

MINUTES OF THE PLANNING AND ZONING COMMISSION

DATE: May 31, 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; Jay McClelland, Jim Hansen, Phil Young, Tom Baird, Jason Ray, King Coltrin, Gloria Roling; Michael MacPherson, Principal City Planner; Thomas Rykowski, City Attorney; Sandy Goddard, Administrative Assistant. ABSENT: Matt Edwards.

ROLL CALL:

APPROVAL OF MINUTES:

The minutes of May 3, 2012 of the Planning and Zoning Commission were approved unanimously.

COMMUNICATIONS:

Mr. MacPherson told Commission that the Planning and Zoning meeting for June 14, 2012 has been cancelled as there are no agenda items. The suite at Hammons Field has been reserved for June 14, and it appears the majority of members of the Planning and Zoning Commission have graciously accepted the invitation to attend. Councilman Jerry Compton will also be in attendance. Secondly, we hope the conversion from paper to electronic device is working for each member and if there are any questions or the desire to develop the program further to contact myself, or Ms. Goddard and we will connect you with Mr. Michael Sparlin. He is more than happy and willing to help get PDF notes or other things that might assist the Board, and would encourage the Board to look at the PDF notes because you can highlight the items that you want to ask questions about, and also write notes to the side and specifically write the names of people who testify so you would remember their names in case you wanted to ask questions.

CONSENT ITEMS

1. Relinquish Easement 780
(3500 E Sunshine, s/s)

Mid-Missouri Bank

2. Relinquish Easement 781
(545 W. El Camino Alto)

Wal-Mart Real Estate Business Trust

Mr. Hansen motioned to **approve** the Consent Items. Mr. Ray **seconded** the motion. The motion **carried** as follows: Ayes: Lawhon, McClelland, Hansen, Young, Baird, Ray, Coltrin and Roling. Nays: None. Abstain: None. Absent: Edwards.

OTHER BUSINESS:

Presentation:

3. College Street Redevelopment Plan

Vern Morgan, Principal City Planner

Mr. MacPherson commented that there is a Video presentation that was taken in Australia. When Mr. Morgan and I viewed the video, we saw some significant similarities to the street in Australia and some of the things they are trying to do and some of the concepts about sustainability and energy conservation and green development occurred to us that might be a great concept for what we are proposing to do with the College Redevelopment; just the similarities of the street in general. Mr. Vern Morgan is a long term Principal Planner with the City of Springfield and he is the last of his type of planning person that we are not going to have any more. Where it all came to play was with Vision 20/20 and as he works through this process you will see a tremendous amount of public engagement and public participation that was involved in the development of this plan, whereby we did not go in with any pre-conceived notions and let the people paint the picture of what they wanted to see in their own neighborhood and on their properties.

Mr. Morgan thanked Commission for allowing him to present an overview of the College Street plan, adding he believes they will find it interesting as a Planning Commission. Staff will be coming back sometime this summer with the final proposal for review and the approval process. There are some elements in the video that the people that are interested in for College Street and the College Street stakeholders; they are interested in that sort of thing. It's good to see that those things do happen and can happen; we just need to set the right stage.

Mr. Morgan reviewed the Public Engagement Process Summary which described the process they went through; the actual engagement plan, the Web Site and press releases as well as the signs and the public meetings. They averaged 42 people per meeting and averaged more than 500 volunteer hours. A Vision Statement was created with West Central College Street becoming the western gateway to downtown, seamlessly integrated with West Meadows and will be a key element in overall Center City revitalization. College Street will be a safe environment, with a special identity and include a mixed use, appropriate scale environment which will invite people to participate and create a welcoming environment. Route 66 will be honored through art, graphics, signage and festivals. Open space will abound and a more sustainable environment will be created by designing for live/work, energy efficiency, water management, food production, landscaping and connection with the natural environment of the West Meadows. This is positioning the City of Springfield for the future growth and revitalization within the West Central Neighborhood, the future West Meadows expansion and the Western Gateway to Downtown.

Mr. Morgan reviewed the key findings of the background and analysis report, the development pattern and the actions steps that will happen in two stages. Blight conditions were addressed briefly and what the actions steps would be to remove the blight. This will allow for improvement in public facilities and services along College Street. Sustainable development measures were reviewed and the economic development incentives that would be available for interested developers. A strategic plan will be used to focus on the core issues and identify a guiding policy necessary to resolve the issues, which will be followed by a set of

specific, achievable actions, which result will require the allocation of manpower and financial resources toward resolving the key issues, and will, if successful, set the state for long-range improvement. Live/Work examples were presented with photographs of areas that have developed this type of plan. Proposed building forms and housing images were shown as well as Route 66 images and graphics.

Mr. Morgan talked about an open house celebration that is being planned for late June. There will be a web page, a Google Group and a news release to contact everyone. There will be a Route 66 Festival August 11, 2012, which will be sponsored by West Central Neighborhood Association. It will be an outside festival atmosphere if possible.

Mr. Lawhon commented that one of the elements he liked about this was permissive instead of restrictive. The City is trying to do a lot of things and they are all jumbled and mixed up together. You are not telling people that they can't do this or they can't do that, but we want to do this or that.

Mr. McClelland commented about the safety issues in the area.

Mr. Morgan said yes, there are issues to be dealt with. There are huge challenges here and we do not want to gloss over those, but the police were at every meeting and are very involved in this process.

Mr. Coltrin said it is nice to see the talk of creative instead of restrictive. It is an opportunity for the City to do a lot of pilot type things with different technologies and see how they work and work those into it. It is a pretty exciting thing to be able to do that. It behooves the City take that approach more broadly across all development, not just in particular pockets where we want to promote because nothing else is going to happen there without that encouragement. I think that is encouragement that should be promoted across the City. There are a lot of challenges there, but also a lot of opportunity also.

Mr. Young commented that this is an incredibly wonderful concept and idea and realizes there has been a lot of work that has gone into this and appreciates the effort. He said he has lived North of Commercial, went to school at Drury, and because you have referred to this as the West Entrance to downtown, commented that he has never used College Street as an entrance to downtown. He is curious if there are any plans or thoughts of taking Kansas and College Street connection or the intersection and using it as an area to show that you have arrived, go this way.

Mr. Morgan said it is a great point and there are proposed gateways at Grant and College, Broadway and College, and at Kansas. There would be some sort of announcement that this is the West Central College Street and downtown is that way. We would have public art in those gateways and that is part of the proposal.

Mr. MacPherson commented that Commission has seen the presentation on Jordan Valley, and while there are barriers right now we own a lot of that land already, about 16 acres, and it's fairly close to being cleaned up. He commented that one of the things he has learned by attending these meetings is the future is now, and the neighborhood said to figure out a way to use what we have now. We are working to accomplish this and we are going to be successful with the Railroad on gaining access from the east end. We already have an access on the west end and its very close to linking up with the Trail system over at Main street, where we can get through to that as well as going south to the trail that goes to the dog park, so we are really close to making a tremendous link for this pedestrian trail. The Commission has brought up on occasion the question of a redevelopment plan for this area, and one example that comes to mind is

Galloway. The vision was we will get this one going and we will start another, but with the undertaking we have here, we don't have any resources to take on another redevelopment project until we get this well underway just like Commercial Street.

ANY OTHER MATTERS UNDER COMMISSION JURISDICTION:

There being no further business, the meeting was adjourned at approximately 7:51 p.m.

Michael MacPherson

Michael MacPherson
Principal Planner