

1. Meeting Agenda (PDF)

Documents: [12-06-2012 AGENDA \(PDF\).PDF](#)

2. November 15, 2012 Minutes

Documents: [NOVEMBER 15, 2012 \(PDF\).PDF](#)

3. Relinquish Easement 777 (PDF)

Documents: [RELINQUISH EASEMENT 777 \(PDF\).PDF](#)

4. Z-17-2012 W/Conditional Overlay District No. 54 (PDF)

Documents: [Z-17-2012 W CONDITIONAL OVERLAY DISTRICT NO. 54 \(PDF\).PDF](#)

5. Conditional Use Permit No. 402 (PDF)

Documents: [CONDITIONAL USE PERMIT 402 \(PDF\).PDF](#)

6. Commercial Services District Amendments (PDF)

Documents: [COMMERCIAL SERVICES DISTRICT AMENDMENTS \(PDF\).PDF](#)

7. Residential Front Yard Setbacks Amendments (PDF)

Documents: [RESIDENTIAL FRONT YARD SETBACKS AMENDMENTS \(PDF\).PDF](#)

8. Fox Grape 9th Addition (PDF)

Documents: [FOX GRAPE 9TH ADDITION \(PDF\).PDF](#)

**Planning & Zoning Commission Agenda
December 6, 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 November 15, 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. Relinquish Easement 777
(851 N. Belcrest) | Dwayne Holden |
|---|---------------|

Hearings:

Zoning

- | | |
|---|--------------------------------|
| 2. Z-17-2012 w/Conditional Overlay District No. 54
(444 W. Grand; 417, 733, 441, 501, 505, 509, & 515 West Normal) | Calvary Temple Assembly of God |
|---|--------------------------------|

Conditional Use Permits

- | | |
|--|--------------------|
| 3. Conditional Use Permit 402
(624 West Commercial) | Thomas L. Dunivant |
|--|--------------------|

Zoning Text Amendments:

- | | |
|--|---------------------|
| 4. Commercial Services District Amendments
(City-Wide) | City of Springfield |
| 5. Residential Front Yard Setbacks Amendments
(City-Wide) | City of Springfield |

Preliminary Plats:

- | | |
|---|----------------|
| 6. Fox Grape 9th Addition
(3300 – 3400 blocks E Manitowish, n/s) | Fox Grape, LLC |
|---|----------------|

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.

MINUTES OF THE PLANNING AND ZONING COMMISSION

DATE: November 15, 2012

TIME: 6:30 pm

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

ROLL CALL:

APPROVAL OF MINUTES: The minutes of November 1, 2012, were approved unanimously.

COMMUNICATIONS:

Mr. MacPherson commented that in October, Commission wanted to know if there were any LIHTC projects inside the City of Springfield. Mr. Matt Schaefer from the Economic Development Department has provided to Commission a memo regarding the Low-Income Housing Tax Credit Projects in Springfield and provided a table of the locations throughout the city and the mix of sites.

CONSENT ITEMS:

1. Relinquish Easement 787 Mark Foley
(308 & 326 West Lakewood)

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

OTHER PUBLIC HEARINGS:

2. Solo Redevelopment Plan Solo Redevelopment Corporation
(1100 N Glenstone Avenue)

Ms. Roling recused herself from hearing the case.

Mr. Matt Schaefer, Senior Planner from Economic Development, commented the Solo Redevelopment Corporation has submitted a Chapter 353 application for approval of a redevelopment project located along the east side of the 1100 block of North Glenstone and along the north side of the 2000 block of East Pythian Street. A Chapter 353 Redevelopment project is an incentive that is intended to promote the redevelopment of blighted areas and does so by offering up to twenty-five (25) years of partial property tax abatements. During the first ten (10) years the abatement is one hundred (100) percent of the increase in the assessed value of the improvements and then during the latter fifteen (15) years, it is fifty (50) percent

on the assessed value of the land and improvements. Commission is to look at whether the redevelopment plan conforms to the Springfield-Greene County Comprehensive Plan.

The Solo Redevelopment Area consists of three (3) parcels that comprise approximately 80.87 acres. The area is currently occupied by two warehouse facilities which front onto East Pythian Street and East Chestnut Expressway and the former Solo Cup manufacturing facility, currently vacant, which consists of approximately 1.35 million square feet of vacant manufacturing space available for use. As part of the Developer's application a blight report has been submitted that indicates that the area is blighted and demonstrates that there is a need for redevelopment in the area. The Developer proposes to rehabilitate and subdivide the former Solo Cup plant into a multi-tenant facility that will accommodate mixed-use industrial and offer flex space, warehousing, and light manufacturing uses. The Developer has indicated in his application that due to the sheer size and configuration of this facility along with changes in market demand for industrial space, present challenges for its reuse, especially by a single tenant. Reuse of this facility will require that the building be subdivided to accommodate multiple tenants. The proposed rehabilitation will include repairs and updates to the exterior of the facility; reconfiguration of plumbing, electrical, and mechanical systems; parking lot improvements and infill to accommodate prospective tenants' needs. The facility facing East Chestnut Expressway will be improved including some improvements to the docks, the lighting and mechanical systems and a new six-thousand (6000) square office building as well built adjacent to it. Staff has determined that the redevelopment plan conforms to the Springfield-Greene County Comprehensive Plan. The Growth Management and Land Use Element of the plan provides industrial land use guidelines and recommends that industrials uses be located in areas served by public transit and by major roads that have adequate capacity and are designed to carry heavy freight traffic. Such land uses should also be located and designed to have a minimal impact on adjoining land uses, particularly residential land uses. The Redevelopment Plan adheres to these guidelines, as the Redevelopment Area is located within an existing industrial area that is adjacent to North Glenstone Avenue, a primary arterial served by a City Utilities bus route, and East Chestnut Expressway. Both streets provide direct access to Interstate 44 and US 65. The Growth Management and Land Use Plan Element also encourage public-private coordination to promote renewal of established, residential, commercial, and industrial areas. It also states that redevelopment and infill are keys to strengthening older areas. The Redevelopment Project will be a coordinated effort between the Developer and the City of Springfield to renew an existing industrial area. It would involve removal of blight and there would be new investment and job creation potentially. The rehabilitation of the Solo Plant would improve the marketability to potential tenants wishing to locate or expand in Springfield. The proposed redevelopment will also promote more efficient use of land and public resources by reusing an existing facility that is already served by existing public infrastructure and utilities. There is also the potential for an increase in the real property taxes that are generated on the property as a result of this rehabilitation. Mr. Schaefer stated he would answer any questions.

Mr. Hansen asked if tax abatement was given how that would increase the real property tax and if there is an estimate of how much tax the City will not receive over the next twenty years. Mr. Hansen asked if the improvements on the property would be written off against future taxes.

Mr. Schaefer said in the Developers application, it includes a tax impact analysis which shows over a twenty-five year abatement period, there would be a net increase in revenues of approximately four million dollars; more that would be collected if the redevelopment occurs and the abatement is granted as opposed to the development not happening. The property would stay as it is and languish. During the first ten (10) years of abatement, the taxes are abated at one hundred percent (100%) on the improvements, however

to keep the tax amenities whole during that period, the developer will be making payments in lieu of taxes that are equal to the taxes paid prior to redevelopment. Basically the tax revenues stay flat or neutral during that first ten year period. During the latter fifteen (15) years the taxes are abated based on fifty percent (50%) of the value at that time on both land and property improvements, however, because there will be substantial rehabilitation to this property, the value will increase to point that abating fifty (50) percent of the taxes on it would still be more than what was collected prior to redevelopment. Mr. Schaefer stated that the investment that the developer is proposing would improve the property and would most likely result in a substantial increase in the assessed value of the property which would increase the tax revenues that are generated from it.

Mr. Coltrin asked when you are abating property taxes, do you abate the taxes on the things inside the buildings.

Mr. Schaefer said no.

Mr. Coltrin commented that all the equipment and everything inside the building if it is renovated is taxable.

Mr. Schaefer said yes.

Mr. MacPherson commented that in lay terms what this means is for the first ten (10) years everybody gets what they are getting right now, so there is no loss to any of the taxing districts. They will get just what they are getting now because it is frozen at the level it is. After that, for the next fifteen (15) years they get half of what the new assessed valuation is and after the twenty-five (25) years, they get it all. This redevelopment would probably not paper out without the abatement; in order to make this kind of investment, they have to have this to get a return that works and that is the theory behind this law. You have these vacant, blighted building and if there isn't some incentive to move forward with them they continue to blight and the valuation over time becomes less, so ultimately if something isn't done many of them become a piece of land because eventually the building will have to come down. This is an incentive that is used to get these old buildings up and going and producing tax revenue on a higher level. There are seven taxing jurisdictions involved and the applicant has or will meet with all of them and share the tax impact statement and demonstrate why this is necessary.

Mr. Lawhon opened the public hearing.

Mr. Warren Davis, Warren Davis Properties at Solo Redevelopment, commented that the project is needed to draw potential clients and tenants and the plan is for possibly a call center, a data center. When these potential clients come to town, they don't want to wait a year to build a building. We will go in and put all new electric and heat and air units; everything inside the building will be new which is normally what they would do. When the building was purchased in 2010, they thought there might be a possibility of one tenant coming to town and starting another plant, but it did not work out. Mr. Davis stated they will probably divide the bigger building on the north and divide that into six (6) to ten (10) different units depending upon who comes to town. The districts that get the tax will not be affected and after ten (10) years they will get more tax. But right now, assistance is needed in this situation.

Mr. Hansen asked if the property was blighted when it was purchased.

Mr. Davis said yes, after it was shut down and any time something has been used for a number of years,

which this has been, it becomes almost automatically blighted because it is dated. The only way to get this up and running is to spend the money on the property and change the use of it; some may be warehouses or manufacturing and along the front there are plans for the call center and offices. They can go in and do that in four to six months versus building a new one.

Mr. Hansen asked Mr. Davis why the citizens should subsidize the project and how much the abatement is helping with the total project.

Mr. Davis stated that he is investing the money to refurbish the building; companies coming to town try to beat you up on the pricing and some of the pricing that is critical is taxes. This is part of the total system to make the whole thing work and taxes are an important part of that.

Mr. MacPherson stated that blight determination is made by the Land Clearance for Redevelopment Authority, which is a Board, and they make a recommendation to the City Council and the Council is the final authority on blight. Our position here is to make a determination as to whether this fits within the Comprehensive Plan. Mr. Schaefer will describe what the conditions are of blight that meet the statutory requirements that lead staff to make a recommendation of approval for this project to the LCRA.

Mr. Schaefer said that Chapter 353 of the Missouri Revised Statutes and the factors that are discussed in the definition is age, economic and functional obsolescence, physical deterioration, and do those factors contribute to a threat or menace to public health, safety, and morals. The Developer has submitted a blight report with the application and one of the key factors mentioned in the report is that there is significant obsolescence with this structure. There has been a change in the market demand for manufacturing space. Over the years the actual size of facilities that have been in demand has decreased and there is evidence indicating that has occurred over the years by looking at the actual size of the workforce that works in manufacturing facilities in Springfield. It is not feasible to reuse the property as a single tenant facility because the demand is not there and to tear down the property and build new would be economically infeasible. It would cost more to demolish and clean up the site. It makes sense to partition the building and market it to tenants that can fill smaller spaces. The building is fairly old and there is some physical deterioration.

Mr. MacPherson quoted from the statute that the term Mr. Schaefer is using in referred to the building being too big, is functional obsolescence.

Mr. Schaefer stated there has been some vandalism and the building sitting there will attract trouble; unless something is done to get the building back into to use and occupied by tenants, the property will become blight on the area.

Mr. Davis discussed the cost of the security they currently have to protect the building since purchasing the property, stating that if they had not done that the building would be in big trouble.

Mr. Young commended Mr. Davis for taking on this project, buying an old building and rehabilitating it. Mr. Young asked about the buildings on the south and if it is currently in use.

Mr. Davis commented the south building has been renovated because it was just a shell. There is something in there now. They will be building another building on the corner, on the southeast corner of the building for offices that Mr. Schaefer referred to earlier.

Mr. Young asked if the tax abatement is going to be for the north building or for the whole property.

Mr. Davis said it will be for the whole thing.

Mr. Lawhon asked if there are any prospective tenants lined up for this property and where the investment money will come from.

Mr. Davis said there is some interest on warehousing; on the front property there hasn't been any. It takes time. Mr. Davis said the building looks good on the outside, but on the inside there is a lot of repair work that has to be done.

Mr. Hansen asked Mr. Davis what percentage of the total cost of the project will be reduced because of the abatements.

Mr. Davis said his costs will be the same. What it does is keep the taxes reasonable and you are not taxed at this time, for ten (10) years, on the new improvements. On an investment of twenty-four million dollars, it would be four-hundred-twenty thousand (420,000) a year extra to the best of his estimation for the entire project. That would be the first ten (10) years; after that it would drop back to two-hundred-ten thousand (210,000) in savings on the total project.

Mr. Lawhon closed the public hearing.

Mr. Edwards commented that Mother's Brewery would not have been able to do their project, given the repair costs if not for this option; you really don't understand what kind of expense goes into that till you start cutting out the old iron pipe and completely gutting it and renovating it. Mr. Edwards commented this is a good use for this tool they have. As a City they have asked the government to put this package together and put out there to provide development for the City. Mr. Edwards voiced his approval.

Mr. Lawhon said it is easy when you start talking about tax abatements to think about zero (0), and that is not the case. Taxes will continue to be paid, but it will not be increased as rapidly. Essentially it gives the developer a temporary break. It is important to know that in a way there is not a loss of money but by doing this it is allowing something to happen that otherwise might not happen.

Mr. Young commented that any developer that comes along and takes an old building to rehabilitate it is doing the community a huge favor instead of urban sprawl. Mr. Davis could go out and buy a hundred acres and build a facility on it and then subdivide it, and for someone to take on that challenge and do it is a great thing and added his support.

Mr. Lawhon commented that the Solo Building is synonymous of Springfield and it has been sad to see it vacant and the prospect of something positive coming out of it sounds good.

Mr. Edwards commented that if this factory does fill up with different tenants, they will employ a lot of people and those people will be paying payroll taxes and shopping in the community and paying sales tax so this is a lot of economic benefit that is hidden under the surface on a deal like this.

Mr. Lawhon asked if the blight determination has been made on this yet and when it goes to Council.

Mr. Schaefer said no, it went to the LCRA last week and the authority made a recommendation to Council to blight the property and will go to Council next Monday.

Mr. Rykowski stated first reading will be Monday night and second reading before end of year.

Mr. Hansen asked if Commission sees the blight report before it goes to Council.

Mr. MacPherson stated it is a public document and staff would be happy to supply it. Commission has seen them on some of the Chapter 99 plans. Chapter 353 normally goes before the LCRA. Our responsibility here is to whether the redevelopment of this property and its location for redevelopment is in conformance with the Plan.

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

OTHER BUSINESS:

3. Initiate Zoning Text Amendment for Residential Front Yard Setback (City-Wide)

City of Springfield

Mr. MacPherson stated this action is just an initiation and staff is asking Commission to initiate an action to allow staff to do research and prepare a staff report regarding a text amendment for future consideration. In February of 2010, Planning and Zoning Commission and City Council reviewed and approved amendments to allow reduced front yard setbacks in the commercial and industrial districts. This allowed greater flexibility for commercial and industrial buildings to set closer to the public street and promote pedestrian safety and parking behind buildings. These amendments included the requirement for a conditional use permit or preliminary plat to be approved for any reduced front yard setbacks. This would allow for public comment and consideration on each case at Planning and Zoning Commission and City Council. Recently a situation occurred where a multi-family structure wanted to build closer to the public street; however, the existing front yard setback requirements only allow a preliminary plat as an option for this reduction. A zoning variance was approved for that particular case before the Board of Adjustment, and in their decision requested that staff pursue amendments to the front yard setbacks in residential districts similar to the provisions in commercial and industrial districts. Staff believes an option for a conditional use permit should be considered when looking at residential front yard setbacks. This would allow individual lots, typically infill situations, to request reduced front yard setbacks on a case by case basis. Mr. MacPherson commented that the Board of Adjustment is a citizen board and they hear appeals from Building Development Services and grant variances and hear special exceptions and when they rule on something, staff generally tries to amend the ordinance to adhere to their decision or accept what they do as our interpretation of the Zoning Ordinance from that point forward. They asked staff to request the Planning and Zoning Commission to initiate a discussion to see if an amendment to the Zoning Ordinance was appropriate. The initiation won't change anything, and if it is initiated it will come back before the Commission which will provide opportunity to question the logic and reasoning behind it.

Mr. Hansen motioned to **approve** the initiation of the Zoning Text Amendment for Residential Front Yard Setback. Mr. Edwards **seconded** the motion. The motion **carried** as follows: Ayes: Lawhon, Edwards,

McClelland, Baird, Ray, Young, Coltrin, Roling, and Hansen. Nays: None. Abstain: None. Absent: None.

4. Approval of the 2013 Planning & Zoning Calendar

City of Springfield

Mr. MacPherson said that each year the meeting schedule is set up so Commission can plan their schedule. On the draft notice, we do have a meeting scheduled for October 31, Halloween. The reason it appears that way is because we keep the meeting in conjunction with the City Council schedule. Having said that, we will try to avoid that day and not schedule hearings for that unless there is a special situation. Mr. MacPherson asked if there were any conflicts Commission could see with the calendar.

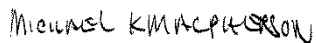
Mr. Rykowski stated that the Charter sets the requirement that the first meeting for the month, which is required to be held, be three Thursday's before the last meeting of the City Council meeting for that month. That is set by the Councils calendar and the Charter which is why we wind up with October 31st being the first meeting for November.

Mr. Baird motioned to **approve** the 2013 Planning and Zoning Calendar. Mr. Hansen **seconded** the motion. The motion **carried** as follows: Ayes: Lawhon, Edwards, McClelland, Baird, Ray, Young, Coltrin, Roling, and Hansen. Nays: None. Abstain: None. Absent: None.

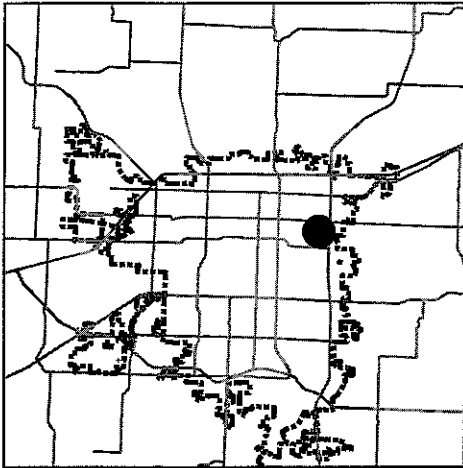
Mr. Young followed up by stating that his request for a leave of absence to teach at Drury is no longer necessary. The Director and students worked out a revised time for the class in the afternoon so he will not have to miss. He will still be able to teach and it will not interfere with Planning and Zoning meeting.

There being no further business, the meeting was adjourned at approximately 7:23 p.m.

ANY OTHER MATTERS UNDER COMMISSION JURISDICTION:



Michael MacPherson
Principal Planner



Zoning & Subdivision Report

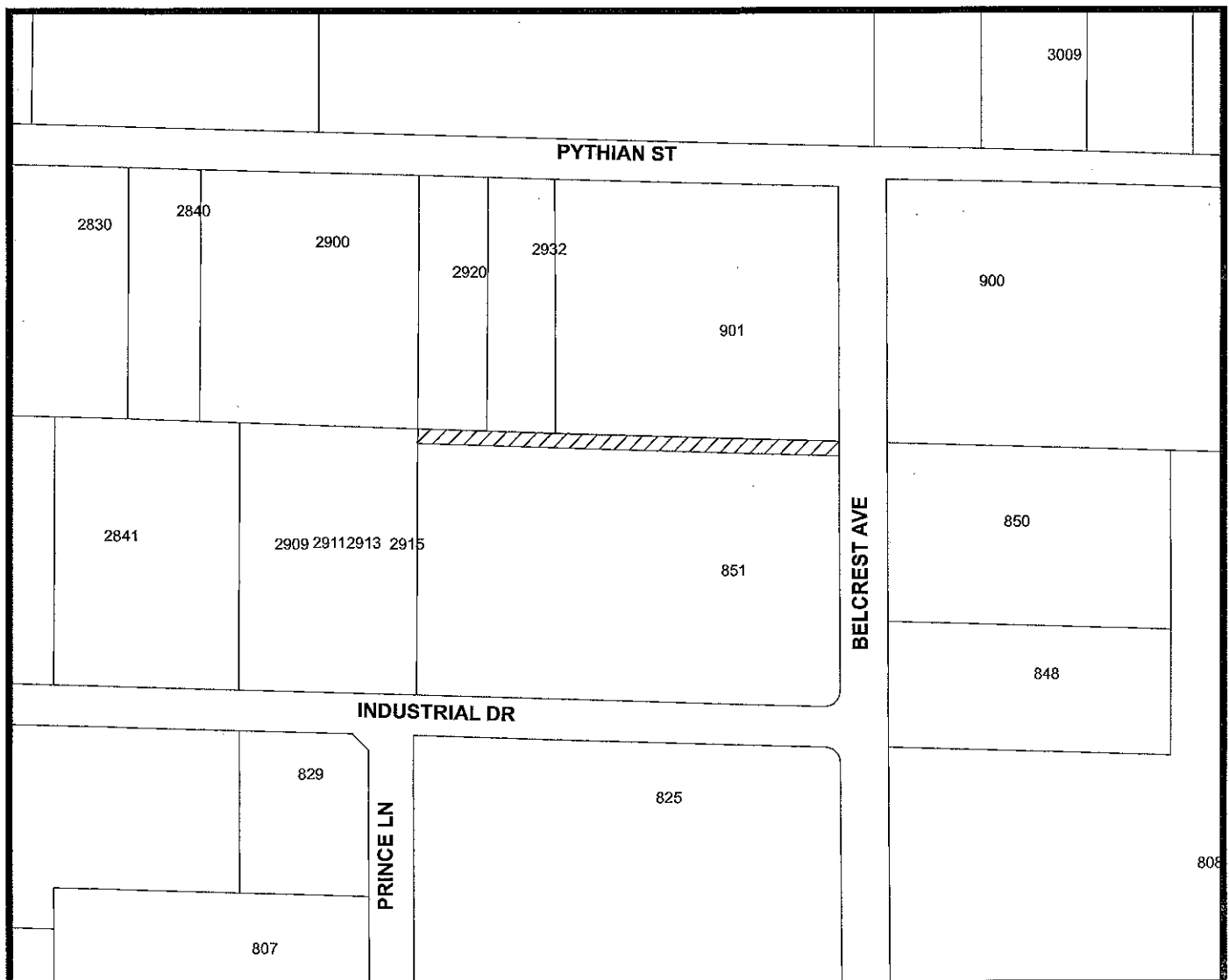
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Relinquish Easement No. 777

Location: 851 North Belcrest Ave

Current Zoning: GM, General Manufacturing

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

Zoning & Subdivision Report

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

REQUEST TO RELINQUISH EASEMENT NUMBER 777

DATE: November 26, 2012
PURPOSE: To relinquish a railroad easement
LOCATION: 851 N. Belcrest Avenue
APPLICANT: Dwayne A. Holden

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Michael G. Sparlin
Assistant Planner

Attachment A: Background report
Attachment B: Approval criteria
Exhibit 1: Legal description
Exhibit 2: Drawing

ATTACHMENT A
RELINQUISH EASEMENT NO. 777
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting the railroad easement be relinquished to allow for building expansion. The applicant has received a Quitclaim and Release Deed for the existing easement from BNSF Railway Company.

LAW COMMENTS:

No issues with relinquishing this railroad easement.

STAFF COMMENTS:

1. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
2. The existing easement is not being used. The existing easement was a private easement held by BNSF Railway Company. A rail line has not been constructed and BNSF Railway Company has recorded a Quitclaim and Release Deed of the easement on the subject property.
3. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 777
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 this easement.

STAFF RESPONSE:

No one has objected to relinquishing the railroad easement to date.

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

STAFF RESPONSE:

All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement.

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

STAFF RESPONSE:

The retention of the subject easement no longer serves a public purpose.

RELINQUISH EASEMENT NO. 777
EXHIBIT 1

RAILROAD EASEMENT TO BE RELINQUISHED

A PART OF THE PROPERTY RECORDED IN THE GREENE COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 1678 AT PAGE 87 BEING A PART OF LOT SEVEN (7) OF SPRINGFIELD INDUSTRIAL PARK FIRST ADDITION AND A PART OF LOT TWO (2) OF SPRINGFIELD INDUSTRIAL PARK SECOND ADDITION, EXCEPT THE WEST 750.00 FEET, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT SEVEN (7) OF SPRINGFIELD INDUSTRIAL PARK FIRST ADDITION;

THENCE N 87°31'21" W A DISTANCE OF 519.84';

THENCE S 01°03'08" W A DISTANCE OF 25.01';

THENCE S 87°31'21" E A DISTANCE OF 519.96' TO A POINT ON THE WEST RIGHT-OF-WAY OF BELCREST AVENUE;

THENCE ALONG SAID WEST LINE N 00°47'15" E A DISTANCE OF 25.01' TO SAID POINT OF BEGINNING, HAVING AN AREA OF 12,997 SQUARE FEET,

0.298 ACRES ALL LYING IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION SIXTEEN (16), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES AND SUBJECT TO ALL EASEMENTS.

RAIN

PROJECT LOCATION

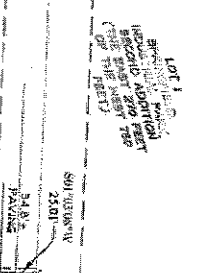
INDUSTRIAL DEVELOPMENT

16

TAN

LOCATION MAP

SCALE 1" = 2000'



☒	EXISTING STONE
☒	EXISTING IRON PIN
☒	IRON PIN SET L5 M16
(M)	MEASURED
(R)	RECORDED

A PART OF THE PROPERTY RECORDED IN THE GREENE COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 1976 ON PAGE OF BEING A PART OF LOT SEVEN (7) OF A PART OF THE EIGHTH (8) OF SPRINGFIELD INDUSTRIAL PARK SECOND ADDITION, EXCEPT THE WEST 750.00 FEET SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS THE NEARLY HEART CORNER OF LOT SEVEN (7) OF SPRINGFIELD INDUSTRIAL PARK FIRST ADDITION, THENCE N 87°21' N A DISTANCE OF 516.64; THENCE S 89°12' E A DISTANCE OF 516.64; TO A POINT ON THE WEST RIGHT-OF-WAY OF BELLEVUE AVENUE, THENCE ALONG SAID WEST LINE N 04°11' E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, LEAVING AN AREA OF 10.49 ACRES FEET BEING 0.290 ACRES ALL LYING IN THE SOUTHWEST QUARTER, (SW1/4) OF SECTION SIXTEEN (16), TOWNSHIP TWENTY-NINE(29) NORTH, RANGE TWENTY-EIGHT (28) WEST, COUNTY GREENE COUNTY, MISSOURI, BEING AN EASEMENT (EASEMENT) GRANTED TO AND FOR THE USE OF HIGHWAY PURPOSES AND SUBJECT TO ALL EASEMENTS.

[illegible]

THE SURVEY WAS EXECUTED IN ACCORDANCE WITH THE SURVEY PLAN OF THE UNITED STATES DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND THE MISCELLANEOUS BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES, LATERALS AND MAIN LINES OF THE SEWERAGE SYSTEM. THE INFORMATION WAS NOT OBTAINED BY ANY SUCH AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE.

STATE OF MISSISSIPPI
REGISTERED LAND SURVEYOR
KENNETH MICHAEL
HEIDT
NUMBER
LS-1318
DATE 8/10/12
KENNETH H. HEIDT
P.L.S. ME

[illegible]

HEI

Heithaus Engineering & Assoc., Inc.
10001 Woodloch Forest Dr., Suite 100
Houston, TX 77055
(713) 861-1100

H & C PARTNERSHIP
CUSTOM METALCRAFT, INC.
851 N. BELCREST AVENUE
SPRINGFIELD, GREENE COUNTY, MISSOURI
PROPERTY SURVEY (CLASS: "URBAN")

EXPLANATION TO COUNCIL BILL NO. 2013 -

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 5.98 acres of property generally located at 444 West Grand and 427, 433, 441, 501, 505, 509 and 515 West Normal Street from R-HD, High-Density Multi-Family Residential District and an R-SF, Single-Family Residential District to a GR, General Retail District; and establishing Conditional Overlay District No. 54 (Staff recommends approval).

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-17-2012/CONDITIONAL OVERLAY DISTRICT NO. 54

The applicant is proposing to rezone approximately 5.98 acres of land from an R-HD, High-Density Multi-Family Residential District and an R-SF, Single-Family Residential District to a GR, General Retail District with a Conditional Overlay District No. 54 to restrict uses, require additional right-of-way and sidewalks, to require security cameras and lighting on the site and to provide for screening of any loading/unloading areas adjacent to Normal Street. This rezoning will facilitate the construction of a new neighborhood market and other General Retail uses. Exhibit C contains additional restrictions and requirements for development within this proposed Conditional Overlay District.

FINDINGS FOR STAFF RECOMMENDATION:

1. The subject property, at the intersection of Grand and Campbell, two arterial roadways, is an appropriate location for GR, General Retail zoning.
2. This request to expand the existing GR zoning will provide for the redevelopment of this site and is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure and will serve new student housing in the area.
3. The proposed conditional overlay district will restrict uses and provide for security cameras and lighting on the subject property as requested by the adjacent neighborhood and will provide for additional right-of-way and sidewalks on adjacent roadways and provide for screening of any loading/unloading areas along Normal Street.
4. A driveway on Campbell Avenue would not meet the spacing requirements for a driveway on a primary arterial roadway. A right-in/right-out driveway may be permitted under certain provisions.

5. The standard development requirements in the proposed GR District are otherwise adequate for mitigating potential impacts of the proposed grocery store, or other potential GR uses, on the adjoining residential properties.

FINDINGS FOR COMMISSION TO RECOMMEND DENIAL:

1. None

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on December 6, 2012 and recommended , by a vote of to , of the proposed zoning on the tracts of land described on the attached sheet (see the attached Record of Proceedings).

The Planning and Development staff recommends the application be **approved** provided the following requirement is added to the Conditional Overlay District (see the attached Zoning and Subdivision Report):

1. A right-in/right-out driveway to Campbell Avenue may be permitted provided that a subdivision variance is approved and a median is constructed on Campbell Avenue. Either a joint driveway will need to be provided with the property to the south (1029 South Campbell) or if unable to secure a joint driveway, a cross access easement must be provided giving the property to the south future access through the new driveway on Campbell.

Submitted by:

Approved by:

Planning and Development

City Manager

EXHIBITS:

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

ATTACHMENTS:

Attachment 1, Background Report
Attachment 2, Neighborhood Meeting Summary and Sign-In Sheet
Attachment 3, Conceptual site plan
Attachment 4, Correspondence from neighborhood

EXHIBIT A
LEGALDESCRIPTION
ZONING CASE Z-17-2012 & CONDITIONAL OVERLAY DISTRICT NO. 54

All of lots 1 through 8 and 20 through 26 of Block 2, of Miles-George Parkview Subdivision in the City of Springfield, Missouri, as recorded in Book Q, Page 9 of the Greene County Recorder of Deeds Office.

EXHIBIT B
RECORD OF PROCEEDINGS
ZONING CASE Z-17-2012 & CONDITIONAL OVERLAY DISTRICT NO. 54

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

EXHIBIT C
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-17-2012 & CONDITIONAL OVERLAY DISTRICT NO. 54

The requirements of *Section 4-3100* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

A. Prohibited Uses: The following uses shall be prohibited within this district:

1. Bed and Breakfast
2. Off-track betting parlor
3. Adult book store
4. "X-rated" movie theater or "X-rated" video store
5. Establishments selling or exhibiting pornographic materials, "sex toys" or paraphernalia for use with illegal drugs
6. Topless bar or club that provides striptease entertainment
7. Establishment for adult entertainment
8. Sexually oriented business

B. Use Limitations

1. Security cameras shall be provided and operate twenty-four (24) hours a day. Security lights shall be provided and operate overnight.
2. Additional right-of-way shall be dedicated for Grand Street to total fifty (50) feet from the centerline.
3. Additional right-of-way shall be dedicated for Campbell Avenue to total fifty (50) feet from the centerline.
4. Additional right-of-way shall be dedicated for Normal Street to total thirty (30) feet from the centerline.
5. A one-hundred (100) foot by one-hundred (100) foot right-of-way triangle shall be dedicated at the intersection of Grand Street and Campbell Avenue unless a modified right-of-way triangle is approved.
6. Sidewalks shall be constructed on the Campbell Avenue, Grand Street and Normal Street frontages as shown on the conceptual site plan.
7. Any loading/unloading area shall be screened from view along Normal Street by a fence or wall at least six (6) feet in height.

8. Two (2) driveways shall be permitted on Grand Street as generally shown on the conceptual site plan.
9. One (1) driveway shall be permitted to Normal Street as generally shown on the conceptual site plan.
10. A separate westbound left-turn lane shall be provided on Grand Street at the proposed main driveway as shown on the conceptual site plan.

Zoning & Subdivision Report

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

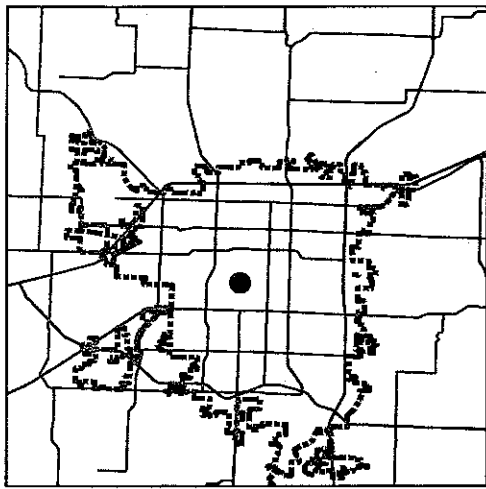
Exhibit
D

Zoning Case Z-17-2012/ Conditional Overlay District #54

Location: 444 W. Grand and 427, 433, 441, 501, 505,
509 and 515 W. Normal

Current Zoning: R-HD and R-SF

Proposed Zoning: GR, General Retail with
Conditional Overlay District



LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-17-2012 & CONDITIONAL OVERLAY DISTRICT NO. 54

DATE: November 30, 2012

LOCATION: 444 West Grand and 427, 433, 441, 501, 505, 509 and 515 West New

APPLICANT: Calvary Temple Assembly of God etal

TRACT SIZE: Approximately 5.98 acres

EXISTINGUSE: Church building

PROPOSED USE: Grocery store and other uses permitted in the GR, General Retail District

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-TH and R-SF	Two family and single family homes
East	GR and R-SF	Retail buildings and cemetery
South	R-HD and R-SF	Single-Family residences and Multi-family development
West	GR and R-SF	Undeveloped property, single family residences and vacant retail

COMPREHENSIVE PLAN:

The Growth Management and Land Use Plan of the City's Comprehensive Plan designates the southwest corner of Grand and Campbell area as appropriate for medium-intensity retail, office and residential uses and identifies the nearby Missouri

State University (MSU) Campus area as an activity center. The proposed grocery store would be considered a Neighborhood-Scale Business as described in the Comprehensive Plan. Neighborhood-Scale Businesses are recommended near intersections of arterial and collector, or higher classification, streets and should be sited so as to provide adequate utilities, storm water management, parking, landscaping and buffering and design practices which minimize the effect on the environment and surrounding land uses. The subject property is located at the southwest corner of Grand, a primary arterial roadway, and Campbell, a primary arterial roadway south of Grand and secondary arterial north of Grand.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

1. One access point is allowed per 250 feet of frontage, with a minimum of 200 feet in-between edge of drive to edge of driveway or intersection. Driveways should also line up with existing streets or high-volume driveways.
2. Driveways cannot exceed forty-five (45) feet in width, measured at the right-of-way-line.
4. Sidewalk will have to constructed along the Normal Street frontage.
5. An administrative replat will be required for this property. The following may be required as part of the replat:
 - a. Campbell and Grant are classified as Primary Arterial streets, a 100 by 100 foot right-of-way triangle is required at the intersection.
 - b. Campbell Avenue and Grand Street are both classified as a Primary Arterial roadway which will require 50 feet of right-of-way measured from the centerline. It appears approximately 25 feet of right-of-way must be dedicated on Campbell Avenue and approximately 15 feet on Grand Street. Normal Street is classified as a local street and requires 30 feet of right-of-way from the centerline. Approximately 5 feet will have to be dedicated.

STORMWATER COMMENTS:

1. There are no Stormwater issues with rezoning this property; however, please note that development of 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. The proposed percent of impervious surfacing must not exceed the maximum impervious surfacing allowed for site by zoning, platting, and/or previous stormwater reports.
- c. Concentrated points of discharge from these improvements will be required to drain into a certified natural watercourse, public right-of-way, or a drainage easement. In this instance, it appears that the site can discharge into the public storm sewer system along Grand Street.

SANITARY SERVICES COMMENTS:

No issues with rezoning.

ADJACENT PROPERTY OWNER COMMENTS:

Forty-three (43) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. Staff received phone calls from two nearby property owners inquiring about the request. Staff received correspondence from the West Central Neighborhood Alliance that they are opposed to the project (Attachment 4).

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting for owners and residents within five hundred (500) feet of the subject property on October 29, 2012. A summary of the meeting is attached (Attachment 2).

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 5.98 acres of property from an R-HD, High Density Multi-Family Residential and R-SF, Single-Family Residential District to a GR, General Retail District. The applicant is also requesting a conditional overlay district that will restrict uses, require dedication of additional right-of-way on adjacent streets, require sidewalks, provide for security cameras and lighting on the site and screening of any loading and unloading areas adjacent to Normal Street.
2. The Growth Management and Land Use Plan of the Comprehensive Plan designates the area at the southwest corner of Grand Street and Campbell Avenue as appropriate for medium-intensity retail, office and residential uses. In addition, the area around the nearby Missouri State University (MSU) campus is identified as an activity center. General Retail (GR) is one of the zoning districts

recommended in these areas. The proposed grocery store would be considered a Neighborhood-Scale Business as described in the Comprehensive Plan. These shopping areas should be sited near intersections of arterials and collector, or higher classification, streets and should provide adequate utilities, storm water management, parking, landscaping and buffering to minimize the effect on the environment and surrounding land uses. The subject property is located at the southwest corner of Grand, a primary arterial roadway, and Campbell Avenue, a primary arterial roadway south of Grand and secondary arterial north of Grand. Staff believes the subject site with the proposed Conditional Overlay District and requirements and restrictions contained within the GR district including those for buffering and building height meet the recommendation of the City's Comprehensive Plan and intent of the General Retail District. The approval of GR zoning on the subject property will expand the existing GR zoning at the southwest corner of Grand and Campbell and provide for infill development and increased intensity in this area where investment have already been made in public services and infrastructure and near the city center area where increased intensity is desired. This development will provide goods and services to the adjacent residential areas and nearby MSU campus. Within the past two years, approximately 338 new student housing units have been constructed west of the MSU campus and more are planned. The proximity of this development to the housing will reduce drive distance for students and residents and provides opportunities to walk or bike to the retail area.

3. In response to concerns expressed at the neighborhood meeting, the applicant has requested to restrict several uses with the conditional overlay district. The prohibited uses can be found in the attached Exhibit 1 and include Bed and Breakfast and adult entertainment establishments. The applicant has also included a requirement for security cameras and lighting to be provided on the site at the neighborhood's request. Also as part of the Conditional Overlay District the applicant is providing additional right-of-way on Grand Street, Campbell Avenue, Normal Street and at the intersection of Grand and Campbell. In addition, sidewalks will be constructed on all three street frontages
4. A traffic impact study was submitted by CBB Traffic and Transportation Engineers for review by the City. The traffic study concludes the existing street network with the provision of a separate westbound left-turn lane on Grand Street at the proposed main driveway can accommodate the expected traffic generation from this site. The traffic study and conceptual site plan show two (2) proposed driveways on Grand Street, one (1) driveway on Normal Street and one (1) driveway on Campbell Avenue. A driveway on Campbell Avenue would not meet the spacing requirements for a primary arterial roadway. However, staff is recommending that a right-in/right-out driveway be permitted if a median is constructed on Campbell Avenue. In addition, staff is recommending that either

a joint driveway be obtained with the property to the south (1029 South Campbell) or that a cross access easement be dedicated giving the property to the south future access through the new driveway to Campbell. A subdivision variance would also be required to be approved through Planning and Zoning Commission since the driveway would not meet the City's spacing requirements. The applicant has requested that additional discussion be held regarding the driveway to Campbell and that other options be considered including a full access driveway or construction of a raised median at the entrance rather than construction of a median on Campbell.

5. The proposed grocery and convenience store will be required to meet the bufferyard requirements adjacent to less-intense zoning districts. The Zoning Ordinance requires a Bufferyard "F" between the General Retail District and adjacent R-SF, Single-Family Residential zoning (southwest). The Bufferyard "F" requires a minimum open space of twenty (20) feet wide with the following plantings per one hundred (100) linear feet: three (3) canopy trees, three (3) understory trees, four (4) evergreen trees and twenty (20) shrubs. A six-foot solid wood fence, masonry wall, solid evergreen hedge or earthen berm is also required to be provided. A Bufferyard "S2" is required along the south property line where the GR zoning will be adjacent to the public street with R-SF zoning across the street on the south side of Normal. The S2 buffer yard is required to be at least fifteen (15) feet wide and contain one (1) canopy tree, two (2) understory trees and four (4) shrubs per one hundred (100) linear feet.

FINDINGS FOR STAFF RECOMMENDATION:

1. The subject property, at the intersection of Grand and Campbell, two arterial roadways, is an appropriate location for GR, General Retail zoning.
2. This request to expand the existing GR zoning will provide for the redevelopment of this site and is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure and will serve new student housing in the area.
3. The proposed conditional overlay district will restrict uses and provide for security cameras and lighting on the subject property as requested by the adjacent neighborhood and will provide for additional right-of-way and sidewalks on adjacent roadways and provide for screening of any loading or unloading areas adjacent to Normal Street.
4. A driveway on Campbell Avenue would not meet the spacing requirements for a driveway on a primary arterial roadway. A right-in/right-out driveway may be

permitted under certain provisions.

5. The standard development requirements in the proposed GR District are otherwise adequate for mitigating potential impacts of the proposed grocery store, or other potential GR uses, on the adjoining residential properties.

FINDINGS FOR COMMISSION TO RECOMMEND DENIAL:

1. None

RECOMMENDATION:

Staff recommends **approval** of this request with the requirements of Conditional Overlay District No. 54 and with the following added requirement:

1. A right-in/right-out driveway to Campbell Avenue may be permitted provided that a subdivision variance is approved and a median is constructed on Campbell Avenue. Either a joint driveway will need to be provided with the property to the south (1029 South Campbell) or if unable to secure a joint driveway, a cross access easement must be provided giving the property to the south future access through the new driveway on Campbell.

STAFF CONTACT:

Alana D. Owen, AICP
Senior Planner

**NOTICE OF PUBLIC NEIGHBORHOOD MEETING REGARDING
APPLICATION FOR ZONING CLASSIFICATION CHANGE**

PLEASE TAKE NOTICE THAT a public neighborhood meeting will be held on **Monday, October 29, 2012, from 4:00 p.m. until 6:30 p.m.** at Calvary Temple Assembly of God, 444 W. Grand Street, Springfield, Missouri, in connection with the application filed by Calvary Temple Assembly of God and several adjacent property owners for a zoning classification change allowing a retail neighborhood grocery store within the boundaries of the property depicted below in yellow. The purpose of this meeting is to explain the proposal and attempt to address any comments or concerns which you, as a neighboring property owner, may have in an informal setting.

Keith W. Hazelwood
Hazelwood & Weber LLC
Cell phone: 314-650-8065
Office phone: 636-947-4700
khazelwood@hazelwoodweber.com



Grand St. & Campbell Ave.
Springfield, MO

NEIGHBORHOOD MEETING SUMMARY

1. Development Application: Wal-Mart Neighborhood Market
SW Corner of Grand & Campbell
Springfield, MO
2. Meeting Date and Time: Monday, October 29, 2012
4:00 p.m. – 6:30 p.m.
3. Meeting Location: Calvary Temple Assembly of God
444 W. Grand Street
Springfield, MO
4. Number of invitations that were sent: Approx. 200
How was the mailing list generated? List furnished by the City of Springfield
5. Number of neighbors in attendance (attach a sign-in sheet): The approximate count was 50. The sign-in sheet indicates 33, but several people did not sign in, even though attendees were asked to do so on several occasions. The sign-in sheet is attached as **Exhibit A.**
6. List the verbal comments and how you plan to address any issues: See **Exhibit B.**
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)
7. List or attach the written comments and how you plan to address any issues: See attached **Exhibit C.**

EXHIBIT A

	Name	Address	Phone Number	e-mail
1	Nancy Howard	310 W. Grand St	869-0217	
2	Jeffrey Schmitt	441 W. Normal St	869-7731	
3	Frederic E. Sengstacke	525 W. Belmont	660-438-1671	
4	Yvonne & Dale Williams	1001 S. Main St	NO	
5	Rick Costa	414 W. Belmont St	882-8883	
6	Gary Fenton	309 W. Grand	417-425-3333	gary@fentons.com
7	Mike			
8	Andy Alexander	1070 South Market St	417-569-8899	
9	Dani & Don Underwood	1060 S. Market Ave	417-868-6947	dunderwood82@yahoo.com
10	Cal Pittman	811 S. Missouri Ave.	417-865-3660	
11	William Seward Rader	427 S. Grant	417-802-7999	12963@yahoo.com
12	John Jelenc	906 S. Broadway	866-8778	Von 906 & Syc 610241.net
13	Robert Buchanan	509 Normal	459-9901	rob284@a.com
14	John Hodges	3517 S. Fort	889-3857	
15	Ken Allen	927 S. Arapaho	889-6177	
16	Drew Rossi	1049 S. Main	439-0615	
17	Michael Hutton	1060 S. Grant	865-2450	
18	William Edwards	1061 S. Market	865-4523	
19	Nancy Mueser	1012 W. Stanford	866-5754	powerup130@yahoo.com
20	Jeffrey Compton	840 Peachville	801-0187	jcompton@springfieldnewsp.com
21	Doug Smart (Smart Buy Tire)	10455 Campbell	417-831-3589	SMARTBUYTIREINC@SBCGLOBAL.NET
22	Michelle & Scott Carroll	483 W. Grand	417-888-0184	
23	Cynthia Ferguson	1039 S. Main	417-848-1517	
24	Robert Wilson	1810 S. Campbell	417-890-1111	
25	Mike Koon	831 S. Missouri		
26	Jim Lee	1120 W. Portland	417-830-0056	
27	Sharon Pettijohn	1788 W. Portland	862-3194	
28	Patricia Kinard	515 W. Normal	417-957-8017	
29	Michelle Mammeter	609 W. Normal	417-2439321	mhemery@yahoo.com
30	Charles & Deborah Gordon	635 W. Normal	417-865-2503	Cochranthine@yahoo.com
31	Rusty Hobbs	807 W. Walnut	417-869-8366	rusty@alltel.com
32	Martha Murrey	923 S. Campbell	417-831-9486	murreym@earthlink.net
33	JAREE MYER	610 W. LAMAR	417-207-6159	
34				
35				

EXHIBIT B

- The primary issue was access to and from the project site on the south side onto Normal Street. The attendees emphasized the amount of traffic that cuts through on Normal Street to avoid the intersection of Grand and Campbell; the concern was whether the curb cut onto Normal Street would exacerbate that problem by making the grocery store parking lot a shortcut. **Applicant is sensitive to the concern raised by the residents; for that reason, the site plan is being revised to reduce the number of access points from the project site on the south side onto Normal Street from three to one. (The two sites being eliminated are the westernmost access point (which was primarily intended for delivery trucks, which will now be directed to exit onto Grand Street), and the easternmost access point; applicant seeks to keep the mid-access point.) Applicant suggests that at least one access point on the south side onto Normal Street should be planned for the following reasons: (i) public safety access concerns; (ii) the convenience afforded to those customers who will come from the neighborhood immediately to the south of the project site; (iii) the creation of an alternate route for that small percentage of drivers (probably the elderly and/or extremely cautious drivers who would prefer to get onto westbound Grand Street by turning west on Normal to Grant Avenue and then north on Grant Avenue to the signalized intersection at Grant Avenue and Grand Street; and (iv) applicant's preliminary information from its Traffic Study indicates that there are only a few "cut-through" trips occurring on Normal Street.**
- Substantial concern that a vagrant population which seems to come from the north and northeast of the project site will be attracted to the grocery store and from the grocery store into the neighborhood immediately to the south and southwest of the grocery store. **The applicant's response was that its security cameras would operate 24 hours a day and its security lights would light the site overnight, especially on the east side of the project site. Because of the security cameras and security lights those problems with vagrants should be minimized.**
- Concern as to whether a commercial project would diminish housing values in this area. **Applicant's real estate agent (who is very experienced in commercial development) stated that in his experience, a commercial development, especially a grocery store, does not diminish values in a residential area.**
- Concern as to truck delivery traffic, in terms of how often and when trucks would make deliveries. **Applicant is researching this information with its operations staff and will provide this information as soon as possible.**
- Questions were raised as to how much traffic is typically generated by a grocery store. Some of the attendees wanted to know when our traffic study would be completed and wanted to know what type of additional improvements would be necessary to Grand and to Campbell. **When finished, the traffic study will be distributed to some of the residents who expressed interest in this topic. Hopefully the Traffic Study can be distributed to these residents before the P&Z public hearing.**

- Several residents (primarily those living on the western end of Normal Street) commented that they have large stormwater flows through their back yards during heavy rains. **Applicant will make certain that project site stormwater flows into the project site stormwater facility; for that reason, none of the additional stormwater created by the development project will leave the project site and all stormwater matters will be in accordance with City requirements.**

EXHIBIT C

Neighborhood Meeting

Monday, October 29, 2012

Comment/Question Sheet

Name: NORRIS School

Do you *live* within 500 ft. of Grand & Campbell? Yes ☒ No ☐

Telephone Number: 867-7831
E-mail Address: _____

Do you *own property* within 500 ft. of Grand & Campbell? Yes ☒ No ☐

Comment(s) About the Grocery Store Proposal: Excellent presentation

Question(s) About the Grocery Store Proposal: _____

Applicant appreciates this comment. No response required.

Neighborhood Meeting

Monday, October 29, 2012

Comment/Question Sheet

Name: GARY FENTON

Do you *live* within 500 ft. of Grand & Campbell? Yes ☐ No ☒

Telephone Number: 417-425-3333
E-mail Address: gary@fentn CPA.com

Do you *own property* within 500 ft. of Grand & Campbell? Yes ☒ No ☐

Comment(s) About the Grocery Store Proposal: GREAT IDEA! REALLY GLAD TO SEE
this development in this AREA. It will be good for neighborhood,
will create jobs, increase TAX BASE which helps community & schools.

Question(s) About the Grocery Store Proposal: When done?

The grocery store will be done approximately nine (9) months after construction begins.

Neighborhood Meeting

Monday, October 29, 2012

Comment/Question Sheet

Name: Catherine C. Pettijohn

Do you *live* within 500 ft. of Grand & Campbell? Yes ☐ No ☒ 1500 ft.

Telephone Number: 417-865-3666

Do you *own property* within 500 ft. of Grand & Campbell? Yes ☒ No ☐

E-mail Address: _____

Comment(s) About the Grocery Store Proposal: This is very upsetting news to me. And, I am curious why we were not notified sooner. It is a well known fact that Wal-Mart stores have a negative impact on communities and I am very worried for my

Question(s) About the Grocery Store Proposal: Will it be family owned and operated? If yes, does this family also live in our neighborhood? Why does Springfield need another

On November 15, 2012, Ms. Pettijohn was called at the telephone number provided; an answering machine took the call. A message was left that the store would be company owned and not family owned.

Neighborhood Meeting

Monday, October 29, 2012

Comment/Question Sheet

Name: Vanoy Howard

Maple Park Cemetery
Do you *live* within 500 ft. of Grand & Campbell? Yes ☐ No ☐

Telephone Number: 918-3P
417-869-0217

Do you *own property* within 500 ft. of Grand & Campbell? Yes ☐ No ☐

E-mail Address: _____

Comment(s) About the Grocery Store Proposal: sounds better than what it was afraid of

Question(s) About the Grocery Store Proposal: want independent's price better etc to remain

Nice presentation

Applicant appreciates this comment. No response required.

Neighborhood Meeting

Monday, October 29, 2012

Comment/Question Sheet

Name: Randy Alexander

Do you *live* within 500 ft. of Grand &
Campbell? Yes ☒ No ☐

Telephone Number: 417-569-8998
E-mail Address: Rd Alexander

Do you *own property* within 500 ft. of
Grand & Campbell? Yes ☒ No ☐

Comment(s) About the Grocery Store Proposal: _____

Question(s) About the Grocery Store Proposal: _____

Applicant appreciates this comment. No response required.

Mr. Patrick will be sent selected portions of the Traffic Study which are responsive to his concerns on Grand St.

Keith Hazelwood

From: David Patrick <patrickdl@live.com>
Sent: Monday, October 29, 2012 9:54 AM
To: Keith Hazelwood
Subject: RE: Proposed Walmart Neighborhood Store

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Hazelwood,
Thank you for your prompt response to my inquiry. I will make every attempt to attend this evening's meeting, but cannot guarantee that I will be there. I do appreciate your forwarding my concerns to others who may be able to consider them. I have contacted the Springfield Planning and Zoning Dept. and left a voicemail for an employee describing traffic concerns on Grand St. I will also look forward to hearing back from Mr. Reed regarding this matter. Again, thank you for your assistance.
David Patrick
417 864-8164

Subject: RE: Proposed Walmart Neighborhood Store
Date: Sat, 27 Oct 2012 11:19:41 -0500
From: khazelwood@hazelwoodweber.com
To: patrickdl@live.com
CC: Tim.Scott@wal-mart.com; Adele.Lucas@walmartlegal.com; John.Rogge@wal-mart.com; ereed@cochraneng.com; jmcrealty@aol.com

Dear Mr. Patrick: thank you for your email. It is regrettable you will not be able to attend Monday evening; you could have used the presentation boards (which includes an aerial photo) to have a conversation with the Civil Engineer.

As an alternative to attending the neighborhood meeting in person, let me copy this reply to various internal Walmart ("WM") officials as well as WM's Civil Engineer (Elliott Reed with Cochran Engineering in Washington, Missouri). As the Civil Engineer, Mr. Reed will be in a better position to give you substantive comments on what the City is requiring of WM as to traffic matters and as to what the WM Traffic Study recommends. Is there anyone else from your neighborhood who can come on your behalf and discuss this matter?

Whether before or after Monday, look for some communication from the Civil Engineer. Hopefully you will find the circumstances are handled in a satisfactory manner.

Regards.

**HAZELWOOD
& WEBER, LLC**

Keith W. Hazelwood
200 North Third Street
St. Charles, Missouri 63301
(314) 650-8065/Cell Phone-best number
(636) 947-4700/Office Phone
(636) 947-1743/Facsimile
khazelwood@hazelwoodweber.com
www.hazelwoodweber.com

****This message, including attachments, is from the law firm of Hazelwood & Weber LLC and contains information that may be confidential and protected by the attorney-client or attorney work product privileges. E-mail communication is not a secure method of communication. Any e-mail that is sent to you or by you may be copied and held by various computers it passes through as it goes from our office to you or vice versa. Persons not participating in our communication may intercept our communications by improperly accessing your computer or our computers or even some computer unconnected to either of us which the e-mail passes through. If you prefer communications be sent via a different method, please let our office know immediately. If you are not the intended recipient, you are hereby notified that any reading, use or dissemination of this message is strictly prohibited. Forwarding, printing, copying, distributing, or using such information is prohibited. If you are not the intended recipient, promptly delete this message and notify the sender of the delivery error by return e-mail or call us at 636-947-4700. Although this e-mail and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free, and no responsibility is accepted by Hazelwood & Weber LLC for any loss or damage arising in any way from its use.****

From: David Patrick [mailto:patrickdl@live.com]
Sent: Friday, October 26, 2012 5:22 PM
To: Keith Hazelwood
Cc: Rusty Worley
Subject: Proposed Walmart Neighborhood Store

Dear Mr. Hazelwood,
I recently received an email from the Springfield West Central Neighborhood Association, informing me of a plan to build a new Walmart Neighborhood Store along west Grand St., between Campbell Ave. and Grant Ave. I live just north of that area on Market Ave. Our neighborhood has been "designed"/isolated in such a way that one must make an often risky and difficult left turn from Market Ave. onto Grand St. in order to drive south on Campbell Ave. What compounds the danger at the Market Ave./Grand St. intersection is that the city allows vehicles to park on the west side of Market Ave. almost up to the intersection, which creates a dangerous logjam situation both for vehicles approaching from the north and for those turning onto Market Ave. I would not want to see this problem exacerbated even further with entrances/exits to the new store on Grand St., which would add another layer of traffic to watch for when turning left from Market Ave. onto Grand St. This has rarely been an issue before because the church traffic only occurs briefly and intermittently, while grocery store traffic would occur for long periods during the week. I will likely be unable to attend the zoning hearing on October 29 because of my work schedule, but I do wish to have my concerns heard on this issue. Thank you for your time.
David Patrick
417 864-8164

Dr. Follensbee and Rusty Worley will be sent the Traffic Study.

Keith Hazelwood

From: Follensbee, Billie J A <BillieFollensbee@missouristate.edu>
Sent: Monday, October 29, 2012 10:28 AM
To: Keith Hazelwood; rusty@itsalldowntown.com
Subject: Wal-Mart Neighborhood Store between Campbell and Grant

Dear Mr. Hazelwood and Mr. Worley,

I wanted to put in my two cents on the proposed Wal-Mart Neighborhood Store on Grand between Campbell and Grant in Springfield.

Although this is right in the middle of Springfield, I am all right with it as long as they prepare for proper access to the store. Easy pedestrian access should be maximized. Also, this is a very busy area of Grand and also of Campbell, so it is imperative that they have a parking lot that is very accessible from all adjoining streets, preferably good distances from the intersections, so there won't be traffic problems on any of those streets. The store especially has potential for causing traffic snarls along Grand and along Campbell, very busy and important routes through the city, so traffic studies should be conducted to make sure that as little disruption as possible to traffic along Grand as well as to the traffic lights at both Campbell and Grand and Grant and Campbell.

Thank you,

Billie Follensbee

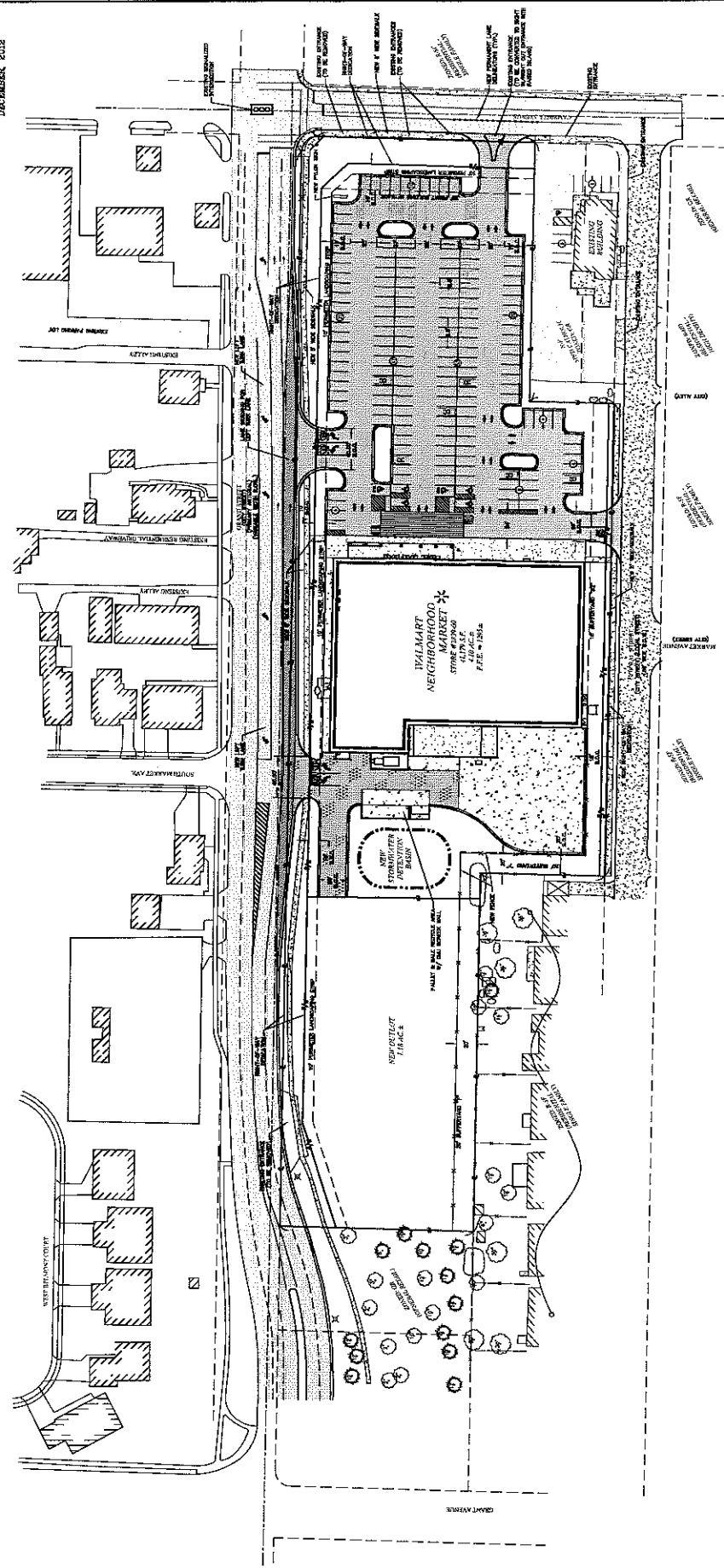
*Dr. Billie Follensbee
701 South New Avenue
Springfield, MO 65806*

Email: BillieFollensbee@missouristate.edu

OVERALL CONCEPTUAL SITE PLAN "4G"
CITY OF SPRINGFIELD, GREENE COUNTY, MO
(GRAND STREET & CAMPBELL AVENUE)

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT
- NEW LOT
- EXISTING BUILDING
- NEW BUILDING
- EXISTING PARKING
- NEW PARKING
- EXISTING DRIVEWAY
- NEW DRIVEWAY
- EXISTING FENCE
- NEW FENCE
- EXISTING UTILITY
- NEW UTILITY
- EXISTING EASEMENT
- NEW EASEMENT
- EXISTING SETBACK
- NEW SETBACK
- EXISTING CURB
- NEW CURB
- EXISTING SIDEWALK
- NEW SIDEWALK
- EXISTING STREET
- NEW STREET
- EXISTING ALLEY
- NEW ALLEY
- EXISTING RAILROAD
- NEW RAILROAD
- EXISTING CANAL
- NEW CANAL
- EXISTING DRAINAGE
- NEW DRAINAGE
- EXISTING FLOODPLAIN
- NEW FLOODPLAIN
- EXISTING WETLAND
- NEW WETLAND
- EXISTING WOODLAND
- NEW WOODLAND
- EXISTING PRAIRIE
- NEW PRAIRIE
- EXISTING CRIPPLED
- NEW CRIPPLED
- EXISTING BARRIER
- NEW BARRIER
- EXISTING OBSTACLE
- NEW OBSTACLE
- EXISTING HAZARD
- NEW HAZARD
- EXISTING RISK
- NEW RISK
- EXISTING DANGER
- NEW DANGER
- EXISTING WARNING
- NEW WARNING
- EXISTING SIGN
- NEW SIGN
- EXISTING LIGHT
- NEW LIGHT
- EXISTING SOUND
- NEW SOUND
- EXISTING VIBRATION
- NEW VIBRATION
- EXISTING POLLUTION
- NEW POLLUTION
- EXISTING CLIMATE
- NEW CLIMATE
- EXISTING BIOLOGY
- NEW BIOLOGY
- EXISTING GEOLOGY
- NEW GEOLOGY
- EXISTING SOILS
- NEW SOILS
- EXISTING WATER
- NEW WATER
- EXISTING AIR
- NEW AIR
- EXISTING LAND
- NEW LAND
- EXISTING SPACE
- NEW SPACE
- EXISTING TIME
- NEW TIME
- EXISTING ENERGY
- NEW ENERGY
- EXISTING INFORMATION
- NEW INFORMATION
- EXISTING KNOWLEDGE
- NEW KNOWLEDGE
- EXISTING WISDOM
- NEW WISDOM
- EXISTING FAITH
- NEW FAITH
- EXISTING HOPE
- NEW HOPE
- EXISTING LOVE
- NEW LOVE
- EXISTING LIFE
- NEW LIFE
- EXISTING DEATH
- NEW DEATH
- EXISTING ETERNITY
- NEW ETERNITY
- EXISTING GOD
- NEW GOD
- EXISTING JESUS
- NEW JESUS
- EXISTING HOLY SPIRIT
- NEW HOLY SPIRIT
- EXISTING CHURCH
- NEW CHURCH
- EXISTING BIBLE
- NEW BIBLE
- EXISTING PRAYER
- NEW PRAYER
- EXISTING WORSHIP
- NEW WORSHIP
- EXISTING SERVICE
- NEW SERVICE
- EXISTING MINISTRY
- NEW MINISTRY
- EXISTING MISSION
- NEW MISSION
- EXISTING EVANGELISM
- NEW EVANGELISM
- EXISTING DISCIPLESHIP
- NEW DISCIPLESHIP
- EXISTING SPIRITUALITY
- NEW SPIRITUALITY
- EXISTING FAITHFULNESS
- NEW FAITHFULNESS
- EXISTING OBEDIENCE
- NEW OBEDIENCE
- EXISTING HUMILITY
- NEW HUMILITY
- EXISTING PATIENCE
- NEW PATIENCE
- EXISTING KINDNESS
- NEW KINDNESS
- EXISTING GENTLENESS
- NEW GENTLENESS
- EXISTING SELF-CONTROL
- NEW SELF-CONTROL
- EXISTING PEACE
- NEW PEACE
- EXISTING JOY
- NEW JOY
- EXISTING LOVE
- NEW LOVE
- EXISTING LIFE
- NEW LIFE
- EXISTING DEATH
- NEW DEATH
- EXISTING ETERNITY
- NEW ETERNITY
- EXISTING GOD
- NEW GOD
- EXISTING JESUS
- NEW JESUS
- EXISTING HOLY SPIRIT
- NEW HOLY SPIRIT
- EXISTING CHURCH
- NEW CHURCH
- EXISTING BIBLE
- NEW BIBLE
- EXISTING PRAYER
- NEW PRAYER
- EXISTING WORSHIP
- NEW WORSHIP
- EXISTING SERVICE
- NEW SERVICE
- EXISTING MINISTRY
- NEW MINISTRY
- EXISTING MISSION
- NEW MISSION
- EXISTING EVANGELISM
- NEW EVANGELISM
- EXISTING DISCIPLESHIP
- NEW DISCIPLESHIP
- EXISTING SPIRITUALITY
- NEW SPIRITUALITY
- EXISTING FAITHFULNESS
- NEW FAITHFULNESS
- EXISTING OBEDIENCE
- NEW OBEDIENCE
- EXISTING HUMILITY
- NEW HUMILITY
- EXISTING PATIENCE
- NEW PATIENCE
- EXISTING KINDNESS
- NEW KINDNESS
- EXISTING GENTLENESS
- NEW GENTLENESS
- EXISTING SELF-CONTROL
- NEW SELF-CONTROL
- EXISTING PEACE
- NEW PEACE
- EXISTING JOY
- NEW JOY



NOTES:

1. CITY REQUIRES 4:1:1000 PAVING RATIO FOR A GROCERY STORE.
2. CITY REQUIRES 30% GREEN SPACE PER LOT.
3. CITY REQUIRES 1% OF THE PAVING AREA TO BE DEDICATED TO INTERIOR PARKING LOT LANDSCAPING.
4. PARKING SPACES SHOWN: 405.8.5' WIDE x 185' LONG.
5. A REZONING FROM RESIDENTIAL TO GENERAL REPAIR WILL BE REQUIRED.
6. FRONT BUILDING SETBACK (ALONG CAMPBELL) IS 25'.
7. SIDE BUILDING SETBACK (ALONG GRAND & CAMPBELL) IS 0'.
8. REAR BUILDING SETBACK IS 0'.

WALMART GREEN SPACE DATA

WALMART GREEN SPACE DATA	WALMART GREEN SPACE DATA
TOTAL GREEN SPACE SHOWN	0.93 AC ±
TOTAL IMPERVIOUS AREA SHOWN	3.28 AC ±
PERCENTAGE OF GREEN SPACE	22.25%
REQUIRED PERCENTAGE OF GREEN SPACE	30%
INTERIOR PARKING LOT GREEN SPACE SHOWN	0.70%
REQUIRED INTERIOR PARKING LOT GREEN SPACE	3.0%

PARKING DATA

PARKING DATA	PARKING DATA
NEW WALMART SPACES	4179 SF
NEW WALMART SPACES	166.5 SPACES
ACCESSIBLE SPACES	166.5 SPACES
PARKING RATIO SPACES	166.5 SPACES
* CART CORALS	4 CORALS x 1.5' x 1.5' = 6 SPACES
* PARKING SPACES	ESTIMATED 3 SPACES
* TOTAL SPACES	169.5 SPACES
* TOTAL SPACES	169.5 SPACES

EXISTING SITE DATA

EXISTING SITE DATA	EXISTING SITE DATA
WOLF KEITH	0.18 AC ±
HILLER NINA	0.18 AC ±
WINGFIELD STEPHEN	0.18 AC ±
TODD DAVID	0.18 AC ±
CAL SART TRENCH	0.18 AC ±
CAL SART TRENCH ASSEMBLY OF GOD	0.18 AC ±
TOTAL ACRES	0.72 AC ±

PROPOSED SITE DATA

PROPOSED SITE DATA	PROPOSED SITE DATA
WALMART LOT	1.18 AC ±
OUTLOT	1.18 AC ±
RIGHT OF WAY DEDICATION	0.70 AC ±
TOTAL ACRES	3.06 AC ±

WALMART NEIGHBORHOOD MARKET #2839-00
SPRINGFIELD, GREENE COUNTY, MISSOURI
WAL-MART STORES INC., BENTONVILLE, AR

1 of 1
DEC. 3, 2012
1" = 40'
10'-55'00"

From: Kusty Worley [mailto:rusty@itsalldowntown.com]

Sent: Monday, December 03, 2012 9:56 AM

To: MacPherson, Mike

Subject: Wal-Mart Neighborhood Store

Mike,

The Board of Directors of the West Central Neighborhood Alliance voted last week to oppose Wal-Mart's proposed Neighborhood Store at the corner of Campbell and Grand. The group is supportive of commercial development on that site with its high visibility on Campbell, Grand, and Grant. However, it would prefer to have local companies locate there who are more vested in the neighborhood such as Downtown Market and Price Cutter who have served the residents in that area for many years. WCNA also had logistical concerns on the impact of traffic for the intersection and the residents who live on or south of Normal Street. Several attendees raised those issues at the public meeting and the Wal-Mart representatives said they would remove the driveway on Normal, but it remains on the most recent site plan.

Is the Neighborhood Store still on the agenda for Thursday night's Planning and Zoning hearing? I heard it might be delayed as they try to work with City staff on the traffic and driveway issues.

Thanks,

Rusty

Rusty Worley

President

West Central Neighborhood Alliance

807 W. Walnut

Springfield, MO 65806

(417) 569-8866

EXPLANATION TO COUNCIL BILL NO. 2012 -

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To adopt an ordinance to approve a construction equipment storage yard at 624 West Commercial Street within a COM-2, Commercial Street District (Staff recommends approval).

BACKGROUND INFORMATION:

CONDITIONAL USE PERMIT NUMBER 402

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:

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on December 6, 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 D" shall govern and control the use and development of the land in Use Permit No. 402 in a manner consistent with "Exhibit F" (see the attached Record of Proceedings). The City Council will hold a public hearing on this case on January 14, 2013.

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

Submitted by:

Approved by:

Exhibits

Exhibit A – Legal Description

Exhibit B – Record of Proceeding

Exhibit C – Location Sketch

Exhibit D - Requirements for Conditional Use Permit

Exhibit E - Standards for Conditional Use Permit

Exhibit F - Site Plan

Exhibit G - Applicant's response to Standards

Exhibit H - Summary of Public Meeting

EXHIBIT A
LEGAL DESCRIPTION
CONDITIONAL USE PERMIT NUMBER 402

The East Six (6) Feet Of Lot Fifty (50) And The West One Hundred (100) Feet Of Lot Forty-Nine (49) In Jenkins Addition In The City Of Springfield, Greene County, Missouri, According To The Recorded Plat Thereof

EXHIBIT B
RECORD OF PROCEEDING
CONDITIONAL USE PERMIT NUMBER 402

(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

Exhibit C

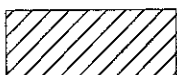
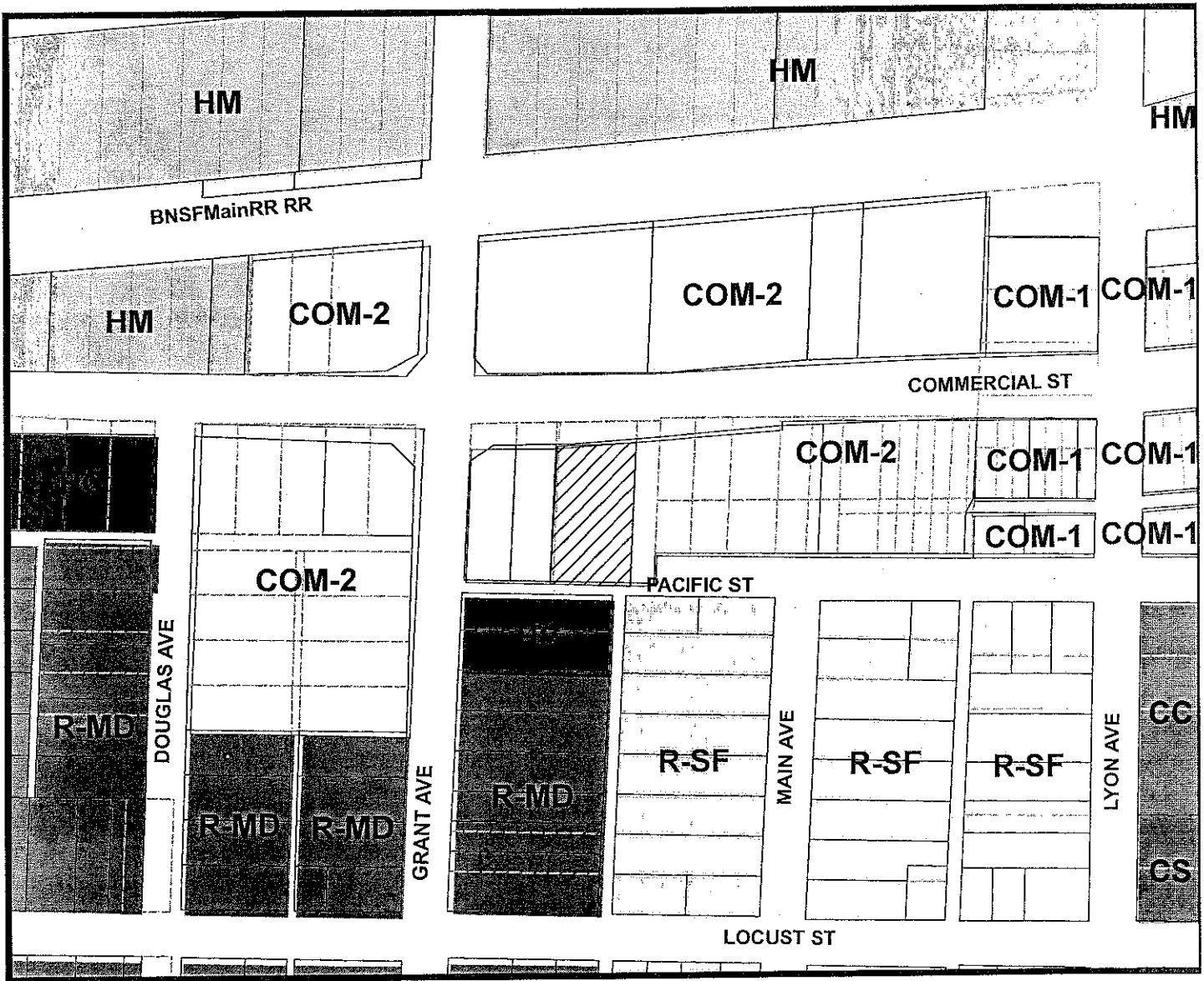
Conditional Use Permit Number 402

Location: 624 West Commercial Street

Current Zoning: COM-2, Commercial Street District

Proposed Use: Construction equipment storage yard
and other outdoor storage

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 402

DATE: December 3, 2012

PURPOSE: To approve a Conditional Use Permit to allow a construction equipment storage yard within the COM-2, Commercial Street District.

BACKGROUND:

LOCATION: 624 West Commercial Street

APPLICANT: Thomas and Nita Dunivant

TRACT SIZE: Approximately 0.4 acres

EXISTING USE: Undeveloped property

PROPOSED USE: Construction equipment storage yard

RECOMMENDATION:

Staff recommends the request be **approved**.

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this use will allow the expansion of an existing use so that the use will not have to relocate to another location to expand the business.
2. Approval of this request will restore the ability to have limited outdoor storage on the subject property which was permitted on the property under the previous HM, Heavy Manufacturing zoning.
3. This application meets the approval standards for a Conditional Use Permit and is in conformance with the Comprehensive Plan.

CONDITIONS:

The regulations and standards on the attached Exhibit I shall govern and control the use and development of the land in Use Permit Number 402 in a manner consistent with Exhibit F, except as modified by Exhibit D, and except any changes made by the Planning and Zoning Commission.

FINDINGS TO RECOMMEND DENIAL:

None

STAFF CONTACT PERSON:

Alana D. Owen, AICP
Senior Planner

**BACKGROUND REPORT
CONDITIONAL USE PERMIT 402**

APPLICANT'S PROPOSAL:

The applicant is requesting approval of a conditional use permit for a construction equipment storage yard within the COM-2, Commercial Street District.

SURROUNDING LAND USES:

Direction	Zoning	Land Use
North	COM-2	Restaurant, commercial and warehousing
South	HC and R-SF	Undeveloped land and single family homes
East	COM-2	Commercial, warehousing and garage
West	COM-2	Commercial garage

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 E.
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:

No Stormwater issues with conditional use permit.

SANITARY SERVICE COMMENTS:

No comments regarding the requested Conditional Use Permit.

TRAFFIC ENGINEERING COMMENTS:

No issues with the conditional use permit but driveways do not meet current city spacing requirements. Driveways will either need to be reconstructed to meet current spacing requirements and standards or one driveway closed and the remaining driveway reconstructed to meet current standards.

ADJACENT PROPERTY OWNER COMMENTS:

1. Fourteen (14) property owners are within 185 feet of the subject property and were notified of this request.
2. The applicant held a neighborhood meeting on October 8, 2012 in conformance with City Council's policy. A summary of the meeting is attached (Exhibit H).

STAFF COMMENTS:

1. The applicant is requesting approval of a Conditional Use Permit to allow a construction equipment storage yard within the COM-2, Commercial Street District. City Council is expected to vote on a text amendment to permit a construction equipment storage yard or other outdoor storage within the COM-2 District with the approval of a Conditional Use Permit at their December 17, 2012 meeting. The prospective buyer of the property (Reeds Plumbing) has an existing business across the street on the north side of Commercial Street at 611 West Commercial. If approved, the buyer intends to use the property for equipment and material storage associated with the existing business across the street. Staff recommends approval of this application for the following reasons:
 - a. Approval of this request will allow the existing business to expand without having to relocate to another location. In addition, approval will provide for the productive use of this property which has been vacant and unused for many years.
 - b. Prior to the approval of COM-2 zoning on the subject property in 2010, the property was zoned HM, Heavy Manufacturing which permits construction equipment storage yards. Approval of this request will restore the ability to have the limited outdoor storage on the subject property.
 - c. As part of this request, the applicant is required to reconstruct driveways to meet current spacing requirements and standards or one driveway must be closed and the remaining driveway reconstructed to meet current standards. The resulting driveway(s) on Commercial Street and driveway on Pacific will be gated to provide for security of the site.
2. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 3-3310 of the Zoning Ordinance.

EXHIBIT D
REQUIREMENTS FOR CONDITIONAL USE PERMIT 402

1. A construction equipment storage yard is permitted on the subject property as shown on Exhibit 3, except that only one (1) driveway is permitted to Commercial Street.
2. Driveways will either need to be reconstructed to meet current spacing requirements and standards or one driveway closed and the remaining driveway reconstructed to meet current standards.
3. The construction and operation of the construction equipment storage yard shall comply with the requirements of Section 3-3310.A. of the Springfield Zoning Ordinance and all other applicable codes and ordinances of the City of Springfield.
4. A final site plan shall be submitted, and approved by, the Administrative Review Committee prior to the issuance of any building permits.

EXHIBIT E
STANDARDS FOR CONDITIONAL USE PERMITS
CONDITIONAL USE PERMIT 402

An application for a conditional use permit shall be granted only if evidence is presented which establishes the following: (see attached Exhibit G for the applicant's response)

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.

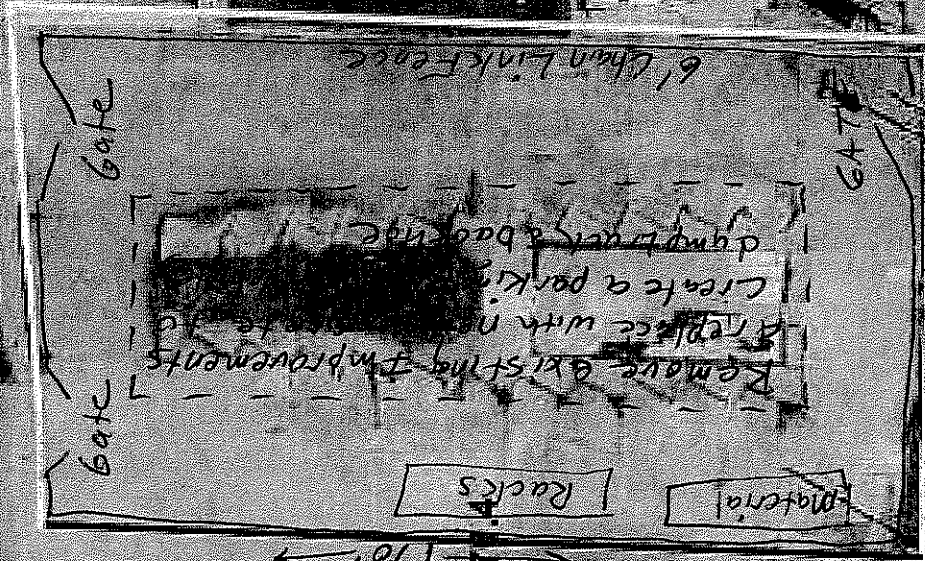
19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, 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

Exhibit F

Prepared by:
Bart Collins
425-5400
823-9645 FAX
Site Size: 0.42 AC
Zoning: Com-2

Commercial Street



Alley ← 106' →

NORTH
↑

**COMMERCIAL REALTORS®***Commercial Investment, Sales, and Leasing.*

Bart Collins, P.E.
Murney Associates
1625 E Primrose
Springfield, MO 65804

November 1, 2012

City of Springfield MO
Planning and Development Department

Re: Conditional Use for 624 W Commercial

Dear Alana,

This letter is written as supplemental information to accompany a Conditional Use Permit for 624 W Commercial. The subject property is under contract to be sold to a buyer who owns and operates Reeds Plumbing (which is adjacent to the property). It is the intent of the buyer to use the property for equipment and material storage after removing raised parking areas from the former property use as a Sonic Restaurant. A site fence and gates will be installed as indicated on the Site Sketch Plan.

I held a neighborhood meeting on October 8, 2012 and subsequently submitted a summary of the meeting as required (copy attached). Per Item A of written responses, below I have indicated how the proposed use will comply with applicable standards of 3-3300 of the Zoning Ordinance:

1. The use is consistent with the Comprehensive Plan in that it allows an existing business to expand in its current area rather than relocating somewhere else while utilizing a lot that has been essentially abandoned for the past 12 years.
2. The use will not have any material effect on motoring or pedestrian traffic. Sidewalk improvements and curb cuts exist and will remain. Motoring traffic will not be able park on this any more nor will they be able to use the lot as a short-cut to access the alley on the south.
3. Fire hazard will not be increased due to no structure is proposed as part of this use.

4. Adjacent property water damage and flooding should be unchanged by the proposed improvements due to the lot remaining unchanged outside of removing and replacing existing concrete.
5. Noise levels are consistent with the area as similar uses exist today on adjacent property.
6. Vehicle glare should not be an issue due to minimal vehicles on lot. Stationary lights are minimal if any, as no lighting is planned at this time.
7. No lighting or signage is planned at this time.
8. See 7 above
9. Streets are adequate as traffic will not be increased.
10. The proposed use will improve the public health, safety, and general welfare in that this vacant lot is generally unkempt today and has become a place for vagrants and parking of uninvited guests, and trash. The proposed use will eliminate an "eye sore" per one neighbor in reference to the existing condition of the lot.
11. The improvement will not dominate the vicinity. No building is proposed. The fencing proposed is only 6' tall.
12. The topography of the site will be unaltered.
13. This lot has no historical significance of which the applicant is aware.
14. N/A as no building improvements are planned.
15. General welfare will be improved per item #10 above.
16. N/A off-street parking requirements do not pertain as there are no building improvements planned
17. Existing road and drive improvements will be unaltered.
18. Vehicle traffic and pedestrian hazards will decrease with the proposed use. There are old sign posts and above grade concrete improvements on the lot which will be removed to create a safe driving surface on the lot.
19. The proposed use will have no impact on any easement known to the applicant.
20. N/A. Not existing structure
21. All services to the lot and the proposed use are adequate and no additional services are required for the proposed use.

Per Item B of required written responses:

Development and use of neighboring property will not be impaired by this project. Both adjacent properties are fully developed and in use today. The proposed use will improve safety of the neighboring lots by eliminating cut-thru traffic from the alley

to Commercial Street and by eliminating a place for uninvited guests to congregate and park. The applicant is often picking up trash, including needles and discarded liquor containers; the proposed use will eliminate the opportunity for such activities on this vacant lot. We believe utilizing a lot that has been unkempt and has had virtually no maintenance for the past 12 years can only serve to improve the area. The proposed use will clean up this basically abandoned lot which should ultimately improve the overall value of all neighboring properties.

Per Item C of required written responses:

A potentially adverse effect of the proposed use is vehicular traffic will no longer be able to pass from Commercial Street to the alley on the south side. Road improvements are adequate in the area to allow vehicular access to the alley from Grant Street. No other adverse effects were brought to attention in a neighborhood meeting or recognized by the applicant. The applicant is open to suggestions if additional adverse effects are brought to our attention.

Please contact me at 417-425-5400 if I can elaborate further on this Application for Conditional Use Permit.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bart Collins', with a long horizontal line extending to the right.

Bart Collins, P.E.



COMMERCIAL REALTORS®

Commercial Investment, Sales, and Leasing.

Bart Collins, P.E.
Murney Associates
1625 E Primrose
Springfield, MO 65804

October 11, 2012

City of Springfield MO
Planning and Development Department

Re: Neighborhood meeting, case Z1512, 624 W Commercial

Dear Alana,

On October 8, 2012 I held a Neighborhood meeting from 4:00 pm to 6:45 pm pertaining to the above zoning case. The meeting was held at the actual subject property (I brought a table and chairs). Attached is a list of the names of all attendees. The weather was sunny and sixty, perfect for all neighbors to attend.

Of the five attendees (Charles Goss' wife also stopped by while Charles and I were visiting but is not shown on the list), not one single person indicated any major concerns or issues pertaining to the proposed use. I explained it was recommended by staff to pursue a Zoning Text Amendment to allow outdoor storage and the application would be adjusted to a Conditional Use (as recommend in prior email correspondence September 27, 2012). However, the general zoning intent had not changed and Mr Reed intended to use the lot to expand his business, including outdoor storage on the lot, similar to his existing lot adjacent to the subject property.

Ida Barry is the owner of Eagle Sheet Metal; she sat with me for forty minutes. Ida was more curious than anything and seemed supportive. We discussed changes in the neighborhood and the CID for the area as well.

Charles Goss and his wife sat with me for over an hour. Charles has lived here for 22 years and said I could quote him. "The lot is an eye sore and the Reed's use is better than watching weeds grow". Charles' intent is to show up at the zoning meetings and indicate his support for the project. Charles is a retired Navy chef and recalls many of the changes in the neighborhood, including the original Sonic, the original location of the Brown Derby, and the Boxcar Diner just down the street. Charles provided me a welcomed education on the history of the area. Charles asked about perimeter fencing and if there would be security lighting (indicating the

lighting was necessary in his opinion). I responded that there would be fencing and I assumed lighting would be prudent if one was to store anything of value on the lot.

Steve Reed is the buyer of the subject property and stopped by to show support. The purchase of the lot is contingent on the outcome of this zoning case.

Geoff Williams came by at 6:38 pm as I was preparing to load up and leave. Geoff has been the manager of Sonic across the street, and also worked at the former Sonic which was located on the subject property. Geoff is thrilled to have a user for the land after over ten years of marketing the property for sale with not one single offer!

If you have any comment or require further elaboration on the neighborhood meeting, please contact me at 425-5400.

Sincerely,

A handwritten signature in black ink, appearing to be 'Bart Collins', with a long horizontal flourish extending to the right.

Bart Collins, P.E.

SIGN-IN SHEET

Neighborhood meeting ~~August 25~~ ^{October 8}, 2012 624 W Commercial
Zoning Case Z1512

	Name	phone
1	<u>Ida Barry</u>	<u>862-9486</u>
2	<u>Charles Goss</u>	<u>865-2218</u>
3		
4	<u>Steve Reed (Lot Buyer)</u>	
5	<u>Geoff Williams - Sonic manager</u>	
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		

Done 10-11-12

Call Charles w/ confirmation of meeting times

EXPLANATION TO COUNCIL BILL NO: 2012-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To amend *Section 4-3300, Commercial Service District*, in the *Springfield Zoning Ordinance*. (Staff recommends approval).

BACKGROUND INFORMATION:

ZONING ORDINANCE TEXT AMENDMENT – COMMERCIAL SERVICE DISTRICT AMENDMENTS

Planning and Zoning Commission initiated the Commercial Service District Amendments at their meeting on October 8, 2012.

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 District 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 amendments, restaurants, taverns and cocktail lounges were permitted in the CS, Commercial Service District and, yet, were removed as part of the text amendments. The Eating and Drinking Establishments Use Group, which permits these uses, was inadvertently left out of the CS District.

Staff is recommending that the "Eating and Drinking Establishment Use Group" as a permitted use within the CS, Commercial Service District.

Development Issues Input Group (DIIG), Urban Districts Alliance (UDA), Environmental Advisory Board (EAB) and all registered neighborhood associations were notified of these amendments and have made no objections to date.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on December 6, 2012, and recommended _____, by a vote of ___ to ___, of the proposed changes to the Zoning Ordinance described in Attachment A.

The Planning and Development Staff recommends **approval** of the proposed amendments on Attachment A.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendments will correct an oversight in the CS, Commercial Service District, when implementing the Use Group Amendments in 2010.

Submitted by:

Mike MacPherson, Principal Planner

Greg Burris, City Manager

ATTACHMENT A
PROPOSED COMMERCIAL SERVICE DISTRICT AMENDMENTS

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

4-3302. **Permitted Uses. (G.O. 5879, 7/26/10)**

- A. Accessory Uses, as permitted by *Section 5-1000, Accessory Structures and Uses*.
- B. Any residential dwellings existing at the time the district is mapped. As conforming uses, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within eighteen (18) months of being destroyed. (G.O. 5127, 10/29/01)
- C. Ambulance services.
- D. Any establishment which provides supplies and/or services primarily to commercial and industrial customers, such as janitorial services, sign shops, packaging or shipping service, locksmith or printing, lithographing, engraving, photocopying, blueprinting, publishing and binding establishments.
- E. Auction sales, flea markets entirely within enclosed buildings, and swap meets. (G.O. 5585, 07/24/06)
- F. Automobile service garages, including body and fender repair and paint shops.
- G. Automobile service stations.
- H. Automobile washing businesses, including automatic, coin-operated, and moving-line facilities.
- I. Awning and canvas sales and rental.
- J. Bus stations.
- K. Campgrounds and recreational vehicle parks.
- L. Carpenter and cabinet shops.
- M. Catering businesses. (G.O. 5585, 07/24/06)
- N. Cemeteries.
- O. Churches and other places of worship, including parish houses, and Sunday schools. (G.O. 4852, 11/23/98) (G.O. 5471, 06/27/05)
- P. Commercial Gardens and/or Farmers Markets with retail and/or wholesale sales on-site. (G.O. 5843, 11/09/09) (G.O. 5880, 7/26/10)

45 Q. Commercial laundry and dry cleaning establishments.
46
47 R. Commercial off-street parking lots and structures.
48
49 S. Commercial Outdoor Recreation Use Group.
50
51 T. Construction equipment storage yards. (G.O. 5127, 10/29/01)
52
53 U. Day care centers in accordance with Chapter 36, Article XI, Springfield City
54 Code.
55
56 V. Eating and Drinking Establishments Use Group
57
58 ~~V.W.~~ Entertainment-oriented Use Group.
59
60 ~~W.X.~~ Feed stores.
61
62 ~~X.Y.~~ Frozen food lockers, for use by the general public.
63
64 ~~Y.Z.~~ Funeral homes, mortuaries, and crematoriums.
65
66 ~~Z.AA.~~ General Office Use Group.
67
68 ~~AA.BB.~~ General or Medical Office/Retail Sales/Warehouse combinations, provided
69 however, that if more than eighty-five (85) percent of the gross building floor
70 area for each establishment is used for warehouse purposes, a use permit shall be
71 required.
72
73 ~~BB.CC.~~ Glass and mirror sales.
74
75 ~~CC.DD.~~ Household resource recovery collection centers, screened from all residential
76 districts and public rights-of-way in conformance with *Section 6-1000, Screening*
77 *and Fencing*.
78
79 ~~DD.EE.~~ Linen, towel, and diaper services.
80
81 ~~EE.FF.~~ Manufactured housing (mobile home) and trailer sales, leasing, service and
82 storage.
83
84 ~~FF.GG.~~ Medical Office Use Group.
85
86 ~~GG.HH.~~ Monument sales.
87
88 ~~HH.II.~~ Newspaper and magazine distribution agencies.
89
90 ~~I.JJ.~~ Nurseries, greenhouses and garden stores.

~~JK~~. Personal Services Use Group.

~~KK~~. Pest control services.

~~LL~~. Police and fire stations.

~~MM~~. Private clubs and lodges.

~~NN~~. Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

~~OO~~. Public or private vehicle and boat storage garages, yards or lots.

~~PP~~. Public service and public utility uses, as follow: (G.O. 5094, 07/09/01)

1. Tier I wireless facilities in accordance with *Section 5-2600, Telecommunication Towers*.
2. Tier III wireless facilities in accordance with *Section 5-2600, Telecommunication Towers*, provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
3. Tier IV wireless facilities in accordance with *Section 5-2600, Telecommunication Towers*, provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional providers' facilities if the tower height is one-hundred-twenty (120) feet or greater.
4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

~~QQ~~. Retail Sales Use Group.

~~RR~~. Repair shops, home appliance.

~~SS~~. Repair shops, small-engine.

~~TT~~. Schools or development centers for persons with handicaps or development disabilities.

~~UU~~. Schools, business and industrial. (G.O. 5585, 07/24/06)

~~VV~~. Self-service storage facilities.

~~WW~~. Substance abuse treatment facilities for fifty (50) or fewer residents, provided the facility: (G.O. 5343, 01/12/04)

1. Is located at least two thousand (2000) feet from any other substance

abuse treatment facility, or two thousand (2000) feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and

2. A plan of operation, including but not limited to: administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department.

~~XX.YY.~~ Swimming pool sales and display.

~~YY.ZZ.~~ Taxi dispatch yards and offices.

~~ZZ.AAA.~~ Taxidermists.

~~AAA.BBB.~~ Temporary uses, as permitted by *Section 5-1200, Temporary Uses*.

~~BBB.CCC.~~ Temporary vendors as permitted under *Subsection 5-1203.B.2.* (G.O. 4925, 09/27/99)

~~CCC.DDD.~~ Towers other than wireless facilities, less than one hundred (100) feet in height and related facilities. (G.O. 5094, 07/09/01)

~~DDD.EEE.~~ Transitional Service Shelters provided that no transitional service shelter shall locate within a two thousand (2000) foot radius of another transitional service shelter, soup kitchen, emergency shelter, substance abuse treatment facility or community correctional facility. (G.O. 4763, 12/15/97) (G.O. 5343, 01/12/04)

~~EEE.FFF.~~ Truck stops.

~~FFF.GGG.~~ Upholstery shops.

~~GGG.HHH.~~ Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a three hundred (300) foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes. (G.O. 5471, 06/27/05)

~~HHH.III.~~ Wholesale Sales Use Group.

EXPLANATION TO COUNCIL BILL NO: 2012-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To amend *Subsections 4-1006, 4-1106, 4-1206, 4-1306, 4-1406, and 4-1506, Bulk and Open Space Requirements* (R-SF, R-TH, R-LD, R-MD, R-HD, and R-MHC zoning districts), in the *Springfield Zoning Ordinance*. (Staff recommends approval).

BACKGROUND INFORMATION:

**ZONING ORDINANCE TEXT AMENDMENT – RESIDENTIAL FRONT YARD
SETBACK AMENDMENTS**

Planning and Zoning Commission initiated the Residential Front Yard Amendments at their meeting on November 21, 2012.

In February of 2010, Planning and Zoning Commission and City Council reviewed and approved amendments to allow reduced front yard setbacks in the commercial and industrial districts. This allowed greater flexibility for commercial and industrial buildings to set closer to the public street and promote pedestrian safety and parking behind buildings. These amendments included the requirement for a conditional use permit or preliminary plat to be approved for any reduced front yard setbacks. This would allow for public comment and consideration on each case at Planning and Zoning Commission and City Council.

A situation occurred recently where a multi-family structure wanted to build closer to the public street; however, the existing front yard setback requirements only allow a preliminary plat as an option for this reduction. A zoning variance was approved for that particular case, but the Board of Adjustment requested that staff pursue amendments to the front yard setbacks in residential districts similar to the provisions in commercial and industrial districts.

Staff recommends an option for a conditional use permit be considered when looking at residential front yard setbacks. This would allow individual lots, typically infill situations, to request reduced front yard setbacks on a case by case basis.

Development Issues Input Group (DIIG), Urban Districts Alliance (UDA), Environmental Advisory Board (EAB) and all registered neighborhood associations were notified of these amendments and have made no objections to date.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on December 6, 2012, and recommended _____, by a vote of ___ to ___, of the proposed changes to the Zoning

Ordinance described in Attachment A.

The Planning and Development Staff recommends **approval** of the proposed amendments on Attachment A.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendments will allow similar options to the commercial districts when reducing front yard setbacks in the residential district.
2. The Board of Adjustment requested that staff have equivalent requirements on reducing front yard setbacks for both the commercial and residential zoning districts.

Submitted by:

Mike MacPherson, Principal Planner

Greg Burris, City Manager

ATTACHMENT A
PROPOSED RESIDENTIAL FRONT YARD SETBACK AMENDMENTS

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

4-1006. **Bulk and Open Space Requirements.** (*R-SF, Single-Family Residential*)

B. Minimum yard requirements (additional bufferyard may be required by
 Subsection 4-1009):

Front yard:

- a. Twenty-five (25) feet along a street classified as a collector or higher classification street or as required by *Section 5-1300*.
- b. Fifteen (15) feet along a street classified as a local street or as required by *Section 5-1300* (Garages shall be setback a minimum of twenty (20) feet).
- c. The front yard setback may be reduced below the minimum required above if a conditional use permit is approved in accordance with *Section 3-3300, Conditional Use Permits*, or with an approved preliminary plat in accordance with the City's *Subdivision Regulations*.

4-1106. **Bulk and Open Space Requirements.** (*R-TH, Residential Townhouse*)

B. Minimum yard requirements (additional bufferyard may be required by
 Subsection 4-1109):

Front yard:

- a. Twenty-five (25) feet along a street classified as a collector or higher classification street or as required by *Section 5-1300*.
- b. Fifteen (15) feet along a street classified as a local street or as required by *Section 5-1300* (Garages shall be setback a minimum of twenty (20) feet).
- c. The front yard setback may be reduced below the minimum required above if a conditional use permit is approved in accordance with *Section 3-3300, Conditional Use Permits*, or with an approved preliminary plat in accordance with the City's *Subdivision Regulations*.

40 4-1206. **Bulk and Open Space Requirements.** (*R-LD, Low-Density Multi-Family*
41 *Residential*)

- 42
43 B. Minimum yard requirements (additional bufferyard may be required by
44 *Subsection 4-1209*):

45
46 Front yard:

- 47
48 a. Twenty-five (25) feet along a street classified as a collector or higher
49 classification street or as required by *Section 5-1300*.
50
51 b. Fifteen (15) feet along a street classified as a local street or as required by
52 *Section 5-1300* (Garages shall be setback a minimum of twenty (20) feet).
53
54 c. The front yard setback may be reduced below the minimum required
55 above if a conditional use permit is approved in accordance with *Section*
56 *3-3300, Conditional Use Permits*, or with an approved preliminary plat in
57 accordance with the City's *Subdivision Regulations*.
58

59
60 4-1306. **Bulk and Open Space Requirements.** (*R-MD, Medium-Density Multi-Family*
61 *Residential*)

- 62
63 B. Minimum yard requirements (additional bufferyard may be required by
64 *Subsection 4-1309*):

65
66 Front yard:

- 67
68 a. Twenty-five (25) feet along a street classified as a collector or higher
69 classification street or as required by *Section 5-1300*.
70
71 b. Fifteen (15) feet along a street classified as a local street or as required by
72 *Section 5-1300* (Garages shall be setback a minimum of twenty (20) feet).
73
74 c. The front yard setback may be reduced below the minimum required
75 above if a conditional use permit is approved in accordance with *Section*
76 *3-3300, Conditional Use Permits*, or with an approved preliminary plat in
77 accordance with the City's *Subdivision Regulations*.
78

79
80 4-1406. **Bulk and Open Space Requirements.** (*R-HD, High-Density Multi-Family*
81 *Residential*)

- 82
83 B. Minimum yard requirements (additional bufferyard may be required by
84 *Subsection 4-1409*):
85

86 Front yard:

- 87
- 88 a. Twenty-five (25) feet along a street classified as a collector or higher
- 89 classification street or as required by *Section 5-1300*.
- 90
- 91 b. Fifteen (15) feet along a street classified as a local street or as required by
- 92 *Section 5-1300* (Garages shall be setback a minimum of twenty (20) feet).
- 93
- 94 c. The front yard setback may be reduced below the minimum required
- 95 above if a conditional use permit is approved in accordance with *Section*
- 96 *3-3300, Conditional Use Permits*, or with an approved preliminary plat in
- 97 accordance with the City's *Subdivision Regulations*.
- 98
- 99

100

101 4-1506. **Bulk and Open Space Requirements.** (*R-MHC, Manufactured Home*

102 *Community*)

- 103
- 104 B. Minimum yard requirements (additional bufferyard may be required by
- 105 *Subsection 4-1509*):
- 106

107 Front yard:

- 108
- 109 a. Twenty-five (25) feet along a street classified as a collector or higher
- 110 classification street or as required by *Section 5-1300*.
- 111
- 112 b. Fifteen (15) feet along a street classified as a local street or as required by
- 113 *Section 5-1300* (Garages shall be setback a minimum of twenty (20) feet).
- 114
- 115 c. The front yard setback may be reduced below the minimum required
- 116 above if a conditional use permit is approved in accordance with *Section*
- 117 *3-3300, Conditional Use Permits*, or with an approved preliminary plat in
- 118 accordance with the City's *Subdivision Regulations*.
- 119

EXPLANATION TO COUNCIL BILL NO: 2012-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To accept the dedication of the public streets and easements as shown on the Preliminary Plat of **FOX GRAPE 9th ADDITION** generally located on the north side of the 3300-3400 blocks East Manitoo Street. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

- A. See the legal description set forth on the Preliminary Plat of **FOX GRAPE 9th ADDITION** dated November 27, 2012, the original of which is on file in the Department of Planning and Development, a reduced version of which is included for general reference in Exhibit A.
- B. The Planning and Zoning Commission held a public hearing on December 6, 2012 and _____ the preliminary plat by a vote of __ to __, subject to the following conditions:
 - 1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Public sewer must be extended to serve each lot.
 - b. Sidewalks, in accordance with the Subdivision Regulations, shall be constructed along one side of Sulgrove Avenue and Chattanooga Court.
 - 2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. Drainage easements are required anywhere where concentrated points of discharge cross property lines. Drainage easements must be sized to convey 100 year peak flow rates, including freeboard requirements.
 - 3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
 - 4. The developer shall be responsible for the relocation costs of any existing utility

services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.

5. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section No. 300 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond or escrow agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section No. 206 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development Department staff report to the Planning and Zoning Commission.

Submitted by:

Mike MacPherson, Principal Planner

Greg Burris, City Manager

Zoning & Subdivision Report

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

PRELIMINARY PLAT – FOX GRAPE 9th ADDITION

DATE: November 27, 2012

PURPOSE: To approve a preliminary plat to subdivide 8.5 acres into a twenty-six (26) lot residential subdivision

BACKGROUND:

LOCATION: 3300-3400 blocks East Manitoo Street

APPLICANT: Fox Grape, LLC c/o Rita Baron

TRACT SIZE: Approximately 8.5 Acres

EXISTING USE: Undeveloped land

PROPOSED USE: Twenty-six (26) single-family residences

RECOMMENDATION:

The request be **approved**.

FINDINGS:

1. The applicant's proposal, with the conditions listed below, is consistent with the City's Subdivision Regulations.

CONDITIONS:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Public sewer must be extended to serve each lot.
 - b. Sidewalks, in accordance with the Subdivision Regulations, shall be constructed

along one side of Sulgrove Avenue and Chattanooga Court.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. Drainage easements are required anywhere where concentrated points of discharge cross property lines. Drainage easements must be sized to convey 100 year peak flow rates, including freeboard requirements.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
5. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

All required improvements shall be the sole responsibility of the subdivider. As prescribed by Section No. 300 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond or escrow agreement. Release of the final plat for recording shall be withheld until the subdivider has complied with this section.

Section No. 206 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
PRELIMINARY PLAT – FOX GRAPE 9th ADDITION

APPLICANT'S PROPOSAL:

The applicant proposes to subdivide approximately 8.5 acres into a twenty-six (26) lot single-family residential subdivision.

HISTORY:

The Preliminary Plat of Fox Grape 9th Addition was approved by Planning and Zoning Commission and City Council in 2008 and expired in 2010 after a final plat was not filed.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues.

CITY UTILITIES COMMENTS:

Electric, gas and water mains are stubbed to the property and available to provide service.

FIRE DEPARTMENT COMMENTS:

No comments.

TRAFFIC DIVISION COMMENTS:

1. Streets must be constructed per current city street standard. Public Improvement Plans are required for streets and sidewalks.
2. Public Improvement Plans must be approved and streets/sidewalks constructed or escrowed prior to approval of final plat.

STORMWATER COMMENTS:

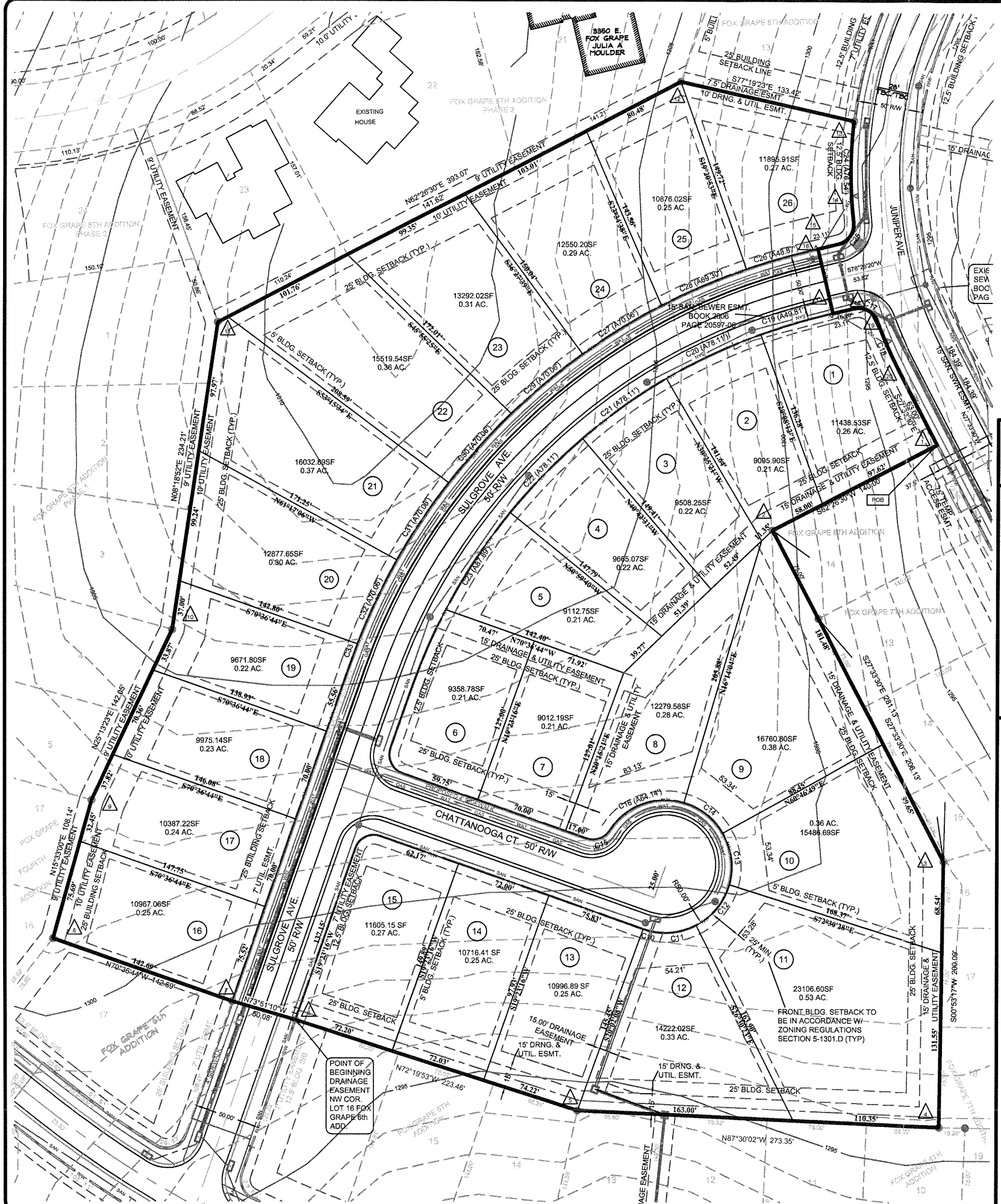
1. The detention and water quality requirements for this subdivision have been previously met by earlier phases of the subdivision.
2. Public improvements will be required for drainage improvements within the street right-of-way and anywhere where drainage crosses from one lot to another lot. These improvements must be constructed or escrowed prior to filing the final plat. Engineering and inspection fees must be paid prior to approval of public improvement plans.
3. Need to label drainage easements. Drainage easements are required anywhere where concentrated points of discharge cross property lines. Drainage easements must be sized to convey 100 year peak flow rates, including freeboard requirements.

SANITARY SEWER COMMENTS:

Extend public sanitary sewer to all lots. Submit plans for the extension of public sanitary sewer to Public Works Engineering. Pay fees prior to filing plans. Construction of public sanitary sewer must be accepted by the City prior to filing the final plat.

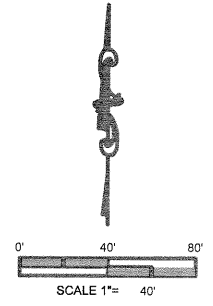
STAFF COMMENTS:

1. The applicant proposes to combine approximately 8.5 acres into a twenty-six (26) lot residential subdivision.
2. If Planning and Zoning Commission approves the preliminary, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.



PRELIMINARY PLAT OF
FOX GRAPE 9th ADDITION

PART OF THE SW1/4 AND
PART OF THE SE1/4 OF SECTION 3, TOWNSHIP 28N, RANGE 21W
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



BASIS OF BEARINGS
GRID NORTH AS ESTABLISHED BY
MISSOURI COORDINATE SYSTEM OF
1983, CENTRAL ZONE

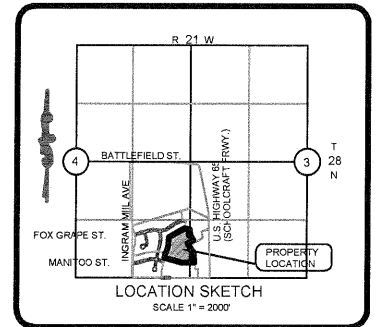
BUILDING SETBACKS
25' FRONT YARD
25' BACK YARD
5' SIDE YARD
12.5' SIDE YARD AT CORNER

FLOODPLAIN NOTE:
AS REFERENCED TO FEMA FIRM COMMUNITY-PANEL NUMBER
29077C0363E, EFFECTIVE DATE: DECEMBER 17, 2010 THIS PARCEL
LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN.

- NOTES
1. CURRENT ZONING: PD #7 AMENDMENT 1, GENERAL ORDINANCE NO. 3985 DATED 1/16/89
 2. ACREAGE: 8.50 ACRES
 3. WATER SERVICE SUPPLIED BY CITY UTILITIES OF SPRINGFIELD
 4. ELECTRIC SERVICE SUPPLIED BY CITY UTILITIES OF SPRINGFIELD
 5. GAS SERVICE SUPPLIED BY CITY UTILITIES OF SPRINGFIELD
 6. SANITARY SEWER SERVICE SUPPLIED BY PUBLIC WORKS OF SPRINGFIELD
 7. SIDEWALKS CONSTRUCTED ON ONE SIDE OF SULGROVE AVENUE AND CHATTANOOGA COURT.
 8. STREETS SHALL BE IN ACCORDANCE WITH CITY PUBLIC STREET REQUIREMENTS.
 9. SEDIMENT & EROSION CONTROL PLAN TO BE PROVIDED PRIOR TO DEVELOPMENT.
 10. MDR LAND DISTURBANCE PERMIT WILL BE ACTIVE PRIOR TO DEVELOPMENT.

PROPERTY DESCRIPTION: FOX GRAPE 8TH ADDITION.
BEGINNING AT AN EXISTING IRON PIN AT THE NORTHEASTERLY CORNER OF LOT 14, FOX GRAPE 8TH ADDITION, A RECORDED SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINE OF SAID FOX GRAPE 8TH ADDITION THE FOLLOWING TWO (2) COURSES:
1) S 62°26'30" W A DISTANCE OF 140.00';
2) S 27°33'30" E A DISTANCE OF 76.10' TO THE NORTHWESTERLY CORNER OF LOT 13 OF FOX GRAPE 7TH ADDITION, A RECORDED SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI;
THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID FOX GRAPE 7TH ADDITION THE FOLLOWING TWO (2) COURSES:
1) CONTINUING S 27°33'30" E A DISTANCE OF 206.13';
2) S 00°53'1" W A DISTANCE OF 200.09' TO A POINT ON THE NORTHERLY LINE OF FOX GRAPE 8TH ADDITION, A RECORDED SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI;
THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID FOX GRAPE 6TH ADDITION THE FOLLOWING FOUR (4) COURSES:
1) N 87°30'02" W A DISTANCE OF 273.35';
2) N 72°19'53" W A DISTANCE OF 223.46';
3) N 73°15'11" W A DISTANCE OF 50.08';
4) N 70°38'44" W A DISTANCE OF 142.69' TO THE EASTERLY BOUNDARY LINE OF FOX GRAPE 4TH ADDITION, A RECORDED SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI;
THENCE ALONG SAID EASTERLY BOUNDARY LINE N 15°33'00" E A DISTANCE OF 108.14' TO THE SOUTHEASTERLY CORNER OF FOX GRAPE 5TH ADDITION PHASE 1, A RECORDED SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI;
THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID FOX GRAPE 5TH ADDITION PHASE 1 THE FOLLOWING TWO (2) COURSES:
1) N 26°13'23" E A DISTANCE OF 142.05';
2) N 08°18'52" E A DISTANCE OF 234.21' TO THE SOUTHWESTERLY CORNER OF LOT 23 FOX GRAPE 5TH ADDITION PHASE 2, A RECORDED SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI;
THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID FOX GRAPE 5TH ADDITION PHASE 2 N 62°26'30" E A DISTANCE OF 393.07' TO THE SOUTHWESTERLY CORNER OF LOT 13 OF SAID FOX GRAPE 8TH ADDITION;
THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 13, 8TH ADDITION, S 77°19'23" E A DISTANCE OF 133.42' TO THE WESTERLY RIGHT-OF-WAY OF JUNIPER AVENUE, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY LINE OF FOX GRAPE 8TH ADDITION;
THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING EIGHT (8) COURSES:
1) WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 76.54', WITH A RADIUS OF 325.00', WITH A CHORD BEARING OF S 00°04'30" E, WITH A CHORD LENGTH OF 76.36';
2) WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 21.79', WITH A RADIUS OF 15.00', WITH A CHORD BEARING OF S 34°48'02" W, WITH A CHORD LENGTH OF 19.93';
3) S 76°25'20" W A DISTANCE OF 16.16';
4) S 13°32'10" E A DISTANCE OF 50.00';
5) N 76°25'20" E A DISTANCE OF 16.20';
6) WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 21.79', WITH A RADIUS OF 15.00', WITH A CHORD BEARING OF S 61°57'21" E, WITH A CHORD LENGTH OF 19.93';
7) WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 40.99', WITH A RADIUS OF 325.00', WITH A CHORD BEARING OF S 23°56'46" E, WITH A CHORD LENGTH OF 40.95';
8) S 27°33'30" E A DISTANCE OF 63.00' TO SAID POINT OF BEGINNING, CONTAINING AN AREA OF 370398.1 SQ. FT., 8.50 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND/OR RIGHTS-OF-WAY.



INTERNAL ANGLES

1	90°00'00"
2	270°00'00"
3	151°33'13"
4	88°23'19"
5	164°49'50"
6	181°31'18"
7	176°45'33"
8	93°50'16"
9	170°19'38"
10	196°54'30"
11	125°52'22"
12	138°45'53"
13	102°45'07"
14	145°07'29"
15	138°22'41"
16	269°57'30"
17	270°02'30"
18	138°22'41"
19	141°59'25"
20	153°38'44"
TOTAL	3240°00'00"
(20 - 2) x 180° = 3240°00'00"	

LEGEND

- EXISTING IRON PIN
- IRON PIN SET LS 1918
- PERMANENT MONUMENT

OWNER / DEVELOPER
FOX GRAPE, LLC
c/o RITA BARON, BARON DESIGN
1855 S. INGRAM MILL RD., SUITE 201
SPRINGFIELD, MO 65804
(417) 877-9800

LINE TABLE

LINE	BEARING	DISTANCE
L1	S76°25'20"W	6.95'
L2	N76°25'20"E	6.93'
L3	N76°25'20"E	6.91'
L4	S13°32'10"E	50.00'
L5	N76°25'20"E	16.20'
L6	S76°25'20"W	16.16'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	76.54'	76.36'	S00°04'30"E	13°29'34"
C2	15.00'	21.79'	19.93'	S34°48'02"W	83°14'37"
C3	15.00'	21.79'	19.93'	S61°57'21"E	83°14'37"
C4	325.00'	40.98'	40.95'	S23°56'46"E	07°13'28"
C5	300.00'	284.18'	255.72'	N02°19'53"W	50°27'15"
C6	486.11'	458.01'	439.34'	N47°54'18"E	57°02'04"
C7	15.00'	23.56'	21.21'	N25°36'44"W	90°00'00"
C8	15.00'	23.56'	21.21'	N64°23'15"E	90°00'00"
C9	15.00'	20.07'	18.61'	S71°03'32"W	78°38'27"
C10	50.00'	9.97'	9.65'	S76°19'20"E	11°28'12"
C11	50.00'	31.16'	30.66'	N80°06'49"E	35°42'31"
C12	50.00'	40.67'	39.48'	N39°01'00"E	46°29'08"
C13	50.00'	40.26'	38.18'	N07°12'25"W	45°07'49"
C14	50.00'	37.88'	36.98'	N25°03'30"W	43°24'33"
C15	15.00'	20.07'	18.61'	N71°03'32"E	78°38'27"
C16	50.00'	84.14'	59.84'	N69°28'57"E	73°30'16"
C17	15.00'	21.79'	19.93'	S61°57'21"E	83°14'37"
C18	325.00'	40.98'	40.95'	S23°56'46"E	7°13'28"
C19	486.11'	458.01'	439.34'	N47°54'18"E	57°02'04"
C20	486.11'	78.11'	78.01'	N64°43'14"E	10°17'09"
C21	486.11'	78.11'	78.01'	S64°26'04"W	10°17'09"
C22	486.11'	78.11'	78.01'	N44°08'55"E	10°17'09"
C23	486.11'	87.89'	87.74'	S00°04'30"E	11°29'34"
C24	325.00'	76.54'	76.36'	S34°48'02"W	83°14'37"
C25	15.00'	21.79'	19.93'	S73°32'16"W	5°46'18"
C26	486.11'	48.87'	48.85'	S58°19'47"W	8°16'29"
C27	486.11'	70.06'	69.24'	S68°33'47"W	8°16'29"
C28	486.11'	70.06'	69.24'	S50°03'17"W	8°16'29"
C29	486.11'	70.06'	70.00'	S41°46'48"W	8°16'29"
C30	486.11'	70.06'	70.00'	S33°30'19"W	8°16'29"
C31	486.11'	70.06'	70.00'	S25°13'50"W	8°16'29"
C32	486.11'	14.44'	14.44'	S20°14'26"W	1°42'19"
C33	486.11'	14.44'	14.44'	S20°14'26"W	1°42'19"

HEI
Heithaus Engineering & Assoc., Inc.
535 W. Bartelich St.
Springfield, MO 65807
(417) 887-3238
FAX (417) 887-1940
http://www.heiweb.com
HEI@heiweb.com
MO COA #2010021970 (E), #2010018087 (LS)

FOX GRAPE DEVELOPMENT
FOX GRAPE 9th ADDITION
PART OF THE SW 1/4 OF AND
PART OF THE SE 1/4 OF SECTION 4, TOWNSHIP 28N, RANGE 21W
SPRINGFIELD, GREENE COUNTY, MISSOURI
PRELIMINARY PLAT

Design: HEI
Drawn: bci
Checked: KMH
Date: 11/9/12
Job No. 94009A9
Dwg# 94009A9 RB
Scale: 1" = 40'
SHEET
1
OF 1 SHEETS