58 Minutes 25 Seconds West along said West Right-of-Way line, a distance of 108.63 feet to a point in the same; thence continuing along said West Right-of-Way line South 00 Degrees 27 Minutes 57 Seconds West, a distance of 19.91 feet to a point in the North line of Ironbridge Phase VIII, a subdivision in the City of Springfield, Greene County, Missouri, as recorded in the Greene County Recorder's Office in Plat Book XXX, at Page 83; thence departing said West Right-of-Way line North 89 Degrees 57 Minutes 20 Seconds East along the North line of said subdivision, a distance of 356.87 feet to a found 5/8" iron bar with cap, "Bookman LS2334" marking the Southeast corner of Ironbridge Phase I, a subdivision in the City of Springfield, Greene County, Missouri, as recorded in the Greene County Recorder's Office in Plat Book RR, at Pages 11-12; thence North 01 Degrees 57 Minutes 36 Seconds East along the East line of said subdivision, and beyond, along the East line of Ironbridge Phase II, a subdivision in the City of Springfield, Greene County, Missouri, as recorded in the Greene County Recorder's Office in Plat Book SS, at Pages 14-16, a distance of 1081.36 feet to a found 5/8" iron bar with cap, "Bookman LS2334" marking the Northwest corner of Ironbridge Phase XI, a subdivision in the City of Springfield, Greene County, Missouri, as recorded in the Greene County Recorder's Office in Plat Book AAA, at Page 10, said point being in the South Right-of-Way line of Lakewood Road, as now established; thence North 48 Degrees 58 Minutes 55 Seconds East along said South Right-of-Way line to a point in the same being marked by a found 5/8" iron bar with cap, "SCE LC290"; thence continuing along said South Right-of-Way line North 51 Degrees 42 Minutes 00 Seconds East, a distance of 103.60 feet to a point of non-tangent curvature in the same being marked by a found 5/8" iron bar; thence continuing along said South Right-of-Way line along a non-tangent curve to the right having a Radius of 465.14 feet, an Internal Angle of 18 Degrees 04 Minutes 47 Seconds, a Chord Bearing of North 55 Degrees 09 Minutes 38 Seconds East, a distance of 146.78 feet to a point in the same being marked by a found iron bar marking the Northeast corner of said subdivision; thence departing said South Right-of-Way line South 27 Degrees 30 Minutes 19 Seconds East along the East line of said Subdivision, a distance of 48.28 feet to a point in the same marked by a found 5/8" iron bar with cap, "SCE LC290"; thence continuing along said East line South 01 Degrees 52 Minutes 51 Seconds West, a distance of 95.56 feet to a point in the same being marked by a found 5/8" iron bar with cap, "SCE LC290"; thence departing said East line South 88 Degrees 08 Minutes 43 Seconds East along the North line of said subdivision, a distance of 229.77 feet to a found 5/8" iron bar with cap, "SCE LC290" marking the Northeast corner of said subdivision, said point being in the West Right-of-Way line of said National Avenue; thence South 01 Degrees 55 Minutes 10 Seconds West along said West Right-of-Way line, a distance of 853.37 feet to a point in the same; thence North 88 Degrees 05 Minutes 41 Seconds West, a distance of 10.00 feet to a point in the same being marked by a found aluminum monument with cap, "City of Springfield RW LS2327"; thence continuing along said West Right-of-Way line South 01 Degrees 55 Minutes 10 Seconds West, a distance of 112.17 feet to the POINT OF BEGINNING, and containing 529,685 square feet or 12.168 acres of land, more or less, except any part thereof taken, devoted, or used for road or highway purpose. Subject to any easements or restrictions of record.

INFORMATION OF FACT

1. This survey and plan is based upon the following data and/or exceptions:

	Yes	No	Item
a) Deed of Record	X		Dead Book 2006, Page 059242-06
b) Filed Maps	X		See Note 5
c) Title Search/finder Company	X		Hogan Land Title, Agent for Fidelity National Insurance
2011 at 8:00 am			
Commitment No: 110250, Effective Date: January 31,			

2. Certified To: Martin Property Management, LLC

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 15, 2011, 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, correctly represents the conditions found at, and on the date of the field survey, except such improvements or easements, if any below the surface and not visible.

3. 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.

4. 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.

5. A plat entitled, "Ironbridge Phase XI", a subdivision in the City of Springfield, Greene County, Missouri, as recorded in Greene County Recorder's Office in Plat Book AAA, at Page 10.

6. No buildings exist on the surveyed property.

DEVELOPER

Total Area

Total Num

Smallest L

Largest Lo

Current Zc

Proposed

Preliminary

The Flood Agency (F)

December

outside

All covered for Fidelity

January 31

No private