

1. Meeting Agenda (PDF)

Documents: [10-18-2012 AGENDA \(PDF\).PDF](#)

2. Conditional Use Permit No. 399 (PDF)

Documents: [CONDITIONAL USE PERMIT 399 \(PDF\).PDF](#)

3. The Frisco Redevelopment Plan (PDF)

Documents: [THE FRISCO REDEVELOPMENT PLAN \(PDF\).PDF](#)

4. Initiate Zoning Text Amendment For CS, Commercial Service District (PDF)

Documents: [INITIATE ZONING TEXT AMENDMENT FOR CS, COMMERCIAL SERVICE DISTRICT \(PDF\).PDF](#)

Planning & Zoning Commission Agenda

October 18, 2012 - 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

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.)

Hearings:

- | | |
|--|-------------|
| 1. Conditional Use Permit 399
(661 South New) | Robert Ross |
|--|-------------|

Other public hearings:

- | | |
|--|---------------------------|
| 2. The Frisco Redevelopment Plan
(309 North Jefferson Avenue) | Frisco Redevelopment Corp |
|--|---------------------------|

Other business:

- | | |
|--|---------------------|
| 3. Initiate Zoning Text Amendment for CS
Commercial Service District
(City-Wide) | City of Springfield |
|--|---------------------|

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 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.

EXPLANATION TO COUNCIL BILL NO. 2012 -

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To adopt an ordinance to approve a use permit to permit a non-profit community center within an R-SF, Single Family Residential District at 661 South New Avenue (Staff recommends approval).

BACKGROUND INFORMATION:

CONDITIONAL USE PERMIT NUMBER 399

No conditional use permit shall be valid for a period longer than eighteen (18) months from the date on which the City Council grants the conditional use permit, unless within such eighteen (18) months period:

- A. A building permit is obtained and the erection or alteration of a structure is started; or
- B. An occupancy permit is obtained and the conditional use commenced.

The City Council may grant one (1) additional extension not exceeding eighteen (18) months, upon written application, without notice or hearing. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a conditional use permit.

FINDINGS FOR STAFF RECOMMENDATION:

1. The building is currently being used as a church which is illegal non-conforming because the off-street parking requirements are not met for the use.
2. Approval of a non-profit community center use would permit the continued use of the structure for religious services. Other uses would also be permitted including social, educational and recreational activities.
3. Approval of this request provides the opportunity for productive use of this existing building which could otherwise deteriorate and become a blight on the neighborhood.

The proposed restrictions on the hours of operation and the occupancy of the structure will help to reduce the potential for negative impacts on the surrounding neighborhood due to noise, parking and congestion.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on October 18, 2012, and recommended , by a vote of to , of the proposed conditional use permit on the tract of land described on the attached sheet and if approved, the regulations and standards on the attached "Exhibit 1" shall govern and control the use and development of the land in Use Permit No. 399 in a manner consistent with "Exhibit III" (see the attached Record of Proceedings). The City Council will hold a public hearing on this case on November 5, 2012.

The Planning and Development staff recommends **approval** of the proposed use permit (see the attached Zoning and Subdivision Report).

Submitted by:

Approved by:

Attachments

Attachment 1 – Staff Background Report

Exhibits

Exhibit A – Legal Description

Exhibit B – Record of Proceeding

Exhibit C – Location Sketch

Exhibit I - Requirements for Conditional Use Permit

Exhibit II - Standards for Conditional Use Permit

Exhibit III - Site Plan

Exhibit IV - Applicant's response to Standards

Exhibit V - Summary of Public Meeting

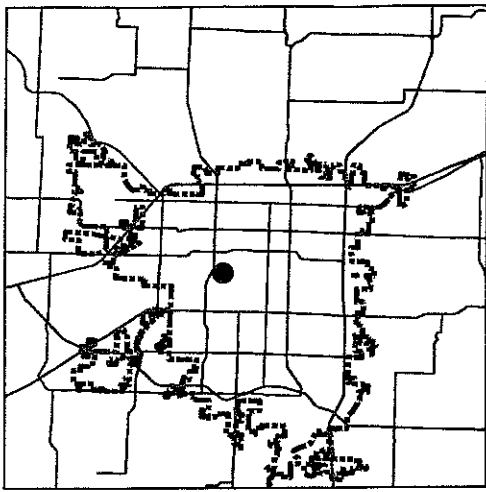
Exhibit VI – Correspondence from adjacent property owners

EXHIBIT A
LEGAL DESCRIPTION
CONDITIONAL USE PERMIT NUMBER 399

All of Lot 36 in J.B.B. Evans Subdivision of Lots 12 and 13 in D.L. and J.L. Fulbright's Addition to the City of Springfield, Greene County, Missouri.

EXHIBIT B
RECORD OF PROCEEDING
CONDITIONAL USE PERMIT NUMBER 399

(The Record of Proceedings will be prepared for the City Council meeting)



Zoning & Subdivision Report

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

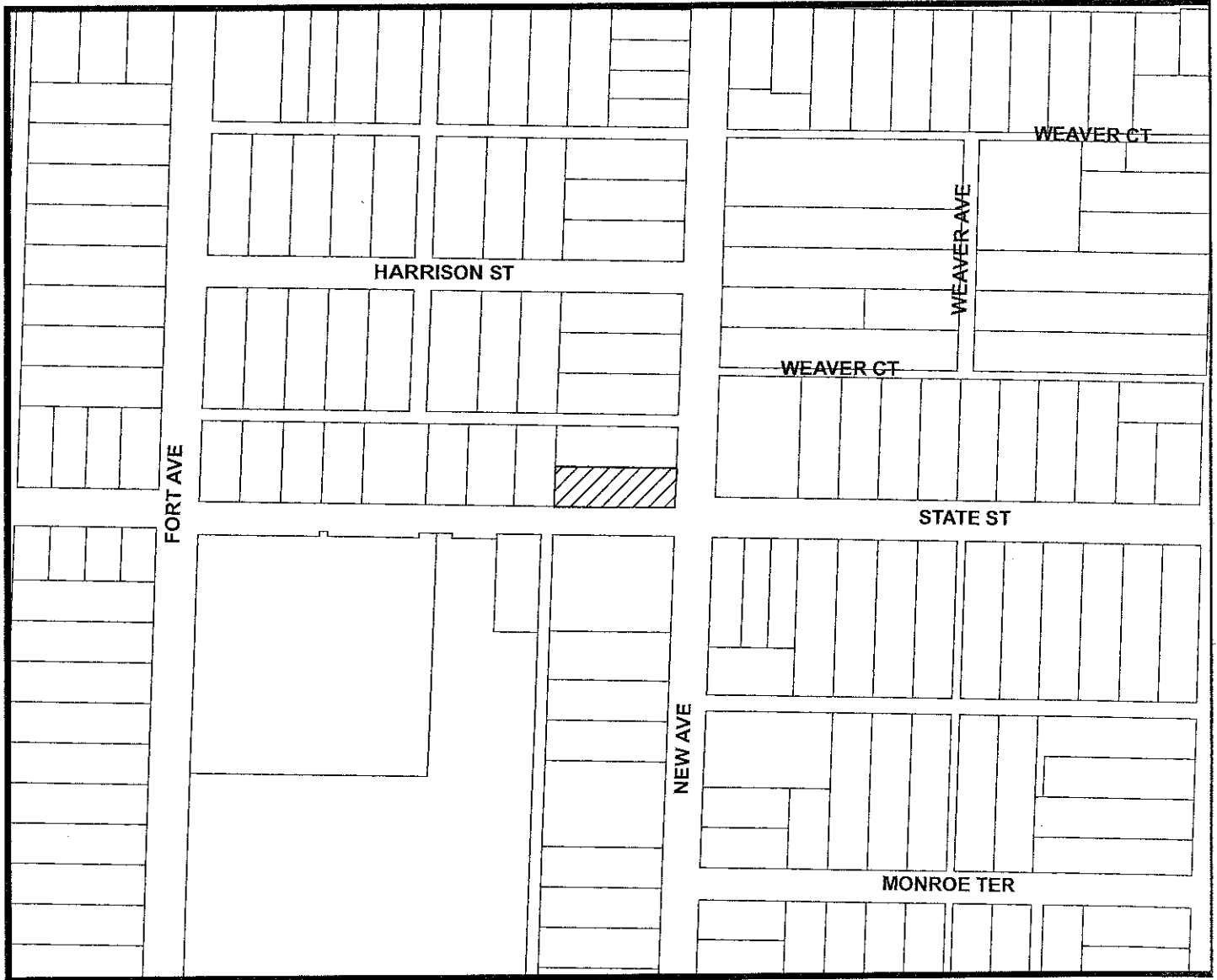
Conditional Use Permit #399

Location: 661 South New Avenue

Current Zoning: R-SF, Single Family Residential District

Proposed Use: Community Center

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

Zoning & Subdivision Report

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

CONDITIONAL USE PERMIT 399

DATE: October 11, 2012

PURPOSE: To approve a Conditional Use Permit to permit a non-profit community center within an R-SF, Single Family Residential District.

BACKGROUND:

LOCATION: 661 South New Avenue

APPLICANT: Robert Ross

TRACT SIZE: Approximately 0.17 acres

EXISTING USE: Church

PROPOSED USE: Non-profit Community Center

RECOMMENDATION:

Staff recommends the request be **approved**.

FINDINGS FOR STAFF RECOMMENDATION:

1. The building is currently being used as a church which is illegal non-conforming because the off-street parking requirements are not met for the use.
2. Approval of a non-profit community center use would permit the continued use of the structure for religious services. Other uses would also be permitted including social, educational and recreational activities.
3. Approval of this request provides the opportunity for productive use of this existing building which could otherwise deteriorate and become a blight on the neighborhood.
4. The proposed restrictions on the hours of operation and the occupancy of the structure will help to reduce the potential for negative impacts on the surrounding neighborhood due to noise, parking and congestion.

CONDITIONS:

If approved, the regulations and standards on the attached Exhibit I shall govern and control the use and development of the land in Use Permit Number 399 in a manner consistent with Exhibit III, except as modified by Exhibit I, and except any changes made by the Planning and Zoning Commission.

FINDINGS TO RECOMMEND DENIAL:

1. Approval of this application will permit the existing church use to continue without providing the required off-street parking to serve the use and does not ensure that other neighborhood serving activities will be provided.

STAFF CONTACT PERSON:

Alana D. Owen, AICP
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
CONDITIONAL USE PERMIT 399

APPLICANT'S PROPOSAL:

The applicant is requesting approval of a conditional use permit to permit a non-profit community center within an R-SF, Single Family Residential District.

SURROUNDING LAND USES:

Direction	Zoning	Land Use
North	R-SF	Single family homes
South	R-SF	Single family homes; school
East	R-SF	Single family homes; small retail
West	R-SF	Single family homes

HISTORY:

City Council approved Special Ordinance 25804 on August 9, 2010 for a Conditional Use Permit (UP 389) for the adaptive use of a non-residential structure within an R-SF, Single Family Residential District for a semi-precious gem retailer and residential use on the subject property. The gem retailer operated at this site for only a short time. When the gem store closed, the property owner spoke with Planning staff regarding options for the structure. Conditional Use Permit 389 was very specific in the uses that it permitted and the owner was concerned that a new Conditional Use Permit would need to be approved each time a new user was found for the building. Planning staff told the owner that if another use of similar intensity as the gem retailer was interested in locating there that the Administrative Review Committee could review the proposed use and make an interpretation to allow the use. Planning staff was not contacted about another use of the building following that discussion.

Staff became aware of the church use after a complaint was received from a nearby property owner. The church is illegal non-conforming because the site does not have adequate off-street parking for the church use. The property owner worked with Building Development Services staff to determine if there was a way to continue the existing use of the building. The non-profit community center was suggested as an option because religious services are permitted to be held within a community center and community centers do not require any off-street parking.

City Council passed a Resolution on August 27, 2012 to waive the application fee for this project.

ZONING ORDINANCE REQUIREMENTS:

1. 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. 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 benefited by the conditional use as may be necessary to comply with the standards set out in the Zoning Ordinance to avoid, or minimize, or mitigate any potentially adverse or injurious effect of such conditional uses upon other property in the neighborhood. The general standards for conditional use permits are listed in Exhibit II.
2. No conditional use permit shall be valid for a period longer than eighteen months from the date City Council grants the conditional use permit, unless within this eighteen months:
 - a. A building permit is obtained and the erection or alteration of a structure is started; or
 - b. An occupancy permit is obtained and the conditional use is begun.

STORMWATER COMMENTS:

1. There are no Stormwater issues with the proposed Conditional Use Permit; however, please note that the subject property will be subject to the following conditions at the time of development:

- 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.

SANITARY SERVICE COMMENTS:

No problems regarding the use permit however we have the following comments regarding sewer service;

Sewer is available near the northeast corner of the tract however there is no apparent service lateral and no record of a connection permit. If property is not connected, a lateral will have to be extended to serve the property. If the property cannot be served from the northeast corner, public sewer may have to be extended to serve which would require public improvement plans be submitted to Public Works for review and approval.

TRAFFIC ENGINEERING COMMENTS:

There are no Traffic issues with the proposed conditional use permit. At the time of development, we will need to address:

1. Access will be taken off of State St. Access currently exists on State Street, however the driveway will need to be brought up to current city standard. No access to New Ave.

ADJACENT PROPERTY OWNER COMMENTS:

1. Twenty-one (21) property owners are within 185 feet of the subject property and were notified of this request. Staff received several phone calls from nearby property owners requesting more information about the requested use. One caller expressed concern regarding the existing church with respect to noise. Staff received a letter from a nearby property owner and a protest petition (Exhibit VI) prior to the September 6, 2012 public hearing for this application. The applicant has since met with the property owner to prepare some agreed on hours of operation for the use.
2. The applicant held a neighborhood meeting on August 14, 2012 in conformance with City Council's policy. A summary of the meeting is attached (Exhibit V).

STAFF COMMENTS:

1. City Council approved Special Ordinance 25804 on August 9, 2010 for a Conditional Use Permit (UP 389) for the adaptive use of a non-residential structure within an R-SF, Single Family Residential District for a semi-precious gem retailer and residential use on the subject property. The gem retailer is no longer operating at this location and a church is being operated from this site. The church is illegal non-conforming because the site does not have adequate off-street parking for the church use. Staff became aware of the church use after a complaint was received from a nearby property owner.
2. The property owner is seeking this Conditional Use Permit for a non-profit community center. A community center is defined as "A place, structure, area, or other facility for social, educational, and recreational activities of a neighborhood or community or subdivision, provided any such use is not operated for commercial gain." Non-profit community centers are not required to provide off-street parking because the intent is that they are located in the immediate areas they serve and many of those served by the facility will walk or ride bikes. With the approval of this use permit the community center could offer meeting space or other activities or services for the neighborhood and community groups but it would not be required. Religious services would also be permitted to be held in the community center. The existing, or any other, church could hold services there regularly without the need to provide the necessary parking.
3. Planning and Zoning Commission held a public hearing on this application at their September 6, 2012 meeting and recommended the applicant meet with the neighboring property owners and staff to develop some limits on hours of operation and occupancy to address the noise complaints and possible future parking issues. The applicant met with

Mr. Perry Elkins, the neighbor who spoke at the September 6, 2012 Commission meeting and some hours of operation for the church use were agreed on. The operation hours for the church include service times on Sunday morning (9:00 a.m. and 11:00 a.m.) and Sunday evening service two times at month (6:00 p.m.). In addition, the office hours for the church are set from 10:00 a.m. to 5:00 p.m. on Tuesday and Friday and Wednesday from 10:00 a.m. to 12:00 p.m. The facility will have operational hours at various other times including a Bible study and prayer time on Tuesday evening from 7:00 p.m. to 9:00 p.m., Wednesday from 12:00 p.m. to 2:00 p.m. and Friday from 6:00 p.m. to 9:00 p.m. Music lessons at the facility would be limited to Tuesday, Friday and Saturday between 11:00 a.m. and 1:30 p.m. There would be other various special events held throughout the year on a limited basis. In addition to the limited hours of operation proposed in this application the noise standards in the Zoning Ordinance apply to the site as well.

4. In addition to the noise concerns expressed at the public hearing, there was concern from Commission that while the lack of off-street parking is not a problem at this time because of the availability of on-street parking that it could become an issue as the congregation grows. Based on the size of the structure and the limited toilet facilities the maximum occupancy at this time is approximately fifteen (15) people. The maximum occupancy of the building would significantly increase should additional restroom facilities be added. Staff is recommending the occupancy of the building be restricted to a maximum of fifty (50) people to reduce the potential for parking and congestion issues to arise.
5. Staff had previously recommended against this application due to concern of the potential impact on the surrounding neighborhood. With the conditions that are proposed regarding the hours of operation and restriction on the occupancy of the building staff is recommending approval of this application. Approval of this application will provide the opportunity for the productive use of this existing structure which could otherwise deteriorate and become a blight on the neighborhood. In addition to the religious services that are planned, the facility will provide a place for neighborhood serving activities.
6. City Council approved an ordinance (GO 5882) in July 2010 to allow non-profit community centers as a conditional use within all residential zoning districts. At that time the amendment was processed to accommodate a youth facility near McGregor School to provide after school services. Staff recommends that City Council initiate a Zoning Text Amendment to better define a non-profit community center and to determine if off-street parking should be required for this use.

EXHIBIT I
REQUIREMENTS FOR CONDITIONAL USE PERMIT 399

1. The existing structure may be used for a non-profit community center.
2. The location of the structures and parking shall be located in substantial conformance with Exhibit III.
3. Any signage shall conform to the standards set forth in Section 5-1400 of the Zoning Ordinance.
4. The hours of operation for the building shall be as stated below:

Regular Service:

Sunday: Sunday School 9AM / Sunday Worship 11AM / Sunday Evening 6PM (2x Per Month)

Tuesday: Office Hours 10AM – 5PM / Bible Study 7PM – 9 PM

Wednesday: Office Hours 10AM / Prayer 12NOON – 2PM

Friday: Office Hours 10 AM – 5PM / Evening Prayer 6PM – 9 PM

Music School:

Tuesday / Friday / Saturday

Times: 11AM – 1:30 PM

Special Events to be held at the facility are generally as follows and dates given are approximate:

Anniversary Services:

Pastor & Wife Appreciation Service: November 1st or 2nd weekend of the month (time TBA)

Church Appreciation Service: May 1st or 2nd weekend of the month (time TBA)

Annual Specialty Services:

Men's Day / Women's Day / Usher's Board Day / Youth Day / Choir Day

Yearly Revivals ~ Scheduled as speakers are available (about "5" per year)

5. The maximum occupancy of the building shall be restricted to a maximum occupancy of fifty (50) people unless further restricted by other applicable codes and ordinances.
6. All other standards of the Zoning Ordinance, and other applicable ordinances, shall be adhered to.

EXHIBIT II
STANDARDS FOR CONDITIONAL USE PERMITS
CONDITIONAL USE PERMIT 399

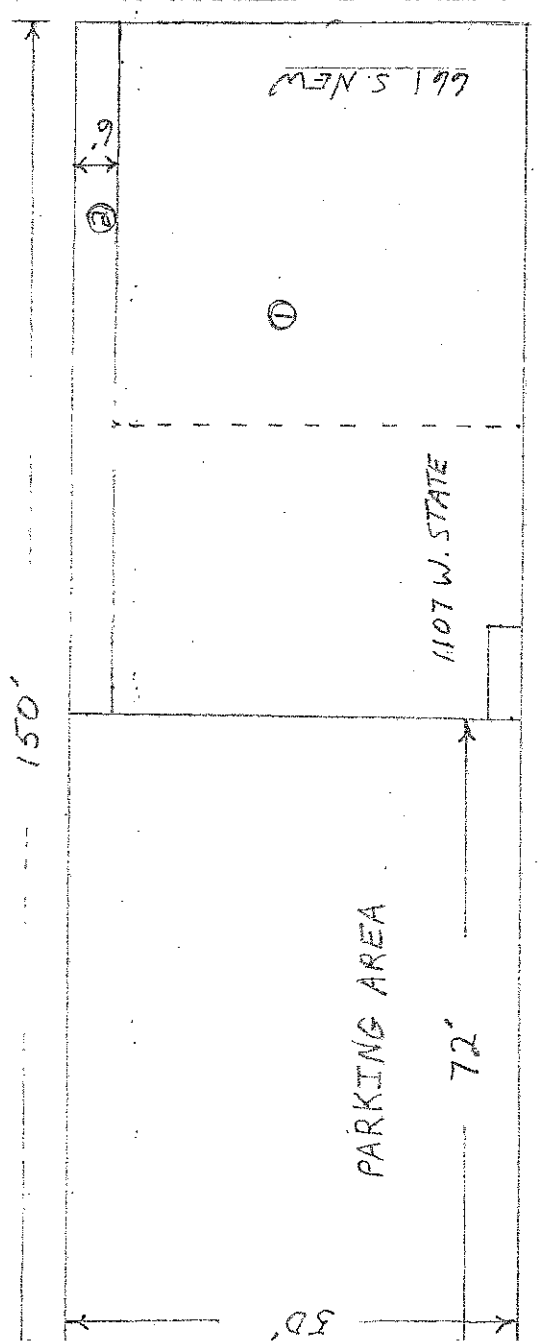
An application for a conditional use permit shall be granted only if evidence is presented which establishes the following (See Exhibit IV for the applicant's responses):

1. The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan;
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;
3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;
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;
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent possible such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare as proposed;
7. The location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site;
8. Such signs will not have an adverse effect on any adjacent properties;
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;
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.
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;
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;

13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance;
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;
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 5-1500, 5-1600 and 6-1300 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.
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.
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.
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;
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, and;
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.

USE PERMIT SKETCH PLAN

↑ N



① EXISTING BLDG.

② LOCATION - GAS METER

③ EXISTING MANHOLE

PREPARED BY SKETCH

John Ross

5186 E. FR. 192

Rogersville, MO. 65742

email: njross20@yahoo.com

.com

ZONING R-SF

TOTAL ACRES 7.500 SQFT

CONVENTIONAL USE REQUEST

4. ADAPTIVE USE OF

NON-RESIDENTIAL

STRUCTURES IN RESIDENTIAL

DISTRICTS

City Community Center

Exhibit III

UP 399

EXHIBIT IV
RESPONSES TO STANDARDS FOR CONDITIONAL USE PERMITS
CONDITIONAL USE PERMIT 399

The proposed use for the building at 661 South New is ideal for what it was built. The building was originally a grocery store and through the years was used for various retail and service businesses with three points of entry which will work very well for a Community Center. The building has had some modest repairs made and needs to be used to keep from falling into disrepair again.

In regards to Subsection 3-3310 of the Zoning Ordinance Items #1 through #21 the location does and always met these requirements.

As to any affects to the value, use and reasonable enjoyment the proposed use will have on the neighborhood; it should improve the values in the area and make it safer as a result.

There should be no adverse affect to a Community Center in this neighborhood rather; it will give the area a heightened sense of involvement.

I believe only good things can come from this improvement to the neighborhood and hope for a positive outcome to this application.

EXHIBIT V
NEIGHBORHOOD MEETING SUMMARY
CONDITIONAL USE PERMIT 399

August 14th 2012

The meeting at 661 S. New went according to plan but there were no concerned parties attending. The building has been in use, so any questions neighbors may have had were more than likely answered as they came up. Also, it was not that long ago we had a similar meeting for a different use and the few questions that came up at the time were more of a generic nature and eased any concerns.

*John Ross
On behalf of
Robert Ross*

July 31st 2012

Hello Neighbor,

This letter is to advise you that the building at 661 S. New is in the process of application for a Community Center.

One of the conditions of this process is to invite all neighbors within a specified distance to the property to stop by the location and ask any questions they might have as to the proposed use of the property.

To this end, you are invited August 14th 2012 from 4pm to 6pm to stop by and ask any questions you might have.

Sincerely,

Robert Ross
417 889 4103

Exhibit VI
UP 399

Billie Follensbee
701 S New Ave
Springfield, MO 65806

27 August 2012

Alana Owen, AICP
Department of Planning and Development
840 Boonville Avenue
Springfield, MO 65801-8368

RE: Conditional Use Permit 399

Dear Commissioners,

I am a property owner immediately affected by this proposed zoning change and would be grateful if you would note my objection to the use of 661 South New Ave as a community center – at least without restrictions or conditions.

I would first point out that the community center styles itself as a church and has been holding services on Sundays and also during the week for several months now – apparently in knowing violation of the zoning ordinances.

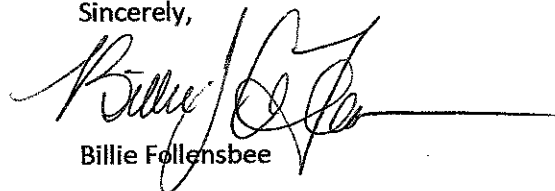
My primary concern with the current use is the noise generated. Services are loud and no effort is made to mitigate the disturbance to neighbors. The building is not sound proofed in any way and the current occupants play loud music with the doors standing wide open. Their music and shouting and banging on drums can be heard throughout the house with the windows and doors shut. Signs on the building also advertise music lessons. How much noise are we to be subjected to in the future?

I also own two rental properties immediately behind the proposed community center at 1117 West State and 1120 West State and worry that the noise will impact my ability to rent these houses.

In summary, I stand opposed and ask at least that operating hours be established and that the issue of improving the sound proofing of the building be addressed.

Thank you for your time and consideration.

Sincerely,



Billie Follensbee

RECEIVED

AUG 29 2012

City of Springfield
Planning Development Review

8:52 AM MO

TO THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI

Please take notice that the undersigned, being the owners of property within an area of 185 feet from the property or district proposed to be rezoned by the Planning and Zoning Commission No. 399, Council Bill No. _____, do protest and object to said proposed rezoning. This protest is given in contemplation of the provisions of City Code and applicable laws.

Larry R. Colclazier
Printed Name

Larry R. Colclazier
Signature

634 S. New
Address Spfld, MO

Sondra K. Colclazier
Printed Name

Sondra K. Colclazier
Signature

Address

Printed Name

Address

Signature

PLEASE NOTE:

ALL OWNERS OF RECORD MUST SIGN THE PETITION EXACTLY AS SHOWN ON THE DEED IN ORDER 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 24th day of August, 2011, 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.

Jana Latourette
Notary Public

My Commission expires: 8/3/2015



JANA LATOURETTE
My Commission Expires
August 3, 2015
Christian County
Commission #11386805

ZONING & SUBDIVISION REPORT

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

Redevelopment Plan for the Frisco Redevelopment Area

DATE: October 10, 2012

PURPOSE: To approve the Redevelopment Plan for the Frisco Redevelopment Area.

LOCATION: Generally located at the northwest corner of North Jefferson Avenue and East Olive Street (309 North Jefferson Avenue).

APPLICANT: Frisco Redevelopment Corporation

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the Frisco Redevelopment Area be approved.

FINDINGS:

The Redevelopment Plan for the Frisco Redevelopment Area is in conformance with the *Springfield-Greene County Comprehensive Plan*.

STAFF CONTACT:

Matt D. Schaefer
Senior Planner

ATTACHMENTS:

Attachment A: Background Report
Exhibit 1: Legal Description
Exhibit 2: Location Map
Exhibit 3: Redevelopment Plan

ATTACHMENT A
REDEVELOPMENT PLAN FOR THE FRISCO REDEVELOPMENT AREA
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The Frisco Redevelopment Corporation has filed an application requesting partial real property tax abatement pursuant to Chapter 353, Missouri Revised Statutes (RSMo) for a proposed redevelopment project located at the northwest corner of North Jefferson Avenue and East Olive Street (*Exhibits 1 and 2*). The application includes a redevelopment plan, which the Springfield Planning and Zoning Commission shall review for conformance to the *Springfield-Greene County Comprehensive Plan (Exhibit 3)*.

The Frisco Redevelopment Area consists of a single 1.49 acre parcel that encompasses the site of the Landmark Building. The Landmark Building is a locally-designated historic site and is currently used as a multi-tenant commercial office building. For several years the building has had limited occupancy and is in need of major rehabilitation. The Redevelopment Plan proposes to rehabilitate and convert the building into a 68-unit affordable housing development that will be known as the "The Frisco." The development will incorporate universal design in all 68 units, and will therefore be entirely accessible to individuals with disabilities. The project will include community gathering spaces, an outdoor pool, and covered on-site parking in an adjacent garage. Exterior renovations will include tuck pointing the existing masonry and replacing doors and windows in accordance with the *Secretary of the Interior's Standards for Rehabilitating Historic Properties*.

HISTORY:

The Landmark Building was originally constructed in 1910 as the Frisco Office Building, which served as the Springfield communication and operations headquarters for the Frisco Railway. In 1966, the Railway relocated its offices to a new building (currently known as the Frisco Building on East Chestnut Street near US 65). The vacated building was later renamed the Landmark Building and has since served as a multi-tenant office building. The Landmark Building has had limited occupancy as an office building for several years and is in need of major rehabilitation.

COMPREHENSIVE PLAN:

1. According to the *Springfield Area Land Use Plan* the area in and around the Frisco Redevelopment Area is classified as "Greater Downtown." This land use category allows and promotes high-intensity office, retail, housing, academic, and public land uses, preferably in mixed-use buildings with a strong pedestrian orientation. The Plan identifies the Center City District as the most appropriate zoning district. The Frisco Redevelopment Area is zoned CC, Center City, and will contain high-density multi-family residential uses. The proposed redevelopment will also have a strong pedestrian orientation due to its location in downtown Springfield and its close proximity to public transit, retail shops, parks, restaurants, entertainment venues, and other downtown amenities.

2. The *Center City Plan Element* of the *Springfield-Greene County Comprehensive Plan* notes that the Center City area suffers from physical deterioration and economic obsolescence. The Redevelopment Plan addresses those issues.
3. An objective of the *Center City Plan Element* is to “Reestablish a unique position for Greater Downtown within the larger marketplace; one that is of value to the community and its residents.” One of the recommended actions for achieving that objective is to promote the emergence of a residential base in Greater Downtown. The Plan mentions that Greater Downtown housing can utilize vacant building space and help create round-the-clock activity, which should be a top priority. It also states that available incentives should be considered for such projects.

STAFF COMMENTS:

1. The proposed Redevelopment Plan is one component of the applicant’s request to obtain tax abatement pursuant to Chapter 353, RSMo (Chapter 353 Tax Abatement). Chapter 353 Tax Abatement is an economic development incentive used to encourage redevelopment of blighted areas by providing up to 25 years of partial real property tax abatement. To be eligible for the abatement, the subject property must meet the definition of blight contained in the statute. Additionally, the applicant must demonstrate that the project will provide a measurable public benefit and that it would not occur but for the abatement.

The applicant is required to submit a highly detailed application, as well as undergo a lengthy review process, which includes notifying the taxing jurisdictions (i.e. school district, county, library district, etc.) and attending public hearings before the LCRA, Planning and Zoning Commission, and City Council.

The Land Clearance for Redevelopment Authority (LCRA) will review this project on October 16, 2012 and make a recommendation as to whether the Area should be declared a blighted area.

The Planning and Zoning Commission’s responsibility is to review the redevelopment plan for conformance with the Comprehensive Plan and make a recommendation regarding the same to City Council.

2. The City of Springfield has made a commitment to issue a \$400,000 Small Business Development Loan to the Developer to assist in the proposed rehabilitation of the Landmark Building. City Council endorsed this commitment on April 9, 2012 by adoption of Resolution #9550. The Redevelopment Plan will be consistent with the contingencies of the loan.
3. The Landmark Building is a locally-designated historic site, known for being the Springfield communications and operations headquarters for the Frisco Railway from 1911 to 1964. Because of this designation, any exterior alterations made to the building requiring a building permit shall be subject to review by the Springfield Landmarks

Board. On September 5, 2012, the Landmarks Board reviewed and approved a Certificate of Appropriateness for the proposed exterior alterations.

4. The Redevelopment Project will utilize both federal and state historic tax credits. In order to qualify for those credits, the rehabilitation must comply with the *Secretary of the Interior's Standards for Rehabilitation*.

EXHIBIT 1
REDEVELOPMENT PLAN FOR THE FRISCO REDEVELOPMENT AREA
LEGAL DESCRIPTION

Tract 1:

Beginning 34 feet West of the Southeast corner of Lot Seventy-six (76), in Block Twenty (20) of the ORIGINAL PLAT OF THE CITY OF SPRINGFIELD, Missouri, thence West 20 feet, thence North 59 feet, thence East 20 feet, thence South 59 feet to the place of beginning, except the South 40 feet thereof for widening of Olive Street, according to the recorded plat thereof, in the City of SPRINGFIELD, GREENE County, Missouri.

Tract 2:

Beginning 30 feet West of the Southeast corner of Lot Seventy-six (76), in Block Twenty (20), ORIGINAL TOWN OF SPRINGFIELD, Missouri, thence West 4 feet, more or less, thence North 59 feet more or less, thence West 20 feet, thence South 59 feet, thence West 51 feet, thence North 189 feet, thence East 75 feet, thence South 189 feet more or less to the beginning, except the South 40 feet thereof for widening of Olive Street, according to the recorded plat thereof, in the City of SPRINGFIELD, GREENE County, Missouri.

Tract 3:

Beginning at the intersection of the North line of Olive Street with the West line of Jefferson Avenue in the City of SPRINGFIELD, GREENE County, Missouri, thence Westerly along the North line of Olive Street 219.3 feet, thence Northerly on an angle of $90^{\circ}55'$ to the right with last described course 205.46 feet, thence Easterly on an angle of $89^{\circ}12'$ to the right with last described course 41 feet, thence Northeasterly on an angle of $68^{\circ}25'$ to the left 49 feet to a point 80 feet South of the South line of Water Street, thence Easterly 175.6 feet to a point on said West line of Jefferson Avenue, thence Southerly 254.3 feet to the point of beginning.

Tract 4:

A tract of land in Lot Seventy-four (74), in Block Twenty (20), ORIGINAL TOWN OF SPRINGFIELD, GREENE County, Missouri, commencing on the West line of J. P. Campbell Reserve, as in the ORIGINAL PLAT OF THE TOWN OF SPRINGFIELD, 60 feet North of the South line of Lot Seventy-four (74), extended East, being also where the South line of the Missouri Pacific Railroad land joins the West line of J. P. Campbell Reserve, thence West 41 feet, thence North 8 feet, thence Northeasterly 55 feet to a point on the West line of J. P. Campbell Reserve, 29 feet from the point of beginning, thence Southwesterly 29 feet to the beginning, the South line and East line of this land adjoining an additional tract of land now owned by the Frisco.

EXHIBIT 2
REDEVELOPMENT PLAN FOR THE FRISCO REDEVELOPMENT AREA
LOCATION MAP



EXHIBIT 3
REDEVELOPMENT PLAN FOR THE FRISCO REDEVELOPMENT AREA

Redevelopment Plan

The Landmark Building is a locally-designated historic site and is situated within the Frisco Redevelopment Area (the "***Redevelopment Area***"). As part of this Redevelopment Plan, the Landmark Building will undergo historic renovation and will be transformed from a commercial office building into a modern affordable housing community known as "The Frisco." The historic renovations will include tuckpointing the existing masonry and replacing all doors and windows in accordance with the Secretary of the Interior's Standards. The Frisco will utilize "Universal Design"²⁷ and will be marketed to low income tenants, creating an asset in Springfield which currently suffers from a shortage of low income housing. The Frisco will contain a mix of sixteen (16) studio apartments, twenty-five (25) one-bedroom apartments, twenty-six (26) two-bedroom apartments, and one (1) three-bedroom apartment which will create sixty-eight (68) affordable downtown residences.

Standard features in each apartment will include zero step entries, open floor plans, variable height countertops and shelves, roll-in showers, raised appliances, high contrast color and texture surfaces, and other details designed to make daily living easier for all people. Units will contain a range/oven, refrigerator, garbage disposal, dishwasher, carpeted and tile floors, blinds, ceiling fans, and walk-in closets. The Frisco will incorporate community gathering spaces and provide downtown's only swimming pool, which will be zero-entry providing accessibility to all residents. The accessible focus of The Frisco will create a development that meets untapped housing needs by providing housing for low income residents that accommodates people with disabilities. Diagrams of the projected floor plans, building elevations, and site layout are attached hereto and incorporated herein as Exhibit G.

There is also a surface parking lot and a parking garage located within the Redevelopment Area containing a total of seventy-seven (77) on-site parking spaces. The exterior of the parking garage will be painted and the surface lot will be repaired and restriped.

The Redevelopment Area is zoned Center City and is located in within the Center City Study Area (as defined by the City of Springfield's Center City Plan Element (the "***Center City Plan Element***"), a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan). The Center City Plan Element is the City's guide for private investments and public improvements for a major part of central Springfield.²⁸ Center City includes some of the oldest parts of the Springfield community and, as demonstrated by the current condition of the Redevelopment Area, it suffers from problems commonly resulting from physical deterioration and economic obsolescence.²⁹

Center City consists of several distinct districts, one of which is the Greater Downtown District. The Redevelopment Area is located in the northern portion of the Greater Downtown District and is about two blocks east of Park Central Square. One of the

²⁷ Universal Design refers to designs and features which create livable and marketable environments for all people with a broad range of needs.

²⁸ See page 1-1 of the Center City Plan Element.

²⁹ See page 2-10 of the Center City Plan Element.

Center City Plan Element's overall goal is for the Greater Downtown District to be a well-maintained, attractive, and inviting environment alive with business, shopping, and visitors.³⁰ One of the actions the Center City Plan Element recommends to achieve this goal and to create a vibrant, mixed-use urban center is to promote the emergence of a residential base in Greater Downtown.³¹ The Center City Plan Element suggests that Greater Downtown housing can utilize vacant building space and help create round-the-clock activity, so it should be a top priority.³² The Center City Plan Element further explains that although there are a number of small loft projects, the potential depth of the Greater Downtown housing market remains untapped.³³ The greatest opportunity would be for a loft renovation project in a major vacant building, creating a mix of low and moderate income units along with market rate housing.³⁴ Available incentives should be utilized to support such projects, including tax exempt bonds, tax credits, community development corporation financing, and cost write-downs.³⁵ The Center City Plan Element encourages the City to promote private reinvestment and redevelopment of existing neighborhoods on the fringes of Greater Downtown.³⁶

The Center City Plan Element also encourages increasing the compactness of land uses in Greater Downtown since compact, dense, pedestrian-oriented places help retain urban vitality and interest.³⁷ The community should work to fill the empty spaces between buildings, bring housing into every district, aim for mid-rise density across districts, and create areas that combine housing, jobs, and entertainment uses.³⁸ The City should encourage infill development on underutilized sites to reinforce and re-knit the pattern of buildings, to fill the voids, and to expand the volume of the Greater Downtown.³⁹

The implementation of this Redevelopment Plan will facilitate the City in restoring a blighted historical landmark and filling a shortage of accessible housing by transforming the Redevelopment Area into an attractive location for low income tenants to reside. This will also help to create additional interest and activity in Greater Downtown. Additionally, the rehabilitation of the Redevelopment Area will increase the taxable revenues to the City, while placing a greater portion of Greater Downtown in congruence with the visions of the Center City Plan Element discussed above.

³⁰ See page 1-1 of the Center City Plan Element

³¹ See page 3-36 of the Center City Plan Element.

³² See page 3-36 of the Center City Plan Element.

³³ See page 3-36 of the Center City Plan Element.

³⁴ See page 3-36 of the Center City Plan Element.

³⁵ See page 3-36 of the Center City Plan Element.

³⁶ See page 3-36 of the Center City Plan Element.

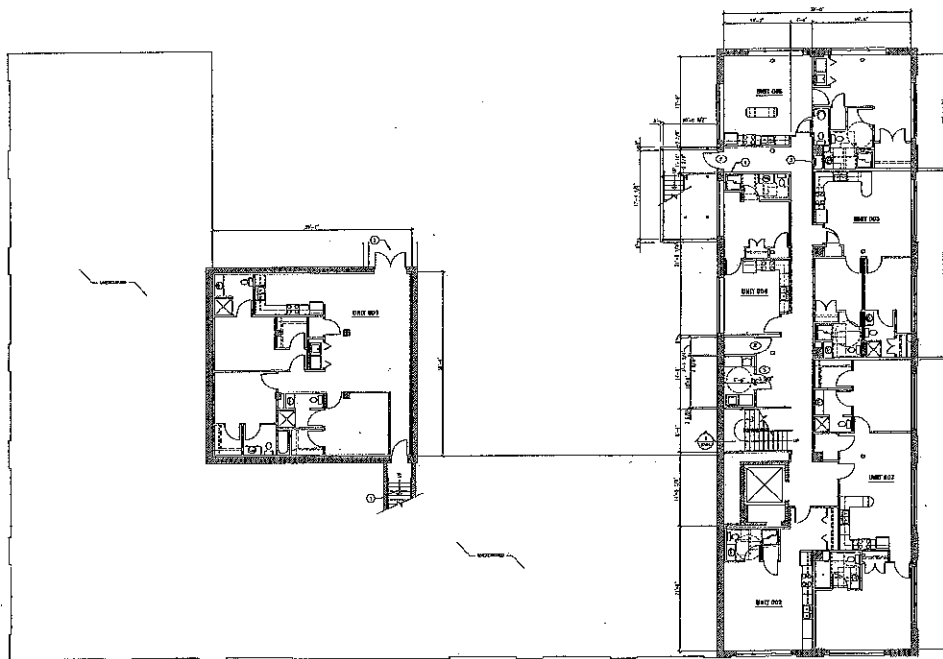
³⁷ See page 3-37 of the Center City Plan Element.

³⁸ See page 3-38 of the Center City Plan Element.

³⁹ See page 3-38 of the Center City Plan Element.

EXHIBIT G

PLANS AND SPECIFICATIONS OF PROJECTED RENOVATIONS



1 BASEMENT PLAN

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT.
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

- REVISIONS:**
- 1. CHANGED THE SIZE OF THE BOWLING ROOM FROM 10' x 20' TO 12' x 22'.
 - 2. ADDED A NEW STAIRCASE TO THE ADDITION.
 - 3. REVISED THE CORRIDOR WIDTHS TO 4'.
 - 4. REVISED THE ROOM SIZES TO MATCH THE AS-BUILT CONDITIONS.

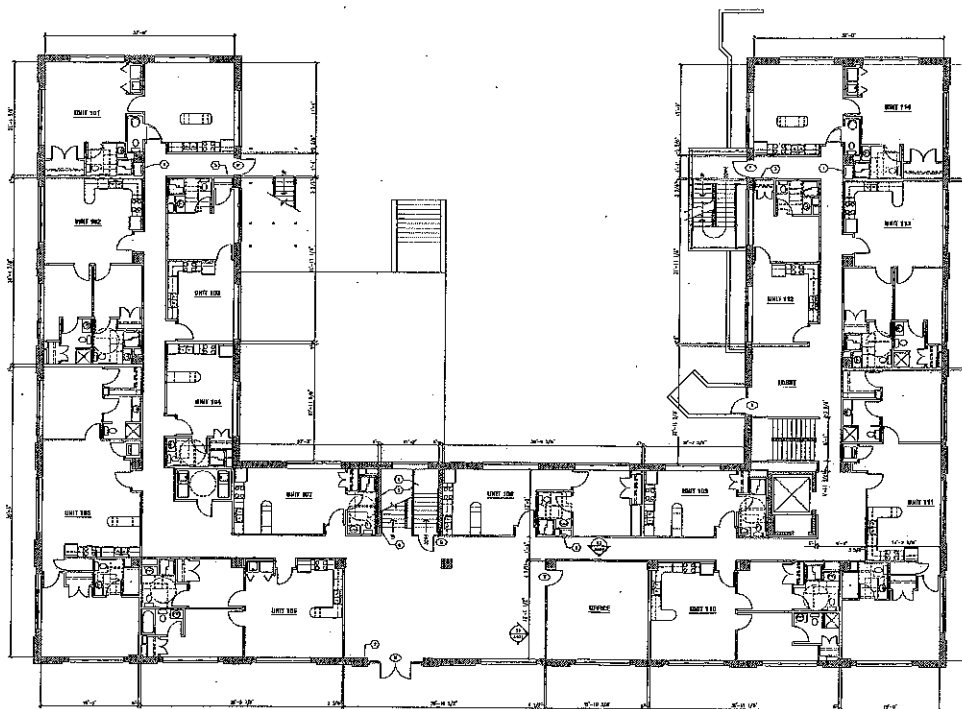


**FRISCO BOWLING
 HISTORIC RENOVATION**

FOR
 FRISCO BOWLING
 HISTORIC RENOVATION

PLACE MAKERS
 1001 E. BROADWAY, SUITE 1000 | DALLAS, TEXAS 75202
 PHONE: (214) 760-1234 | FAX: (214) 760-1235
 EMAIL: INFO@PLACEMAKERS.COM
 PROJECT NUMBER: A100
 SHEET NUMBER: 10/11

A100



 **FIRST FLOOR PLAN**

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES SPECIFICATIONS FOR THE CONSTRUCTION OF BUILDINGS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES SPECIFICATIONS FOR THE CONSTRUCTION OF BUILDINGS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES SPECIFICATIONS FOR THE CONSTRUCTION OF BUILDINGS.
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REVISIONS:

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2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES SPECIFICATIONS FOR THE CONSTRUCTION OF BUILDINGS.
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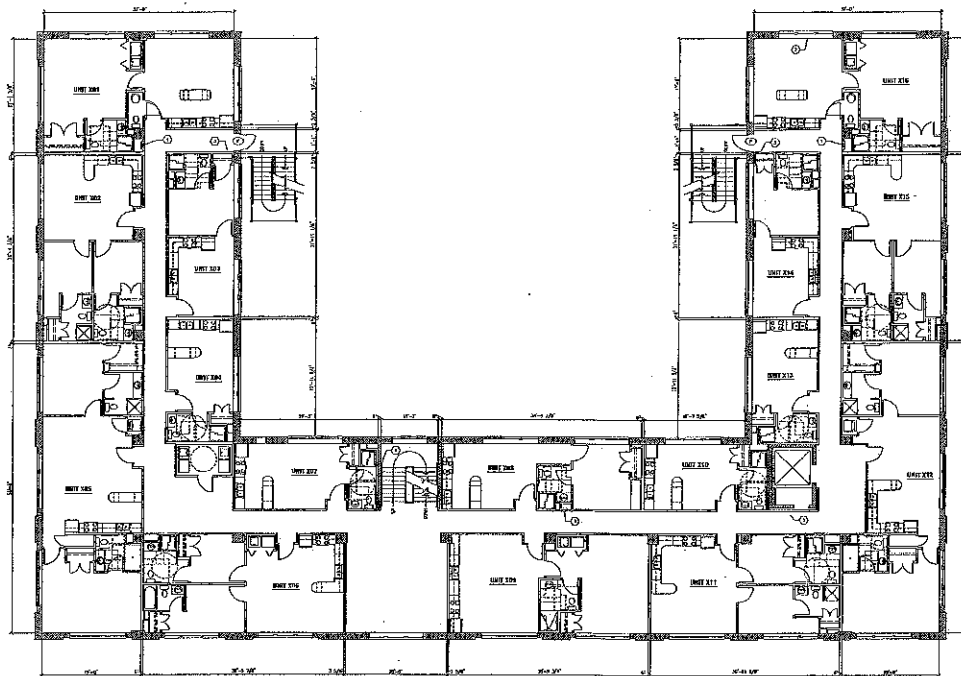
WE HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE CITY OF LOS ANGELES FOR RECORD AND FOR THE PURPOSES OF THE CITY OF LOS ANGELES SPECIFICATIONS FOR THE CONSTRUCTION OF BUILDINGS.

**FRESNO BUILDING
HISTORIC RENOVATION**

THE
VICTOR GROUP
2000 N. GARDEN
FRESNO, CALIF. 93704

PLACE MAKERS
2000 N. GARDEN
FRESNO, CALIF. 93704
ARCHITECTS
2000 N. GARDEN
FRESNO, CALIF. 93704
ARCHITECTS

A101



SECOND THRU FOURTH FLOOR PLAN

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
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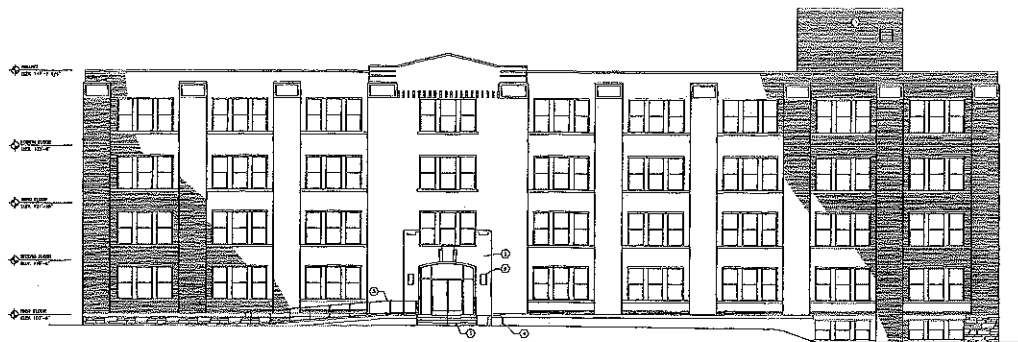
**FRISCO BUILDING
HISTORIC RENOVATION**

FOR
TECHNICAL
DRAWINGS, SEE
DRAWING NO. 100

PLACE MAKERS

DATE: 1/1/2010
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

A102



1 EAST ELEVATION



2 WEST ELEVATION

REVISIONS:

1. REVISED TO SHOW THE BUILDING AS SHOWN IN THE PHOTOGRAPH.
2. REVISED TO SHOW THE BUILDING AS SHOWN IN THE PHOTOGRAPH.
3. REVISED TO SHOW THE BUILDING AS SHOWN IN THE PHOTOGRAPH.
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10. REVISED TO SHOW THE BUILDING AS SHOWN IN THE PHOTOGRAPH.

NOTES:

1. THE BUILDING IS LOCATED ON THE CORNER OF THE STREET AND THE AVENUE.
2. THE BUILDING IS A THREE-STOREY BUILDING.
3. THE BUILDING IS A THREE-STOREY BUILDING.
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9. THE BUILDING IS A THREE-STOREY BUILDING.
10. THE BUILDING IS A THREE-STOREY BUILDING.



City of Frisco, Texas
Seal of the City of Frisco, Texas

TO USE A BUILDING AS A HISTORIC MONUMENT, THE BUILDING MUST BE AT LEAST 50 YEARS OLD AND BE OF SIGNIFICANT HISTORIC INTEREST. THE BUILDING MUST BE IN GOOD CONDITION AND BE A GOOD EXAMPLE OF ITS TYPE.

CONSERVE THE BUILDING AS A HISTORIC MONUMENT.

FRISCO BUILDING

HISTORIC RENOVATION

BY: **FRISCO BUILDING**

DATE: **10/10/10**

PLACE MAKERS

FOR: **FRISCO BUILDING**

DATE: **10/10/10**

PROJECT: **FRISCO BUILDING**

DATE: **10/10/10**

A201



1 SOUTH ELEVATION



2 NORTH ELEVATION

GENERAL NOTES:

1. EXISTING BUILDING AND ALL NEW CONSTRUCTION TO BE SHOWN IN RED LINE ON DRAWING.
2. EXISTING AND NEW CONSTRUCTION SHALL BE SHOWN IN RED LINE ON DRAWING.
3. EXISTING AND NEW CONSTRUCTION SHALL BE SHOWN IN RED LINE ON DRAWING.
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20. EXISTING AND NEW CONSTRUCTION SHALL BE SHOWN IN RED LINE ON DRAWING.



Register of Architects and Engineers
State of California, License No. 12345

BY THE ARCHITECT, I HEREBY CERTIFY THAT THE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE WORK SHOWN AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF CALIFORNIA.

DATE: 10/10/2010

PROJECT NO. 12345

PROJECT NAME: FRESKO BUILDING HISTORIC RENOVATION

FOR THE CLIENT: [Name]

DATE: 10/10/2010

PROJECT NO. 12345

PROJECT NAME: FRESKO BUILDING HISTORIC RENOVATION

FOR THE CLIENT: [Name]

DATE: 10/10/2010

PROJECT NO. 12345

PROJECT NAME: FRESKO BUILDING HISTORIC RENOVATION

FOR THE CLIENT: [Name]

DATE: 10/10/2010

PROJECT NO. 12345

PROJECT NAME: FRESKO BUILDING HISTORIC RENOVATION

FOR THE CLIENT: [Name]

DATE: 10/10/2010

PROJECT NO. 12345

PROJECT NAME: FRESKO BUILDING HISTORIC RENOVATION

FOR THE CLIENT: [Name]

DATE: 10/10/2010

PROJECT NO. 12345

PROJECT NAME: FRESKO BUILDING HISTORIC RENOVATION

FOR THE CLIENT: [Name]

DATE: 10/10/2010

PROJECT NO. 12345

PROJECT NAME: FRESKO BUILDING HISTORIC RENOVATION

FOR THE CLIENT: [Name]

DATE: 10/10/2010

PROJECT NO. 12345

PROJECT NAME: FRESKO BUILDING HISTORIC RENOVATION

FOR THE CLIENT: [Name]

DATE: 10/10/2010

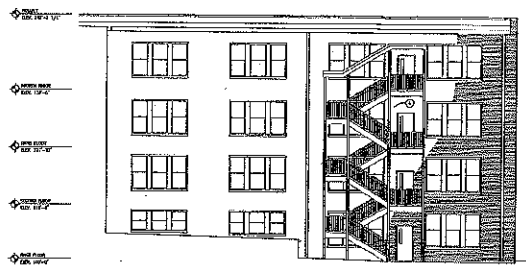
PROJECT NO. 12345

PROJECT NAME: FRESKO BUILDING HISTORIC RENOVATION

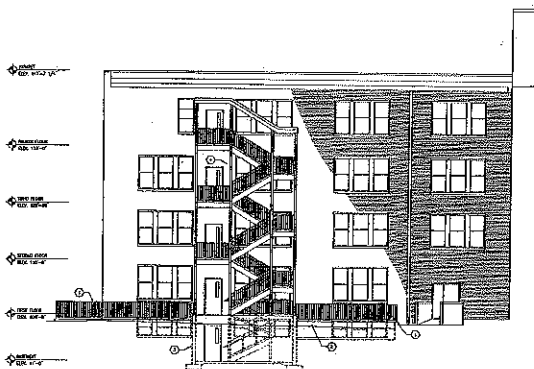
FOR THE CLIENT: [Name]

DATE: 10/10/2010

PROJECT NO. 12345



1
INTERIOR NORTH ELEVATION



2
INTERIOR SOUTH ELEVATION

GENERAL NOTES:

1. EXISTING WALLS ARE TO BE REPAIRS AND COLORED TO MATCH EXISTING WALLS.
2. ROOF TO BE REPLACED WITH NEW 1/2" INSULATION AND 1/2" GUTTERING.
3. ROOF TO BE REPLACED WITH NEW 1/2" INSULATION AND 1/2" GUTTERING.
4. ROOF TO BE REPLACED WITH NEW 1/2" INSULATION AND 1/2" GUTTERING.
5. ROOF TO BE REPLACED WITH NEW 1/2" INSULATION AND 1/2" GUTTERING.

REMARKS:

1. NEW 1/2" INSULATION TO BE INSTALLED UNDER ROOF.
2. NEW 1/2" INSULATION TO BE INSTALLED UNDER ROOF.
3. NEW 1/2" INSULATION TO BE INSTALLED UNDER ROOF.
4. NEW 1/2" INSULATION TO BE INSTALLED UNDER ROOF.
5. NEW 1/2" INSULATION TO BE INSTALLED UNDER ROOF.



NOTARY PUBLIC, State of California, No. 12345

FRISCO BUILDING
HISTORIC RENOVATION

BY
TERENCE D. DUNN
100 N. 10TH STREET
FRISCO, TEXAS 75034

PLACE MAKERS

100 N. 10TH STREET
FRISCO, TEXAS 75034

100 N. 10TH STREET
FRISCO, TEXAS 75034

A203

PLANNING AND ZONING DEPARTMENT
INTEROFFICE MEMORANDUM

DATE: October 8, 2012

TO: Members of the Planning and Zoning Commission

FROM: Alana D. Owen, AICP
Senior Planner

SUBJECT: Zoning Text Amendment for CS, Commercial Service District

City Council approved General Ordinance 5879 in July 2010 for the purpose of establishing Use Groups within the Zoning Ordinance. As part of the ordinance that was approved to establish the Use Groups, several of the Zoning Districts were revised to strike individual uses that would be categorized with the new use groups. The intent was to maintain the uses that were already permitted in each district while providing more flexibility and a systematic approach for the assignment of future uses. It was recently discovered that prior to the approval of the use group amendment, restaurants, taverns and cocktail lounges were permitted in the CS, Commercial Service District and were removed as part of the text amendment. However, the Eating and Drinking Establishments Use Group which permits these uses was inadvertently left out of the CS District.

Staff is recommending Planning and Zoning Commission initiate a Zoning Text Amendment to add the "Eating and Drinking Establishments Use Group" as a permitted use within the CS, Commercial Service District.

Approval of this request will not amend the *Zoning Ordinance*, but only begins the process of review and recommendations by staff and Planning and Zoning Commission and City Council. Staff will return to Planning and Zoning Commission and City Council for a public hearing at a later date.

Please contact me at (417)864-1831 if you have any questions or need any additional information.