

1. Meeting Agenda (PDF)

Documents: [08-08-2013 AGENDA \(PDF\).PDF](#)

2. Relinquish Easement 793 (PDF)

Documents: [RELINQUISH EASEMENT 793 \(PDF\).PDF](#)

3. Relinquish Easement 794 (PDF)

Documents: [RELINQUISH EASEMENT 794 \(PDF\).PDF](#)

4. Dispose 495 (PDF)

Documents: [DISPOSE 495 \(PDF\).PDF](#)

5. Acquire 496 (PDF)

Documents: [ACQUIRE 496 \(PDF\).PDF](#)

6. Vacation 759 (PDF)

Documents: [VACATION 759 \(PDF\).PDF](#)

7. Vacation 760 (PDF)

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8. Vacation 761 (PDF)

Documents: [VACATION 761 \(PDF\).PDF](#)

9. Z-13-2013 (PDF)

Documents: [Z-13-2013 \(PDF\).PDF](#)

10. Z-14-2013 (PDF)

Documents: [Z-14-2013 \(PDF\).PDF](#)

11. Conditional Use Permit No. 404 And 405 (PDF)

Documents: [CONDITIONAL USE PERMIT 404 AND 405 \(PDF\).PDF](#)

12. West College Street Corridor Text Amendment (PDF)

Documents: [WEST COLLEGE STREET CORRIDOR TEXT AMENDMENT \(PDF\).PDF](#)

13. Medical Office In IC District Text Amendment (PDF)

Documents: [MEDICAL OFFICE IN IC DISTRICT TEXT AMENDMENT \(PDF\).PDF](#)

14. Street Name Change No. 75 (PDF)

Documents: [STREET NAME CHANGE NO. 75 \(PDF\).PDF](#)

15. Roberts Industrial Park Renewal (PDF)

Documents: [ROBERTS INDUSTRIAL PARK RENEWAL \(PDF\).PDF](#)

16. Initiate IC And UN Districts (PDF)

Documents: [INITIATE IC AND UN DISTRICTS, OFF-STREET PARKING REQUIREMENTS AND TELECOMMUNICATION TOWER AMENDMENTS \(PDF\).PDF](#)

17. College Street Corridor Redevelopment Plan (PDF)

Documents: [COLLEGE STREET CORRIDOR REDEVELOPMENT PLAN \(PDF\).PDF](#)
18. Heer's Tower Redevelopment Plan (PDF)

Documents: [HEERS TOWER REDEVELOPMENT PLAN \(PDF\).PDF](#)

Planning & Zoning Commission Agenda

August 8, 2013 - 6:30 p.m.

Members

Matt Edwards (Chair), King Coltrin (Vice-Chair), Jay McClelland, Jim Hansen, Jason Ray, Gabrielle White, Phil Young, Tom Baird, IV, Shelby Lawhon

Roll Call

Approval of Minutes

Communications

Finalization and Approval of Consent Items

(These consent cases will be approved by Commission unless a Commissioner or someone else wished to speak to them. If so, those cases will be moved to the appropriate place on the agenda and they may be spoken to, and voted on, at that time.)

Consent Items:

- | | |
|---|----------------------|
| 1. Relinquish Easement 793
(717 S. Kimbrough Avenue) | 711 South Kimbrough |
| 1. Relinquish Easement 794
(1839 East Independence Street) | Jarral W. Jones ETAL |
| 1. Dispose 495
(4400 block W Farm Road 130) | City of Springfield |
| 1. Acquire 496
(4134-4136 W Farm Road 34) | City of Springfield |

Hearings:

- | | |
|---|-------------------------------|
| 1. Vacation 759
(3500-4100 S. Farm Road 115) | City Utilities of Springfield |
| 1. Vacation 760
(South 5300 block Highway 160, outer road) | City of Springfield |
| 1. Vacation 761
(4400 block West Farm Road 130) | City of Springfield |

ZONING:

- | | |
|--|-------------------------------|
| 1. Z-13-2013
(1126 N Broadway Avenue) | Blansit Investment Group, LLC |
| 1. Z-14-2013
(700-1200 blocks & 1500 West College Street) | City of Springfield |

Use permits:

- | | |
|--|--------------------------|
| 1. Conditional Use Permit 404 & 405
(533 East Monroe Street & 711 South Kimbrough Avenue) | 711 South Kimbrough, LLC |
|--|--------------------------|

Other Public Hearings:

Zoning Text Amendments:

- | | |
|--|---------------------|
| 1. West College Street Corridor Text Amendment
(City-wide) | City of Springfield |
| 1. Medical Office in IC District Text Amendment
(City-wide) | City of Springfield |

Street Name Change:

- | | |
|---|---------------------|
| 1. Street Name Change No. 75
(4200 – 4800 blocks West Farm Road 130) | City of Springfield |
|---|---------------------|

Subdivisions:

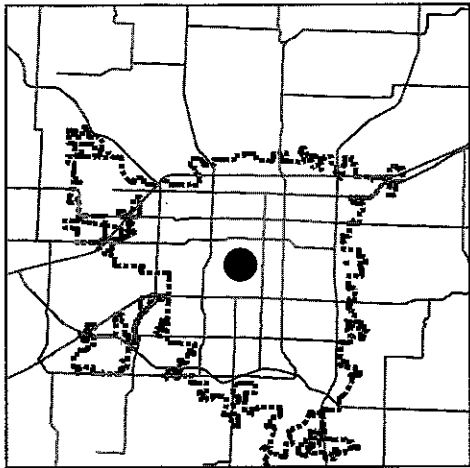
- | | |
|---|--------------|
| 1. Roberts Industrial Park Renewal
(1000 & 1100 block North Westgate, east side) | Eric Roberts |
|---|--------------|

Other Business:

- | | |
|---|---------------------------|
| 1. Initiate IC & UN Districts
Off-Street Parking Requirements and
Telecommunication Tower Amendments
(City-Wide) | City of Springfield |
| 1. College Street Corridor Redevelopment Plan
(700-1500 blocks N Westgate, east side) | City of Springfield |
| 1. Heer's Tower Redevelopment Plan
(138 West Park Central Square) | Heer's Luxury Living, 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.



Zoning & Subdivision Report

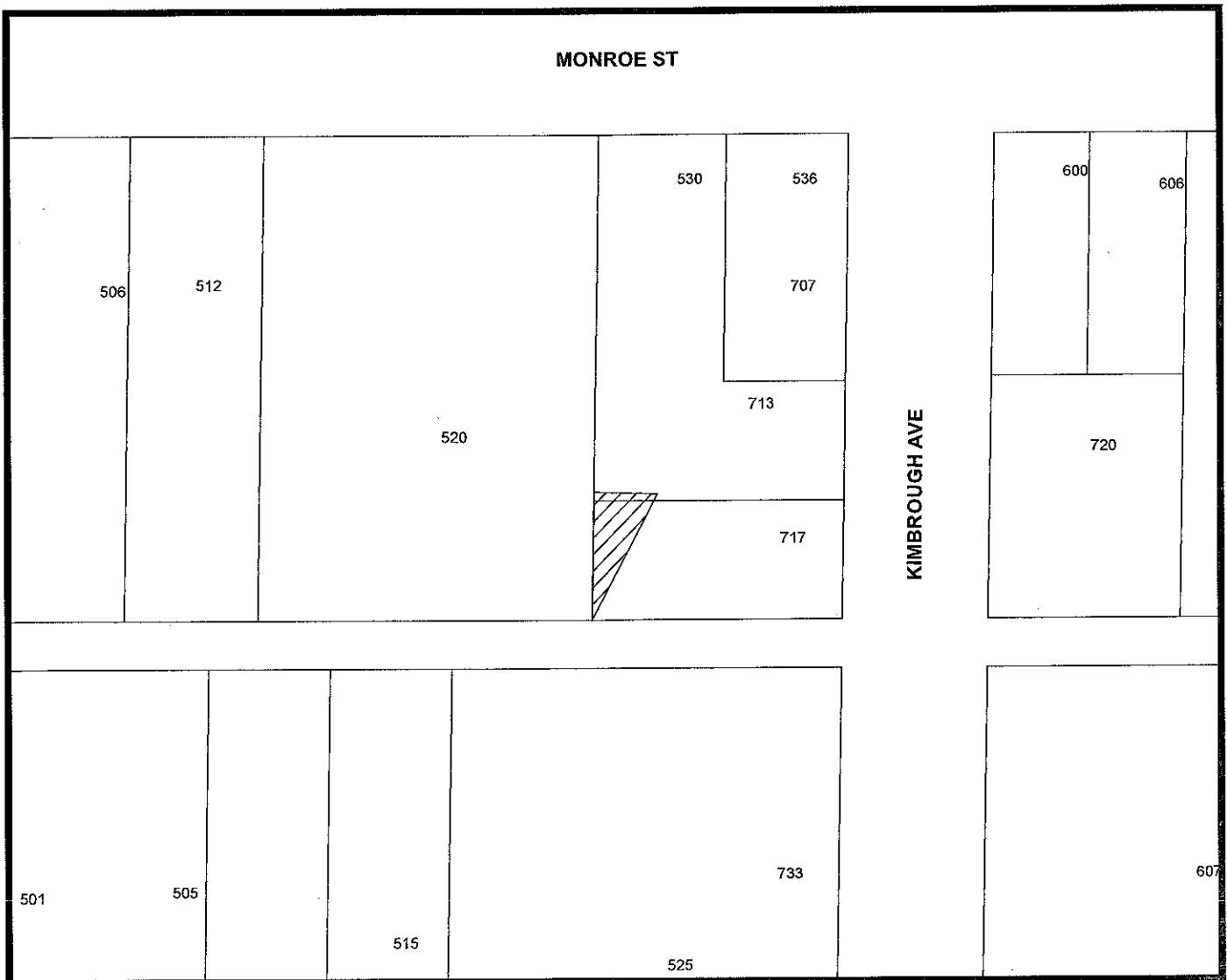
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Relinquish Easement 793

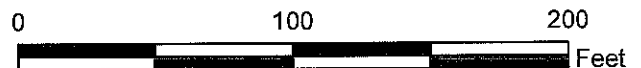
Location: 717 S Kimbrough Ave.

Current Zoning: R-HD, High Density Multi-Family
Residential

LOCATION SKETCH



- Area of Proposal



1 inch = 66.666667 feet

Zoning & Subdivision Report

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

REQUEST TO RELINQUISH EASEMENT NUMBER 793

DATE: July 30, 2013
PURPOSE: To relinquish an Electric Line Easement
LOCATION: 717 S. Kimbrough Ave.
APPLICANT: 711 South Kimbrough LLC

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. 793
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting an electric line easement to be relinquished. The applicant has combined three (3) adjacent lots for a single development and the easement to be relinquished no longer crosses a single piece of property.

CITY UTILITIES COMMENTS:

Since all the lots are being combined into one parcel the electric line in the easement is not crossing another piece of property. The electric line will eventually be retired.

STAFF COMMENTS:

1. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
2. The subject easement was placed on the property at 717 S. Kimbrough to serve the property to the North, 713 S. Kimbrough Avenue. The easement is no longer needed as these lots have been combined, through Administrative Lot-combination (AS 6890), with adjacent lots for a single development.
3. The relinquishment of the easement is to facilitate future development of the site.
4. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 793
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 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.

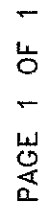
STAFF RESPONSE:

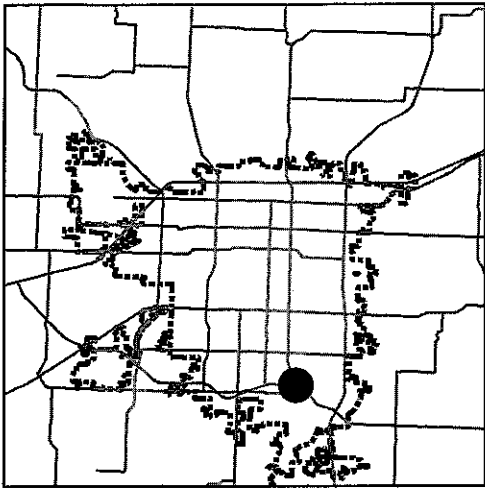
All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement.

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.





Zoning & Subdivision Report

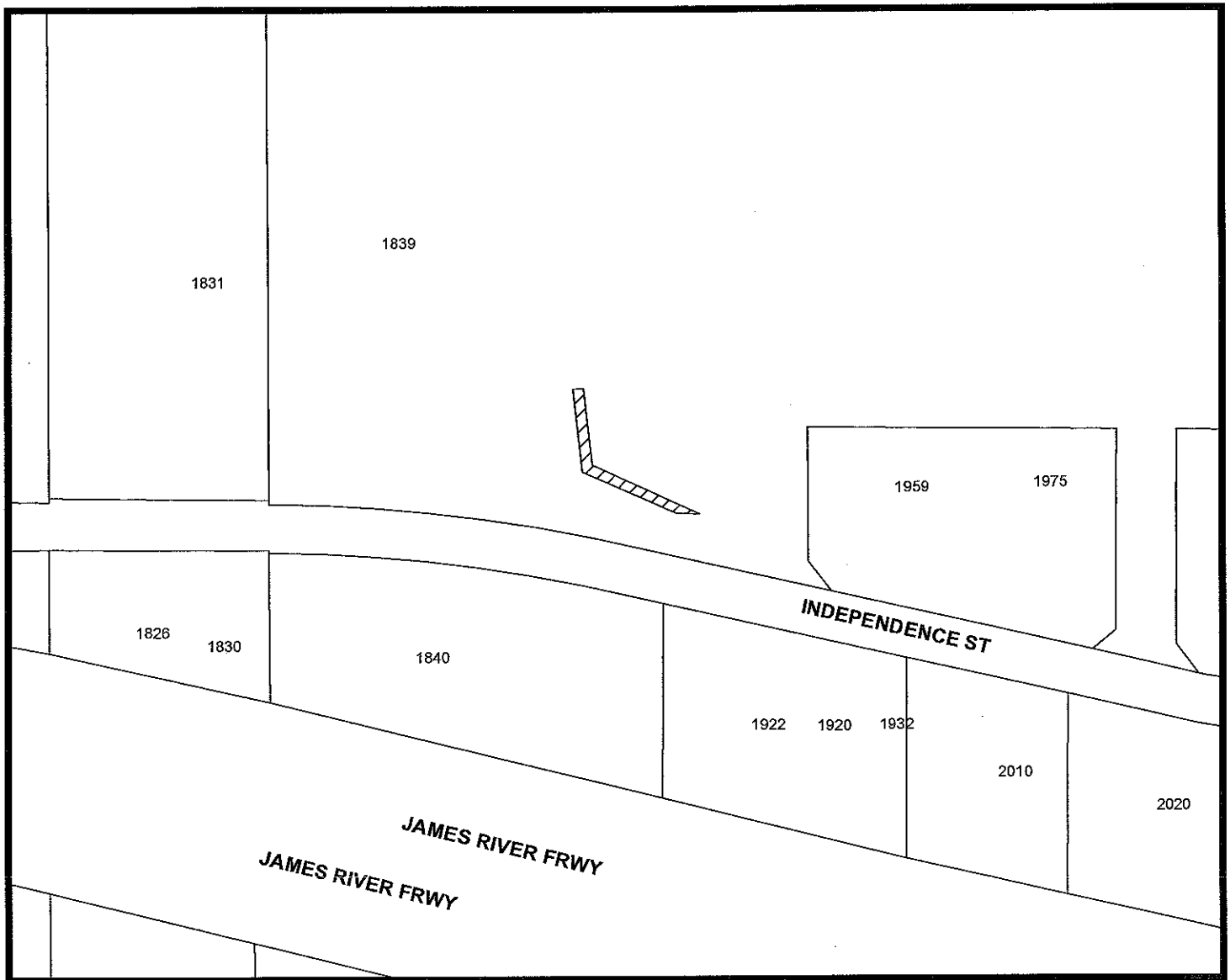
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Relinquish Easement 794

Location: 1839 E. Independence St.

Current Zoning: Planned Development 199 amendment 2

LOCATION SKETCH



- Area of Proposal

0 100 200 400
Feet

1 inch = 200 feet

Zoning & Subdivision Report

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

REQUEST TO RELINQUISH EASEMENT NUMBER 794

DATE: July 30, 2013
PURPOSE: To relinquish a sewer and drainage easement
LOCATION: 1839 E. Independence St.
APPLICANT: Jerral W. Jones
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. 794
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting a sewer and drainage easement be relinquished to facilitate future site development. The subject easement does not correspond with the location of the existing stormwater facilities. A replacement easement is being provided by the applicant.

STORM WATER COMMENTS:

No issues with relinquishing the easement.

SANITARY SEWER COMMENTS;

No issues with relinquishing the 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 relinquishment of the easement will facilitate future development of the site. A replacement easement is being provided by applicant and has been approved by City staff.
3. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 794
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 sewer/drainage 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:

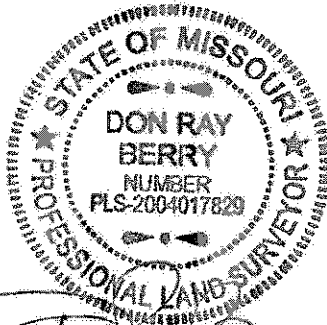
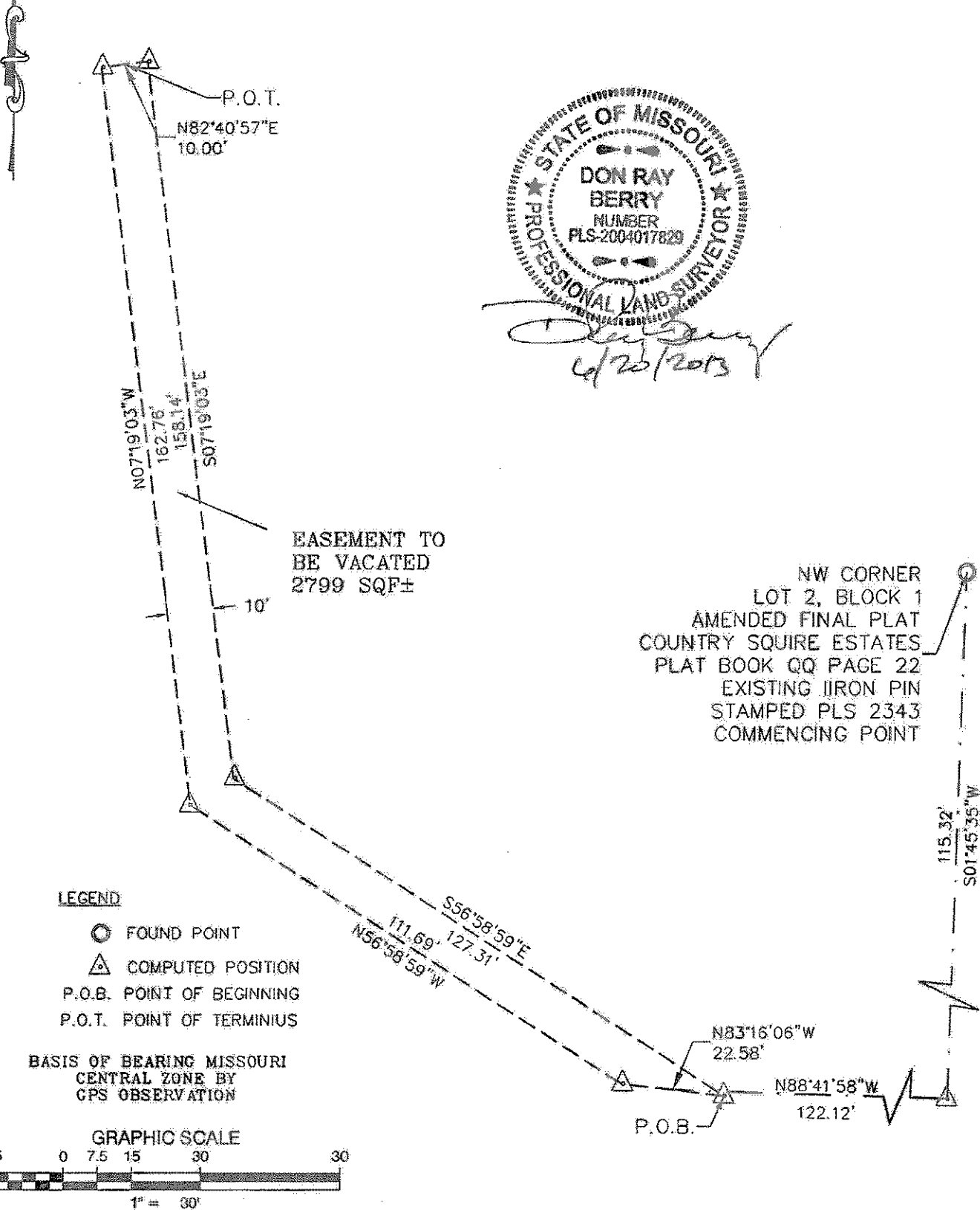
The retention of the subject easement no longer serves a public purpose. A replacement easement is being provided by the applicant.

RELINQUISH EASEMENT NO. 794
EXHIBIT 1

DESCRIPTION OF EASEMENT TO BE RELINQUISHED

A PORTION OF THE EXISTING PLATTED DRAINAGE EASEMENT BEING IN A PART OF LOT 1, BLOCK 1 AMENDED FINAL PLAT COUNTRY SQUIRE ESTATES, PER THE RECORDED PLAT AT BOOK QQ PAGE 22, SPRINGFIELD, GREENE COUNTY, MISSOURI. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF LOT 2, OF BLOCK 1, AMENDED PLAT OF COUNTRY SQUIRE ESTATES. THENCE SOUTH 01 DEGREE 45 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 115.32 FEET; THE NORTH 88 DEGREES 41 MINUTES 58 SECONDS WEST DEPARTING SAID LINE 122.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 16 MINUTES 06 SECONDS WEST 22.58 FEET; THENCE NORTH 56 DEGREES 58 MINUTES 59 SECONDS WEST 111.69 FEET; THENCE NORTH 07 DEGREES 19 MINUTES 03 SECONDS WEST 162.76 FEET; THENCE NORTH 82 DEGREES 40 MINUTES 57 SECONDS EAST 10.00 FEET; THENCE SOUTH 07 DEGREES 19 MINUTES 03 SECONDS EAST 158.14 FEET; THENCE SOUTH 56 DEGREES 58 MINUTES 59 SECONDS EAST 127.31 FEET TO THE POINT OF BEGINNING. CONTAINING 2799 SQUARE FEET MORE OR LESS.

THIS EASEMENT EXHIBIT WAS CREATED FROM AN ACTUAL SURVEY, WITH METHODS MEETING OR EXCEEDING MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



Don Ray Berry
4/20/2013

LEGEND

- FOUND POINT
- △ COMPUTED POSITION
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINIUS

BASIS OF BEARING MISSOURI
CENTRAL ZONE BY
GPS OBSERVATION

GRAPHIC SCALE



EXHIBIT B

EASEMENT VACATION

LOT 1, BLOCK 1, COUNTRY SQUIRE ESTATES

SECTION 8, TOWNSHIP 28 NORTH, RANGE 21 WEST
SPRINGFIELD, GREENE COUNTY, MISSOURI



Southeast Missouri Office - (573) 686-0606
Doniphan, MO Office - (573) 996-4447
Lake of the Ozarks Office - (573) 365-2003
Branson, MO Office - (417) 337-8820

www.schultzengineering.com

Civil Engineering - Land Surveying - Materials Testing

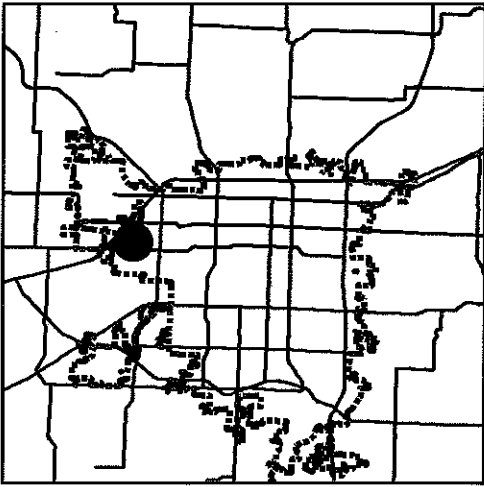
05/17/2013 AutoCAD Civil 3d
Designed by JN Surveyed by JN/WB
Checked by DB Drawn by JN
Project # 002774 Sheet Size 8.5x11
File 002774.DWG

Zoning & Subdivision Report

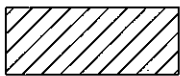
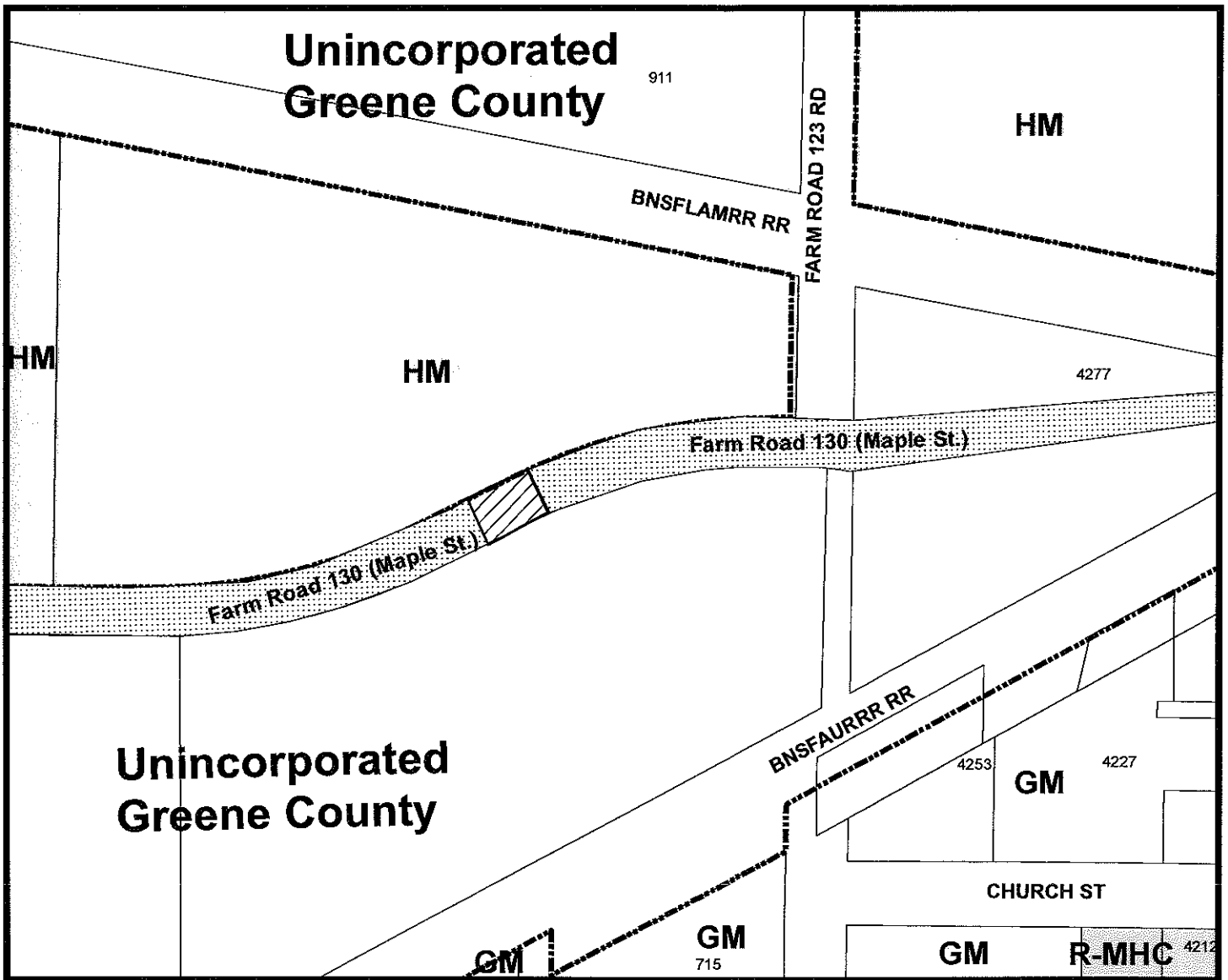
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Request to Dispose 495

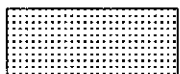
Location: 4400 block W. Farm Road 130 (Maple St.)



LOCATION SKETCH



- Area of Proposed Vacation



- Recently Annexed Area (A-2-13)



1 inch = 200 feet

Zoning & Subdivision Report

*Planning & Development Department ~ 417/864-1031
840 Boonville Avenue ~ Springfield, Missouri*

REQUEST TO DISPOSE #495

DATE: July 30, 2013

LOCATION: 4400 block W. Farm Road 130 (Maple St.)

APPLICANT: City of Springfield

EXISTING USE: Roadway/street

RECOMMENDATION: The request be **approved**.

FINDINGS:

1. The proposed disposal will facilitate the West Wye connecting track project.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner

Attachment A: Background Report
Attachment B: Land Disposal Policy
Exhibit 1: Legal Description

ATTACHMENT A
BACKGROUND REPORT
REQUEST TO DISPOSE NUMBER 495

APPLICANT'S PROPOSAL:

The City of Springfield proposes to transfer this property to BNSF Railway to construct a new connecting track that will cross the roadway.

STAFF COMMENTS:

1. The City is requesting to dispose of recently annexed City right-of-way which includes a portion West Farm Road 130 (Maple St.). The purpose of this disposition is to facilitate the West Wye connecting track project. A vacation of the portion of right-of-way is also being processed for Planning and Zoning Commission approval.
2. The West Wye connecting track project is part of the implementation plan of the *Railroad Reconfiguration and Grade Separation Study* completed in 2006. The purpose of the study was to develop strategies to improve rail movements and safety and facilitate further development of the West Meadows. The West Wye project will facilitate trains making coal deliveries to City Utilities' John Twitty Energy Center, resulting in safer railroad operations and less air and noise pollution. The City has received federal funds of \$500,000 for property acquisition and just over \$1.8 million for construction for the West Wye project. This 100-foot segment proposed to be vacated will be transferred to BNSF Railway, and the City will retain an easement for vehicular access and utilities. This property transfer is typical where railroad tracks cross public streets. The traveling public will not see any difference other than the new grade crossing with gates and flashing lights. The West Wye project will be complete by the end of 2013.
3. The property was annexed into the City on June 17, 2013. The right-of-way was originally dedicated to or acquired by Greene County.
4. The City has executed license agreements that will grant utilities and access rights when the property is transferred to BNSF Railway.

ATTACHMENT B
REQUEST TO DISPOSE NUMBER 495
LAND DISPOSAL POLICY

Planning and Zoning Commission adopted the following policy statement for land disposals by public bodies:

1. Where is the property located?

Staff Comment: 4400 block W. Farm Road 130 (Maple St.)

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

Staff Comment: The legal description of the property is attached (Exhibit 1).

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

Staff Comment: The City will continue to use the property for roadway purposes, but to facilitate the West Wye connecting track project the City is required to deed this property to BNSF Railway.

4. When did the city purchase the property?

Staff Comment: The City did not purchase the property. It was dedicated or deeded when the property was in the County.

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

Staff Comment: The property was originally and will continue to be used for roadway purposes, but BNSF Railway will also have a crossing track in this area.

6. Who will purchase the property?

Staff Comment: The property will be deeded to BNSF Railway to facilitate the West Wye relocation project.

EXHIBIT 1
REQUEST TO DISPOSE NUMBER 495
ROW DESCRIPTION

BNSF - WEST WYE RAIL SPUR
FARM ROAD 130, RIGHT-OF-WAY DESCRIPTION

A PART OF THE FARM ROAD 130 RIGHT-OF-WAY IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN GREENE COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE ALONG THE NORTH LINE OF SAID QUARTER SECTION, SOUTH 87 DEGREES 38 MINUTES 03 SECONDS EAST, A DISTANCE OF 56.59 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BNSF RAILWAY COMPANY; THENCE SOUTH 77 DEGREES 46 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 321.76 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 73 DEGREES 56 MINUTES 41 SECONDS EAST, A DISTANCE OF 207.99 FEET; THENCE SOUTH 73 DEGREES 38 MINUTES 02 SECONDS EAST, A DISTANCE OF 22.84 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58 DEGREES 27 MINUTES 51 SECONDS, WITH A RADIUS OF 523.69 FEET AND A 511.48 FEET LONG CHORD BEARING SOUTH 44 DEGREES 24 MINUTES 07 SECONDS EAST, AN ARC DISTANCE OF 534.36 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FARM ROAD 130 FOR THE POINT OF BEGINNING (SAID FARM ROAD RIGHT-OF-WAY BEING OF VARIABLE WIDTH); THENCE NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A NON-TANGENT CURVE TO THE RIGHT (THE RADIAL LINE TO THIS POINT OF CURVATURE BEARS NORTH 22 DEGREES 06 MINUTES 44 SECONDS WEST), THROUGH A CENTRAL ANGLE OF 07 DEGREES 41 MINUTES 37 SECONDS, WITH A RADIUS OF 746.20 FEET AND A 100.12 FEET LONG CHORD WHICH BEARS NORTH 71 DEGREES 44 MINUTES 04 SECONDS EAST, AN ARC DISTANCE OF 100.20 FEET; THENCE SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT (THE RADIAL LINE TO THIS POINT OF CURVATURE BEARS NORTH 74 DEGREES 20 MINUTES 01 SECONDS EAST), THROUGH A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 08 SECONDS, WITH A RADIUS OF 623.69 FEET AND A 62.05 FEET LONG CHORD WHICH BEARS SOUTH 12 DEGREES 48 MINUTES 56 SECONDS EAST, AN ARC DISTANCE OF 62.07 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FARM ROAD 130; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08 DEGREES 28 MINUTES 50 SECONDS, WITH A RADIUS OF 686.20 FEET AND A 101.47 FEET LONG CHORD WHICH BEARS SOUTH 71 DEGREES 04 MINUTES 55 SECONDS WEST, AN ARC DISTANCE OF 101.57 FEET (THE RADIAL LINE TO THIS POINT OF TANGENCY BEARS NORTH 23 DEGREES 09 MINUTES 30 SECONDS WEST); THENCE NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 01 SECONDS, WITH A RADIUS OF 523.69 FEET AND A 63.34 FEET LONG CHORD WHICH BEARS NORTH 11 DEGREES 42 MINUTES 11 SECONDS WEST, AN ARC DISTANCE OF 63.37 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM 1983, CENTRAL ZONE.
(ALL BOUNDARY DATA IS BASED ON INFORMATION PROVIDED IN A DRAWING BY HDR, INC., JOB NO. 151643, DATED 6-01-2012.)
CONTAINING 0.144 ACRES (6279 SQUARE FEET).

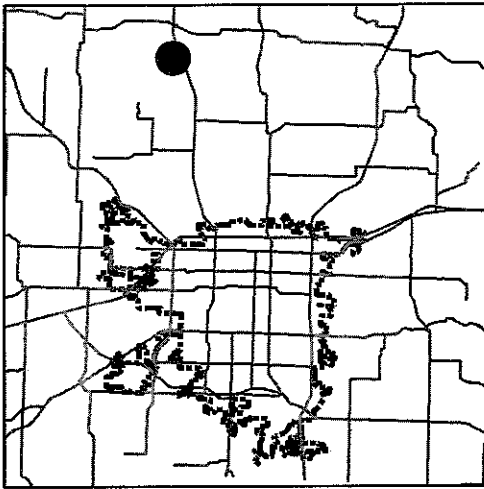
Zoning & Subdivision Report

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

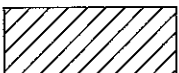
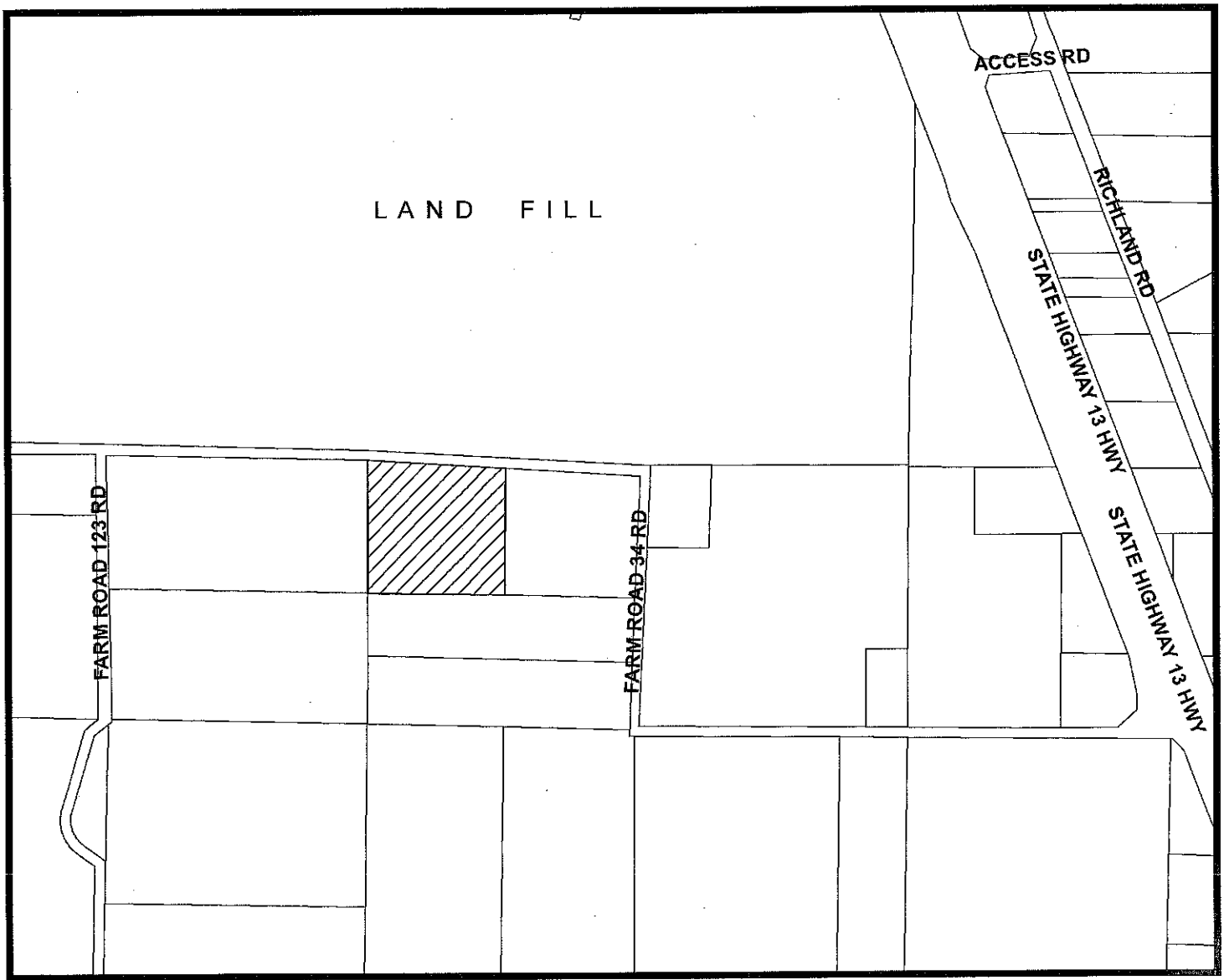
Request to Acquire 496

Location: 4136 W. Farm Road 34

Current Zoning: County A-1



LOCATION SKETCH



- Area of Proposal

0 200 400 800 1,200
Feet

1 inch = 800 feet

Zoning & Subdivision Report

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

REQUEST TO ACQUIRE NUMBER 496

DATE: July 25, 2013

PURPOSE: To approve the acquisition of property by City of Springfield, Department of Environmental Services, Solid Waste Division to be used as a buffer around Springfield's Landfill

BACKGROUND:

LOCATION: 4136 W. Farm Road 34

APPLICANT: City of Springfield, Environmental Services, Solid Waste Division

TRACT SIZE: 10.10 Acres

EXISTING USE: Private residence

PROPOSED USE: Landfill buffer area

RECOMMENDATION:

Staff recommends that this request be **approved**.

FINDINGS:

1. The request is consistent with the Planning and Zoning Commission's land acquisition policy (Attachment B).

STAFF CONTACT PERSON:

Michael G. Sparlin
Assistant Planner

ATTACHMENT A
REQUEST TO ACQUIRE NUMBER 496

APPLICANT'S PROPOSAL:

The Department of Environment Services, Solid Waste Division requests to acquire the property to be used as a buffer area around the City of Springfield's landfill.

PLANNING AND ZONING COMMISSION REVIEW:

The *Springfield City Charter* requires the Planning and Zoning Commission to review all proposals to acquire real property by the City for public use. Commission's function in this matter is to determine whether the proposal is generally consistent with the *Comprehensive Plan*.

COMPREHENSIVE PLAN:

The subject property is zoned Greene County A-1, Agricultural District. The proposed use is consistent with the *Comprehensive Plan*.

STAFF COMMENTS:

1. The Solid Waste division plans to acquire the property in order to maintain a buffer from the Springfield landfill. The Planning and Zoning Commission must review this Request to Acquire to determine whether the proposal is consistent with the *Comprehensive Plan*. The purpose of the buffer area is to mitigate any adverse effects of the landfill on the surrounding uses.
2. A total of two (2) structures are located on the property. It is Solid Waste Division's intent to offer the structure nearest to the road to the public for relocation or to be utilized as a training facility for police/fire and then demolished. The structure has water damage due to a faulty roof and is in a state of disrepair. The second structure, furthest from the road, will initially be used for storage of files and other uses.
3. The following language from Article XI, Section 11.7.3, of the City Charter sets forth the Planning and Zoning Commission's function regarding the Acquisition of property and the process for appeal of such decision:

"In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted and approved by the planning and zoning commission.

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire

membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership."

ATTACHMENT B
REQUEST TO ACQUIRE NUMBER 496
LAND ACQUISITION POLICY

The Planning and Zoning Commission has adopted a policy statement for land acquisitions by public bodies. The individual sections of the policy statement are followed by the applicant's response to that section.

1. All land acquisitions shall be consistent with the adopted Plans and Policies of the City of Springfield.

RESPONSE:

It is our understanding that the acquisition of the subject property is "generally consistent with the Master Plan of the City." The property is currently zoned A-1, Greene County Agricultural District.

2. Proposals for land acquisition and public uses shall consider the effect of the proposed use on the surrounding land uses and shall include measures to mitigate any adverse effects of the proposed use on the surrounding uses.

RESPONSE:

The purpose of acquiring the subject property is to maintain a buffer from the Springfield landfill to mitigate any adverse effects on the landfill to the surrounding uses. Furthermore, Solid Waste Division's intent is to remove one of the two structures on the property due to it being in a state of disrepair. Solid Waste Division will make a determination on the other structure furthest from the road at a later date.

3. If no immediate use is intended for the land proposed for acquisition and the negotiated contract does not include the previous owner removing the structure, existing sound structures should be retained unless such retention is not economically feasible. The current use should be continued, the structure should be used in a manner consistent with adopted Plans until such time as the land will be cleared for the use for which it was acquired, or the structure should be moved to a suitable location.

RESPONSE:

The current owner will not be removing the structures. A total of two (2) structures are located on the property. It is Solid Waste Divisions intent to be offer the structure nearest to the road to the public for relocation or be utilized as a training facility for police/fire and then demolished, as it a subject to water damage by a faulty roof and is in a state of disrepair. The second structure, furthest from the road, will initially be used for file storage and other uses.

4. At a minimum, the acquiring agency should either attempt to preserve architecturally or historically significant structures in place, or make the structures available to the previous owner or public for moving, or solicit bids from individuals and firms interested in salvaging those items which have architectural significance. Disposition of property when conducted by a City agency shall be made pursuant to City ordinances including the City Purchasing Manual.

RESPONSE:

There are no known items which have historical or architectural significance on the property.

5. To the extent possible, the acquiring agency shall make all structures to be removed, regardless of historical or architectural significance, available to the previous owner or public for moving and reuse at another location. Disposition of property when conducted by a City agency shall be made pursuant to City ordinances including the City Purchasing Manual.

RESPONSE:

See paragraph 3 above.

REQUEST TO ACQUIRE 496
EXHIBIT 1

The Northwest $\frac{1}{4}$, of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 28, Township 31N, Range 22W, all in Greene County, Missouri and containing 10.10 acres more or less, except any part taken or used for road purposes.

EXPLANATION TO COUNCIL BILL NO: 2013-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To adopt an ordinance to vacate the 3500-4100 blocks of S. Farm Road 115 (Haseltine Rd.). (Staff recommends approval with conditions).

BACKGROUND INFORMATION:

VACATION NO. 759

The Planning and Zoning Commission is typically the final authority on requests for the vacation of public right-of-way. However, if there are requirements that must be met before the vacation becomes effective, the request must then be forwarded to City Council, as is the case with the subject property.

The applicant is requesting to vacate the 3500-4100 blocks of S. Farm Road 115 (Haseltine Rd.). The vacation will require licenses to be dedicated and improvements to the intersection of State Highway M and Farm Road 107 before the property can be vacated. The proposed vacation meets the approval criteria for vacating right-of-way with the required conditions.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on August 8, 2013, and recommended _____, by a vote of ___ to __, of the proposed vacation with conditions (see the attached Record of Proceedings).

The Planning and Development Staff recommends **approval** of the proposed vacation with conditions as described on Exhibit C.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed vacation meets the approval criteria for vacating public right-of-way with conditions.

Submitted by:

Bob Hosmer, AICP, Principal Planner

Greg Burris, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Legal Description

Exhibit C, Staff Report

ATTACHMENTS:

Attachment 1, Staff Report

Attachment 2, Approval Criteria

Attachment 3, Property Owners Notification List (300 ft.)

Attachment 4, Vacation Right-of-Way Sketches

Attachment 5, Proposed JTEC Railroad Loop Track Map

EXHIBIT A
RECORD OF PROCEEDINGS
VACATION #759

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

EXHIBIT B
LEGAL DESCRIPTION
VACATION #759

AREA TO BE VACATED:

A 60 FOOT WIDE TRACT OF LAND AS LYING IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 23 WEST, AND ALSO LYING IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 29 NORTH, RANGE 22 WEST AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 23 WEST; THENCE NORTH $01^{\circ}50'17''$ EAST, 401.13 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE CENTERLINE OF FARM ROAD NUMBER 115 WITH A 60 FOOT RIGHT-OF-WAY LYING 30 FEET ON BOTH SIDES OF THE SAID CENTERLINE; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES, NORTH $01^{\circ}46'14''$ EAST, 688.00 FEET; THENCE NORTH $02^{\circ}00'18''$ EAST, 905.68 FEET; THENCE 80.55 FEET ALONG A 51.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH $43^{\circ}14'33''$ WEST, FOR A DISTANCE OF 72.44 FEET; THENCE NORTH $88^{\circ}29'25''$ WEST, 2310.84 FEET; THENCE 388.17 FEET ALONG A 248.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH $43^{\circ}39'00''$ WEST, FOR A DISTANCE OF 349.75 FEET; THENCE NORTH $01^{\circ}11'25''$ EAST, 1173.84 FEET; THENCE NORTH $02^{\circ}08'27''$ EAST, 1239.03 FEET TO THE POINT OF TERMINATION. SAID POINT LYING SOUTH $01^{\circ}01'48''$ EAST, 630.45 FEET FROM THE NORTH QUARTER OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 23 WEST. SIDELINES ARE TO BE SHORTENED OR LENGTHENED TO CONTACT THE RIGHT-OF-WAY OF FARM ROAD 115. ALL LYING IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 23 WEST AND ALSO LYING IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 29 NORTH, RANGE 22 WEST, GREENE COUNTY, MISSOURI. CONTAINING 9.35 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

ALSO,

A 60 FOOT WIDE TRACT OF LAND AS LYING IN THE EAST HALF OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 23 WEST, AND ALSO LYING IN THE WEST HALF OF SECTION 7, TOWNSHIP 29 NORTH, RANGE 22 WEST AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 23 WEST; THENCE NORTH $01^{\circ}50'17''$ EAST, 401.13 FEET; THENCE NORTH $88^{\circ}14'55''$ WEST, 1.98 FEET TO A POINT LYING ON THE CENTERLINE OF FARM ROAD NUMBER 115; THENCE ALONG SAID CENTERLINE THE FOLLOWING

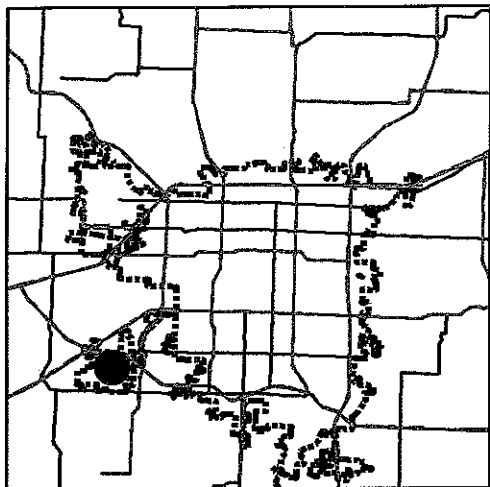
COURSES, NORTH 01°46'14" EAST, 688.00 FEET; THENCE NORTH 02°00'18" EAST, 968.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE WITH A 60 FOOT RIGHT-OF-WAY LYING 30 FEET ON BOTH SIDES OF SAID CENTERLINE; THENCE NORTH 02°00'18" EAST, 712.45 FEET TO THE POINT OF TERMINATION. SAID POINT LYING NORTH 86°06'35 WEST, 2857.27 FEET FROM THE CENTER OF SECTION 7, TOWNSHIP 28 NORTH, RANGE 22 WEST. SIDELINES ARE TO BE SHORTENED OR LENGTHENED TO CONTACT THE RIGHT-OF-WAY OF FARM ROAD 115. ALL LYING IN THE EAST HALF OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 23 WEST, AND ALSO LYING IN THE WEST HALF OF SECTION 7, TOWNSHIP 29 NORTH, RANGE 22 WEST, GREENE COUNTY, MISSOURI. CONTAINING 0.988 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

Zoning & Subdivision Report

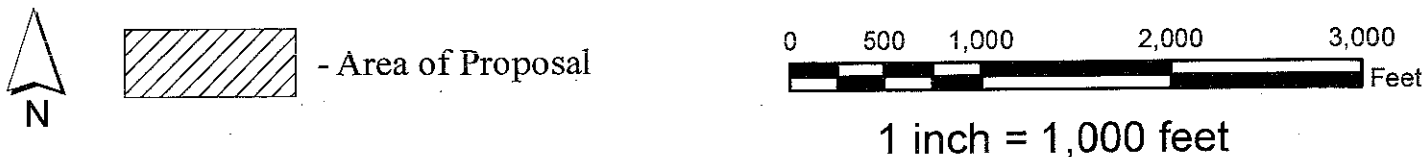
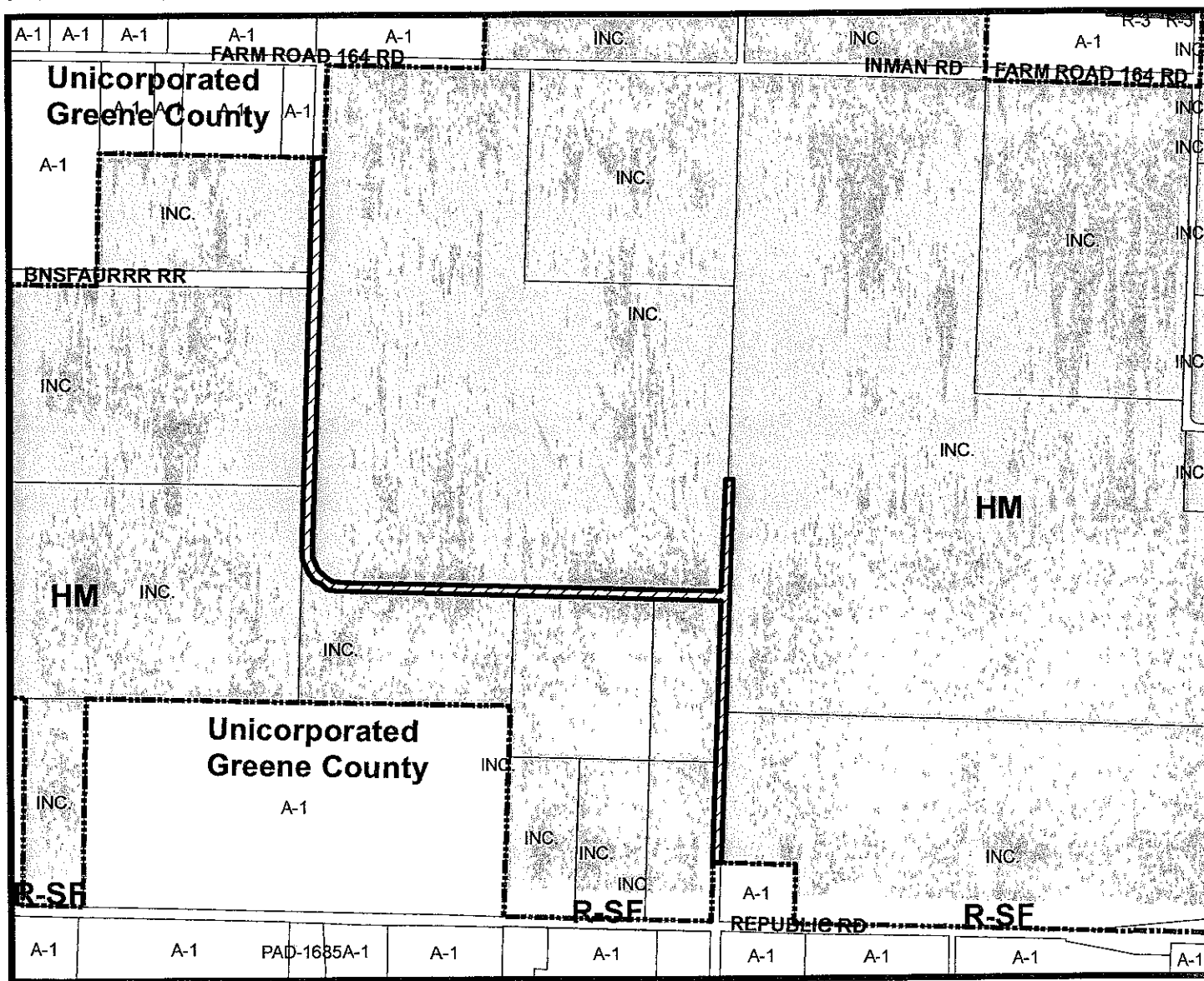
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Vacation 759

Location: 3500-4100 blocks S. Farm Road 115 (Haseltine Rd)



LOCATION SKETCH



Zoning & Subdivision Report

*Planning & Development Department ~ 417/864-1031
840 Boonville Avenue ~ Springfield, Missouri*

VACATION #759

DATE: July 31, 2013

PURPOSE: To vacate the 3500-4100 blocks of S. Farm Road 115 (Haseltine Rd.)

BACKGROUND:

LOCATION: All of Farm Road 115 (Haseltine Rd.) between Farm Road 164 (Inman Rd.) and State Highway M (Republic Rd.)

APPLICANT: City Utilities

RECOMMENDATION:

Staff recommends **approval** of this request with the following condition:

CONDITIONS:

This vacation shall not become effective until the following conditions are met:

1. AT&T and Ozark Electric services shall be relocated or preserved in the present locations with a license.
2. The intersection of State Highway M and Farm Road 107 shall be improved to meet MoDOT standards and sight distance requirements.
3. A certificate of decision is recorded along with the above mentioned improvements and/or licenses.

If these conditions are not met within three (3) years of City Council's approval, then that vacation approval is null and void and the portion of Farm Road 115 described shall remain public right-of-way.

FINDINGS FOR STAFF RECOMMENDATION:

The requested Vacation #759 meets the approval criteria listed in Attachment B. The proposed condition will require this to be forwarded to City Council for review and approval.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner

ATTACHMENT 1
BACKGROUND REPORT
VACATION #759

APPLICANT'S PROPOSAL:

City Utilities is requesting to vacate S. Farm Road 115 (Haseltine Rd.) to consolidate its campus and give them the ability to make necessary changes to the future development of their facilities.

TRAFFIC ENGINEERING COMMENTS:

Traffic supports the vacation with the understanding that the remaining pieces of Farm Road 115 between Farm Road 164 and State Highway M will be vacated in the County.

GREENE COUNTY HIGHWAY DEPARTMENT COMMENTS:

This portion of FR 115 appears to reside entirely within the jurisdiction of the City of Springfield. Greene County Highway supports the proposed vacation.

AT&T COMMENTS:

It doesn't appear AT&T has facilities in this area. If it is shown otherwise, then a utility easement will be required.

CITY UTILITIES COMMENTS:

No objection. Ozark Electric Coop. has an overhead electric line on a section of this right-of-way.

STORM WATER COMMENTS:

Future improvements within the complex should maintain the existing waterways draining south.

POLICE DEPARTMENT:

The Police Department has no issues with closure of the road. There are other roads that will allow emergency access to the plant.

CLEAN WATER SERVICES COMMENTS:

No issues regarding public sewer.

BUILDING DEVELOPMENT SERVICES:

No comments.

ADJACENT PROPERTY OWNER COMMENTS:

Three (3) property owners are within three hundred (300) feet of this site and have been notified of this action.

STAFF COMMENTS:

1. City Utilities' John Twitty Energy Center (JTEC) is proposing to expand the existing rail loop (Exhibit B) used for receiving coal at the plant. It will enable JTEC to receive 150-car coal trains instead of being limited to approximately 125 cars. This expansion will require closure of Farm Road 115 because the new rail line will be approximately twenty (20) feet above existing Farm Road 115. Constructing two rail bridges over Farm Road 115 is not cost effective for a road with such low traffic volumes. The project is expected to provide positive results as described below:
 - a. Over the last year, City Utilities has been exposed to \$283,700 of additional demurrage charges. With the current arrangement, a full train must be split and cars placed on rail sidings. This causes additional train movements and extends the unloading time beyond BNSF "free-time" unloading standards, resulting in additional charges.
 - b. Construction of the fills for the rail loop will provide a beneficial use for hundreds of thousands of cubic yards of fly ash. This extends the life of the current landfill and reduces associated material and placement costs.
 - c. Future dollars saved through implementation of this project go directly back to CU customers.
 - d. Enhances homeland and physical site security by providing additional buffer land.
 - e. The buffer land helps minimize the impact of plant operations on neighbors.
 - f. Prevents illegal dumping of yard waste alongside Farm Road 115, thus saving the time and expense of cleanup for the City.
2. The proposed vacation meets the approval criteria for vacating right-of-way. City Utilities is working on licenses for local utility providers.
3. The current plan for the intersection improvement project at State Highway M and Farm Road 107 is for MoDOT to begin improvements in mid-May of 2014 after school is out. City Utilities will be contributing significant funding for this project.

ATTACHMENT 2
APPROVAL CRITERIA
VACATION #759

In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.

1. All property owners adjacent to the street, alley or public way have access to another street, alley or public way.

STAFF RESPONSE:

All adjacent properties have access to other public access ways.

2. The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation.

STAFF RESPONSE:

All adjacent properties are owned by City Utilities and they have requested the vacation.

3. That the retention of the street, alley, public way or subdivision serves no useful purpose.

STAFF RESPONSE:

The proposed vacation should have no significant impact to vehicular traffic patterns.

4. That the vacation will not affect the ability to use utilities, public or private.

STAFF RESPONSE:

The proposed vacation will not adversely affect the ability to use utilities, public or private. All necessary easements or license agreements will be provided.

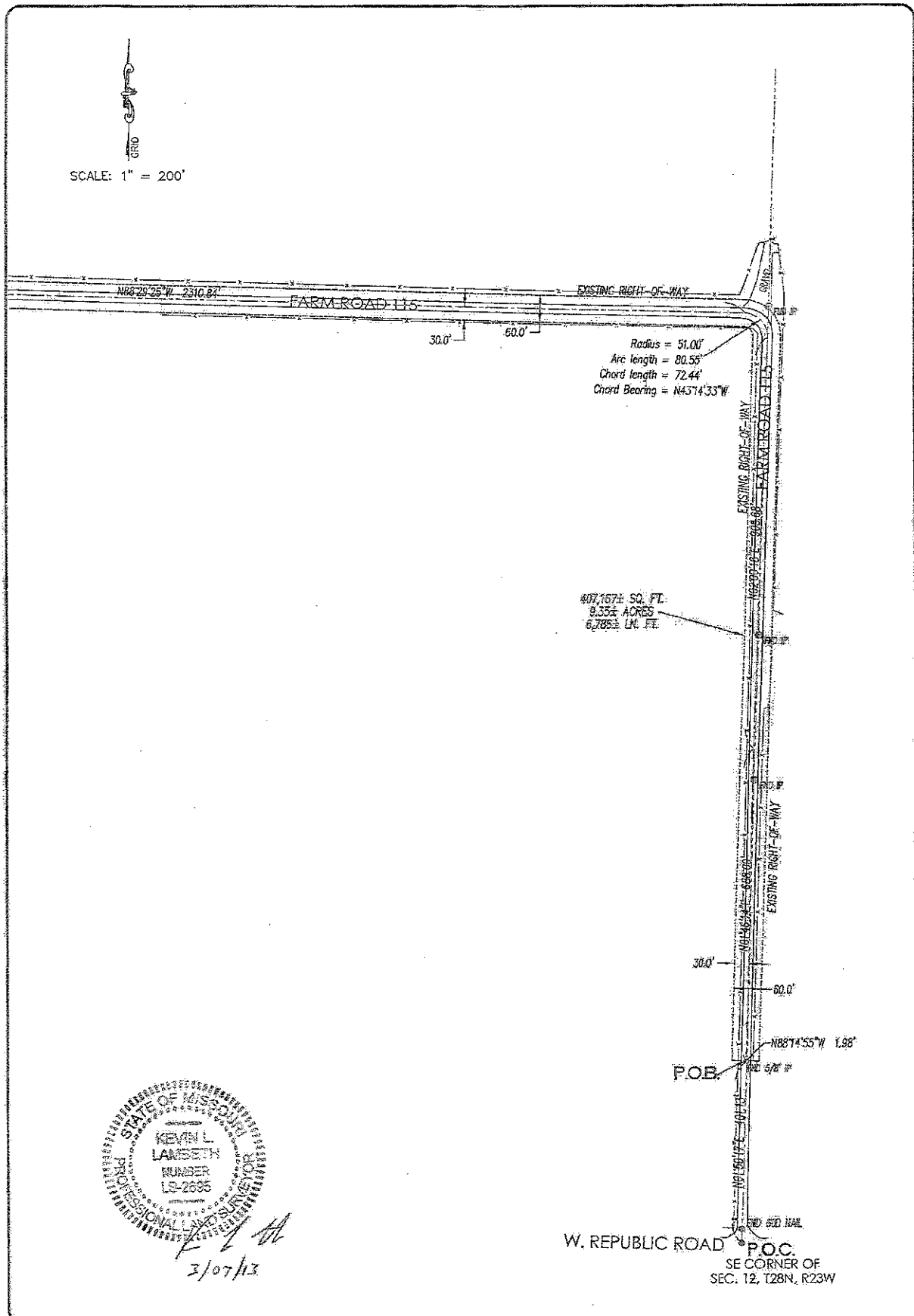


KAMO ELECTRIC
6824 N FARM ROAD 43
VINITA, OK 74301

MCCONNELL, LARRY
5578 W FARM ROAD 164
BATTLEFIELD, MO 656199562

MCCONNELL, LARRY ETAL
5578 W FARM ROAD 164
BATTLEFIELD, MO 656199562





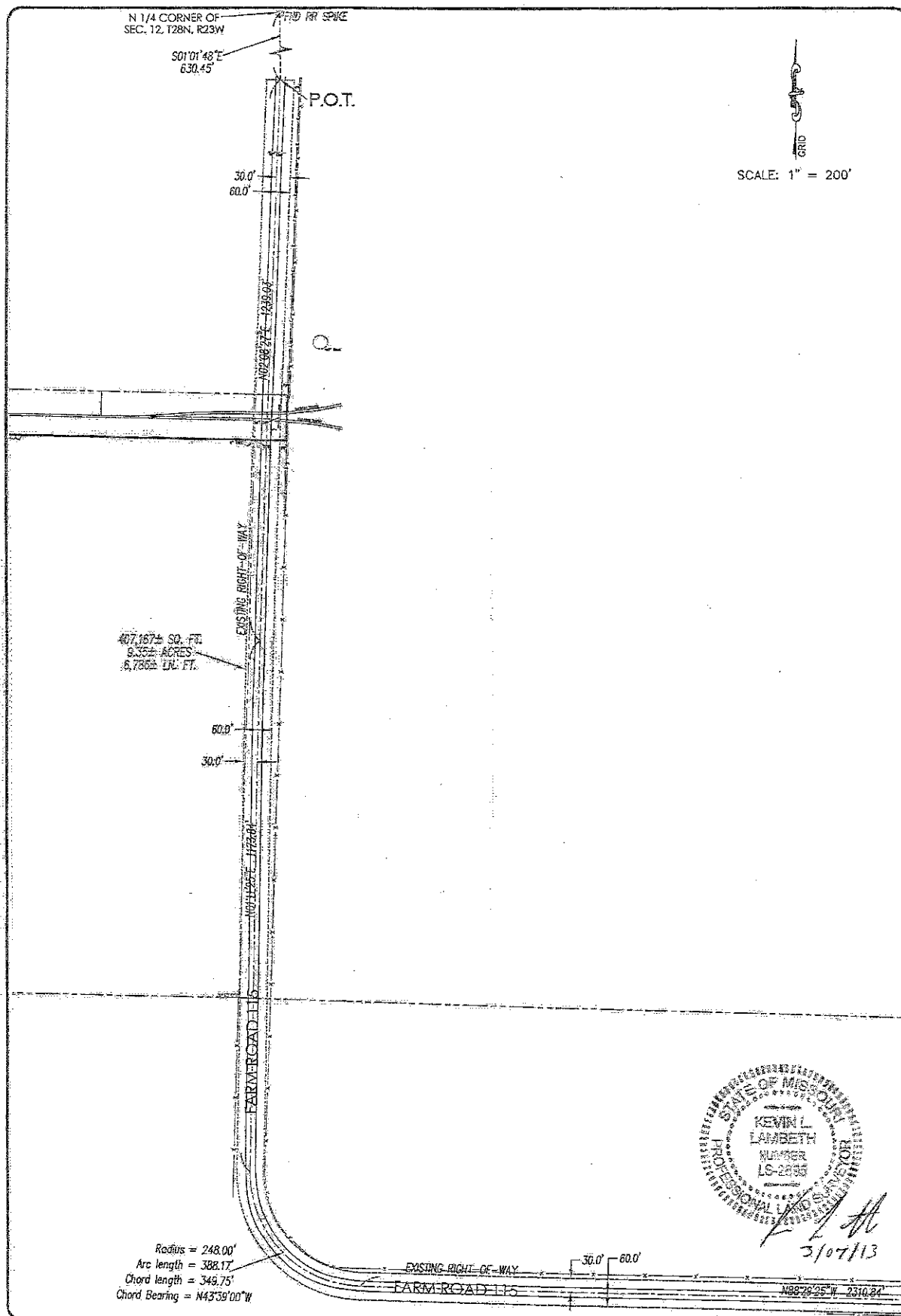
ANDERSON **AE**
ENGINEERING, INC.

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
204 E. BROADWAY • SPRINGFIELD, MISSOURI 65801 • PHONE (417) 536-7141

CITY UTILITIES OF SPRINGFIELD
**JTEC RIGHT-OF-WAY
VACATION SKETCH**
FARM ROAD 115, SPRINGFIELD, MISSOURI

DRAWN BY: BAC
DATE: 1-30-2013
CLIENT NO: 30010-13

FIELD BY: JE
SHEET NO: 1 of 2
DRAWING NO: 109625.DWG



ANDERSON ENGINEERING, INC.

ENGINEERS • SURVEYORS • LABORATORIES • DRAINAGE

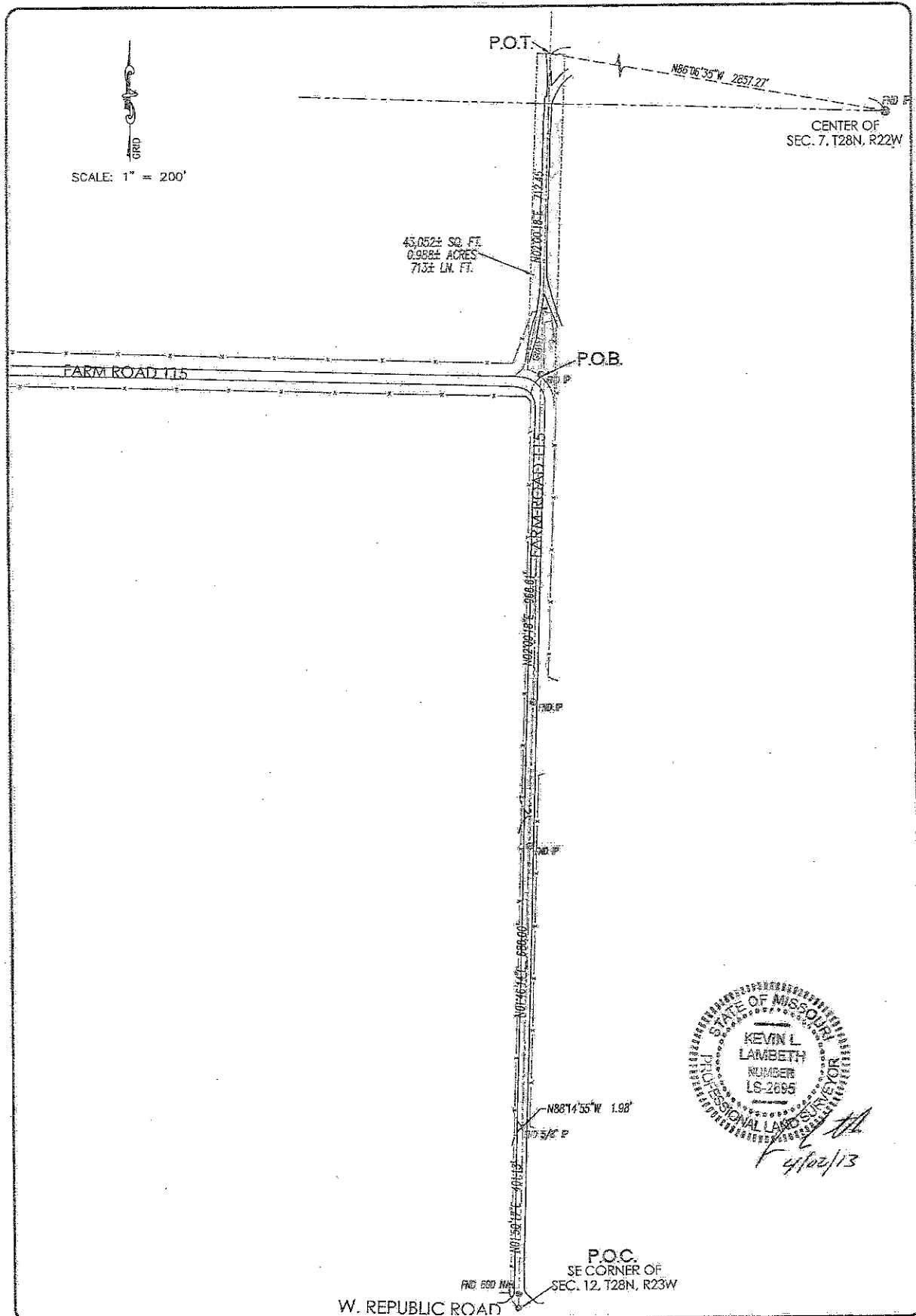
2805 W. INDIANLAND • SPRINGFIELD, MISSOURI 65807 • PHONE (417) 863-0795

CITY UTILITIES OF SPRINGFIELD

JTEC RIGHT-OF-WAY VACATION SKETCH

FARM ROAD 115, SPRINGFIELD, MISSOURI

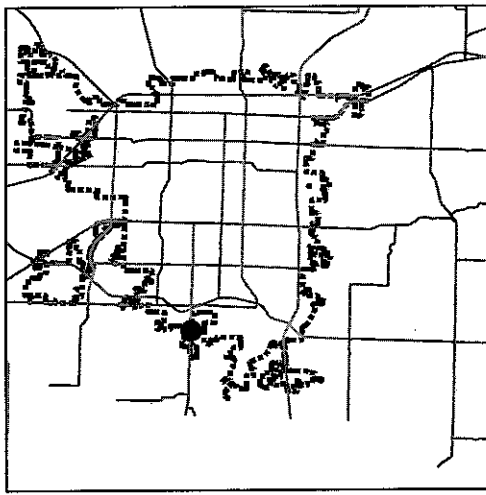
DRAWN BY: BAC	FIELD BY: JE
DATE: 1-30-2013	SHEET NO: 2 of 2
CLIENT NO: 30010-13	DRAWING NO: 109625.DWG



Attachment 5



JTEC RAILROAD LOOP TRACK CITY UTILITIES OF SPRINGFIELD, MISSOURI		 CITY UTILITIES <i>Bringing Power Home.</i>	 GRA GREAT RIVER ASSOCIATES 2001 N. RIVINGTON AVE., SUITE 100 SPRINGFIELD, MO 65810 PHONE: (417) 466-2111 FAX: (417) 466-2100 WWW.GRA-ASSOCIATES.COM	DATE: 04/10/2013 SHEET: 208 NUMBER: 00 2718 2013																	
FR 115 - VACATION				<table border="1"> <thead> <tr> <th>No.</th> <th>Revised/Issued</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		No.	Revised/Issued	Date													
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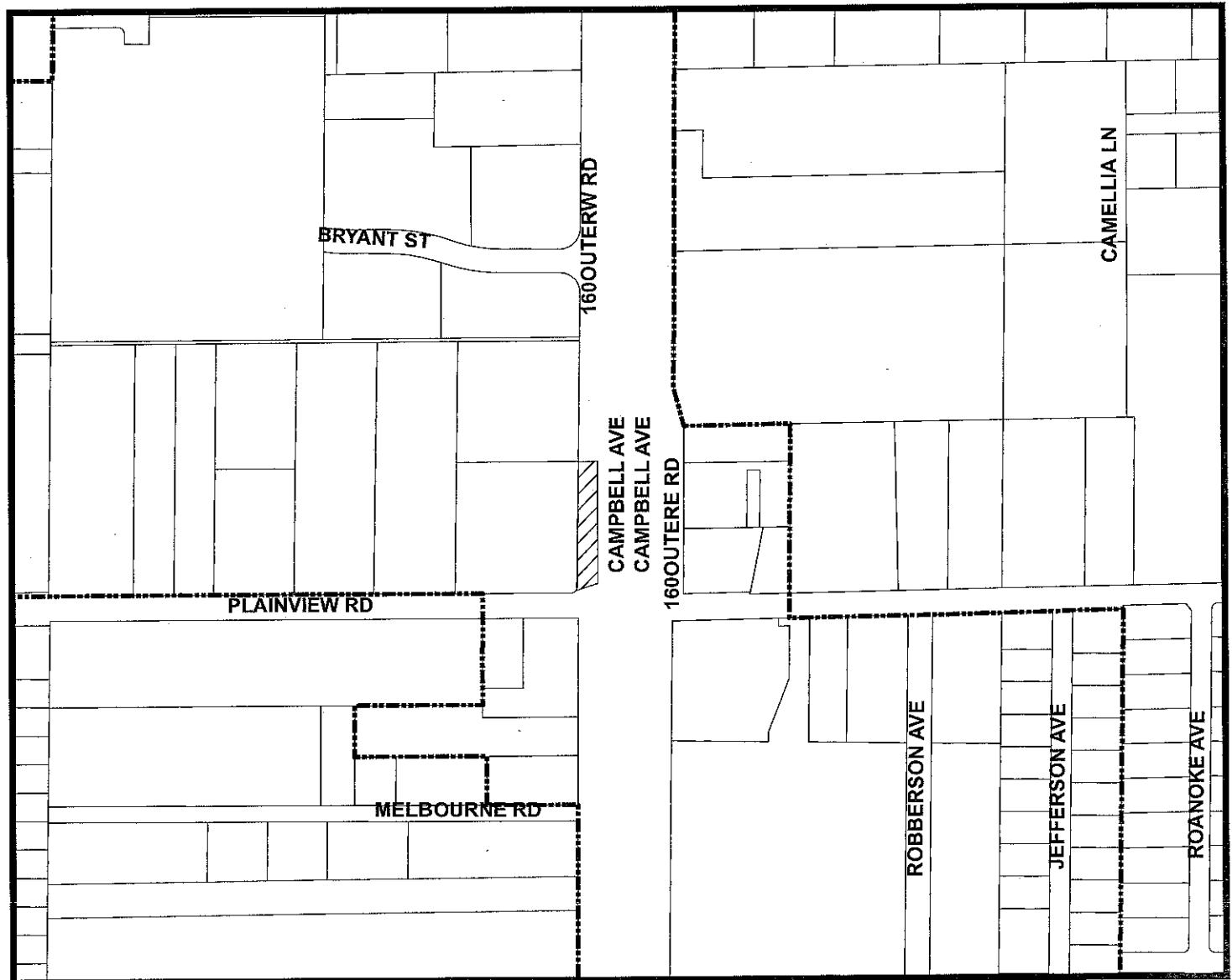
Zoning & Subdivision Report

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

Vacation 760

Location: 5300 block South Highway 160 outer road

LOCATION SKETCH



- Area of Proposal



1 inch = 400 feet

Zoning & Subdivision Report
Planning & Development Department ~ 417/864-1031
840 Boonville Avenue ~ Springfield, Missouri

VACATION #760

DATE: July 15, 2013

PURPOSE: To vacate a portion of the south 5300 block of the Highway 160 outer road.

BACKGROUND:

LOCATION: South 5300 block of Highway 160 outer road

APPLICANT: City of Springfield

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS FOR STAFF RECOMMENDATION:

The requested Vacation #760 meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Alana D. Owen, AICP
Senior Planner

ATTACHMENTS:

Attachment A - Background Report
Attachment B - Approval Criteria
Exhibit A - Legal Description
Exhibit 1 – Site Plan

ATTACHMENT A
BACKGROUND REPORT
VACATION #760

APPLICANT'S PROPOSAL:

This is a request to vacate a portion of the South 5300 block of the Highway 160 outer road.

TRAFFIC ENGINEERING COMMENTS:

This is Missouri Department of Transportation (MoDOT) right-of-way. City Traffic Engineering is in support of this vacation.

MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT):

No direct access is permitted to Highway 160 (Campbell).

CITY UTILITIES COMMENTS:

The vacation is acceptable if all necessary replacement easements are obtained.

AT&T COMMENTS:

AT&T is obtaining a ten (10) foot easement from the property owner on the MoDot right-of-way that will cover the existing AT&T cable.

STORM WATER COMMENTS:

Please note that drainage patterns for any runoff currently flowing across the site must not be blocked or altered by any future construction.

POLICE DEPARTMENT COMMENTS:

The Police Department does not have any concerns with this request.

FIRE DEPARTMENT COMMENTS:

The Fire Department does not have any concerns regarding this request.

E-911 COMMENTS:

E-911 does not have any concerns with this requested vacation. Any new addresses can be set from Plainview Street.

SANITARY SERVICE:

No comments regarding this vacation request.

BUILDING DEVELOPMENT SERVICES:

Building Development Services does not have any concerns with the requested vacation.

ADJACENT PROPERTY OWNER COMMENTS:

Eleven (11) property owners are within three hundred (300) feet of this site and have been notified of this action. No one has objected to date.

STAFF COMMENTS:

1. This is a request to vacate the south 5300 block of the Highway 160 outer road. The adjacent private property to the west is being redeveloped. If approved, the vacated right-of-way will be combined with the private property as part of the redevelopment of the site.
2. The proposed vacation meets the approval criteria for vacating right-of-way.

ATTACHMENT B
APPROVAL CRITERIA
VACATION #760

In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.

1. All property owners adjacent to the street, alley or public way have access to another street, alley or public way.

STAFF RESPONSE:

All adjacent property has access to other public access ways.

2. The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation.

STAFF RESPONSE:

The Director of Public Works initiated this request and all adjacent property owners have given their consent to the vacation.

3. That the retention of the street, alley, public way or subdivision serves no useful purpose.

STAFF RESPONSE:

The retention of the street serves no useful purpose. All properties will still have access to other public roadways.

4. That the vacation will not affect the ability to use utilities, public or private.

STAFF RESPONSE:

The proposed vacation will not adversely affect the ability to use utilities, public or private. All necessary easements are being replaced.

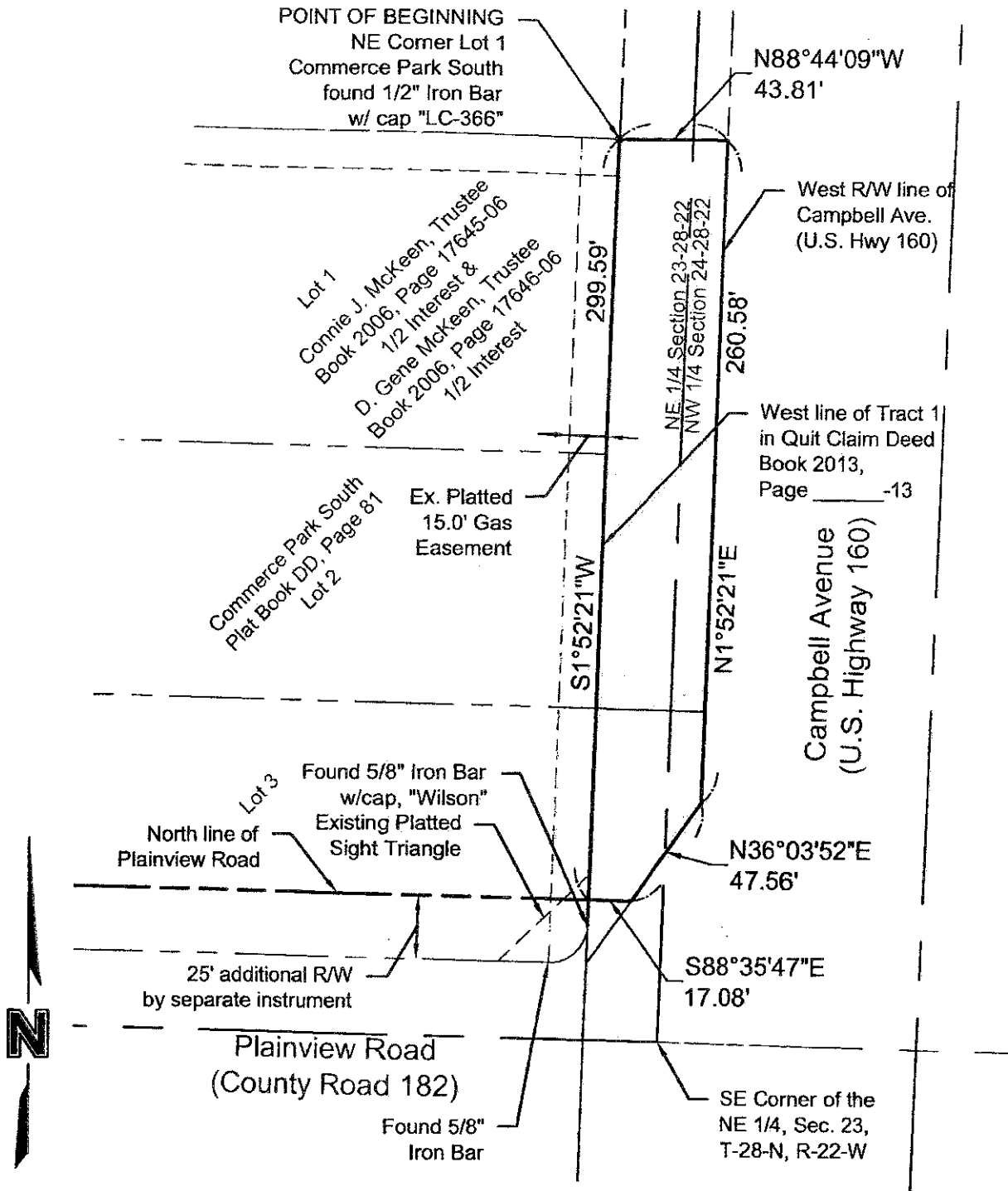
EXHIBIT A
LEGAL DESCRIPTION
VACATION #760

All that part of the Northeast Quarter of Section 23 and all that part of the Northwest Quarter of Section 24, Township 28 North, Range 22 West, Greene County, Missouri, being a part of Tract 1 as described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2013 at Page 023431-13, and being more particularly described as follows:

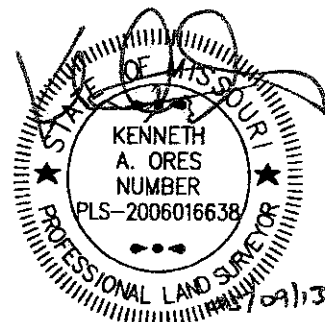
BEGINNING at a found 1/2" Iron Bar with cap stamped "LC-366" marking the Northeast corner of Lot 1 of Commerce Park South, a subdivision in the City of Springfield, Greene County, Missouri, as duly recorded in the Greene County Recorder's Office in Plat Book DD at Page 81, said point being in the West line of Tract 1 as described in the Quit Claim Deed recorded in the Greene County Recorder's Office in Book 2013 at Page 023431-13; thence South 01 Degrees 52 Minutes 21 Seconds West along said West line, said line being the East line of said Commerce Park South subdivision, a distance of 299.59 feet to a point in the North line of Plainview Road, as now established; thence South 88 Degrees 35 Minutes 47 Seconds East along the Easterly extension of said North line, a distance of 17.08 feet to a point in the East line of said Tract 1, said line being the West line of U.S. Highway 160 (Campbell Avenue), as now established; thence North 36 Degrees 03 Minutes 52 Seconds East along said West line of U.S. Highway 160, a distance of 47.56 feet; thence continuing along said West line North 01 Degrees 52 Minutes 21 Seconds East, a distance of 260.58 feet to a point of intersection with the Easterly extension of the North line of said Lot 1 of Commerce Park South; thence departing said West line of U.S. Highway 160 North 88 Degrees 44 Minutes 09 Seconds West along said Easterly extension, a distance of 43.81 feet to the POINT OF BEGINNING, and containing 12,603 square feet or 0.289 acres, more or less.

Subject to any easements or other encumbrances of record.

Exhibit 1



This sketch is not a boundary survey. It is intended to show the configuration of proposed Right-of-Way. It should not be used to locate property lines and does not meet the Minimum Standards for Property Boundary Surveys.



PROJECT NO: 012-0557

DRAWN BY: DRM

DATE: 05.08.13

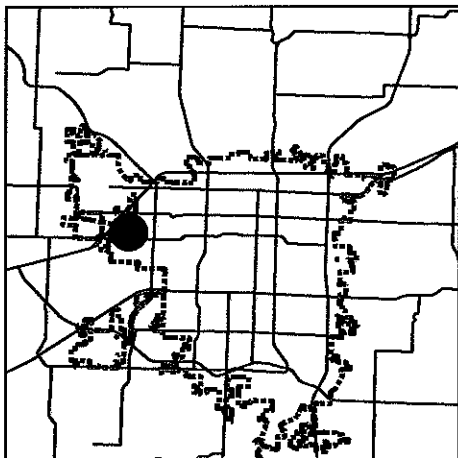
RIGHT-OF-WAY
VACATION

MOLSSON
ASSOCIATES

550 St. Louis Street
Springfield, MO 65806
TEL 417.890.8802
FAX 417.890.8805

EXHIBIT

B



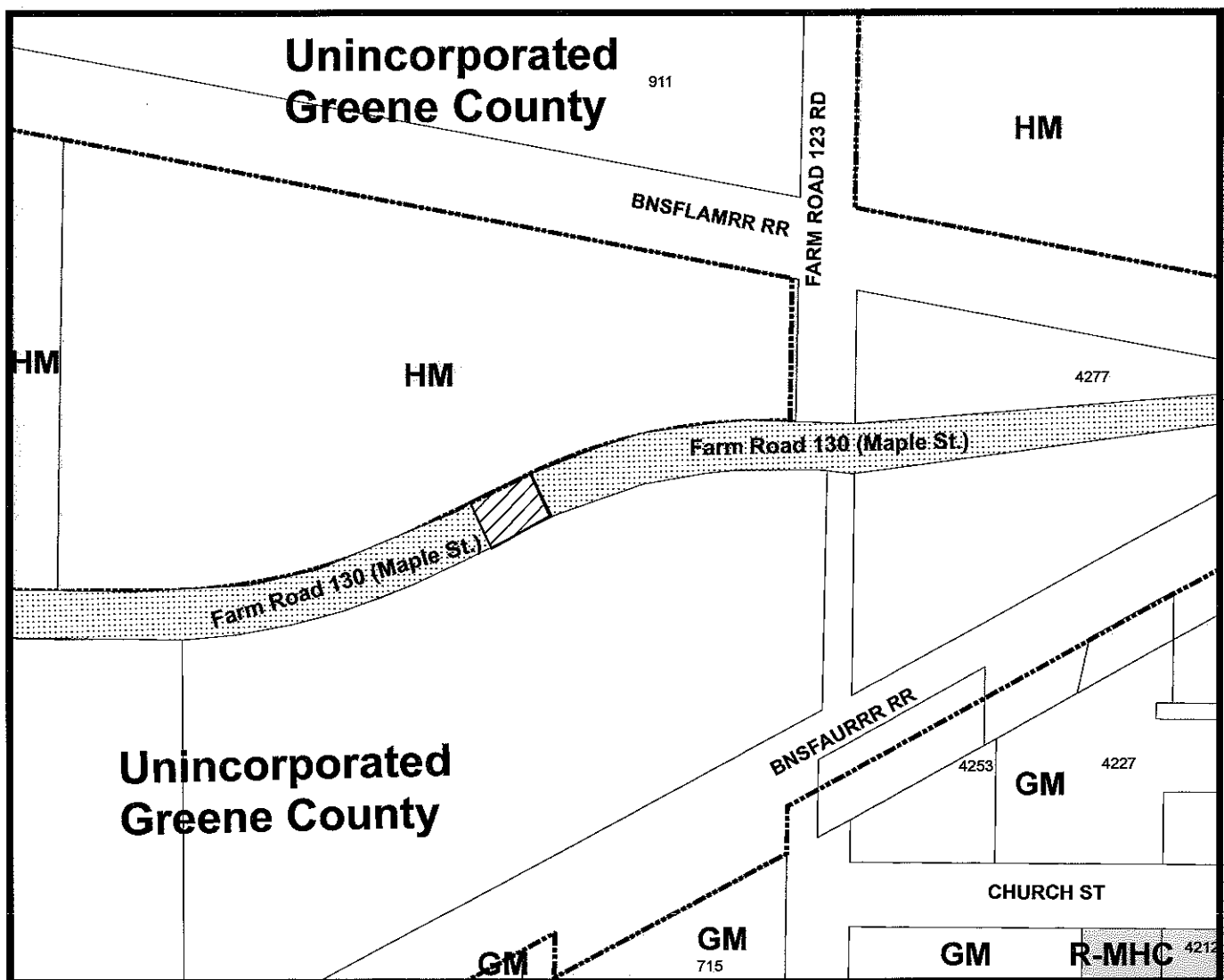
Zoning & Subdivision Report

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

Vacation 761

Location: 4400 block W. Farm Road 130 (Maple St.)

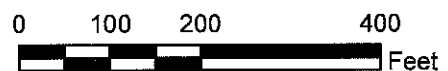
LOCATION SKETCH



- Area of Proposed Vacation



- Recently Annexed Area (A-2-13)



1 inch = 200 feet

Zoning & Subdivision Report

*Planning & Development Department ~ 417/864-1031
840 Boonville Avenue ~ Springfield, Missouri*

VACATION #761

DATE: July 30, 2013

PURPOSE: To vacate a portion of the 4400 block of W. Farm Road 130 (Maple St.)

BACKGROUND:

LOCATION: 4400 block W. Farm Road 130 (Maple St.)

APPLICANT: City of Springfield

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS FOR STAFF RECOMMENDATION:

The requested Vacation #761 meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner

ATTACHMENTS:

Attachment A - Background Report
Attachment B - Approval Criteria
Exhibit A - Legal Description
Exhibit B - Property owners notification list (300 ft.)

ATTACHMENT A
BACKGROUND REPORT
VACATION #761

APPLICANT'S PROPOSAL:

The City is requesting to vacate a portion of recently annexed City right-of-way along West Farm Road 130 (Maple St.). The purpose of this vacation is to facilitate the West Wye connecting track project.

TRAFFIC ENGINEERING COMMENTS:

Traffic supports the vacation.

GREENE COUNTY HIGHWAY DEPARTMENT COMMENTS:

With the approval of annexation A-2-13, the portion of Farm Rd. 130 proposed to be vacated will reside entirely within the city limits of Springfield. The Greene County Highway Department supports Vacation 761.

CITY UTILITIES COMMENTS:

CU has existing utilities in the area to be vacated. It is my understanding the City will be receiving a ROW easement over the vacated area to maintain the street. Add a utility easement over the vacated area to cover existing and future utilities. CU is recommending approval, subject to the easement dedication.

AT&T COMMENTS:

Facilities are on both sides of Farm Roads 123 and 130. Further action will have to be taken.

E-911 COMMENTS:

We see no addressing concerns in this vacation.

STORM WATER COMMENTS:

No comments.

POLICE DEPARTMENT COMMENTS:

The Police Department has no issues with vacation.

FIRE DEPARTMENT COMMENTS:

No comments.

CLEAN WATER SERVICES COMMENTS:

No comments.

BUILDING DEVELOPMENT SERVICES:

No issues with this vacation.

ADJACENT PROPERTY OWNER COMMENTS:

Three (3) property owners are within three hundred (300) feet of this site and have been notified of this action. No one has objected to date.

STAFF COMMENTS:

1. The West Wye connecting track project is part of the implementation plan of the *Railroad Reconfiguration and Grade Separation Study* completed in 2006. The purpose of the study was to develop strategies to improve rail movements and safety and facilitate further development of the West Meadows. The West Wye project will facilitate trains making coal deliveries to City Utilities' John Twitty Energy Center, resulting in safer railroad operations and less air and noise pollution. The City has received federal funds of \$500,000 for property acquisition and just over \$1.8 million for construction for the West Wye project. The 100-foot segment proposed to be vacated will be transferred to BNSF Railway, and the City will retain an easement for vehicular access and utilities. This property transfer is typical where railroad tracks cross public streets. The traveling public will not see any difference other than the new grade crossing with gates and flashing lights. The West Wye project will be complete by the end of 2013.
2. The property was annexed into the City on June 17, 2013. The right-of-way was originally dedicated to or acquired by Greene County. A property disposal of this portion of right-of-way is also being processed for Planning and Zoning Commission review and approval.
3. The City has executed license agreements that will grant utilities and access rights when the property is eventually transferred to BNSF Railway.

ATTACHMENT B
APPROVAL CRITERIA
VACATION #761

In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.

1. All property owners adjacent to the street, alley or public way have access to another street, alley or public way.

STAFF RESPONSE:

All adjacent properties have access to other public access ways.

2. The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation.

STAFF RESPONSE:

All adjacent properties are owned by the City of Springfield.

3. That the retention of the street, alley, public way or subdivision serves no useful purpose.

STAFF RESPONSE:

The proposed vacation should have no significant impact to vehicular traffic patterns. An access agreement will be granted so that the street connection will be retained.

4. That the vacation will not affect the ability to use utilities, public or private.

STAFF RESPONSE:

The proposed vacation will not adversely affect the ability to use utilities, public or private. All necessary easements or license agreements will be provided.

EXHIBIT A
LEGAL DESCRIPTION
VACATION #761

A PART OF THE FARM ROAD 130 RIGHT-OF-WAY IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN GREENE COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

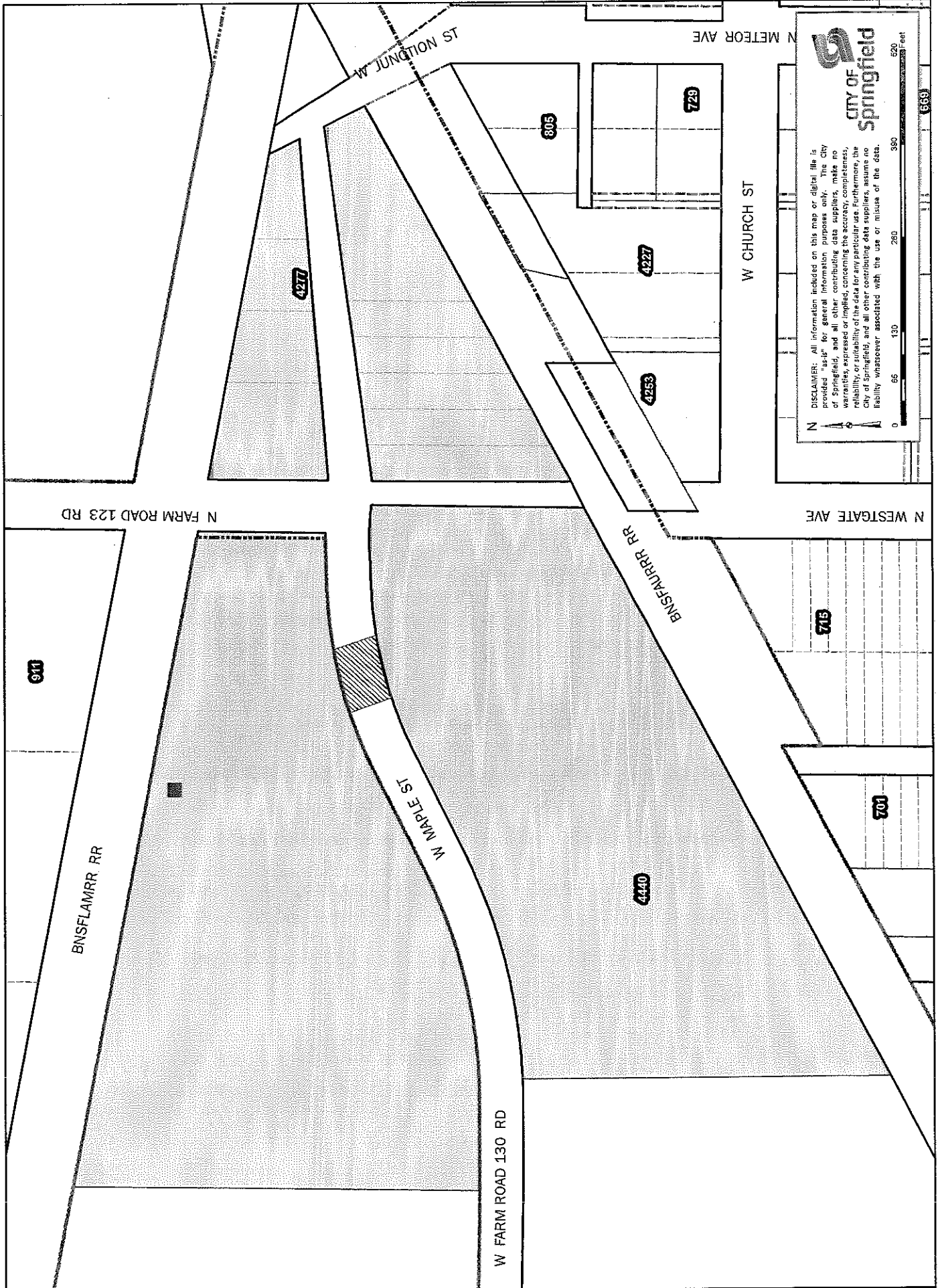
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18; THENCE ALONG THE NORTH LINE OF SAID QUARTER SECTION, SOUTH 87 DEGREES 38 MINUTES 03 SECONDS EAST, A DISTANCE OF 56.59 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BNSF RAILWAY COMPANY; THENCE SOUTH 77 DEGREES 46 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 321.76 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 73 DEGREES 56 MINUTES 41 SECONDS EAST, A DISTANCE OF 207.99 FEET; THENCE SOUTH 73 DEGREES 38 MINUTES 02 SECONDS EAST, A DISTANCE OF 22.84 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58 DEGREES 27 MINUTES 51 SECONDS, WITH A RADIUS OF 523.69 FEET AND A 511.48 FEET LONG CHORD BEARING SOUTH 44 DEGREES 24 MINUTES 07 SECONDS EAST, AN ARC DISTANCE OF 534.36 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FARM ROAD 130 FOR THE POINT OF BEGINNING (SAID FARM ROAD RIGHT-OF-WAY BEING OF VARIABLE WIDTH); THENCE NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A NON-TANGENT CURVE TO THE RIGHT (THE RADIAL LINE TO THIS POINT OF CURVATURE BEARS NORTH 22 DEGREES 06 MINUTES 44 SECONDS WEST), THROUGH A CENTRAL ANGLE OF 07 DEGREES 41 MINUTES 37 SECONDS, WITH A RADIUS OF 746.20 FEET AND A 100.12 FEET LONG CHORD WHICH BEARS NORTH 71 DEGREES 44 MINUTES 04 SECONDS EAST, AN ARC DISTANCE OF 100.20 FEET; THENCE SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT (THE RADIAL LINE TO THIS POINT OF CURVATURE BEARS NORTH 74 DEGREES 20 MINUTES 01 SECONDS EAST), THROUGH A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 08 SECONDS, WITH A RADIUS OF 623.69 FEET AND A 62.05 FEET LONG CHORD WHICH BEARS SOUTH 12 DEGREES 48 MINUTES 56 SECONDS EAST, AN ARC DISTANCE OF 62.07 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FARM ROAD 130; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG A NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08 DEGREES 28 MINUTES 50 SECONDS, WITH A RADIUS OF 686.20 FEET AND A 101.47 FEET LONG CHORD WHICH BEARS SOUTH 71 DEGREES 04 MINUTES 55 SECONDS WEST, AN ARC DISTANCE OF 101.57 FEET (THE RADIAL LINE TO THIS POINT OF TANGENCY BEARS NORTH 23 DEGREES 09 MINUTES 30 SECONDS WEST); THENCE NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 01 SECONDS, WITH A RADIUS OF 523.69 FEET AND A 63.34 FEET LONG CHORD WHICH BEARS NORTH 11 DEGREES 42 MINUTES 11 SECONDS WEST, AN ARC DISTANCE OF 63.37 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM 1983, CENTRAL ZONE. (ALL BOUNDARY DATA IS BASED ON INFORMATION PROVIDED IN A DRAWING BY HDR, INC., JOB NO. 151643, DATED 6-01-2012.)

CONTAINING 0.144 ACRES (6279 SQUARE FEET).

Mailing List for Vacation 761 - 300 ft.

Exhibit B



	OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_STAT	OWNER_ZIPC
1	ESTES, C M PROP LLC	490 S FARM ROAD 193	SPRINGFIELD	MO	658091137
2	MULTIFOODS DISTRIBUTION GROUP INC	12650 E ARPAHOE RD	ENGLEWOOD	CO	80112
3	POJAC REALTY INC	15 AMFLEX DR	CRANSTON	RI	29212028

EXPLANATION TO COUNCIL BILL NO: 2013-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 2.17 acres of property generally located at 1126 North Broadway Avenue from an R-SF, Single-Family Residential District to a LB, Limited Business District (Staff and Planning and Zoning Commission recommend ____).

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-13-2013

The applicant is proposing to rezone the property from an R-SF, Single-Family Residential District to a LB, Limited Business District.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on, August 8, 2013, and recommended ____, by a vote of __ to __, of the proposed zoning on the tract of land described on the attached sheet (see the attached Record of Proceedings).

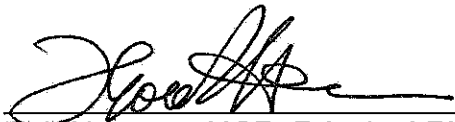
The Planning and Development staff recommends the application be **approved** (see the attached Zoning and Subdivision Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The subject property, is located at the intersection of Broadway Avenue and Webster Street, which are both classified as collector roadways. These roadways are appropriate locations for offices and neighborhood-scale business uses.
2. The applicant will be applying for historic designation to receive historic tax credits. This request will allow the property owner to restore an existing structure while promoting commercial and office opportunities in the Grant Beach Neighborhood. The Comprehensive Plan states that: "The historic fabric of the community provides a sense of place and a physical environment that is nearly irreplaceable if destroyed. Historic or architecturally significant buildings and areas should be preserved because they express the city's heritage and add beauty and charm to their surroundings. Adaptive reuse of historic properties should be considered when the original use is no longer appropriate".
3. The LB District does not allow any individual retail store, personal service establishment or other permitted use to have more than 5,000 square feet of gross floor area.

4. The LB District also requires that all permitted uses and activities except off-street parking and loading facilities, drive-thru facilities and day care activities shall be conducted entirely within a completely enclosed building.
5. This request for LB 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.

Submitted by:



Bob Hosmer, AICP, Principal Planner

Greg Burris, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Legal Description

Exhibit C, Zoning and Subdivision Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, 185 Property Owners List

Attachment 3, Neighborhood Meeting Summary

EXHIBIT A
RECORD OF PROCEEDINGS
ZONING CASE Z-13-2013

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

EXHIBIT B
LEGAL DESCRIPTION
ZONING CASE Z-13-2013

ALL OF LOTS FOUR (4), FIVE (5), SIX (6) AND SEVEN (7), IN W.E. FREEMAN'S SUBDIVISION OF LOT FORTY-FIVE (45) OF M.K. SMITH'S SECOND ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND ALL OF LOT FORTY-FOUR (44), IN M.K. SMITH'S SECOND ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

Zoning & Subdivision Report

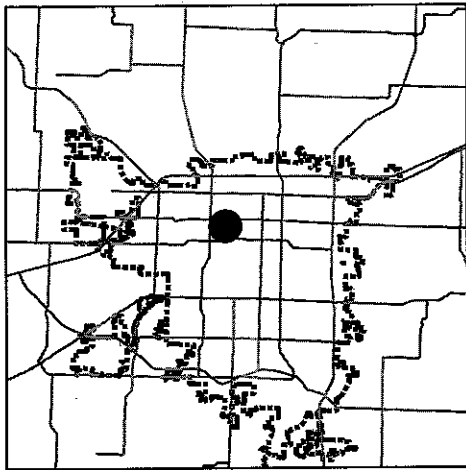
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Z-13-2013

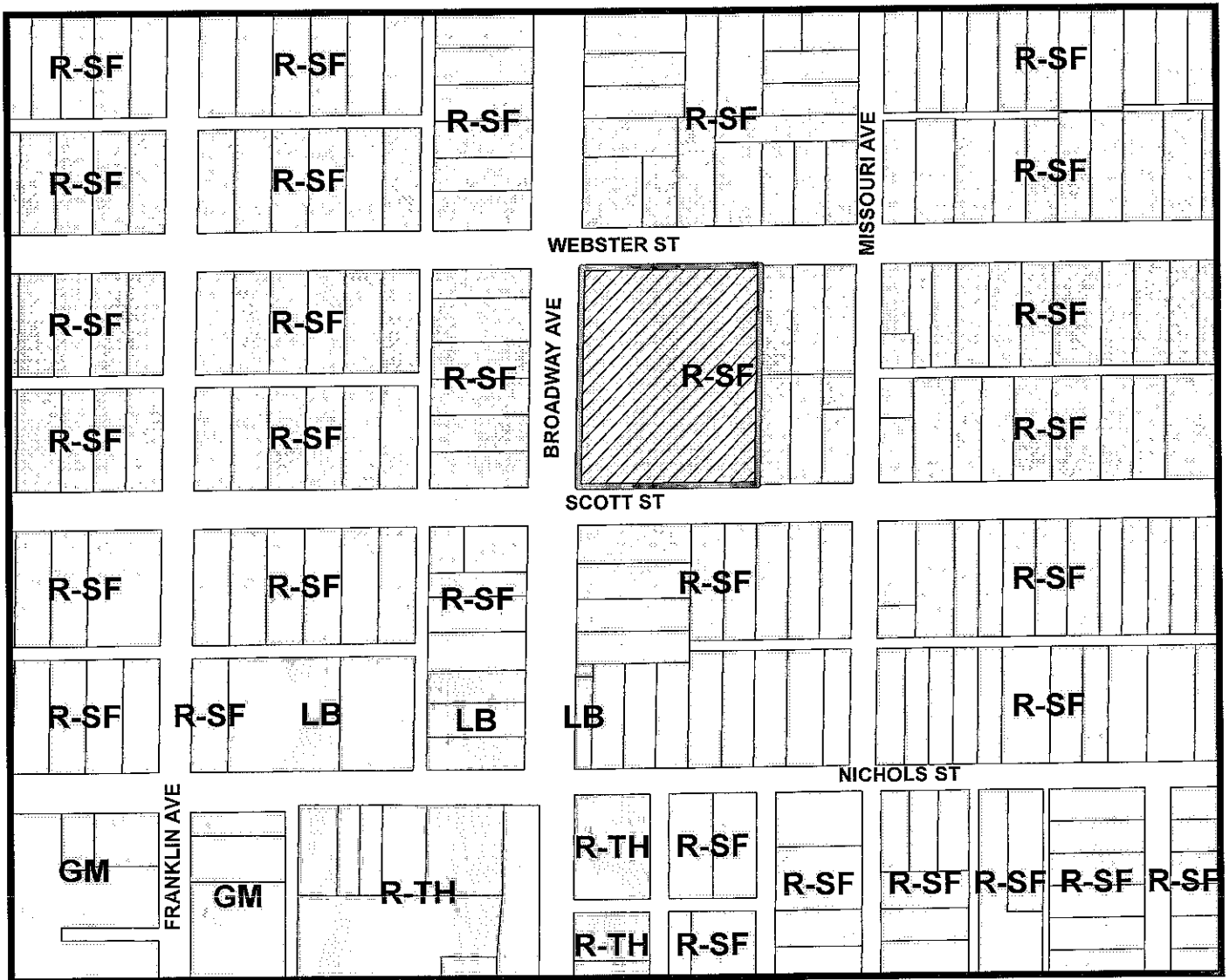
Location: 1126 North Broadway Ave

Current Zoning: R-SF, Single Family Residential

Proposed Zoning: LB, Limited Business



LOCATION SKETCH



- Area of Proposal



1 inch = 250 feet

ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-13-2013

DATE: July 20, 2013

LOCATION: 1126 North Broadway Avenue

APPLICANT: Blansit Investment Group, LLC

TRACT SIZE: Approximately 2.17 acres

EXISTING USE: Vacant Fairbank's Elementary School Buildings

PROPOSED USE: Uses permitted in the LB, Limited Business District

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF	Single Family Uses
East	R-SF	Single Family Uses
South	R-SF	Single Family Uses
West	R-SF	Single Family Uses

COMPREHENSIVE PLAN:

The Growth Management and Land Use Plan of the City's Comprehensive Plan designates this area as appropriate for low-density residential uses. The subject property is located at the intersection of Broadway Avenue and Webster Street which are both classified as collector roadways. This classification of roadway is appropriate for neighborhood-scale businesses and office uses.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

1. No traffic study is required

STORMWATER COMMENTS:

1. Current detention and water quality requirements must be met for all lots within the subdivision. Structures and impervious surface onsite can be credited as existing impervious surface if in place since 1983 and currently in good condition. Existing gravel surfaces meeting the above definition are only eligible for 50% credit.

2. A payment in lieu of construction of detention facilities may be approved on a case by case basis, depending on downstream and other conditions. A Buyout Application must be submitted for full consideration. Cost of downstream improvements may be credited towards the payment in lieu of constructing detention.
3. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
4. Public improvement plans and drainage easements will be required for any changes to the existing box culvert, for any concentrated runoff crossing lot lines, as well as for detention and/or water quality features serving more than one lot. These improvements must be constructed, inspected, approved and operational prior to issuance of a building permit or final plat. Must pay Engineering and Inspection Fees, which are 5% of the public improvement construction costs, prior to final approval of public improvement plans.
5. Drainage patterns for any runoff currently flowing across the site must not be blocked or altered by any future construction

SANITARY SERVICES COMMENTS:

1. No issues with rezoning.

CITY UTILITIES:

1. City Utilities does not have any objections to this request.

POLICE DEPARTMENT:

1. No issues with rezoning

ADJACENT PROPERTY OWNER COMMENTS:

Thirty (30) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request (Attachment 2).

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting for owners and residents within five hundred (500) feet of the subject property on July 1, 2013. A summary of the Neighborhood meeting is attached (Attachment 3).

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 2.17 acres of property from an R-SF, Single-Family Residential District to an LB, Limited Business District.
2. The Growth Management and Land Use Plan of the Comprehensive Plan

- designates this area as appropriate for low density housing uses.
3. The approval of this request will allow the property owner to restore an existing structure while promoting commercial and office opportunities in the Grant Beach Neighborhood. The applicant will be applying for historic designation to receive historic tax credits. The Comprehensive Plan states that: "The historic fabric of the community provides a sense of place and a physical environment that is nearly irreplaceable if destroyed. Historic or architecturally significant buildings and areas should be preserved because they express the city's heritage and add beauty and charm to their surroundings. Adaptive reuse of historic properties should be considered when the original use is no longer appropriate".
 4. The subject property is located at the intersection of Broadway Avenue and Webster Street, which are both classified as collector roadways and appropriate for neighborhood-scale businesses and office uses.
 5. The subject property has an existing school building, parking lot and open space which the applicant is proposing to remodel the classrooms into offices and the gym into a non-profit community center. The vacant land or playground area will be used for community gardens and or public park space.
 6. The Limited Business District does not allow any individual retail store, personal service establishment or other permitted use to have more than 5,000 square feet of gross floor area.
 7. The Limited Business District also requires that all permitted uses and activities except off-street parking and loading facilities, drive-thru facilities and day care activities shall be conducted entirely within a completely enclosed building.
 8. The approval of LB, Limited Business District zoning on the subject property will allow the property to be reused for offices and community gardens as well as all other permitted uses within the LB district.
 9. This request for LB 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.

FINDINGS FOR COMMISSION TO RECOMMEND DENIAL:

1. The intensity of uses in the LB, Limited Business District are not appropriate for the neighborhood.

RECOMMENDATION:

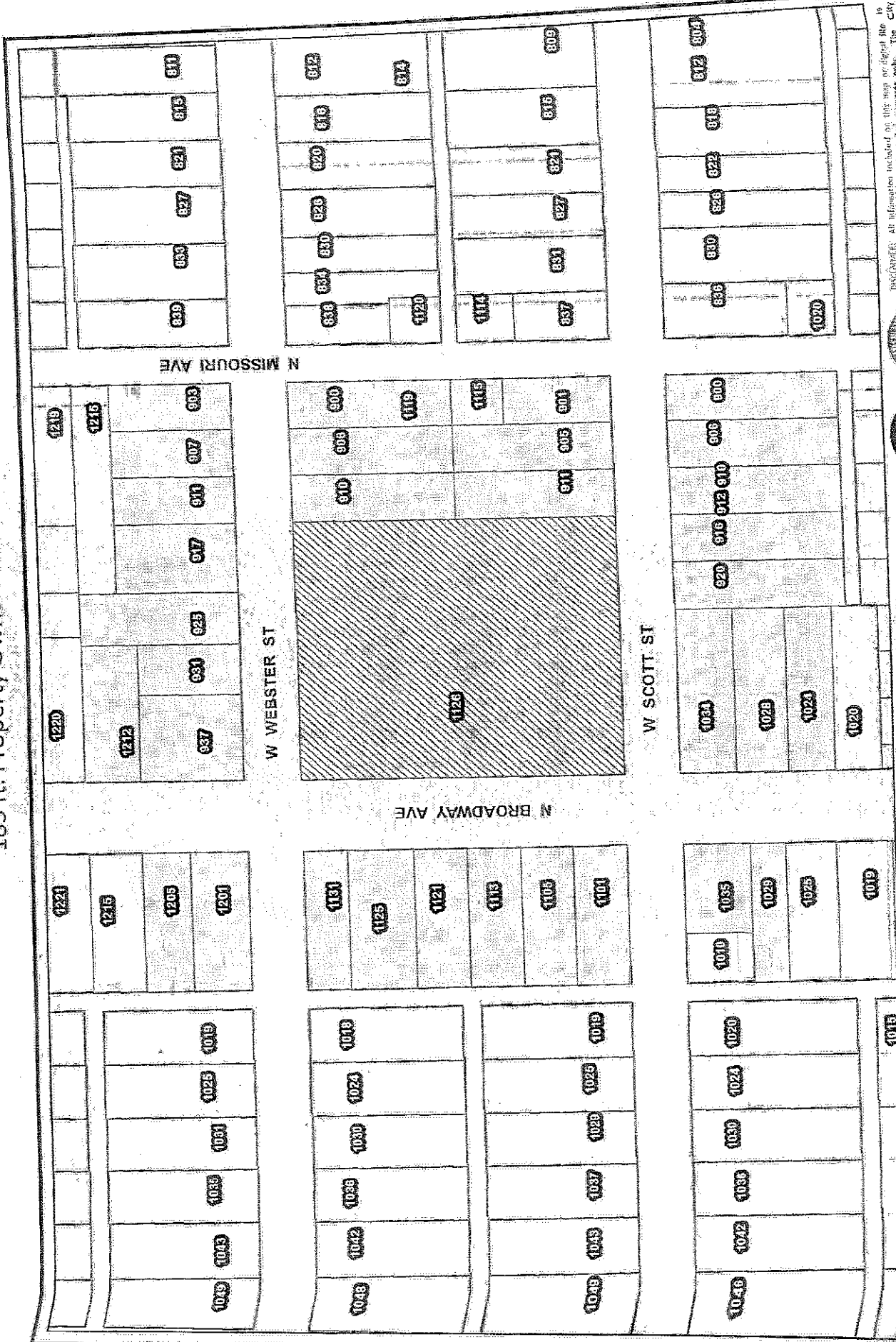
Staff recommends **approval** of this request.

STAFF CONTACT:

Bob Hosmer, AICP
Principal Planner

ATTACHMENT 2

185 ft. Property Owners List



City of Springfield, Missouri



0 30 60 90 120 150 180 210 240 270 300 Feet

SCALE:

1:1,641

417 RENTALS LLC
5759 W US HWY 60
BROOKLINE STA, MO 656199438

BAUMGARTE, WILLIAM
1024 N BROADWAY AVE
SPRINGFIELD, MO 658024156

BELIEVERS FELLOWSHIP TRUSTEES
1212 N BROADWAY AVE
SPRINGFIELD, MO 658021702

DIETZMAN, DEBRA A
1115 N MISSOURI AVE
SPRINGFIELD, MO 658024002

EDWARDS, AARON B
907 W WEBSTER ST
SPRINGFIELD, MO 658021752

HUGGINS, JOSHUA
1113 N BROADWAY AVE
SPRINGFIELD, MO 658024157

MELTON, MICHAEL J
6251 W FARM ROAD 18
WILLARD, MO 657819271

NEW HOPE INT MINISTRIES INC
901 N PROSPECT AVE
SPRINGFIELD, MO 658023540

ROSS, JOHN
5186 E FARM ROAD 195
ROGERSVILLE, MO 65742

SIMON, TOMMY L
2161 N CAMPBELL AVE
SPRINGFIELD, MO 658032537

ANDERSON, BRIAN
1420 E LIVINGSTON ST
SPRINGFIELD, MO 658034323

BEAR, RUTH ANN ETAL
931 W WEBSTER ST
SPRINGFIELD, MO 658021752

CHENAULT, TIMOTHY I
917 W WEBSTER ST
SPRINGFIELD, MO 658021752

DKM&H PROP LLC
PO BOX 3858
SPRINGFIELD, MO 658083858

GREGG-WISE PROP LLC
PO BOX 366
NIXA, MO 657140366

KETEL, DALE TR
1202 N ROBERSON AVE
SPRINGFIELD, MO 658021925

MORALES, JARED ETAL
1201 N BROADWAY AVE
SPRINGFIELD, MO 658021701

RIESS, DON
916 W SCOTT ST
SPRINGFIELD, MO 658024009

SHAW, CURTIS
1520 N WABASH AVE
SPRINGFIELD, MO 65802

SUTTON, RANDALL K ETAL
1566 TREHERNE CT
CHESTERFIELD, MO 630175527

ANDERSON, JOHN B
1420 E LIVINGSTON ST
SPRINGFIELD, MO 658034323

BEAVER, ROSE
1029 N BROADWAY AVE
SPRINGFIELD, MO 658024155

DAVIS, LESLIE
2463 N DELAWARE AVE
SPRINGFIELD, MO 658034216

ECKLEY, RICK
7643 N FARM ROAD 91
WILLARD, MO 657819190

GUSTIN, RHONDA S
1131 N BROADWAY AVE
SPRINGFIELD, MO 658024157

MCKEAN, BETTY JANE TRUST
1954 S LINK AVE
SPRINGFIELD, MO 658042505

NASH, STEVEN L
900 W WEBSTER ST
SPRINGFIELD, MO 658021753

ROBERTSON, JAMES E
PO BOX 9328
MAGNOLIA, AR 71754

SHELLEY, PAUL
906 W SCOTT ST
SPRINGFIELD, MO 658024009

TENDAI, MARK TR
4336 E LINWOOD ST
SPRINGFIELD, MO 658092331

ATTACHMENT 3

BLANSIT INVESTMENT GROUP, LLC

1126 North Broadway Avenue

Springfield, Mo 65802

(417) 880-5001

Re: Property to be Rezoned

The Fairbanks School of Lots 4, 5, 6 and 7 in W.E. Freeman's subdivision of lot 45 of M.K. Smith's second addition and lot 44 in M.K. Smith's second addition

Dear Property Owner,

A neighborhood meeting will be held Monday, July 1, 2013 to discuss rezoning the property listed above. Application has been made to the City of Springfield to rezone this property from Residential -- Single Family (R-SF) to Limited Business (LB) zoning. The zoning change is required to allow for redevelopment of the Fairbanks School into leasable business offices.

The neighborhood meeting will be held in the upstairs Community Room at the Midtown Branch Carnegie Library 4:30-7:00. The library is located on the Northwest corner of Central and Jefferson. The owner will be present to answer any questions you may have concerning this rezoning application. Please feel free to come and go between 4:30 and 7:00pm.

Sincerely,



Amy Blansit

• Please Print Name •

Kristina Wilmoth

Darlene Steele

Paulett Donna

Sarah Robertson 460-424-4369 DearSarahLynn@gmail.com

ATTACHMENT 3
~~EXHIBIT 2~~

NEIGHBORHOOD MEETING SUMMARY

1. Request to change zoning from:
R-SF _____ to LB _____
(existing zoning district) *(proposed zoning district)*

And any additional explanation that is available:

Meeting not held on property due to lack of electricity or water on site.

2. Meeting Date & Time: July 1, 2013 4:30-7:00pm
3. Meeting Location: Midtown Brand Carnegie Library
4. Number of invitations that were sent: 211
5. How was the mailing list generated: Springfield Planning and Zoning
6. Number of neighbors in attendance (attach a sign-in sheet): 4
7. List the verbal comments and how you plan to address any issues:
(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.)
- No issues brought forward. All in attendance were present to be supportive should any issues arise from the community. Comments and resolution include:
- 1. Neighbors would like to see community gardens in green space - land will have options for lease for gardens - LB allows
 - 2. Request it not be a homeless shelter or food bank - LB prevents
 - 3. request historic nature be maintained - consultant hired for NHR application for 190-1960 addtn
8. List or attach the written comments and how you plan to address any issues:

None

EXPLANATION TO COUNCIL BILL NO: 2013-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 20.57 acres of property generally located on the north side 700-1000 blocks, south side 800-1200 blocks and 1301 West College Street and 208 South New Avenue from a CS, Commercial Service and HM, Heavy Manufacturing District to a WC, West College Street District and property generally located at 215 South Grant and 736, 740 and 1500 West College Street from a CC, Center City, CS, Commercial Service, R-MD, Medium Density Multi-family Residential and HM, Heavy Manufacturing District to an IC, Industrial Commercial District.

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-14-2013

In April 2011 City Council requested staff to review the zoning of College Street in the West Central Neighborhood. During the summer and fall of 2011, the background and analysis report was completed. The Public Engagement process began in 2012 and consisted of nine public meetings, a webpage, an online discussion forum, one-on-one discussions, and extensive media coverage. The College Street Corridor Plan was approved by City Council on August 27, 2012. One of the Action Steps to achieving the vision for the corridor is to prepare a zoning ordinance that is creative to meet desired flexibility in future development opportunities within identified land use constraints. The zoning text amendment creating the WC, West College Street District appears on this same agenda. This request is the implementation of the zoning recommended by the College Street Corridor Plan.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on, August 8, 2013, and recommended __, by a vote of __ to __, of the proposed zoning on the tract of land described on the attached sheet (see the attached Record of Proceedings).

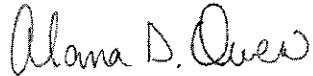
The Planning and Development staff recommends the application be **approved** (see the attached Zoning and Subdivision Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this request is consistent with the recommendations of the College Street Corridor Plan and is the first step toward implementation of the Plan.

2. The proposed rezoning will provide the College Street corridor with a special identity and will allow for flexibility in development of the corridor as the western gateway to the downtown.

Submitted by:



Alana D. Owen, AICP, Senior Planner



Bob Hosmer, AICP, Principal Planner

Greg Burris, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Legal Description

Exhibit C, Zoning and Subdivision Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Neighborhood Meeting Summary

EXHIBIT A
RECORD OF PROCEEDINGS
ZONING CASE Z-14-2013

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

EXHIBIT B
LEGAL DESCRIPTION
ZONING CASE Z-14-2013

A proposal to rezone the following described property from a CS, Commercial Service and HM, Heavy Manufacturing District to a WC- 1, West College Street Mixed-Use Sub-Area District as follows:

A PART OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING A PART OF R. A. McCLUER'S ADDITION AND RUTH FULBRIGHT'S ADDITION, SUBDIVISIONS IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF SAID RUTH FULBRIGHT'S ADDITION, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NEW AVENUE; THENCE EAST, ALONG THE NORTH LINE OF LOTS 7, 8, 9, AND 10 OF SAID RUTH FULBRIGHT'S ADDITION, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 652 FEET TO THE EAST RIGHT-OF-WAY LINE OF BROADWAY AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 45 OF SAID R. A. McCLUER'S ADDITION, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLIVE STREET; THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150 FEET TO THE NORTHEAST CORNER OF LOT 43 OF SAID R.A. McCLUER'S ADDITION; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 43, AND ALONG ITS SOUTHERLY EXTENSION, APPROXIMATELY 140 FEET TO THE NORTHEAST CORNER OF LOT 48 OF SAID R.A. McCLUER'S ADDITION, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A PLATTED 20 FEET WIDE ALLEY; THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, TO THE NORTHEAST CORNER OF LOT 60 OF SAID R. A. McCLUER'S ADDITION; THENCE CONTINUING EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 478.4 FEET TO THE WEST RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE SOUTH, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 140 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COLLEGE STREET; THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 478.4 FEET TO THE SOUTHEAST CORNER OF LOT 60 OF SAID R. A. McCLUER'S ADDITION; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY MOST CORNER OF LOT 50 OF SAID McCLUER'S ADDITION; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COLLEGE STREET AS SHOWN ON SAID M.M. McCLUER'S ADDITION AND ON RUTH FULBRIGHT'S ADDITION, TO A POINT 108 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF NEW AVENUE; THENCE SOUTH, ALONG A LINE 108 FEET EAST OF AND PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE, TO A POINT 198 FEET SOUTH OF THE ORIGINAL NORTH LINE OF LOT 11 OF SAID RUTH FULBRIGHT'S ADDITION; THENCE WEST, PARALLEL WITH SAID NORTH LOT LINE, A DISTANCE OF 108 FEET TO THE EAST RIGHT-OF-WAY LINE OF NEW

AVENUE; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, APPROXIMATELY 423 FEET TO THE POINT OF BEGINNING.

ALSO: A PART OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING A PART OF NETTLETON'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 35 OF SAID NETTLETON'S ADDITION, SAID CORNER BEING ON THE WEST RIGHT-OF-WAY LINE OF FORT AVENUE AND THE NORTHERLY RIGHT-OF-WAY LINE OF COLLEGE STREET, THENCE WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 106 FEET TO THE WEST LINE OF LOT 34 OF SAID NETTLETON'S ADDITION; THENCE NORTH, ALONG SAID WEST LINE, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE MISSOURI AND NORTHERN ARKANSAS RAILROAD; THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 106.52 FEET TO THE WEST RIGHT-OF-WAY LINE OF FORT AVENUE; THENCE SOUTH, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 88.2 FEET TO THE POINT OF BEGINNING.

And;

the following described property from a CS, Commercial Service District to a WC- 2, West College Street Live/Work Sub-Area District as follows:

A PART OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 22 WEST, INCLUDING A PART OF M.M. McCLUER'S ADDITION AND RUTH FULBRIGHT'S ADDITION, BOTH BEING SUBDIVISIONS IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 OF SAID M.M. McCLUER'S ADDITION, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COLLEGE STREET AND THE WEST RIGHT-OF-WAY LINE OF DOUGLAS AVENUE; THENCE SOUTH, ALONG SAID WEST RIGHT-OF-WAY LINE, TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE WEST, ALONG THE SOUTH LINE OF LOTS 3 THROUGH 9 OF SAID M.M. McCLUER'S ADDITION, APPROXIMATELY 750 FEET TO A POINT 10 FEET EAST OF THE WEST LINE OF SAID LOT 9; THENCE NORTH, ALONG A LINE 10 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 9, TO A POINT 141 FEET NORTH OF THE SOUTH LINE OF LOT 12 IN BLOCK 5 OF SAID M.M. McCLUER'S ADDITION; THENCE WEST, ALONG A LINE 141 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 5, AND ALONG ITS WESTERLY EXTENSION, TO THE WEST RIGHT-OF-WAY LINE OF BROADWAY AVENUE; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE, TO A POINT 190 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 13 IN SAID RUTH FULBRIGHT'S ADDITION; THENCE WEST 152.18 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF A 16 FEET WIDE NORTH-SOUTH ALLEY DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 414 AT PAGE 126 OF THE GREENE COUNTY RECORDER'S OFFICE; THENCE NORTH TO THE SOUTHEAST CORNER OF SAID ALLEY, BEING 198

FEET SOUTH OF THE ORIGINAL NORTH LINE OF LOT 11 IN SAID RUTH FULBRIGHT'S ADDITION; THENCE WEST, ALONG A LINE 198 FEET SOUTH OF AND PARALLEL WITH SAID ORIGINAL NORTH LINE OF LOT 11, TO A POINT 108 FEET EAST OF THE WEST LINE OF SAID LOT 11; THENCE NORTH, ALONG A LINE 108 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 11, A DISTANCE OF 193 FEET TO THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF COLLEGE STREET; THENCE EASTERLY, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING.

And;

the following described property from a CS, Commercial Service District to a WC – 3, West College Street Residential Sub-Area District as follows:

A PART OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING A PART OF JERROD L. CONKLIN & J.D. GIBSON'S SUBDIVISION, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 13 OF SAID CONKLIN AND GIBSON'S SUBDIVISION, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF FORT AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COLLEGE STREET; THENCE EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 600 FEET TO THE NORTHEAST CORNER OF LOT 24, SAID CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NEW AVENUE; THENCE SOUTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE, 190 FEET TO THE SOUTHEAST CORNER OF LOT 24, SAID CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF A PLATTED 20 FEET WIDE ALLEY; THENCE WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 600 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF FORT AVENUE; THENCE NORTHERLY, ALONG SAID RIGHT-OF-WAY LINE, 190 FEET TO THE POINT OF BEGINNING.

A PART OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING A PART OF R. A. McCLUER'S ADDITION AND RUTH FULBRIGHT'S ADDITION, SUBDIVISIONS IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF SAID RUTH FULBRIGHT'S ADDITION, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NEW AVENUE; THENCE EAST, ALONG THE NORTH LINE OF LOTS 7, 8, 9, AND 10 OF SAID RUTH FULBRIGHT'S ADDITION, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 652 FEET TO THE EAST RIGHT-OF-WAY LINE OF BROADWAY AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 45 OF SAID R. A. McCLUER'S ADDITION, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLIVE STREET; THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 150 FEET TO THE NORTHEAST CORNER

OF LOT 43 OF SAID R.A. McCLUER'S ADDITION; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 43, AND ALONG ITS SOUTHERLY EXTENSION, APPROXIMATELY 140 FEET TO THE NORTHEAST CORNER OF LOT 48 OF SAID R.A. McCLUER'S ADDITION, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A PLATTED 20 FEET WIDE ALLEY; THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, TO THE NORTHEAST CORNER OF LOT 60 OF SAID R. A. McCLUER'S ADDITION; THENCE CONTINUING EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 478.4 FEET TO THE WEST RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE SOUTH, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 140 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COLLEGE STREET; THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 478.4 FEET TO THE SOUTHEAST CORNER OF LOT 60 OF SAID R. A. McCLUER'S ADDITION; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY MOST CORNER OF LOT 50 OF SAID McCLUER'S ADDITION; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COLLEGE STREET AS SHOWN ON SAID M.M. McCLUER'S ADDITION AND ON RUTH FULBRIGHT'S ADDITION, TO A POINT 108 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF NEW AVENUE; THENCE SOUTH, ALONG A LINE 108 FEET EAST OF AND PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE, TO A POINT 198 FEET SOUTH OF THE ORIGINAL NORTH LINE OF LOT 11 OF SAID RUTH FULBRIGHT'S ADDITION; THENCE WEST, PARALLEL WITH SAID NORTH LOT LINE, A DISTANCE OF 108 FEET TO THE EAST RIGHT-OF-WAY LINE OF NEW AVENUE; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, APPROXIMATELY 423 FEET TO THE POINT OF BEGINNING.

ALSO: A PART OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING A PART OF NETTLETON'S ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 35 OF SAID NETTLETON'S ADDITION, SAID CORNER BEING ON THE WEST RIGHT-OF-WAY LINE OF FORT AVENUE AND THE NORTHERLY RIGHT-OF-WAY LINE OF COLLEGE STREET, THENCE WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 106 FEET TO THE WEST LINE OF LOT 34 OF SAID NETTLETON'S ADDITION; THENCE NORTH, ALONG SAID WEST LINE, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE MISSOURI AND NORTHERN ARKANSAS RAILROAD; THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 106.52 FEET TO THE WEST RIGHT-OF-WAY LINE OF FORT AVENUE; THENCE SOUTH, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 88.2 FEET TO THE POINT OF BEGINNING.

And;

the following described property located from a CC, Center City, CS, Commercial Service, R-MD, Medium Density Multi-Family Residential and HM, Heavy Manufacturing District to an IC, Industrial Commercial District as follows:

A PART OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING A PART OF WEST END ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND INCLUDING A PART OF A VACATED ALLEY WITHIN SAID SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 66 OF SAID WEST END ADDITION, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLLEGE STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF NETTLETON AVENUE; THENCE SOUTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE, TO THE NORTHEAST CORNER OF LOT 91 OF SAID WEST END ADDITION, BEING ON THE SOUTH LINE OF A VACATED ALLEY; THENCE WESTERLY, ALONG SAID SOUTH LINE OF THE VACATED ALLEY, TO THE NORTHWEST CORNER OF LOT 93 OF SAID WEST END ADDITION; THENCE NORTHERLY 6.5 FEET TO THE CENTERLINE OF SAID VACATED ALLEY; THENCE WESTERLY, ALONG SAID CENTERLINE, TO THE EASTERLY RIGHT-OF-WAY LINE OF KANSAS EXPRESSWAY; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLLEGE STREET; THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING.

ALSO: A PART OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING A PART OF M. M. McCLUER'S ADDITION AND A PART OF JOHN M. WOOD'S ADDITION, BOTH BEING SUBDIVISIONS IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND INCLUDING A VACATED ALLEY LYING BETWEEN SAID SUBDIVISIONS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 19 OF SAID M. M. McCLUER'S ADDITION, SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF WALNUT STREET AND THE EAST RIGHT-OF-WAY LINE OF DOUGLAS AVENUE; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, 360 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID M. M. McCLUER'S ADDITION, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLLEGE STREET; THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING THE NORTH LINE OF LOTS 1 AND 2 IN M.M. McCLUER'S ADDITION AND OF LOTS 1 AND 2 IN JOHN M. WOODS ADDITION, TO THE WEST RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE SOUTH, ALONG SAID WEST RIGHT-OF-WAY LINE, TO THE NORTH RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING.

Zoning & Subdivision Report

Planning & Development - 417/864-1031

840 Boonville - Springfield, Missouri 65802

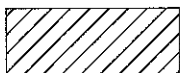
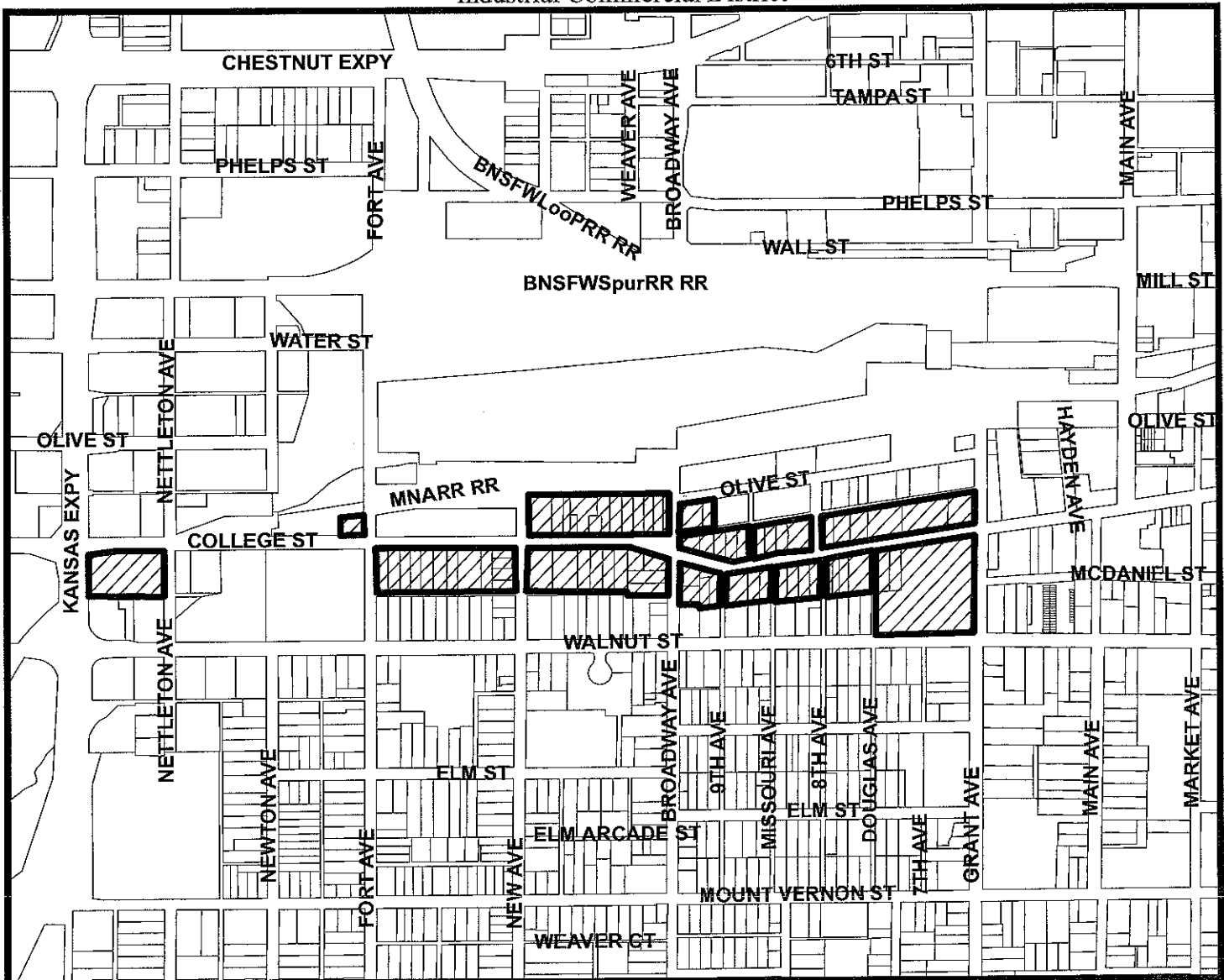
Zoning Case Z-14-2013

Location: West College Street, generally between Grant and Kansas Expressway

Current Zoning: CS, Commercial Service, CC, Center City, R-MD, Medium Density Multi-family Residential and HM, Heavy Manufacturing

Proposed Zoning: WC, West College Street and IC, Industrial Commercial District

LOCATION SKETCH



- Area of Proposal



1 inch = 700 feet

Proposed College Street Zoning

City of Springfield Missouri



ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-14-2013

DATE: July 23, 2013

LOCATION: West College Street

APPLICANT: City of Springfield

TRACT SIZE: Approximately 20.57 acres

EXISTING USE: Residential, commercial and manufacturing uses

PROPOSED USE: Uses permitted in the WC, West College Street District and IC, Industrial Commercial District.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	HM	Commercial and manufacturing uses; West Meadows
East	CC	Commercial and residential uses
South	R-TH, R-LD and R-MD	Single-family and multi-family residential uses
West	HM	Manufacturing and commercial uses

COMPREHENSIVE PLAN:

The proposed rezoning is consistent with the recommendations made in the College Street Corridor Plan.

BUILDING DEVELOPMENT SERVICES COMMENTS:

This proposal is acceptable to Building Development Services.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

No issues with the rezoning.

STORMWATER COMMENTS:

1. There are no storm water issues with rezoning these properties; however, please note that development (or re-development) of the subject properties 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. Existing gravel surfaces meeting the above definition are only eligible for 50% credit.
 - b. Payment in lieu of construction of detention facilities may be approved on a case by case basis depending on downstream and other conditions.
 - c. The proposed percent of impervious surfacing must not exceed the maximum impervious surfacing allowed for site by zoning.

CLEAN WATER SERVICES COMMENTS:

There are no issues with rezoning, however some of the tracts are un-sewered and public sewer will have to be extended to them.

CITY UTILITIES:

There are no issues with the requested rezoning. There could be future issues with utility rates as commercial and residential customers have different rates. Typical home occupation type uses are generally on residential rates. Occasionally the structure may have separate meters for the residential and commercial uses.

ADJACENT PROPERTY OWNER COMMENTS:

Fifty-four (54) people own property within the area to be rezoned and seventy-four (74) people are within 185 feet of the area to be rezoned and were notified in writing of this request.

NEIGHBORHOOD MEETING:

A neighborhood meeting was held on, July 9, 2013. A summary of the meeting is attached (Attachment 2).

STAFF COMMENTS:

1. In April 2011, City Council requested that Planning and Development staff review the zoning of College Street in the West Central Neighborhood. During the

summer and fall of 2011, the background and analysis report was completed. The Public Engagement process began in, January 2012, and consisted of nine public meetings, a web page, an online discussion forum, one-on-one discussions and extensive media coverage. The College Street Corridor Plan, recommended by Planning and Zoning Commission and approved by City Council, in August 2012, was developed based on recommendations made by citizens during the public engagement process. The Vision Statement in the Plan calls for the West Central College Street to be the western gateway to downtown, seamlessly integrated with the West Meadows, and to be a key element in Center City revitalization. One of the primary themes developed by stakeholders participating in the creation of the plan was a policy for flexibility in the future land use pattern that would allow for residential and mixed-uses. The Action Steps toward meeting the Policy include the preparation of a zoning ordinance that creates the desired flexibility for future development opportunities within identified land use constraints that ensure the proposed zoning ordinance defines the proper scale for new development or expansion.

2. This case is accompanied by a Zoning Text Amendment to create the WC, West College Street District including the Mixed-Use, Live/Work and Residential Sub-areas. This application is to rezone the specified areas along West College Street to correspond with the appropriate Sub-area of the West College Street District for future development of the corridor.
3. The area on the north side of West College Street between Grant Avenue on the east and New Avenue on the west, in addition to a tract of land at the southeast corner of New and College and at the northwest corner of Fort and College is proposed to be rezoned to a WC-1, West College Street District, Mixed-use Sub-area. The majority of property is currently zoned CS, Commercial Service with the remaining being zoned HM, Heavy Manufacturing. This area is adjacent to the West Meadows area and is comprised of a mix of businesses and housing. The proposed zoning will accommodate existing uses while providing the opportunity for redevelopment of the properties with mixed-use development of residential, office and commercial uses. The mixed uses will provide an opportunity for creativity and encourage the development of a vibrant urban experience along this western "gateway" to the downtown.
4. The area on the south side of West College Street generally between Douglas and New Avenues is proposed to be rezoned to a WC-2, West College Street District, Live/Work Sub-area. The property in this area is currently zoned CS, Commercial Service. This area is adjacent to residential development south on Walnut Avenue warranting a "step-down" approach to the zoning along the corridor. The south side of College Street has a different impact on the surrounding neighborhood than the north side. This area will be comprised of primarily a residential use with the ability of the residents to sell goods and services on the property within defined parameters. Approval of Live/Work in this

area is in conformance with the recommendations of the College Street Corridor Plan.

5. One of the Policies contained in the College Street Corridor Plan is to reserve the land between Fort and New Avenues along the south side of College Street for housing. The Policy states that development options should remain varied in order to allow for creative housing development. This area is currently zoned CS, Commercial Service District and is proposed to be rezoned to a WC-3, West College Street District, Residential Sub-area. This area will provide the opportunity for flexibility and creativity in housing development and will also provide for limited non-residential development on the College Street frontage.
6. Approval of this application would rezone property at the southwest quadrant of Grant Avenue and College Street (Mother's Brewery and adjacent property) and at the southeast corner of Kansas Expressway and College Street (former Hawkins Mill) to an IC, Industrial Commercial District. These properties are currently zoned a mix of CC, Center City District, R-MD, Medium Density Multi-Family Residential District, CS, Commercial Service District and HM, Heavy Manufacturing District. The brewery use is a conditional use within the CC zoning district and is not permitted within the R-MD and CS districts. A Conditional Use Permit was approved for Mother's Brewery, however any expansion of the brewery would require approval of another Conditional Use Permit. The proposed IC zoning would permit the brewery and accommodate future expansion of the use without the need for additional approvals. The IC district permits industrial operations and activities in combination with commercial uses. The IC district is appropriate in both of these proposed areas to accommodate the brewery and to provide for flexibility in the future use and/or redevelopment of the former Hawkins Mill property as a gateway to the corridor.

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this request is consistent with the recommendations of the College Street Corridor Plan and is the first step toward implementation of the Plan.
2. The proposed rezoning will provide the College Street corridor with a special identity and will allow for flexibility in development of the corridor as the western gateway to the downtown.

RECOMMENDATION:

Staff recommends **approval** of this request.

STAFF CONTACT PERSON:

Alana D. Owen, AICP
Senior Planner
864-1831

ATTACHMENT 2

**Neighborhood Meeting Summary
College Street Corridor Proposed Re-zoning
July 9, 2013 5:30 PM to 7:00 PM
Mother's Brewing Company Tasting Room
215 N. Grant Avenue**

An informational public meeting was held at the above time and place following the required notification to neighborhood residents and property owners. The purpose of the meeting was to discuss the proposed zoning amendments for the College Street Corridor as outlined in the College Street Corridor Plan adopted by City Council in August of 2012. A brief summary of the proposed Blight Report and Redevelopment Plan was also discussed.

Principal Planner, Bob Hosmer opened the meeting by welcoming everyone, followed by a presentation of the proposed zoning amendments. The amendments propose sub-districts for Mixed-Use, Live/Work, and Residential land uses, in conformance with the adopted plan.

Question: Is it a requirement that the owner has to live at the residence in a live/work district.

A. This would be a requirement.

Question: There was a question about the CS, Commercial Services district uses verses the mixed-use district uses.

A. There are different uses allowed in the mixed-use district then were allowed in the CS district.

Question: There was a question about building in the flood plain, particularly the area around the Hawkins Mill.

A. There is still a development limitation in the flood plain and will not change with this rezoning request.

Question: There was a question about the retaining wall along College Street.

A. It was discussed that the retaining wall would eventually have to be removed, however, this was not a part of this rezoning request.

Question: There was a general discussion about the proposed streetscape improvements.

A. This is not part of the rezoning request.

Question: There was a comment about one-way street designation for narrow streets that connect to College i.e. 8th Ave, 9th Ave, Missouri Ave, and Douglas Ave.

A. This is not part of the rezoning request.

Questions: There was a question about the height limitations in the Residential area.

A. The proposed ordinance calls for building height to be measured from the mean elevation of the lot. A property owner wanted clarification of this provision. Staff has proposed an alternative height requirement to allow a conditional use permit to allow a maximum building height of four (4) stories, or fifty-five (55) feet above the finished grade.

Question: There were questions about conforming use designation of two properties as follows:

208 S. New Ave.

The concern expressed by the realtor and property owner is that since College Street economics is not far enough along to do a major redevelopment, it may need to continue being an automotive repair place in order to hold the property for future redevelopment. When preparing the plan, it was clear that the intent was to not exclude this property from continuing as an automotive repair shop as long as there is a legally operating automotive business at the time of the zoning amendment adoption. This is written into the proposed zoning amendment.

1015 W. College Street

The building was built as a tire recapping facility and is suitable for the intended automotive use. The same question as for 208 S. New Ave. was asked and the answer is the same also, it will remain conforming if there is a legitimate business license in effect at the time of the zoning change.

Blight Report and Redevelopment Plan

Since a Chapter 99 Blight Report and Redevelopment Plan are also being proposed, Senior Planner, Matt Schaeffer provided a summary of these documents that essentially document that the area meets the legal definition of blight according to Chapter 99 of the Missouri statute and that a redevelopment plan is being proposed which will allow property tax abatement for certain redevelopment activities.

Mr. Hosmer then called for additional questions, none being heard, the meeting was adjourned.

COLLEGE STREET ZONING NEIGHBORHOOD MEETING

Tuesday, July 9, 2013

CHECK IN	NAME	ADDRESS	PHONE NUMBER	E-MAIL ADDRESS	RELATION TO COLLEGE STREET
	Adam, Stan	2238 W. College	417-773-8127		
	Adib Yazdi, Bruce	1946 S. Holland Ave	417-848-6001	bruce@brucead.com	Land Owner
	Allen, Cathy		417-869-3300		Owner
	Amos, Bill	1962 S. Westwood	417-684-1331	williamamos@yahoo.com	
	Baker, Freddy	2101 W. Missouri	417-866-4507	larry@larryhousemrealestate.com	Resident
	Benson, J.D.	915 W. Walnut	417-886-1177	bensonjd@aol.com	
	Bentley, Jeff	1330 E. Cherry	417-693-2817	jbentley@bentleybuilding.com	
	Bider, Aaron	1014 W. College	417-869-6511	abidhomes@hotmail.com	Owner
	Bone, Prudy	326 S Campbell 1121 W. Walnut	417-864-4343	cbone@aol.com	Have studio on Walnut
	Bonner, Bill	930 College	417-869-8631		
	Bonner, Toni	930 College	417-869-8631		
	Brett, Roberta	3035 W. Division	417-827-7508		
	Bristol, Vickie	626 W. Minora St.	417-866-1308	vickie.bristol60@att.net	Land Owner
	Brown, Nancy			nbrown715@aol.com	
	Burcham, Gary	7874 W. FR 76	417-844-3886		Willard, MO
	Burcher, Lola	1361 E. Catalpa	417-379-3913	lola@lolaaburcher.com	
	Butler, Jim	916 S. Missouri	417-831-4382		Resident
	Cardin, Catherine	1625 E. Lombard	417-864-6238	ccardin00@hotmail.com	
	Carsten, Jerry	2366 Hwy T-Branson 65616	417-699-3915		Land Owner
	Cherry, Greg	310 N. Nettleton	417-864-7812		Land Owner
	Cline, Andy	1361 E. Catalpa	417-379-3176	acline@missouristate.edu	Interested
✓	Clore, Chuck	2319 E. Amory	417-429-7753	chuckclore@mch.com	
	Clough, Jason				
✓	Cockrum, Mark	1031 W. College	417-861-9917		Investor
	Collins, Bart	1025 E. Primrose	417-625-5400		
	Coltrin, King	Great River			Design Consultant
	Corrigan, Brandon	806 E Sunset, St. Louis	314-703-6146		
	Coryell, Sam	1531 E. Bradford Pkwy, Ste 305-65804			TLC Properties
	Cowens, Dave	741 S. Market Ave	417-861-7427	dcowens@hotmail.com	
	Cowens, Kathleen	741 S. Market Ave	417-865-7427	cowensk@evangel.edu	WONA/Resident
	Cranor, Larry & Deborah	4120 S. Hillcrest, A101	417-343-1634	larrycranor@gmail.com	
	DeWitt, Erma	667 W. Primrose	417-881-5834		
	Dickman, Brandon	831 W. Walnut	417-880-7541	beyourdreams@yahoo.com	Neighbor
	Dorman, Tom & Nancy	1360 E. Meadowmere	417-860-4315 (N) 417-343-8402 (T)	nbrown715@aol.com thomasdorman@sbglobal.net	Investor
	Duncan, Dave	1744 College	417-333-2408	dave@millercoach.com	
X	Dunn, Ronnie	203 S. Broadway	417-315-5631		Homeowner
X	Earnhart, Jane	2712 E. Crestview	417-890-8802	jeamhart@eacconsulting.com	
X	Eckley, Lloyd E.	1432 W. College	417-844-1426		Owner/TNC Construction-2830 W. Harrison-65802
X	Eckley, Terry	1527 W. College	417-827-7035		Owner/TNC Construction-2830 W. Harrison-65802
X	Ehlers, Tom	1448 N. Summit	417-840-3606	castioneffects@gmail.com	
	Elkens, Joyce	1946 S. Holland Ave	417-881-8510	elken@swbell.net	Land Owner
	Eldins, Perry	701 S. New Ave	417-597-3779	perryelkins@gmail.com	Neighbor
	Elliott, Donna	6501 Aldrich 973 N. Dade 217	417-880-4484		Investor
	Ellis, David	2000 W. Walnut			
	Erwin, Brad	430 S. Glendstone-65802			Paragon Architecture, Inc.
X	Estick, David J.	3311 S. Elmira	417-889-9332	dtestick@umdata.com	
	Farley, Adam	740 E. Walnut #A3	417-866-6949		Environmentalist Clean-up Diesel Spray
	Farrar, Babette	1658 S. Cobblestone	417-877-8835	bfarrar@psmail.org	Elementary Teacher
	Fenton, Gary	4650 S. Nabonal	417-425-3333	gary@fentonrpa.com	Owner
	Finley, Jason	1540 N. Commercial #1	417-766-7843	finleyhomes@sbglobal.net	
	Gayer, Scott	707 S. Campbell	417-864-8458		
	Gelster, Amber	925 W. Walnut			
	Gelster, Derrick	920 W. College	417-864-8003		
	Gelster, Derrick	925 W. Walnut			
	Gelster, Derrick	920 W. College	417-864-8003		
	Goeke, Carol	1624 N. Rogers Ave	417-864-6688		Int-in Plan
	Hamilton, Leah	1732 E. Elm	417-224-1018	leah@springfieldarts.com	
	Harder, Steve	3537 W. Nichols	417-865-5063		
	Harmon, Tom	803 W. College	417-869-7720	thomharmon@sbglobal.net	
	Hart, Cheryl	120 S. Jackson, Republic	417-861-8137	chhart13@yahoo.com	65738-zip code
	Hawkins, James	3303 W. Sharon Dr.Ozark 65721-5882	417-725-3360		
	Hayes, Jeff	2225 S. Blackman Rd-65809			R.B. Murray Co.
	Herd, Carl	445 S. Main	417-234-7109		Resident
	Heston, Jim	407 Porebres			
	Hinson, James	901 N. Grant	417-209-5508		Community Free Press

CHECK IN	NAME	ADDRESS	PHONE NUMBER	E-MAIL ADDRESS	RELATION TO COLLEGE STREET
	Hoffman Pest	824 W. College	417-839-1872		Owner
	Hollifield, Lee			leehollifield@gmail.com	
X	Houghton, Chris	823 W. Walnut	417-840-4026	larry@larryhouserealestate.com	Residents
	Hunter, Larry	1009 W. College	417-855-4148		Resident
	Hutchinson, David	City		dhutchinson@springfieldmo.gov	
	Jackson, Jeremy	2826 S. Ingram Mill	417-886-7171	jackson@gratv.com	Consultant
	Keller, Karl		417-865-8776	kkeller@mynews.com	Pet Warehouse, Inc. - Vice President
	Ketel, Dale	1202 N. Robberson	417-864-6665	daketel@mchsi.com	
	Krizan, Jacob	1919 E. Elm St	417-840-2757	jacobkrizan@hotmail.com	Homeowner
	Landers, Brandon	1625 N. Washington Ave	417-808-0452	brandonthomlanders@gmail.com	
	Larson, Jon		417-850-5246		Surveyor
	Lockmiller, Rob	2342 S. Timbercreek	417-848-8274		
	Lucks, Barbara				City of Springfield
	MacPherson, Mike		417-864-1198		City of Springfield
	Marty, Fred	840 N. Boonville	417-864-1004	fredmarty@springfieldmo.gov	
	Matthews, Jim	1020 W. College	417-864-8043	jimmattthews@missouristate.edu	Homeowner
	McClure, Jennifer	636 W. Republic Rd., Ste D106-65807			Home Builders Association
X	McElroy, Clarence E.	1009-1013-1015 College	417-234-5727	cmcelroy@earthlink.net	Owner of 3 properties-Midwest Windows & Door Co.-3357 W. Waddell-65802
	McKeen, D. Gene	255 Turners Station	417-425-3202		Turner, MO 65765
	McMan, Dennis	Parks			
	Medley, Jeremy D.	2228 S. Delaware	417-496-3057	engrener@sbcdglobal.net	Investor
	Meinsen, Jim	8423 W. Sunset Drive	417-863-6059	jmeinsen@sbcdglobal.net	Owner TCI Graphics
X	Melvin, Sam	838 W. Olive St.	417-866-1838	smelvin@sbcdglobal.net	Landowner
	Melvin, Sue	838 W. Olive St.	417-866-1838	smelvin@sbcdglobal.net	
	Messick, Julie	113 W. Hwy 174	417-732-5200	director@republicchamb	
	Miller, DL	1744 College-65806	417-333-2408	dl@millercoach.com	
	Mirouski, Steve		417-873-9517		
	Montgomery, Monty	2520 W. College-65802	417-818-1490	mont_truck_trailer@gmail.com	
X	Moore, Russell	210 N. Nettleton Ave-65802	417-429-7401	scorpionchoppers@hotmail.com	Owner
	Murkin, Dave	838 W. Olive-65806	417-866-1838		
	Murphy, Jason				
	Murray, Ryan	2225 S. Blackman Rd-65809			R.B. Murray Co.
	Neff, Alan	632 W. Mt. Vernon-65806	417-864-5700		
	Neggle, Mike	5663 Grande Vista Dr-65804	417-890-8903	mike@vadvedorv.com	
	Netzer, Phyllis	845 S. Missouri-65806	417-866-8776	gnetzer@turnev.com	Resident/Landlord
	Newman, Don	1315 W. College-65806	417-294-0766	donnewman7220@hotmail.com	Owner
	Oberbeck, Peggy	930 College-65806	417-869-8631		
	Obrecht, Robert	800 W. College-65806	417-224-1034		Owner
	O'Neill, Jeff	632 S. Grant-65806	417-866-7123		
	Paul, Jeff	2327 N. Lexington	417-207-8581	missouriawn@gmail.com	
	Pennington, Steve	PO Box 4292, Spfld, 65808	417-860-6011		Business
	Perry, Jacob	207 W. Broadway-65806	417-844-5490		
	Perry, Mike	701 W. College-65806	417-943-4244		Bud's Tire & Wheel
✓	Pike, Glenda	1602 E. Dale	417-865-1318	furven66@earthlink.net	Retail - Rt. 66 Association
✓	Pike, Tommy	1602 E. Dale	417-865-1318	furven66@earthlink.net	President Rt. 66 Association of Missouri
	Pike, Tonya	2440 N. Pickwick	417-872-7280	tp_666@yahoo.com	Best Western Rt. 66 Rail Haven
	Pothast, Mark	2600 W. Garton, Ozark, MO-65721	417-953-1400	193whitetail@gmail.com	Curious
✓	Powell, Chris	1125 W. Vancouver -65808	417-838-1007	powell_ccsales@gmail.com	
	Prier, Edgar	1527 W. College-65806	417-831-2564		Business
	Primn, Cathy	1316 E. Harrison-65804	417-869-1733	primncathy@gmail.com	
	Pugh, Jack	730 W. Walnut-65806			B's Renaissance Renovations
	Pugit, Jack	220 Barber, Greenfield	417-268-0166	greenfield@mchsi.com	Property Owner
	Rader, Wayne	427 S. Grant-65806	417-894-3299		Property Owner
	Ray, Jason	1136 E. Kingsbury	417-379-6890	jrav@hstee.org	P&Z
X	Robbins, Shirley	1114 W. Walnut-65806	417-772-7714	saracconsane@hotmail.com	Resident
	Roberts, Brandy	626 W. Mt. Vernon-65806	417-894-7848	brandyroberts925@gmail.com	
	Rodgers, Ed	733 College-65806	417-889-9431	cynthinoel1@aol.com	Owner 9 Duplexes
	Roing, Gloria	1344 S. Fairway	417-881-3711	gloria@sodineheliHRA.com	
✓	Rognstad, Ralph			rrognstad@springfieldmo.gov	Springfield Planning
	Rosenbury, Tim	RIGHT HERE!		trosenbury@brpae.com	
	Ross, David	722 W. Olive-65806			Morlock Ross Builders, Inc.
	Ross, Steve	2425 Azalea	417-756-6301	gross @springfieldmo.org	Interested in Rt. 66
✓	Roth, Tim	2808 S. Ingram Mill, Ste A100-65804		tim.roth@syn.com	Sperry Van Ness
	Samples, Tiffany	2000 W. Walnut-65806	417-894-2260	tiffany@vietmarketing.com	

CHECK IN	NAME	ADDRESS	PHONE NUMBER	E-MAIL ADDRESS	RELATION TO COLLEGE STREET
	Scarlet, Gloria	720 S. Fremont Ave-65804	417-869-8124	obscurer_adventur@yahoo.com	
	Scarlet, Rick	720 S. Fremont Ave-65804	417-869-8124	rscarlet24@gmail.com	
	Schilling, Christine	305 E. Commercial St.-65803	417-849-3662	mosaic24@bcbglobal.com	Artist
✓	Schrag, Jeff	PO Box 88, 65801	417-862-0425	jschrag@mothersbrewing.com	Land Owner
	Scott, Dan	400 E. Walnut-65805			Jericho Development
	Sellers, John	155 Park Central	417-832-1200		
	Serwab, Brandon	1525 S. Rogers	417-848-0335	basye3@gmail.com	Architect
	Shank, Shannon	3432 W. Roxbury	417-827-9953	sdehant@gmail.net	Engineer
	Shantz-Hart, Debra	4650 S. National			Housing Plus, Inc
	Sladinsky, Cathy	1205 W. Walnut-65806	417-862-5627	MDHCIS@hotmail.com	Owner
	Sladinsky, Chris	933 W. Walnut-65806	417-880-0814		
	Smith, John E.	2524 S. Westwood-65807	417-839-2240	jasmth321@bcbglobal.net	
	Snow, Jeremy	3376 W. Roxbury St.-65807	417-987-1347		MSU Planning Student
	Stevens, Peter	3627 La Vista	417-833-0727	pstevens@mtgator.com	
	Teal, Jr, Wilbur	1042 W. College-65806	417-862-1838 417-865-2430		Land Owner
	Terbeek, Ted	5601 S. Foxbird	417-823-9166	terbeekth@bcbglobal.net	
	Tillman, Scott			stillman@wildblue.net	
	Turner, Michael	221 N. Broadway	417-832-8082		Homeowner
	Wade, Susan	Convention & Visitor Bureau 815 E. St. Louis-65802	417-881-5300	swade@springfieldmo.gov	
	Wagoner, Craig	1010 E. Elm, Ste 3-65810		Craig@springfieldlofts.com	Springfield Lofts Downtown
	Waldrop, Amy	1024 W. College-65806	417-848-1261	amy-esi@bcbglobal.net	Homeowner
✓	Warren, Larry	208 S. New-65806	417-883-3587		Owner
	Watkins, Barbara	1115 W. Walnut-65806	417-865-3088		
	Weaver, Bill	City Planning	417-864-1034	bweaver@springfieldmo.gov	
	Webb, Jim	4010 E. FR 156	417-864-1054	jwebb@springfieldmo.gov	
	Wedgeworth, Dennis	740 W. College	417-864-5788	dwedgeworth@mac.com	Owner
	Weimer, Beth	3026 W. Canterbury St.	417-861-8474	beth.weimer@swm.com	Owner
	Whaley, Terry	5756 N. FR 129	417-864-2014		
	Wheeler, Kirk	1610 E. St. Louis	417-851-6851		St. Louis Street Property Owner
	Wiksell, Ryan	822 W. Calhoun St.	417-234-6435	rlwksell717@yahoo.com	DSA Board Member/Citizen
	Wood, Eric	Box 7068	417-270-7077	terreck@gmail.com	Interested Citizen
✓	Worley, Rusty	807 W. Walnut	417-569-8866	rusty@tsalldowntown.com	Resident/Owner
	STUART MURKIN	1903 E. BROWN	417-235-8000	stuartmurkin@yahoo.com	OWNERS ROAD
	Wing, Connie	1124 W. College	417-873-9354	conniewing@gmail.com	home owner
	Powell, Chris				
	Kenale, Jeb	839 W. Parkline	417-526-9834	jambolin.jeb@gmail.com	home owner
	Steve Greco	1201 W. College	417-866-7110	SGreco@bcbglobal.net	Partner/Partner, bcbglobal
	Amy Waldrop	1024 W. College	848-1261	amy-esi@bcbglobal.net	resident/home owner
	Pat Collins	8211 S. Grand	840-8639	collins@morrey.com	Property owner
					2085 vds

EXPLANATION TO COUNCIL BILL NO. 2013-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To adopt an ordinance to approve a use permit to reduce the front yard setback along Kimbrough Avenue from twenty-five (25) feet to ten (10) feet within a R-HD, High Density Multi-Family Residential District at 533 East Monroe and 711 South Kimbrough Avenue (Both Planning and Zoning Commission and staff recommend _____ subject to conditions).

CONDITIONAL USE PERMIT NUMBER 404 and 405

BACKGROUND INFORMATION:

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.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on August 8, 2013, 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 requirements for conditional use permit "Attachment 2" shall govern and control the use and development of the land in Use Permit No. 404 and 405 in a manner consistent with "Attachment 4" site plan.

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

Submitted by:

Bob Hosmer, AICP
Principal Planner

Greg Burris, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Legal Description

Exhibit C, Zoning and Subdivision Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Requirements for Conditional Use Permit No. 404 and 405

Attachment 3, Standards for Conditional Use Permit

Attachment 4, Site Plan

Attachment 5, Applicant's response to Standards

Attachment 6, Neighborhood Meeting Summary

Exhibit A
Record of Proceedings

Exhibit B
Legal Description Use Permit 404 and 405

Use Permit 404 (533 East Monroe Street)

All of Lots 99, 100, and 101 of Southern Addition to the City of Springfield, Greene County, Missouri and subject to easements and rights-of-way of record.

Use Permit 405 (711 South Kimbrough Ave)

All of Lots 95 , 96, 97 , and all of Lot 98, except the North 50 feet thereof, of Southern Addition to the City of Springfield, Greene County, Missouri and subject to easements and rights-of-way of record.

Zoning & Subdivision Report

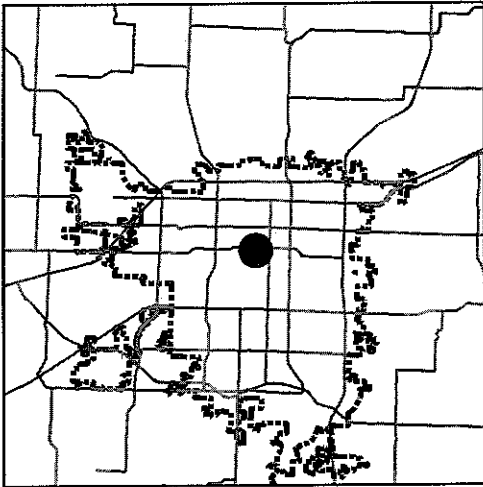
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Use Permit 404 and 405

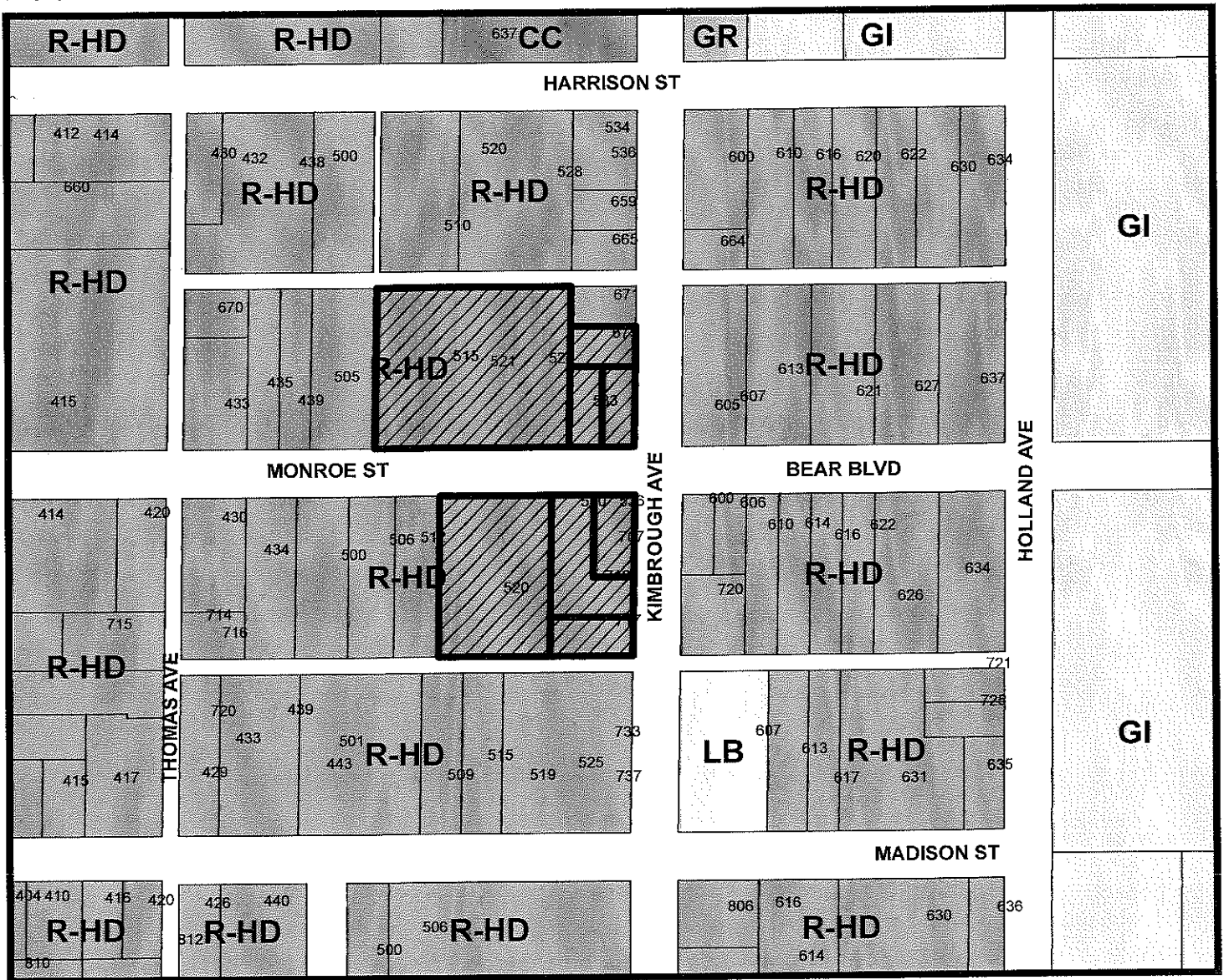
Location: 533 East Monroe and 711 South Kimbrough Ave

Current Zoning: R-HD

Proposed Zoning: NA



LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

ATTACHMENT 1
BACKGROUND REPORT
CONDITIONAL USE PERMIT NUMBER 404 and 405

DATE: July 20, 2013

LOCATION: 511, 515, 521 525 and 533 East Monroe and 675 South Kimbrough Ave (UP404) and 520, 530 536 East Monroe and 707, 713 and 717 South Kimbrough (UP 405)

APPLICANT: 711 South Kimbrough, LLC.

TRACT SIZE: Approximately 1.37 acres for UP 404 and 1.11 acres for UP 405

EXISTING USE: Multi-family uses

PROPOSED USE: Multi-family Development

RECOMMENDATION:

Staff recommends the request be **approved** with the condition listed below.

FINDINGS FOR STAFF RECOMMENDATION:

This application meets the approval standards for a Conditional Use Permit and is in conformance with the Comprehensive Plan.

CONDITIONS:

The Requirements for Conditional Use Permit 404 and 405 on Attachment 2 shall govern and control the use and development of the land in Use Permit Number 404 and 405 in a manner consistent with Attachment 4, except as modified by Attachment 2, and except any changes made by the Planning and Zoning Commission.

FINDINGS TO RECOMMEND DENIAL:

None

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner

APPLICANT'S PROPOSAL:

The applicant is requesting approval of a conditional use permit to reduce the front yard setback along Kimbrough Avenue at two adjacent addresses in an R-HD, High-Density Multi-Family Residential District.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-HD	Multi-Family and Single Family uses
East	R-HD	Multi-Family and Single Family uses
South	R-HD	Multi-Family and Single Family uses
West	R-HD	Multi-Family and Single Family uses

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 Attachment 3.
2. No conditional use permit shall be valid for a period longer than eighteen months from the date City Council grants the conditional use permit, unless within this eighteen months:
 - a. A building permit is obtained and the erection or alteration of a structure is started; or
 - b. An occupancy permit is obtained and the conditional use is begun.

STORMWATER COMMENTS:

1. 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. Existing gravel surfaces meeting the above definition are only eligible for 50% credit. If subdivision of property is required, then current detention and water quality requirements must be met for all lots within the subdivision.
2. Payment in lieu of construction of detention facilities may be approved on a case by case basis, depending on downstream and other conditions. A Buyout Application along with associated drainage calculations must be submitted for consideration. Cost of downstream improvements may be credited towards the payment in lieu of constructing detention.
3. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
4. The proposed percent of impervious surfacing must not exceed the maximum impervious surfacing allowed for the site by zoning, platting, and/or previous storm water reports. If the site is located within a Planned Development District, storm water requirements in PD language must be met.

SANITARY SERVICE COMMENTS:

1. No comments

TRAFFIC ENGINEERING COMMENTS:

1. No comments

CITY UTILITIES:

1. No objections to reduced setback. Note that if the aerial fire access is on the east side of the buildings CU can possibly re-route the streetlight circuit and eliminate the wires in front of the buildings.

ADJACENT PROPERTY OWNER COMMENTS:

1. Twenty-five (25) property owners are within 185 feet of the subject property and were notified of this request.
2. The applicant held a neighborhood meeting on July 11, 2013 in conformance with City Council's policy. A summary of the meeting is on Attachment 6.

STAFF COMMENTS:

1. In February 2010, City Council passed General Ordinance 5861 to allow a reduction in the front yard setback along collector and higher classification roadways with the approval of a Conditional Use Permit. The applicant is requesting approval of this Use Permit to reduce the front yard setback along Kimbrough Avenue from twenty-five (25) feet to a ten (10) feet setback. The reduced setback along Kimbrough allows the building to be moved closer to the street and away from the single-family homes to the west. In addition, placing the building closer to the street brings activity to the street and an edge along the sidewalk that promotes pedestrian activity and safety. The reduced setback does not create any sight or safety issues for travelers on the adjacent roadways.
2. Development of this site will comply with all of the requirements of the Zoning Ordinance for the R-HD, High-Density Multi-Family Residential District other than those changes being requested with this application. All requirements for parking, open space, bufferyards, and height (including bulk plane restrictions) will be met with the development of this property.
3. 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.

ATTACHMENT 2

REQUIREMENTS FOR CONDITIONAL USE PERMIT NUMBER 404 and 405

1. The front yard setback along the east property line (Kimbrough Avenue) may be reduced to ten (10) feet.
2. All other standards of the Zoning Ordinance, and other applicable ordinances, shall be adhered to.

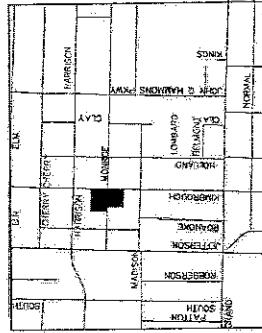
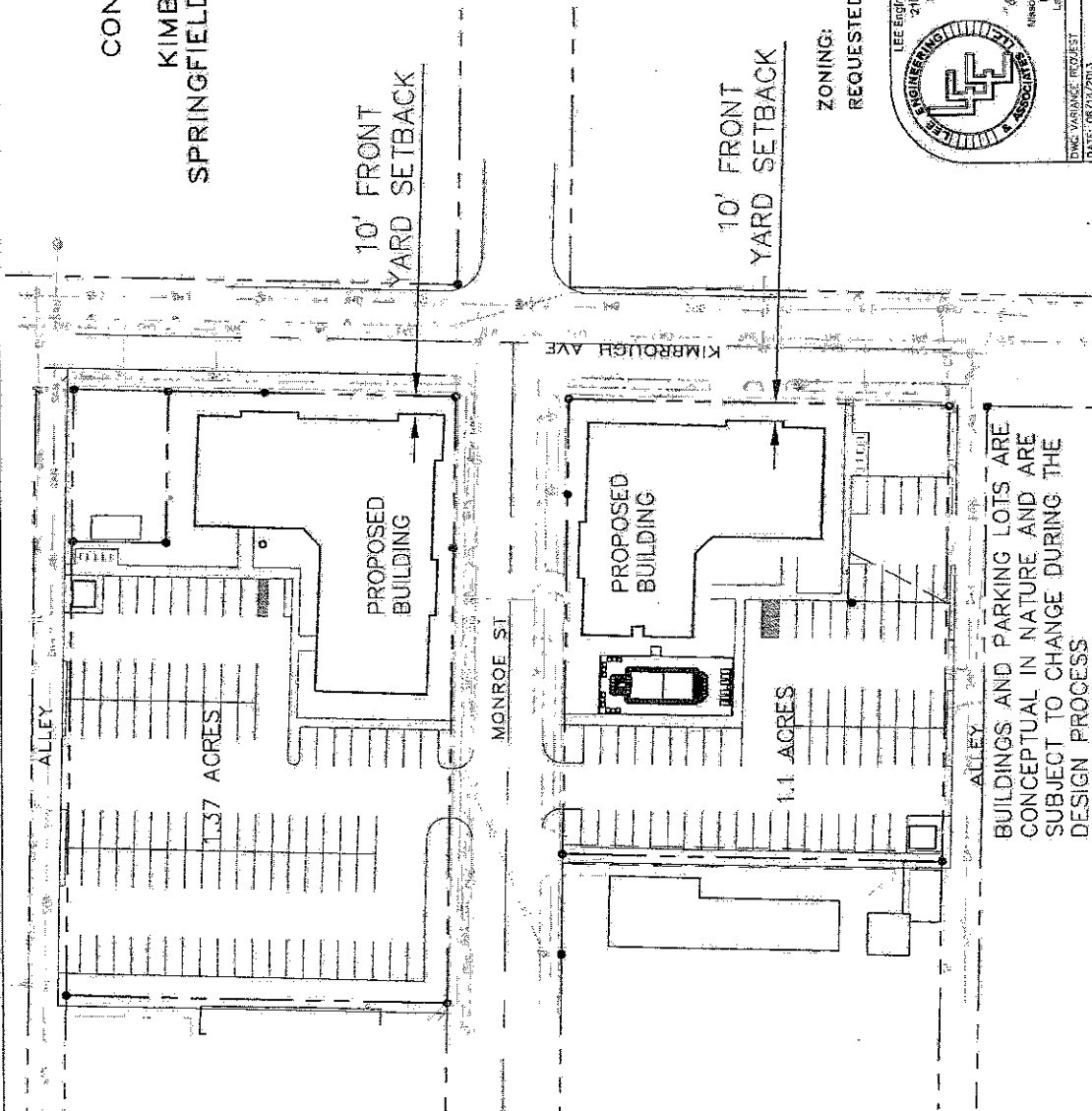
ATTACHMENT 3
STANDARDS FOR CONDITIONAL USE PERMITS
CONDITIONAL USE PERMIT NUMBER 404 and 405

An application for a conditional use permit shall be granted only if evidence is presented which establishes the following (see ATTACHMENT 5 for 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:

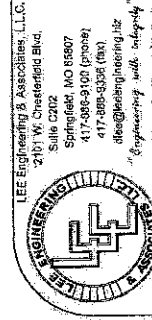
- a. The location, nature and height of buildings, structures, walls and fences on the site; and
 - b. The nature and extent of landscaping and screening on the site;
- 12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the 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.

BEACON SUITES CONDITIONAL USE PERMIT SKETCH PLAN KIMBROUGH AND MONROE SPRINGFIELD, GREENE COUNTY, MISSOURI



VICINITY MAP
NOT TO SCALE

ZONING: R-HD
REQUESTED CONDITIONAL USE: 10' FRONT YARD SETBACK



LEE Engineering & Associates, LLC.
2101 W. Chatterfield Blvd.
Suite C202
Springfield, MO 65807
417-386-9100 (phone)
417-889-5356 (fax)
lee@leeengineering.biz
Engineering with Integrity
Missouri State Certificate of Authority
Engineering #203015504
Land Surveying #203028590
DATE: 06/17/2013

BUILDINGS AND PARKING LOTS ARE
CONCEPTUAL IN NATURE AND ARE
SUBJECT TO CHANGE DURING THE
DESIGN PROCESS

BEACON SUITES CONDITIONAL USE PERMIT SKETCH PLAN			
BEACON SUITES SPRINGFIELD, GREENE COUNTY, MISSOURI			
SURVEY BY LEE ENGINEERING	DESIGN NA	SCALES HOR. 1"=60'	SHEET 1
FIELD BK	DRAWN MIS	VERY NA	OF 1
LEVEL BK	CHECKED LEE	FILE NO.	SHEETS
PROJECT NO: 236			

ATTACHMENT 5

Re: Beacon Student Housing
711 South Kimbrough

June 10, 2013

The existing residential structures for two blocks along Kimbrough will be demolished and student housing will be constructed. The student housing will be located immediately North of two newly constructed apartment buildings (Beacon and Bear Village). The owner would like to construct the two new student housing facilities with a front yard setback to match the two existing facilities. A variance was also granted to Bear Village Phase II which is located immediately South and adjacent to Bear Village Phase I.

With respect to all proposed conditional uses, to the extent applicable:

1. The proposed conditional use will be consistent with the adopted policies in the *Springfield Comprehensive Plan*;

The front yard setbacks are consistent with the Comprehensive Plan. The City has allowed multiple apartments to be constructed with the same setbacks requested by this conditional use permit.

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;

The proposed front yard setback will not affect the safety of the motoring public or pedestrians.

3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;

The proposed front yard setback will increase fire safety by allowing the student housing facility to have access to ladder trucks from Kimbrough. The fire code states fire apparatus access for buildings over 30' should be located within 30' of the building. This would allow the proposed apartment buildings to be located within 30' of Kimbrough.

4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;

The proposed front yard setback will not affect the flooding hazards of adjacent property owners.

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;

The proposed front yard setback will not affect noise characteristics of the proposed student housing facilities.

6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare are proposed;

The proposed front yard setback will allow the apartment complex to have parking behind the student housing facilities. This will decrease the glare of vehicular lights to the motoring public. The proposed student housing facility is located in a high density residential district and is surrounded by similar facilities.

7. The location, lighting, and type of signs and the relationship of signs to traffic control is appropriate for the site;

The proposed front yard setback will not affect the relationship of signs to traffic control.

8. Such signs will not have an adverse effect on any adjacent properties;

The proposed front yard setback will not affect adjacent properties. The setback to Kimbrough for the Beacon Student Housing facilities immediately South is 11' from the property line. Bear Village (next complex South) is 10' from the property line. Bear Village Phase 2 obtained a board of adjustment zoning variance to allow the facility 10' from Kimbrough.

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;

The proposed front yard setback will not affect the traffic generated by the development.

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;

The proposed front yard setback will allow the facility to be positioned in the same manner as the adjacent facilities. This will not have an adverse impact on the surrounding properties.

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

The proposed facilities will be similar to the adjacent structures. The zoning is High Density Residential and is intended to allow for this type of development.

b. The nature and extent of landscaping and screening on the site;

The proposed front yard setback will allow the building to front Kimbrough and eliminate landscaping and screening for cars adjacent to Kimbrough.

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;

The existing site is older rental facilities which will be demolished. The proposed front yard setback will not affect 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;

The existing site is older rental facilities which will be demolished and are not of significant historical importance. The proposed front yard setback will not affect whether the existing facilities will be demolished.

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;

The proposed front yard setback complies with all the other standards.

15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;

The proposed front yard setback will allow the student housing facilities to be similar to the existing facilities in place. If the setback is not granted, the site could require parking to be on Kimbrough and the buildings closer to the existing properties to the West.

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;

The off street parking will be behind the proposed student housing facilities. This will be consistent with the surrounding neighborhood.

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;

The front yard setback will allow an existing driveway on Kimbrough to be closed. Driveways to the site will be on Monroe and two existing alleys. This should reduce the traffic hazards and congestion to public streets.

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;

The front yard setback should allow vehicular circulation elements which are better than parking along Kimbrough and a driveway on Kimbrough.

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;

No interference will occur.

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

The proposed front yard setback is the only change.

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.

The proposed front yard setback will not affect essential public facilities.

LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

2101 W. CHESTERFIELD BLVD.

SUITE C202

SPRINGFIELD, MO 65807

dlee@leeengineering.biz

TELEPHONE: (417) 886-9100

FACSIMILE: (417) 886-9336

July 12, 2013

Neighborhood Meeting Report

Proposed Conditional Use Permit

533 and 536 Monroe

675, 707, 713 and 717 Kimbrough

Springfield, Missouri

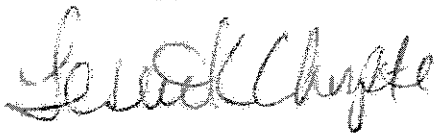
Re: Proposed Conditional Use Permit

The neighborhood meeting was held, Thursday, July 11, 2013 between 4:00 and 6:30pm at The Midtown Carnegie Branch Library, 397 E. Central, Springfield, Mo. In attendance were Derek Lee and Leslie Chrystal with Lee Engineering.

The number of invitations that were sent out was 30, with 1 being returned as not deliverable from the post office. A total of 0 people attended the meeting. Since no one attended the meeting, there are no sign in or comment sheets.

A copy of the property owner's list generated by The City of Springfield and a copy of the neighborhood meeting notification letter to the property owners are attached.

Sincerely,



Leslie K. Chrystal
Office Manager

BOARD OF REGENTS FOR MSU
901 S NATIONAL AVE
SPRINGFIELDMO658970027

MIDTOWN DEVCO INC
1401 W FARM ROAD 178
SPRINGFIELDMO658101634

HARVILLE, J GUY
2366 S ROANOKE AVE
SPRINGFIELDMO658072942

GATLEY, CHRIS
5759 W US HIGHWAY 60
BROOKLINEMO656199438

417 RENTALS LLC
5759 W US HIGHWAY 60
BROOKLINEMO656199438

KIMBROUGH CORNERS LLC
633 S KIMBROUGH AVE
SPRINGFIELDMO658063303

LUU, TUOC
625 S KIMBROUGH AVE
SPRINGFIELDMO658063303

WAGONER PROPERTIES INC
1010 E ELM ST
SPRINGFIELDMO658062638

DALTON, SUE ANN TR
2336 E GLENWOOD ST
SPRINGFIELDMO658043320

WILLOW WALK LLC
PO BOX 4524
SPRINGFIELDMO658084524

GRACE UNITED METHODIST CHURCH
OF SPFD
600 S JEFFERSON
SPRINGFIELDMO65806

TEE PROPERTIES SPFD LLC
PO BOX 3116
SPRINGFIELDMO65808

CF TRUST NUMBER 650
PO BOX 1412
SPRINGFIELDMO65801

PERKINS APARTMENT CORP
1448 S VIRGINIA AVE
SPRINGFIELDMO658071872

BSH SPFD 2 LLC
2000 S COLORADO BLVD TOWER 1
DENVERCO802227900

SPFD COMMONS LP
205 W WALNUT ST
SPRINGFIELDMO658062096

KELLER, KAITLYN
375 S FARM ROAD 93
SPRINGFIELDMO658028726

BRENTWOOD HOME RENTALS INC
1010 E ELM ST
SPRINGFIELDMO658062638

MAGERS PROP IV LLC
2776 S CAMPBELL AVE
SPRINGFIELDMO658073506

JAY & KAYE RENTALS LLC
PO BOX 3411
SPRINGFIELDMO658083411

GRAHAM, WILLIAM A JR
1246 E CATALPA ST
SPRINGFIELDMO658040038

WILLIAMS, HAROLD DUANE
1369 E 398TH RD
BOLIVARMO656138362

T&N INVESTMENTS LLC
6439 E SKYLINE DR
SPRINGFIELDMO658093311

DUNCAN, JOHN B
438 BELL SPRINGS RD
MARSHFIELDMO657068465

SIBLEY, NICK
1665 E DELMAR ST
SPRINGFIELDMO658040207

MADISON APT LLC
2776 S CAMPBELL AVE
SPRINGFIELDMO658073506

WAGONER PROP INC
1010 E ELM ST
SPRINGFIELDMO658062638

KIMBROUGH, PROP LLC
PO BOX 9122
SPRINGFIELDMO658019122

BEAR VILLAGE PHASE I LLC
2659 E NORMANDY ST
SPRINGFIELDMO658042770

711 KIMBROUGH LLC
2000 S COLORADO BLVD
DENVERCO86222

500' List

LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN
2101 W. CHESTERFIELD BLVD.
SUITE C202

SPRINGFIELD, MO 65807

TELEPHONE: (417) 886-9100

dlee@leeengineering.biz

FACSIMILE: (417) 886-9336

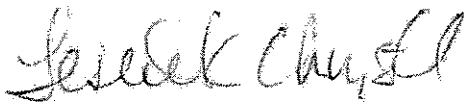
June 21, 2013

Re: Proposed Conditional Use Permit
533 and 536 Monroe
675, 707, 713 and 717 Kimbrough
Springfield, Missouri

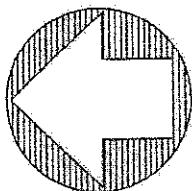
Dear Property Owner:

A neighborhood meeting will be held Thursday, July 11, 2013 to discuss a proposed conditional use permit on the properties listed above. A conditional use permit is being sought for the properties to reduce the front yard setback to 10' from Kimbrough. The neighborhood meeting will be held at The Midtown Carnegie Branch Library, 397 E. Central, Springfield, Mo., between 4:00 and 6:30pm in the upstairs Community Room. The owner's representatives will be present to answer any questions you may have concerning this conditional use permit. Please feel free to come and go between 4:00 and 6:30pm. There are two exhibits attached for your reference, one is showing the existing setback and the other one is for the proposed setback. If you have any questions prior to this meeting, please contact our office at 417-886-9100.

Sincerely,



Leslie K. Chrystal
Office Manager.

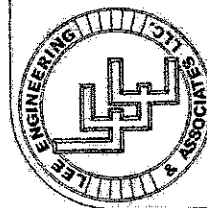


NOT TO SCALE

LEGEND:
P - PLATTED DISTANCE
D - DEED DISTANCE
520 - STREET ADDRESS

— ORIGINAL LOT LINE
--- DEED LINE

LEE Engineering & Associates, L.L.C.
2101 W. Chesterfield Blvd, Suite C202
Springfield, Missouri 65807
417-886-9100 (phone)
417-886-9336 (fax)
dlee@leeengineering.biz



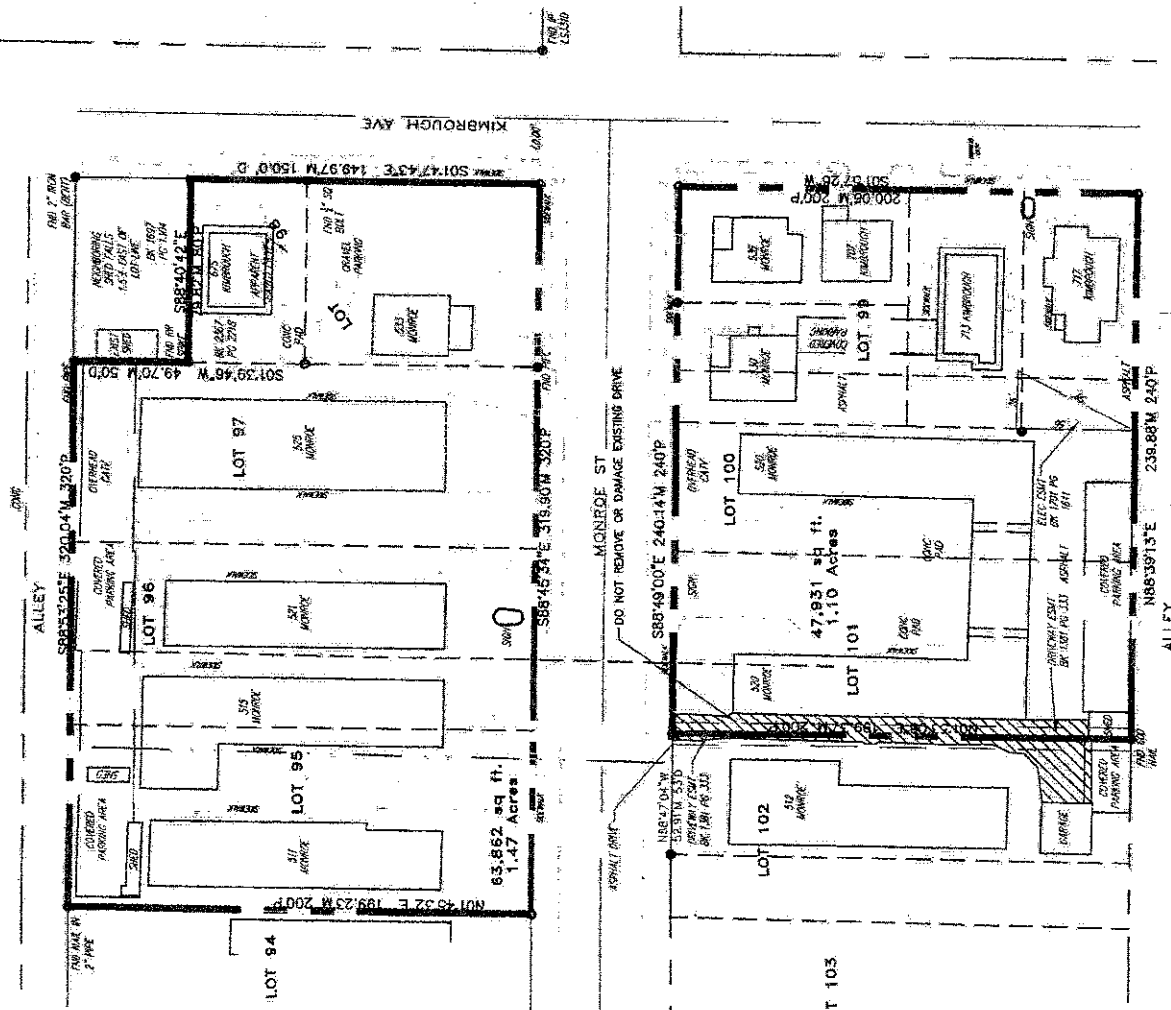
Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2005028050

PROJECT NO.:
236

BEACON STREET HOUSING
PROPERTY EXHIBIT

DATE: 6/25/2013

PAGE 1 OF 1



EXPLANATION TO COUNCIL BILL NO: 2013-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To amend the *Springfield Zoning Ordinance* to add a new section, *Section 4-2900*, for the purpose of establishing a new zoning district, the *WC, West College Street District*. (Staff recommends approval).

BACKGROUND INFORMATION:

ZONING ORDINANCE TEXT AMENDMENT – WC, WEST COLLEGE STREET DISTRICT

In April 2011 City Council requested staff to review the zoning of College Street in the West Central Neighborhood. During the summer and fall of 2011, the background and analysis report was completed. The Public Engagement process began in 2012 and consisted of nine public meetings, a web page, an online discussion forum, one-on-one discussions, and extensive media coverage. The College Street Corridor Plan, approved by City Council in August 2012, was based on recommendations made by citizens during the public engagement process. One of the Policies within the Plan is that the future land use pattern for the College Street corridor area will consist of mixed use and residential uses. Flexibility in land use is the primary theme developed by the stakeholders participating in the creation of the Plan. The Plan notes the importance of encouraging many different types of economic and housing activity. The Plan goes on to say that the proposed land use is to provide an opportunity for creativity and maximum economic activity within the bounds of scale and defined uses. One of the Action Steps to achieving the vision for the corridor is to prepare a zoning ordinance that is creative to meet desired flexibility in future development opportunities within identified land use constraints. Approval of this bill will create the WC, West College Street District. This district is intended to be a mixed-use, urban district that accommodates a variety of residential and commercial uses. The three (3) sub-areas established within this district are intended to encourage an eclectic mix of businesses, artist studios, architecture and residents consistent with the adopted College Street Corridor Plan. The proposed WC district is a unique zoning district for the College Street corridor that will help to create a special identity for West College Street and lay the groundwork for the redevelopment of this unique corridor.

There are three Sub-areas that will be established with approval of this bill. The Mixed-Use Sub-area permits a mix of office, commercial and residential uses. The maximum length of any building along College Street within this area is limited and certain design features are required to ensure that the design of the building incorporates the scale and other features consistent with the intent of the District and the College Street Corridor Plan. The Live/Work Sub-area is designed to provide for a transition between the higher intensity mixed-use area on the north side of the street and residential uses on Walnut Street. This sub-area will provide for employment opportunities in

conjunction with a dwelling. The Residential Sub-area is designed to provide for a variety of residential uses including single-family, and townhouses. This sub-area permits multi-family and non-residential uses on the first floor frontage along College Street with the approval of a conditional use permit to provide for more flexibility and creativity within this area of the corridor.

The rezoning for the West College Street corridor (Zoning Case Z-14-2013) appears on this same agenda.

RECOMMENDATIONS:

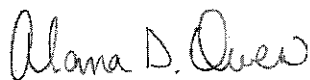
The Planning and Zoning Commission held a public hearing on August 8, 2013, and recommended _____, by a vote of ___ to ___, of the proposed changes to the Zoning Ordinance described in Attachment A.

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

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed district is consistent with the recommendations of the approved College Street Corridor Plan to establish a creative zoning district that will help to create a special identity for West College Street.
2. Approval of this district, along with the accompanying zoning case, will lay the foundation for the redevelopment of the corridor.

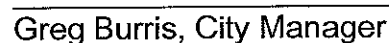
Submitted by:



Alana D. Owen, AICP, Senior Planner



Bob Hosmer, AICP, Principal Planner



Greg Burris, City Manager

ATTACHMENT A
WC, WEST COLLEGE STREET DISTRICT

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

Section 4-2900. WC - West College Street District

4-2901. Purpose. This district is intended to be a mixed-use, urban district that accommodates a variety of residential and commercial uses. The three (3) subareas established by this section are intended to encourage an eclectic mix of businesses, artist studios, architecture and residents consistent with the adopted College Street Corridor Plan. WC-1, the Mixed-Use sub-area, is designed to accommodate a mix of commercial and residential uses. WC- 2, the Live/Work sub-area, is designed to provide for a transition between the higher intensity mixed-use area on the north side of the street and residential uses on Walnut Street. This sub-area will provide for employment opportunities in conjunction with a dwelling. WC-3, the Residential sub-area, is designed to provide for a variety of residential uses including single-family, and townhouses. This sub-area permits multi-family and non-residential uses on the first floor frontage along College Street with the approval of a conditional use permit.

4-2902. WC-1, Mixed-Use Sub-area

A. Permitted Uses.

1. Office Use Group (this use group would include Medical and Dental clinics)
2. Retail Sales Use Group (this use group would include pet stores)
3. Personal Services Use Group (this use group would include pet grooming)
4. Eating and Drinking Establishments Use Group
5. Automobile Service Garages, including body and fender repair and paint shops if a legally conforming use at the time of the passage of this ordinance provided a Conditional Use Permit is obtained for any expansion of said use.
6. Churches and other places of worship, including parish houses and Sunday Schools, but excluding overnight shelters.

- 40
- 41 7. Commercial Gardens and/or Farmers Market
- 42
- 43 8. Bed and Breakfast
- 44
- 45 9. Colleges, Universities and Business Colleges
- 46
- 47 10. Funeral Homes and Mortuaries, excluding crematoriums
- 48
- 49 11. Educational, cultural, public or nonprofit institutions such as
- 50 museums, art galleries and libraries
- 51
- 52 12. Community centers, nonprofit
- 53
- 54 13. Upholstery Shops
- 55
- 56 14. Glass and Mirror Sales
- 57
- 58 15. Single-family-detached dwellings
- 59
- 60 16. Single-family-semi-detached dwellings, such as patio-court homes
- 61 and twin houses
- 62
- 63 17. Duplexes
- 64
- 65 18. Townhouses
- 66
- 67 19. Multi-family dwellings

68

69 **B. Use Limitations.**

70

- 71 A. All activities and permitted uses except for the following shall be
- 72 conducted entirely within a completely enclosed building.
- 73
- 74 a. Occasional outdoor sales on private property
- 75 b. Off-street parking and loading facilities
- 76 c. Outdoor eating and drinking facilities
- 77
- 78 B. All uses shall operate in accordance with the noise standards
- 79 contained in Section 6-1500, Noise Standards.
- 80

- 81 C. No use shall emit an odor that creates a nuisance as determined by
82 Chapter 2A, Article X, Springfield City Code.

83
84 **C. Bulk Regulations.**

- 85
86 1. Maximum structure height:
87
88 a. Two and one-half (2 ½) stories or thirty-five (35) feet above the
89 finished street grade.
90 b. Maximum of four (4) stories, or fifty-five (55) feet above the
91 finished street grade with the approval of a Conditional Use
92 Permit in accordance with Section 3-3300, Conditional Use
93 Permits.
94
95 2. Maximum density for residential uses shall not exceed twenty-nine
96 (29) dwelling units per acre.
97
98 3. Yard requirements
99
100 a. Front yard: None
101 b. Side yard: None
102 c. Rear yard: None
103
104 4. Maximum building coverage (including accessory buildings):
105 Ninety (90) percent
106

107 **D. Open Space Requirements.**

- 108
109 1. Minimum open space: Not less than ten (10) percent of the gross
110 site area shall be devoted to open space unless modified in
111 accordance with Subsection 6-1215. Open space shall not include
112 areas covered by buildings, structures, parking, loading and other
113 paved areas and internal streets or areas containing plants for
114 display or sale. Open space shall contain living ground cover and
115 other landscaping materials.
116
117 2. Maximum impervious surface: The combined area occupied by all
118 main and accessory buildings or structures, parking, loading and
119 other paved areas and any other surfaces which reduce and
120 prevent absorption of stormwater shall not exceed ninety (90)
121 percent of the total area unless modified in accordance with
122 Subsection 6-1215.

123
124 **E. Design Requirements.**
125

- 126 1. A site plan meeting the requirements of Section 3-3000, Site Plan
127 Review, shall be submitted and approved.
128
129 2. A landscape plan meeting the requirements of 6-1300, Off-Street
130 Parking and Loading Area Designs Standards, shall be submitted
131 and approved.
132
133 3. Refuse storage areas shall be screened from view in accordance
134 with Section 6-1000, Screening and Fencing.
135
136 4. Mechanical and electrical equipment, including air conditioning
137 units shall be screened from view in accordance with Section 6-
138 1000, Screening and Fencing.
139
140 5. Lighting shall be designed to reflect away from any adjacent
141 residential area and in accordance with Section 6-1400, Lighting
142 Standards.
143
144 6. Accessory buildings and structures shall meet the requirements of
145 Section 5-1000, Accessory Structures and Uses. (G.O. 5425,
146 11/15/04)
147
148 7. The maximum length of the frontage of any building along College
149 Street shall not exceed one-hundred (100) linear feet. The length
150 of a building may exceed one-hundred (100) feet with the approval
151 of a Conditional Use Permit if it can be shown the design of the
152 building incorporates the scale and other features consistent with
153 the intent of this District and the College Street Corridor Plan.
154
155 8. Facades that face streets or connecting pedestrian frontage that
156 are greater than twenty-five (25) feet in length shall be subdivided
157 and proportioned using at least one or more of the following
158 features: windows, entrances, arcades, arbors, awnings (over
159 windows or doors), changes in color or materials, distributed along
160 the façade at least once every twenty-five (25) feet. Site plan
161 elevations of buildings shall be approved by the Administrative
162 Review Committee.
163

164 **F. Bufferyard Requirement.**

165
166 None.
167

168 **G. Parking Requirements.**

169 There shall be at least one (1) off-street parking space for each
170 dwelling unit.
171

172 **4-2903. WC – 2, Live/Work Sub-area.**
173

174 **Purpose:** A live/work is a business conducted within a dwelling unit by
175 occupants of the dwelling unit. A live/work is distinguished from a home
176 occupation primarily in that a live/work use can include employees who
177 are not residents of the home and involve a greater number of customers.
178

179 **A. Live/Work Standards.**
180

181 Development within this district shall comply with the Live/Work Unit
182 provisions of the International Building Code.
183

184 Live/Work Unit: A dwelling unit or sleeping unit in which a significant
185 portion of the space includes a nonresidential use that is operated by
186 the tenant.
187

188 Commercial Vehicles: Commercial vehicles accessory to the business
189 activity may be kept at the dwelling site provided off-street parking for
190 the vehicles can be accommodated on site.
191

192 Offsite Effects: No live/work use activity shall result in offsite dust,
193 electrical interference, fumes, gas, glare, light, noise, odor, smoke,
194 toxic/hazardous materials, vibration, or other hazardous or nuisances
195 as determined by the Director of Building Development Services.
196

197 Signage: Signage shall be in accordance with Section 5-1400, Signs.
198

199 **B. Permitted Uses.**
200

- 201 1. Art and craft work such as ceramics, painting, photography,
202 sculpture, woodwork, and similar cottage industries that may
203 involve minor use of hazardous or flammable substances as
204 regulated by the International Building Code and the International
205 Fire Code; or operations which generate noise, dust, or odors
206 provided they are determined to be compatible with the surrounding
207 land uses.
208

2. Office uses by architects, attorneys, consultants, engineers, writers and owners of electronic commerce businesses, computer programming and data processing, and similar uses.
3. One-on-one and group services such as music, art, and dance lessons, tutors, licensed counseling and massage therapy, etc.
4. Tailoring, sewing, washing and ironing
5. Churches and other places of worship, including parish houses and Sunday Schools, but excluding overnight shelters.
6. Direct sale product distribution (Amway, Avon, Tupperware, etc.)
7. Furniture refinishing/antique restoration
8. Hair salons and day spas
9. Mail order, not including retail sales from site.
10. Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family occupying the dwelling unit provided one (1) off-street parking space is provided for each person.
11. Telephone answering services
12. "Work at home" activities where employees of a business, located at another location, perform work for the business in their own residence, provided all physical contact between the business and the employee occurs at the place of business and not the residence, other than the initial installation of any equipment or other work facilities. The work activities of the employee shall conform with all other requirements of this District.
13. Other live/work uses determined by the Administrative Review Committee to be of a similar and compatible nature to those uses described herein.
14. Single family detached dwellings

- 250 15. Single family semi-detached dwellings, such as patio court homes
251 and twin houses
- 252
- 253 16. Accessory apartments in owner-occupied single family detached
254 dwellings, in accordance with Section 5-2400, Accessory
255 Apartments.
- 256
- 257 17. Accessory Uses, as permitted by Section 5-1000, Accessory
258 Structures and Uses.
- 259
- 260 18. Noncommercial, not-for-profit residential neighborhood facilities,
261 including indoor and outdoor recreational facilities, community
262 centers, offices of property owners associations and maintenance
263 facilities operated by a neighborhood or community organization or
264 property owners association in accordance with the provisions of
265 Section 5-2700, Noncommercial Not-for-Profit Neighborhood
266 Facilities. (G.O. 4759, 11/10/97)
- 267
- 268 19. Townhouses.
- 269
- 270 20. Zero-lot-line construction, in accordance with Section 3-3200, Zero-
271 Lot-Line Construction.
- 272
- 273 21. Any use that is existing at the time this ordinance is adopted and is
274 a permitted use within the Live/Work District can continue as a
275 stand-alone use on the lot provided that a Conditional Use Permit is
276 obtained for any expansion of said use.
- 277

278 **C. Conditional Uses.**

279

- 280 1. Adaptive use of non-residential structures in accordance with
281 Subsection 3-3310.B.4.
- 282
- 283 2. Bed and breakfasts in accordance with Subsection 3-3310.B.2.
- 284
- 285 3. Stand- alone non-residential use. Any of the permitted uses within
286 this district may be permitted as a stand-alone use provided a
287 Conditional Use Permit is approved in conformance with Section 3-
288 3310.
- 289

290 **D. Use Limitations.**

291

1. There shall be a separate platted lot of record for each single family semi-detached or townhouse dwelling unit.
2. All uses shall operate in accordance with the noise standards contained in Section 6-1500, Noise Standards.
3. No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code.
4. Refuse storage areas shall be screened from view in accordance with Section 6-1000, Screening and Fencing.
5. All activities and permitted uses except for the following shall be conducted entirely within a completely enclosed building:
 - a. Occasional outdoor sales on private property.
 - b. Off-street parking and loading facilities.
 - c. Outdoor eating and drinking facilities.

E. Bulk Regulations.

1. Maximum structure height:

Thirty-five (35) feet or two-and-one-half (2 ½) stories above the finished street grade.
2. Minimum yard requirements:
 - a. Front yard: Fifteen (15) feet. The front yard setback maybe reduced below the minimum required if a conditional use permit is approved in accordance with Section 3-3300, Conditional Use Permits, or an approved preliminary plat in accordance with the City's Subdivision Regulations.
 - b. Side yard: None.
 - c. Rear yard: Ten (10) feet
3. Minimum lot area:
 - a. Single-family-detached dwelling: Five thousand (5,000) square feet.

- 332 b. Each single-family-semi-detached dwelling on a separate
333 platted lot: Three thousand seven hundred fifty (3,750) square
334 feet.
335 c. Each townhouse on a separate platted lot:
336 i. End lots: Four thousand (4,000) square feet
337 ii. Interior lots: Three thousand (3,000) square feet
338 d. All other uses: Seven thousand five hundred (7,500) square
339 feet.
340

341 4. Minimum lot width:
342

- 343 a. Single-family detached dwellings: Forty-five (45) feet
344 b. Townhouses:
345 i. End lots: Forty (40) feet
346 ii. Interior lots with driveway in front yard: Thirty (30) feet
347 iii. Interior lots without driveway in front yard: Twenty-four
348 (24) feet.
349 c. Single-family-semi-detached dwelling units: Thirty (30) feet.
350 d. All other uses: Forty-five (45) feet.
351

352 5. Minimum lot depth: Eighty (80) feet
353

354 6. Maximum building coverage (including accessory buildings):
355 Ninety (90) percent.
356

357 **F. Open Space Requirements.**
358

- 359 1. Minimum Open Space: Not less than ten (10) percent of the total
360 lot area shall be dedicated to open space including required yards
361 and bufferyards unless modified in accordance with Subsection 6-
362 1215. Open space shall not include areas covered by buildings,
363 structures, parking areas, driveways and internal streets. Open
364 space shall contain living ground cover and other landscaping
365 materials.
366
367 2. Maximum Impervious Area: The combined area occupied by all
368 main and accessory buildings or structures, parking areas,
369 driveways and any other surfaces which reduce and prevent
370 absorption of storm water shall not exceed ninety (90) percent of
371 the total lot area unless modified in accordance with
372 Subsection 6-1215.

373
374 **G. Design Requirements.**

- 375
376 1. A site plan meeting the requirements of Section 3-3000, Site Plan
377 Review, shall be submitted and approved for three or more
378 townhouse dwelling units, live/work uses and all non-residential
379 uses.
- 380
381 2. A plot plan meeting the requirements of Subsection 3-1103 shall be
382 submitted and approved for all single-family-detached and single-
383 family-semi-detached dwellings.
- 384
385 3. A landscaping plan meeting the requirements of 6-1300, Off-Street
386 Parking and Loading Area Design Standards shall be submitted
387 and approved for structures containing three or more townhouse
388 dwelling units, live/work uses and all non-residential uses.
- 389
390 4. Storage of maintenance or other equipment incidental to any
391 permitted or conditional use except single-family-detached and
392 single-family-semi-detached dwellings shall be screened from view
393 in accordance with the provisions of Section 6-1000, Screening and
394 Fencing.
- 395
396 5. The maximum length of any cluster of townhouse dwelling units
397 shall not exceed six (6) units, or two hundred (200) linear feet.
- 398
399 6. Facades that face streets or connecting pedestrian frontage that
400 are greater than twenty-five (25) feet in length shall be subdivided
401 and proportioned using at least one or more of the following
402 features: windows, entrances, arcades, arbors, awnings (over
403 windows and doors), changes in color or materials, distributed
404 along the façade at least once every twenty-five (25) feet. Site plan
405 elevations of the building shall be approved by the Administrative
406 Review Committee.
- 407
408 7. All off-street parking lots for permitted live/work uses and non-
409 residential uses shall be screened from all residential uses in
410 residential districts in accordance with the provisions of Section 6-
411 1000, Screening and Fencing.
- 412
413 8. Required front yards shall be landscaped with grass, ground cover,
414 plants, shrubs, or trees. Decorative landscaping materials such as

rock, bark and mulch are also permitted. Impervious surfaces required in front yards shall be minimized and, unless otherwise meeting the provisions of *Subsection 6-1302*, shall be limited to driveways leading to off-street parking areas located outside the required front yard and walkways necessary for access to structures on the property. Circular driveways are permitted if sufficient frontage is available and if approved by the Traffic Engineer. (G.O.5355, 03/15/04)

9. Accessory buildings and structures shall meet the requirements of Section 5-1000, Accessory Structures and Uses.
(G.O. 5425, 11/15/04)

H. Bufferyard Requirements.

None.

I. Parking Requirements

There shall be at least one (1) off-street parking space for each dwelling unit.

4-2904. WC – 3, Residential Sub-area.

A. Permitted Uses.

1. Single-family-detached dwellings
2. Single-family-semi-detached dwellings, in accordance with Section 3-3100, Cluster Developments.
3. Accessory apartments in owner-occupied single-family-detached dwellings, in accordance with Section 5-2400, Accessory Apartments.
4. Accessory uses, as permitted, as permitted by Section 5-1000, Accessory Structures and Uses.
5. Churches and other places of worship, including parish houses and Sunday schools, but excluding overnight shelters.
6. Cluster subdivisions, in accordance with Section 3-3100, Cluster Subdivisions.

- 457
- 458 7. Community Gardens without retail or wholesale sales on-site in
- 459 accordance with the performance standards of Section 5-3000,
- 460 Community Gardens (G.O. 5843, 11/9/09)
- 461
- 462 8. Duplexes
- 463
- 464 9. Group homes, residential, in accordance with Section 5-2500,
- 465 Residential Group Homes.
- 466
- 467 10. Home occupation uses, as permitted by Section 5-1100, Home
- 468 Occupations.
- 469
- 470 11. Noncommercial, not-for-profit residential neighborhood facilities,
- 471 including indoor and outdoor recreational facilities, community
- 472 centers, offices of property owners associations and maintenance
- 473 facilities operated by a neighborhood or community organization or
- 474 a property owners association in accordance with the provisions of
- 475 Section 5-2700, Noncommercial Not-For-Profit Neighborhood
- 476 Facilities. (G.O. 4759, 11/10/97)
- 477
- 478 12. Police and fire stations.
- 479
- 480 13. Public and private parks, and playgrounds, excluding golf courses,
- 481 miniature golf courses and driving ranges.
- 482
- 483 14. Temporary Uses, as permitted by Section 5-1200, Temporary
- 484 Uses.
- 485
- 486 15. Townhouses
- 487
- 488 16. Zero-lot-line construction, in accordance with Section 3-3200, Zero-
- 489 Lot-Line Construction.

490

491 **B. Conditional Uses.**

492

- 493 1. Adaptive use of non-residential structures in accordance with
- 494 Subsection 3-3310.B.4.
- 495
- 496 2. Bed and breakfasts in accordance with Subsection 3-3310.B.2.
- 497
- 498 3. Clubhouses associated with any permitted use.

- 499
- 500 4. Community Centers, non-profit. (G.O. 5882, 7/26/10)
- 501
- 502 5. Non-residential uses on the first floor frontage of buildings that front
- 503 on College Street provided there is at least one (1) residential unit
- 504 above or behind the non-residential use. Non-residential uses
- 505 include the Office, Retail Sales, Personal Services and Eating and
- 506 Drinking Establishments Use Groups.
- 507
- 508 6. Multi-Family dwellings provided it can be shown the unusual
- 509 configuration of the lot will support a greater density without
- 510 overpowering the surrounding development and the proposed
- 511 development conforms to the intent of the College Street Corridor
- 512 Plan.
- 513

514 **C. Use Limitations.**

- 515
- 516 1. There shall be a separate platted lot of record for each single-
- 517 family-semi-detached or townhouse dwelling unit.
- 518
- 519 2. All uses shall operate in accordance with the noise standards
- 520 contained in Section 6-1500, Noise Standards.
- 521
- 522 3. No use shall emit an odor that creates a nuisance as determined by
- 523 Chapter 24, Article X, Springfield City Code.
- 524
- 525 4. All activities and permitted uses except for the following shall be
- 526 conducted entirely within a completely enclosed building:
- 527
- 528 a. Occasional outdoor sales on private property
- 529 b. Off-street parking and loading facilities
- 530 c. Outdoor eating and drinking facilities

531 **D. Bulk Regulations.**

- 532
- 533 1. Maximum structure height:
- 534
- 535 a. Two and one-half (2 ½) stories or thirty-five (35) feet above the
- 536 average elevation of the depth of the lot.
- 537 b. Maximum of four (4) stories, or fifty-five (55) feet above the
- 538 finished street grade with the approval of a Conditional Use
- 539 Permit in accordance with Section 3-3300, Conditional Use
- 540 Permits.

541 2. Minimum yard requirements:

- 542
- 543 a. Front yard: None, provided there is at least thirty (30) feet from
- 544 the centerline of College Street.
- 545 b. Side yards: None.
- 546 c. Rear yard: Minimum fifteen (15) feet.
- 547

548 3. Minimum Lot Area:

- 549
- 550 a. Single-family-detached dwellings: Five-thousand (5,000)
- 551 square feet.
- 552 b. Duplexes: Seven-thousand-five-hundred (7,500) square feet
- 553 c. Each single-family-semi-detached dwelling on a separate
- 554 platted lot: Three-thousand-seven-hundred-fifty (3,750) square
- 555 feet.
- 556
- 557 d. Each townhouse on a separate platted lot:
- 558 i. End lots: Four-thousand (4,000) square feet.
- 559 ii. Interior lots: Three-thousand (3,000) square feet.
- 560 e. All other uses: Seven-thousand-five-hundred (7,500) square
- 561 feet.
- 562

563 4. Minimum lot width:

- 564
- 565 a. Single-family-detached and duplex dwellings and residential
- 566 group homes: Forty-five (45) feet.
- 567 b. Townhouses
- 568 i. End lots: Forty (40) feet
- 569 ii. Interior lots with driveway in front yard: Thirty (30) feet
- 570 iii. Interior lots without driveway in front yard: Twenty-four
- 571 (24) feet
- 572 c. Single-family-semi-detached dwelling units: Thirty (30) feet.
- 573 d. All other uses: Forty-five (45) feet
- 574

575 5. Minimum lot depth: Eighty (80) feet.

576

577 6. Maximum building coverage (including accessory buildings):

578 Ninety (90) percent.

579

580 7. The maximum density for multi-family development shall be limited

581 to eighteen (18) dwelling units per acre

582
583 **J. Open Space Requirements.**
584

- 585 1. Minimum open space: Not less than ten (10) percent of the total lot
586 area shall be devoted to open space including required yards and
587 bufferyards unless modified in accordance with Subsection 6-1215.
588 Open space shall not include areas covered by buildings,
589 structures, parking areas, driveways and internal streets. Open
590 space shall contain living ground cover and other landscaping
591 materials.
592
593 2. Maximum impervious area: The combined area occupied by all
594 main and accessory buildings or structures, parking areas,
595 driveways and any other surfaces which reduce and prevent
596 absorption of storm water shall not exceed ninety (90) percent of
597 the total lot area unless modified in accordance with Subsection 6-
598 1215.

599 **K. Design Requirements.**
600

- 601 1. A site plan meeting the requirements of Section 3-3300, Site Plan
602 Review, shall be submitted and approved for three or more
603 townhouse dwelling units and all non-residential uses.
604
605 2. A plot plan meeting the requirements of Subsection 3-1103 shall be
606 submitted and approved for all single-family-detached, duplex, and
607 single-family-semi-detached dwellings.
608
609 3. A landscaping plan meeting the requirements of 6-1300, Off-Street
610 Parking and Loading Area Design Standards, shall be submitted
611 and approved for structures containing three or more townhouse
612 dwelling units.
613
614 4. Storage of maintenance or other equipment incidental to any
615 permitted or conditional use except a single-family-detached,
616 duplex, and single-family-semi-detached dwellings shall be
617 screened from view in accordance with the provisions of Section 6-
618 1000, Screening and Fencing.
619
620 5. The maximum length of any cluster of townhouse dwelling units
621 shall not exceed six (6) units, or two hundred (200) linear feet.
622

- 623 6. All off-street parking lots for permitted non-residential uses shall be
624 screened from all residential uses in residential districts in
625 accordance with the provisions of Section 6-1000, Screening and
626 Fencing.
- 627
- 628 7. Refuse storage areas for permitted non-residential uses shall be
629 screened from view in accordance with Section 6-1000, Screening
630 and Fencing.
- 631
- 632 8. Mechanical and electrical equipment, including air conditioning
633 units, shall be screened from view in accordance with Section 6-
634 1000, Screening and Fencing.
- 635
- 636 9. Accessory buildings and structures shall meet the requirements of
637 Section 5-1000, Accessory Structures and Uses. (G.O. 5425,
638 11/15/04)

639

640 **L. Bufferyard Requirements.**

641 None.

642

643 **M. Parking Requirements.**

644

645 There shall be at least one (1) off-street parking space for each
646 dwelling unit.

647

648

EXPLANATION TO COUNCIL BILL NO: 2013-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To amend *Section 4-4400, Industrial Commercial District*, in the *Springfield Zoning Ordinance* to permit the medical office use group. (Staff recommends approval).

BACKGROUND INFORMATION:

ZONING ORDINANCE TEXT AMENDMENT – MEDICAL OFFICE USES IN THE IC DISTRICT AMENDMENTS

Planning and Zoning Commission initiated amendments to allow medical office uses in the Industrial Commercial District at their meeting on July 11, 2013.

Currently, all commercial zoning districts including the office district allow the Medical Office Use Group. The IC, Industrial Commercial District, is intended to allow industrial operations and activities in combination with commercial uses. Staff believes that the IC District with its concentration on high-intensity uses should have the same ability to develop or redevelop with medical offices as any other commercial zoning district. Staff is proposing to add the Medical Office Use Group to the IC District because the characteristics of the medical office use are compatible with other permitted uses in the district.

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

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on August 8, 2013, 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 a compatible commercial use to the Industrial Commercial (IC) District.

Submitted by:

Bob Hosmer, AICP
Principal Planner

Greg Burris, City Manager

ATTACHMENT A
MEDICAL OFFICE USES IN IC DISTRICT AMENDMENTS

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

Section 4-4400. IC - Industrial Commercial District. (G.O. 4329, 04/05/93)

4-4402. Permitted Uses. (G.O. 5879, 7/26/10)

- A. Accessory Uses, as permitted by *Section 5-1000, Accessory Structures and Uses*.
- B. Ambulance services.
- C. Any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales offices accessory thereto.
- D. Any residential dwellings existing at the time the district is mapped. As a conforming use, 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. 6042, 04/08/13)
- E. Auction sales, flea markets, and swap meets.
- F. Automobile service garages including body and fender repair and paint shops. (G.O. 5127, 10/29/01)
- 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. Catering businesses. (G.O. 5585, 07/24/06)
- L. Cemeteries.
- M. Churches and other places of worship, including parish houses, Sunday schools, and emergency shelters. (G.O. 4852, 11/23/98)
- N. 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)
- O. Commercial off-street parking lots and structures.

- P. Commercial Outdoor Recreation Use Group.
- Q. Construction equipment storage yards. (G.O. 5127, 10/29/01)
- R. Day care centers in accordance with Chapter 36, Article XI, Springfield City Code.
- S. Eating and Drinking Establishments Use Group.
- T. Entertainment-oriented Use Group.
- U. Funeral homes, mortuaries, and crematoriums.
- V. General Office Use Group.
- W. Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with *Section 6-1000, Screening and Fencing*, (non-household resource recovery collection centers are permitted by C above).
- X. Manufactured housing (mobile home) and trailer sales, leasing and service with no storage
- Y. Medical Office Use Group
- ~~Y-Z.~~ Nurseries, greenhouses and garden stores.
- Z-AA. Upholstery shops. (G.O. 5127, 10/29/01)
- ~~AA-BB.~~ Personal Services Use Group.
- ~~BB-CC.~~ Pest control services.
- ~~CC-DD.~~ Police and fire stations.
- ~~DD-EE.~~ Private clubs and lodges.
- ~~EE-FF.~~ Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.
- ~~FF-GG.~~ Public or private vehicle and boat storage garages, yards, or lots.
- GG-HH. Public service and public utility uses, as follows: (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.

- 96
97 3. Tier IV wireless facilities in accordance with *Section 5-2600,*
98 *Telecommunication Towers*, provided wireless towers are setback from
99 any residential district at least two (2) feet for every one (1) foot of tower
100 height and allow collocation of at least one (1) additional provider's
101 facilities or at least two (2) additional providers' facilities if the tower
102 height is one-hundred-twenty (120) feet or greater.
103
104 4. Water reservoirs, water standpipes, and elevated and ground-level water
105 storage tanks.
106

107 | ~~HH.II.~~ Retail Sales Use Group.
108

109 | ~~II.JJ.~~ Schools, professional, commercial, industrial and trade.
110

111 | ~~JJ.KK.~~ Schools or development centers for persons with handicaps or development
112 disabilities.
113

114 | ~~KK.LL.~~ Self-service storage facilities.
115

116 | ~~LL.MM.~~ Swimming pool sales and display.
117

118 | ~~MM.NN.~~ Taxi dispatch yards and offices.
119

120 | ~~NN.OO.~~ Taxidermists.
121

122 | ~~OO.PP.~~ Temporary Lodging Use Group.
123

124 | ~~PP.QQ.~~ Temporary uses, as permitted by *Section 5-1200, Temporary Uses.*
125

126 | ~~QQ.RR.~~ Towers other than wireless facilities, less than one hundred (100) feet in height,
127 and related facilities. (G.O.5094, 07/09/01)
128

129 | ~~RR.SS.~~ Upholstery shops.
130

131 | ~~SS.TT.~~ Veterinary clinics, animal hospitals and outdoor kennels provided that at the time
132 the use is established any outdoor activities are clearly accessory to the primary
133 use and provided that no outdoor activities are located closer than a three
134 hundred (300) foot radius from a building used for a church, school, hotel, motel,
135 or restaurant, or from a property zoned residential or a building used for
136 residential purposes. (G.O. 5471, 06/27/05)
137

138 | ~~TT.UU.~~ Warehouses, storage and distribution centers.
139

140 | ~~UU.VV.~~ Wholesale Sales Use Group.
141
142

EXPLANATION TO COUNCIL BILL NO: 2013-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To change the name of the 4200-4800 blocks West Farm Road 130 (Maple Street), between Broadview Place and Meteor Avenue, to Junction Street. (Staff recommends approval.)

BACKGROUND INFORMATION:

STREET NAME CHANGE NO. 75

The City recently annexed West Farm Road 130 as part of the West Wye connecting track project. Staff is proposing to change the name of Farm Road 130 to Junction Street because existing Junction Street connects to the east end of this portion of roadway and creates a natural continuation of this street name in this area. The change to Junction Street will also minimize confusion for emergency responders in the future because renaming to Maple Street, which is currently being used by some property owners, will create an overlap with existing Maple Street to the south (attached location map). The proposed street name change will result in multiple property owners changing their addresses (mostly from Farm Road 130 to Junction Street), which typically occurs when streets are annexed because the City does not use the Farm Road names.

REMARKS:

The Planning and Zoning Commission held a public hearing on August 8, 2013, and recommended _____, by a vote of __ to __, of this street name change.

The Planning and Development staff recommends approval of the proposed street name change (see attached Zoning and Subdivision Report).

Submitted by:

Bob Hosmer, AICP, Principal Planner

Greg Burris, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Staff Report

ATTACHMENTS:

Attachment 1, Background Report

EXHIBIT A
RECORD OF PROCEEDINGS
STREET NAME CHANGE 75

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

Zoning & Subdivision Report

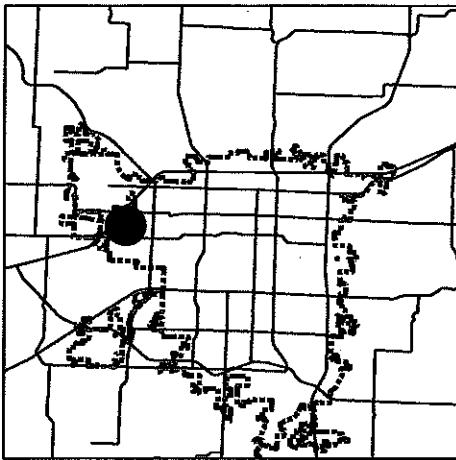
Planning & Development - 417/864-1031

840 Boonville - Springfield, Missouri 65802

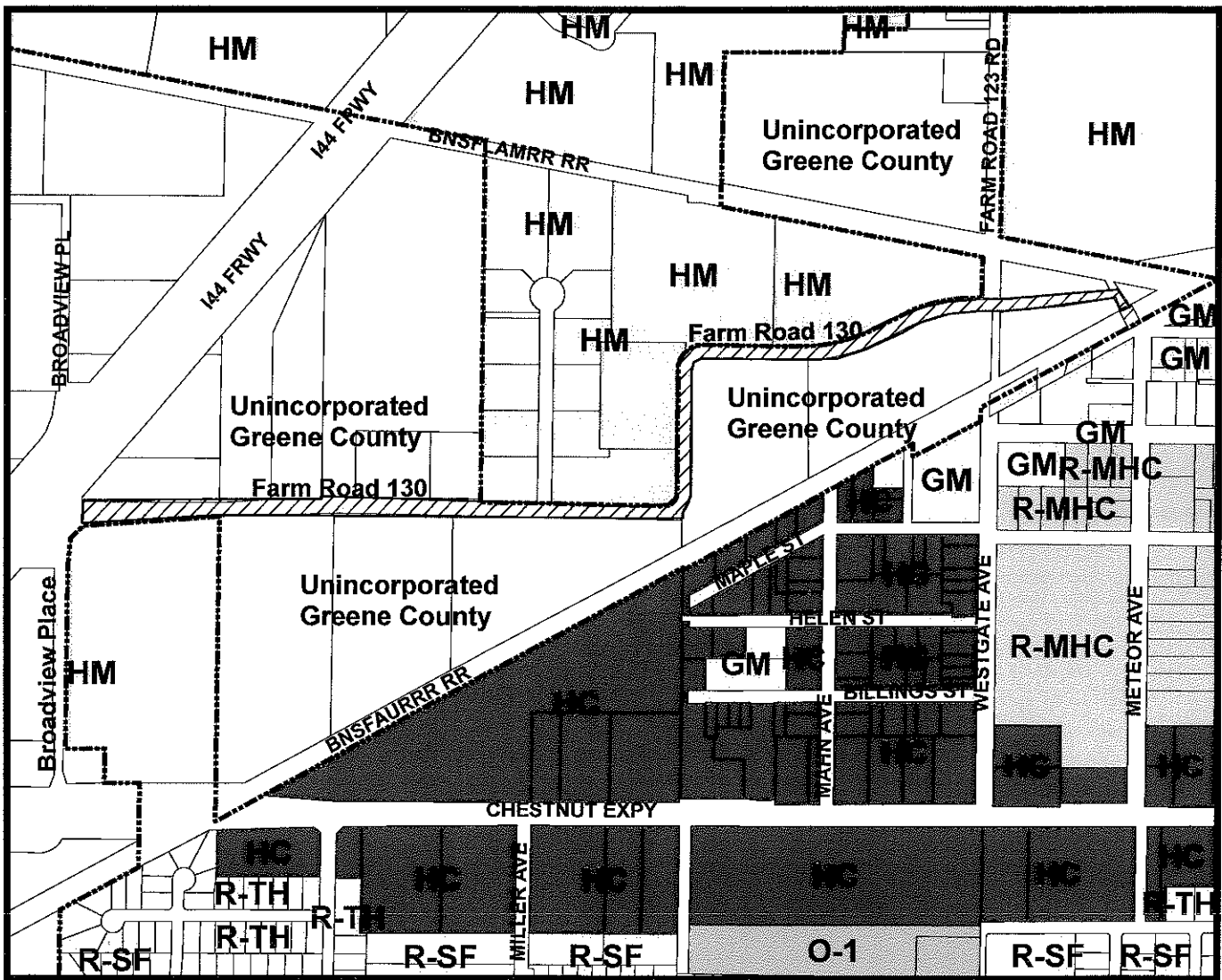
Street Name Change 75

Location: 4200-4800 blocks W. Farm Road 130 (Maple St.)

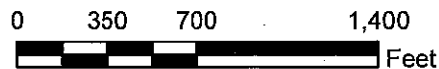
Purpose: Change Street Name from Farm Road 130 (Maple) to Junction Street



LOCATION SKETCH



- Area of Proposal



1 inch = 700 feet

Zoning & Subdivision Report

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

STREET NAME CHANGE 75

DATE: July 29, 2013

PURPOSE: To change the name of West Farm Road 130 (Maple Street) between Broadview Place and Meteor Avenue to Junction Street.

LOCATION: 4200-4800 blocks W. Farm Road 130 (Maple St.)

APPLICANT: City of Springfield

RECOMMENDATION:

Staff recommends **approval**.

FINDINGS:

1. This request provides for a consistent street name without any overlap through this area which reduces confusion and improves emergency response.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
417-864-1036

ATTACHMENT A
BACKGROUND REPORT
STREET NAME CHANGE 75

APPLICANT'S PROPOSAL:

The City recently annexed W. Farm Road 130 as part of the West Wye connecting track project. As part of the recent annexation, staff is proposing to change the name of Farm Road 130 to Junction Street.

E-911 COMMENTS:

Emergency 911 supports the request.

POLICE DEPARTMENT COMMENTS:

No objections as long as all 911 addresses are updated and proper signage is put into place.

FIRE DEPARTMENT COMMENTS:

Fire has no objection with the proposal as long as all affected 911 addresses are updated accordingly.

BUILDING DEVELOPMENT SERVICES COMMENTS:

1. The following properties in the city will need to have the 911 address updated to reflect the name change:

4860 W. Farm Road 130
4715 W. Farm Road 130
4581 W. Farm Road 130
4551 W. Maple St

2. There are several properties that are in Greene County that will need their addresses updated.

SANITARY SEWER COMMENTS:

The proposed Street Name Change would have no impact on public sewer.

TRAFFIC ENGINEERING COMMENTS:

No comments regarding the proposed street name change.

GREENE COUNTY HIGHWAY DEPARTMENT:

No comments regarding the proposed street name change.

STORMWATER COMMENTS:

No concerns regarding the proposed Street Name Change.

CITY UTILITIES COMMENTS:

No objection. Currently there is confusion and inconsistent street names on several of the accounts for buildings along this stretch.

COMMENTS FROM ADJACENT LANDOWNERS:

No comments received.

STAFF COMMENTS:

1. As required for changes of street names, staff posted the affected street and mailed letters to all the owners and tenants on the affected street. The City recently annexed West Farm Road 130 as part of the West Wye connecting track project. Staff is proposing to change the name of Farm Road 130 to Junction Street because existing Junction Street connects to the east end of this portion of roadway and creates a natural continuation of this street name in this area. The change to Junction Street will also minimize confusion for emergency responders in the future because using Maple Street, which is currently being used by some property owners, will create an overlay with existing Maple Street to the south (attached location map). The proposed street name change will result in multiple property owners changing their addresses (mostly from Farm Road 130 to Junction Street) which typically occurs when streets are annexed because the City does not use the Farm Road names.
2. Planning and Zoning Commission's recommendation on this case will be sent to City Council for final approval.

EXPLANATION TO COUNCIL BILL NO: 2013-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To accept the dedication of the public streets and easements as shown on the Preliminary Plat Renewal of **Robert Industrial Park** generally located on the west side of the 900 block South West Bypass. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

- A. See the legal description set forth on the Preliminary Plat Renewal of **Robert Industrial Park** dated July 17, 2013, 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 August 8, 2013 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, except for any standards modified by the applicant's request for a subdivision variance, if approved.
 - a. Sanitary sewers shall be extended to all building sites.
 - b. Sidewalks shall be provided along the north side of Webster Street and the east side of Farm Road 123 (Westgate Avenue)
 - c. All required storm water detention and water quality facilities must be constructed prior to approval of the Final Plat.
 - d. An approved fire apparatus turn-around shall be constructed at the end of Webster Street, as shown on Exhibit A.
 - 2. All required street rights-of-way; drainage, utility, and cross-access easements; and limitations of access shall be dedicated on the Final Plat.
 - a. Additional right-of-way shall be dedicated for Farm Road 123 (Westgate Avenue) to total forty (40) feet from the centerline.
 - b. Drainage easements for the conveyance and detention of storm water shall be provided, as shown on Exhibit A. The final placement of the

easement across Lot 7 will be established on the final plat as the final grading of the site will determine the final placement of the drainage easement.

- c. A 10 foot wide utility easement shall be provided on lots 1 through 6, directly abutting Farm Road 123 (Westgate Avenue).
 - d. A 10 foot wide utility easement shall be provided on lots 4 through 9, directly abutting Webster Street.
 - e. A 30 foot wide sanitary sewer easement shall be provided along the south property line of lot 8.
 - f. A 10 foot wide sanitary sewer easement shall be provided across lots 2, 3, and 8.
 - g. An avigation easement shall be provided over all portions of the subdivision that are located within the boundaries of Airport Overlay District – 3.
 - h. An off-site detention contract agreement will be required with the City of Springfield Legal Department.
 - i. An irrevocable consent to dedicate right-of-way, acceptable to the City Attorney shall be tenured to the City for the future extension of Webster Street to the east side of the property.
 - j. The detention/water quality basin shall be platted within Common Areas to be owned and maintained by the property owners association. The flooding limits for the sinkholes shall be dedicated as drainage easements which extend fifty (50) feet into the property from the flooding limit as shown on Exhibit A.
- 3. Additional detail regarding the perimeter of the sinkholes shall be part of the Final Plat submittal in addition to clearly delineating and describing the limits of the no-build zones surrounding all of the sinkholes.
 - 4. The avigation easement over the subject property shall be clearly identified and labeled on the Final Plat.
 - 5. The following note shall replace the surveyor's note on the Final Plat:
"Development and use of the land within the avigation easement shall comply with and shall be governed by standards for Airport Overlay District AO-3 as set out in the Springfield Zoning Ordinance."
 - 6. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
 - 7. 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.
 - 8. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore

provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Code.

9. All other requirements necessary for this subdivision shall 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.

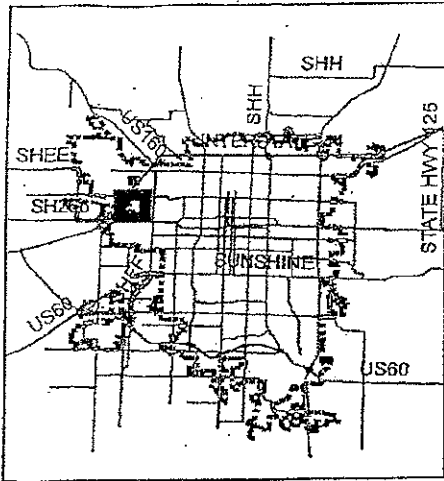
Section No. 206 of the Subdivision Regulations requires that a final plat shall be submitted within two years of City Council's acceptance of the public streets and easements.

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:

Bob Hosmer, AICP
Principal Planner

Greg Burris, City Manager



Zoning & Subdivision Report

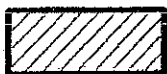
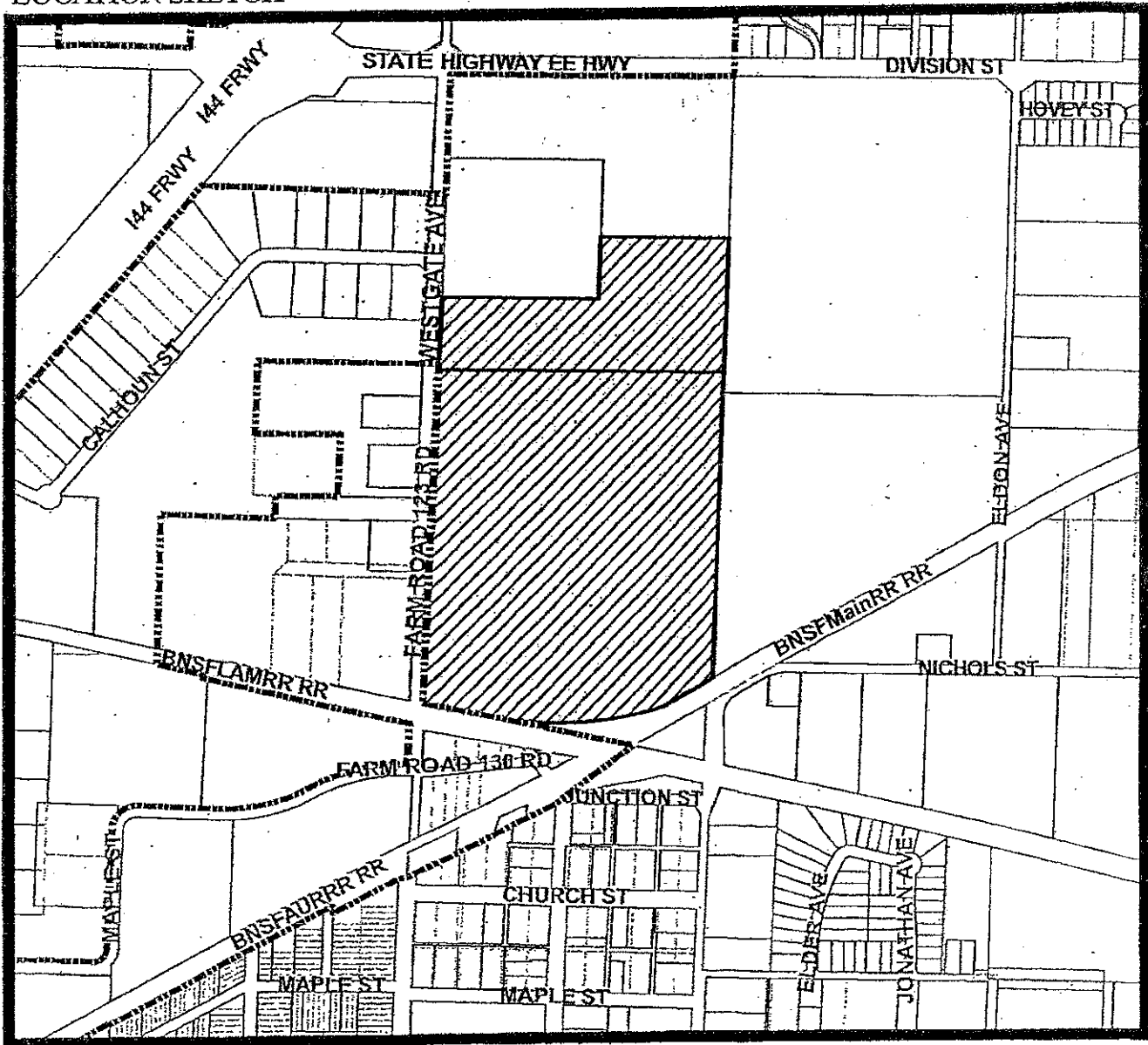
Planning & Development - 417/864-1611
840 Boonville - Springfield, Missouri 65801

Preliminary Plat Renewal - Roberts Industrial Park

Location: 1012 & 1160 N Farm Road 123 (Westgate Avenue)

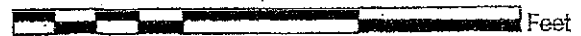
Current Zoning: HM (Heavy Manufacturing District)

LOCATION SKETCH

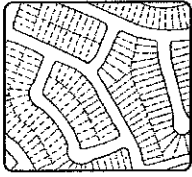


- Area of Proposal

0 350 700 1,400 2,100



1 inch equals 700 feet



Zoning & Subdivision Report

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

PRELIMINARY PLAT RENEWAL – ROBERTS INDUSTRIAL PARK

DATE: June 21, 2013

PURPOSE:

To renew a Preliminary Plat creating a 9 lot industrial subdivision

BACKGROUND:

LOCATION: 1012 and 1160 North Westgate Avenue

APPLICANT: Javalina, LLC and Forerunner, LLC

TRACT SIZE: 60.18 Acres (Approximately)

EXISTING USE: Industrial/Manufacturing

PROPOSED Use: Industrial/Manufacturing

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission **approve** the Preliminary Plat, with the conditions listed below, and recommends that the City Council accept the proposed right-of-way and easements.

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, except for any standards modified by the applicant's request for a subdivision variance, if approved.
 - a. Sanitary sewers shall be extended to all building sites.

- b. Sidewalks shall be provided along the north side of Webster Street and the east side of Farm Road 123 (Westgate Avenue)
 - c. All required storm water detention and water quality facilities must be constructed prior to approval of the Final Plat.
 - d. An approved fire apparatus turn-around shall be constructed at the end of Webster Street, as shown on Exhibit A.
2. All required street rights-of-way; drainage, utility, and cross-access easements; and limitations of access shall be dedicated on the Final Plat.
- a. Additional right-of-way shall be dedicated for Farm Road 123 (Westgate Avenue) to total forty (40) feet from the centerline.
 - b. Drainage easements for the conveyance and detention of storm water shall be provided, as shown on Exhibit A. The final placement of the easement across Lot 7 will be established on the final plat as the final grading of the site will determine the final placement of the drainage easement.
 - c. A 10 foot wide utility easement shall be provided on lots 1 through 6, directly abutting Farm Road 123 (Westgate Avenue).
 - d. A 10 foot wide utility easement shall be provided on lots 4 through 9, directly abutting Webster Street.
 - e. A 30 foot wide sanitary sewer easement shall be provided along the south property line of lot 8.
 - f. A 10 foot wide sanitary sewer easement shall be provided across lots 2, 3, and 8.
 - g. An avigation easement shall be provided over all portions of the subdivision that are located within the boundaries of Airport Overlay District – 3.
 - h. An off-site detention contract agreement will be required with the City of Springfield Legal Department.
 - i. An irrevocable consent to dedicate right-of-way, acceptable to the City Attorney shall be tenured to the City for the future extension of Webster Street to the east side of the property.
 - j. The detention/water quality basin shall be platted within Common Areas to be owned and maintained by the property owners association. The flooding limits for the sinkholes shall be dedicated as drainage easements which extend fifty (50) feet into the property from the flooding limit as shown on Exhibit A.
3. Additional detail regarding the perimeter of the sinkholes shall be part of the Final Plat submittal in addition to clearly delineating and describing the limits of the no-build zones surrounding all of the sinkholes.

4. The avigation easement over the subject property shall be clearly identified and labeled on the Final Plat.
5. The following note shall replace the surveyor's note on the Final Plat:
"Development and use of the land within the avigation easement shall comply with and shall be governed by standards for Airport Overlay District AO-3 as set out in the Springfield Zoning Ordinance."
6. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
7. 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.
8. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Code.
9. All other requirements necessary for this subdivision shall be in compliance with the *Subdivision Regulations*

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner

Exhibit A: Preliminary Plat Drawing
Attachment 1: Staff Background Report

ATTACHMENT 1
BACKGROUND REPORT
PRELIMINARY PLAT – ROBERTS INDUSTRIAL PARK

APPLICANT'S PROPOSAL:

Javalina, LLC and Forerunner, LLC, owners of the subject property, are requesting renewal of the Preliminary Plat for Roberts Industrial Park, a 9-lot industrial subdivision.

HISTORY:

The original Preliminary Plat for Roberts Industrial Park was approved by City Council on October 3, 2005. The Preliminary Plat was renewed by City Council on October 8, 2007 (Special Ordinance No. 25278), October 12, 2009 (Special Ordinance No. 25673) and then again on August 8, 2011 (Special Ordinance No. 25945).

TRAFFIC ENGINEERING COMMENTS:

The Preliminary Plat is acceptable to City Traffic Engineer with the same conditions as previous plat approval.

SANITARY SERVICE COMMENTS:

All lots are served by public sewer. No problems with renewal of plat.

STORMWATER COMMENTS:

1. All required Stormwater detention and water quality facilities must be constructed prior to approval of the final plat.
2. Detention / water quality basin is required to be platted in Common Area.
3. Flooding limits for the sinkholes should be shown within drainage easements. This easement should extend 50 feet into the property from the flooding limit in order to establish building setbacks.
4. Off-site drainage easement is required across proposed Lot 7 to convey the surface runoff from the north.

CITY UTILITIES COMMENTS:

1. Ten feet wide utility easements shall be provided along all street frontages.

STAFF COMMENTS:

1. According to Section 206(3)(h) of the Subdivision Regulations, the approval of a Preliminary Plat shall be effective for a period of two years. Within this time period, a Final Plat shall be submitted; otherwise, the plat will expire and be considered null and void. However, upon request by the subdivider, the Planning

and Zoning Commission may extend the effective period of the preliminary plat for an additional two years.

2. A cul-de-sac designed in accordance with the City's design standards will terminate Webster Street on this property at this time. The Preliminary Plat will contain a 60 foot wide strip of land reserved for the future extension of Webster Street to the east boundary of the subdivision.
3. The Preliminary Plat for Roberts Industrial Park was approved with Subdivision Variances from Sections 403(4) and 403(6) of the Subdivision Regulations. More specifically, the approved Subdivision Variances permit Webster Street to exceed 800 ft in length (maximum length of cul-de-sac). They also remove the requirement to extend Webster Street to the east boundary of the subdivision. In lieu of extending the street, an irrevocable consent to dedicate right-of-way will be provided, thus allowing Webster Street to be extended in the future. The previously approved Subdivision Variances are included in this request to renew the Preliminary Plat for Roberts Industrial Park.
4. As requested by City Utilities, 10 foot wide utility easements will be required along the street side of all lots with public street frontages
5. A portion of the subdivision lies within the Airport Overlay District-3. According to Section 4-2600 of the Zoning Ordinance, an avigation easement is required upon subdividing property located within this zone. This easement shall establish a height restriction on the use of the property (development no greater than 50 ft in height) and hold the public harmless from any damages caused by noise vibration, fumes, dust, fuel, fuel particles, or other effects that may be caused by the operation of aircraft taking off, landing, or operating on or near the Springfield-Branson National Airport.
6. An avigation easement is shown on the Preliminary Plat. Prior to recording of the Final Plat, the following will apply:
 - a. The portions of the subdivision that are located with the avigation easement shall be clearly identified (perhaps hash marked or shaded) and labeled on the Final Plat.
 - b. The following note shall replace the surveyor's note on the Final Plat:
"Development and use of the land within the avigation easement shall comply with and shall be governed by standards for Airport Overlay District AO-3 as set out in the Springfield Zoning Ordinance"

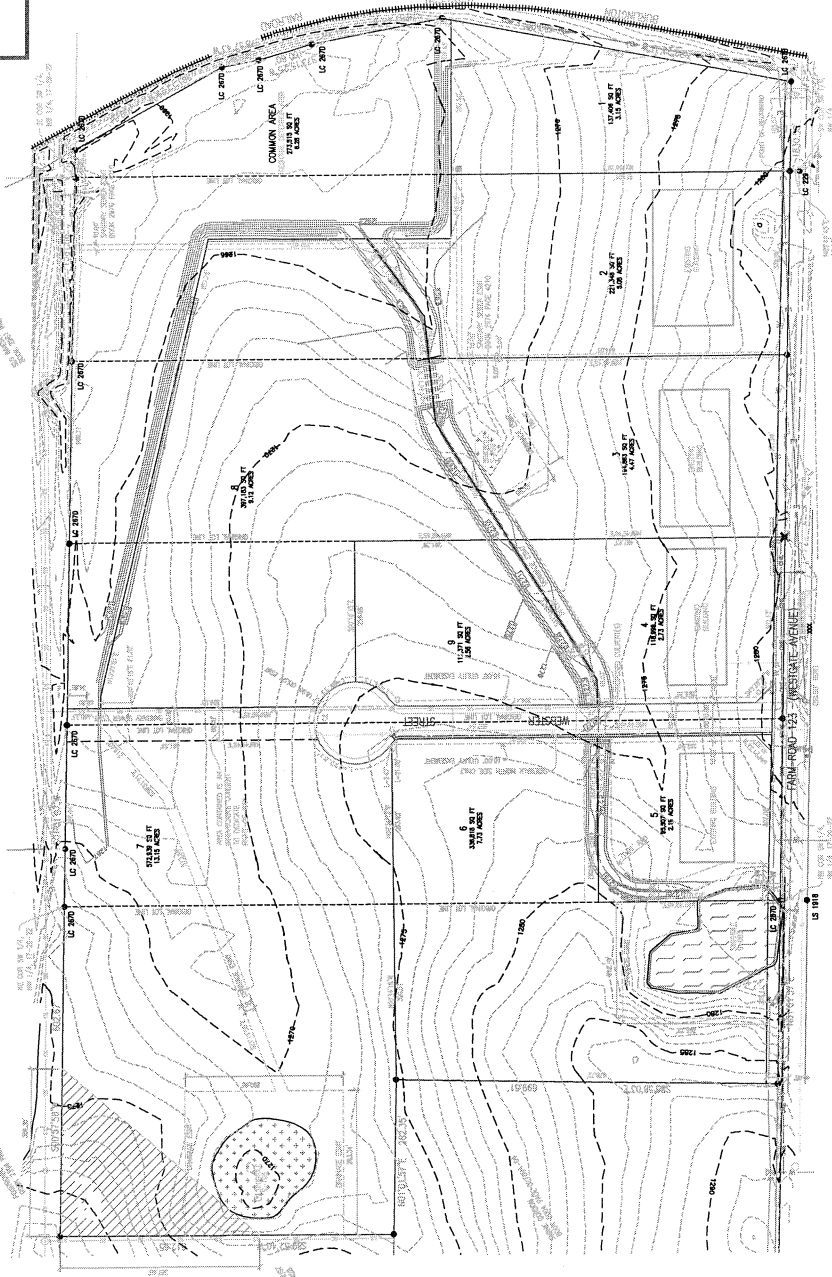
7.9.17

OWNER/DEVELOPER
JAVALINA, LLC AND
FORERUNNER, LLC
1300 W. POPLAR STREET, SUITE 200
SPRINGFIELD, MO 65802
ERIC ROBERTS, MEMBER OF JAVALINA, LLC
JOE K. ROBERTS, MEMBER OF FORERUNNER, LLC

CURVE	DELTA	1964-74	1975-79	1980-84	1985-89
C1	26.50	26.74	26.77	26.75	26.75
C2	26.00	26.14	26.15	26.21	26.21
C3	25.00	25.14	25.15	25.21	25.21



SECTION 17,
TOWNSHIP 29N, RANGE 22W

[illegible]

BUILDING SETBACKS

[illegible]

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PRELIMINARY PLAT



2006. *United Nations*. 2006.

Figure 6

SURGEON'S NOTES

1. REPORT IS SUBJECT AT AN ADVANCE EXAMINATION WITHIN THE 24-H HOURS, EXCEPT THE HOURS OF CONFINEMENT OF THE SUBJECT.

2. THE FINAL PLACEMENT OF THE STAMP MUST PRESENT POSITIVE EVIDENCE OF THE DATE OF CONFINEMENT OF THE SUBJECT.

SHUNJIRO IS A MEMBER OF THE

[illegible]

203 paired

Javalina, LLC & Foremanet, LLC
1391 W Poplar St, Suite 200
Springfield, Missouri 65802
J202 860.290803
605.860.290803
100% 100%



Barry, LLC
Phone (417) 742-8585
Fax (417) 742-8228
102 South Street
P.O. Box 28
Newport, MO 64701

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW SERVICES
MEMORANDUM**

DATE: July 31, 2013

TO: Planning and Zoning Commission

FROM: Daniel Neal 
Senior Planner

SUBJECT: Initiate IC & UN Districts, Off-Street Parking Requirements and
Telecommunication Tower Amendments

Staff is requesting Commission initiate amendments to the following specified and other related sections of the Zoning Ordinance to allow review and consideration. There are specific issues that need to be addressed, but other amendments to these and related sections generally on the same subject may result after a more complete review.

- A. **Section 4-4400. IC- Industrial Commercial District.** Staff wants to review changing the bulk, area, height and other development requirements to make them consistent with the Highway Commercial (HC) District.
- B. **Section 4-2200. UN-University Combining District.** Staff wants to review further reducing off-street parking requirements when additional off-street bicycle parking spaces are provided.
- C. **Section 5-1500. Off-Street Parking Requirements.** Staff wants to review reducing the off-street parking requirement for micro efficiency/studio apartments; streamlining and improving the Cooperative Parking Agreement process; and allowing more off-street parking to be located off-site through a Cooperative Parking Agreement under certain circumstances.
- D. **Section 5-2600. Telecommunication Tower.** Staff wants to review allowing wireless attachments on existing or proposed street lighting structures or other City Utilities utility poles located in the City right-of-way or City Utilities easements.

ZONING & SUBDIVISION REPORT

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

Redevelopment Plan for the College Street Corridor Redevelopment Area

DATE: July 30, 2013

PURPOSE: To approve the Redevelopment Plan for the College Street Corridor Redevelopment Area

LOCATION: Approximately 52.75 acres located immediately west of Downtown Springfield, generally bounded by Missouri and Northern Arkansas Railroad (MN&A Railroad) to the north, West Walnut Street to the south, Grant Avenue to the east, and Kansas Expressway to the west.

APPLICANT: City of Springfield

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the College Street Corridor Redevelopment Area be approved.

FINDINGS:

The proposed Redevelopment Plan for the College Street Corridor Redevelopment Area is in conformance with the *College Street Corridor Plan*, an adopted plan of the City of Springfield.

STAFF CONTACT:

Matt D. Schaefer
Senior Planner
417-864-1100

ATTACHMENTS:

Attachment A: Background Report
Exhibit I: Legal Description
Exhibit II: Location Map
Exhibit III: Redevelopment Plan for the College Street Corridor Redevelopment Area

ATTACHMENT A
BACKGROUND REPORT
REDEVELOPMENT PLAN FOR THE COLLEGE STREET CORRIDOR REDEVELOPMENT AREA

APPLICANT'S PROPOSAL:

Staff has filed an application requesting approval of a redevelopment plan pursuant to Sections 99.300-99.715, RSMo, the Land Clearance for Redevelopment Authority Law (the "LCRA Law"), for the redevelopment of an area comprising approximately 52.75 acres immediately west of Downtown Springfield, generally bounded by Missouri and Northern Arkansas Railroad (MN&A Railroad) to the north, West Walnut Street to the south, Grant Avenue to the east, and Kansas Expressway to the west (*Exhibits I&II*). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan (*Exhibit III*) for conformance with the City's general plan for the development of the City as a whole.

The purpose of the Redevelopment Plan for the College Street Corridor Redevelopment Area is to clear blight and redevelop the area in accordance with the *College Street Corridor Plan (the "Corridor Plan")*, which was adopted by City Council through Resolution No. 9981 on August 27, 2012. The Plan will function as a means for implementing the recommendations of the *Corridor Plan* by encouraging private investment through the use of real property tax abatement pursuant to the LCRA Law. In order to be eligible for real property tax abatement, redevelopment activities will be required to conform to the *Corridor Plan* and comply with the requirements of the Springfield Zoning Ordinance and all other applicable codes and ordinances.

A full copy of the *Corridor Plan* is available on the City of Springfield website at <http://www.springfieldmo.gov/collegestreet/pdfs/CollegeStAdopted.pdf>.

COLLEGE STREET CORRIDOR PLAN

In April 2011, the Springfield City Council directed City staff to review the zoning along West College Street in the West Central Neighborhood. Staff determined the zoning along West College Street was inappropriate and that it was one of several factors that was hindering new development and investment along and surrounding this former stretch of historic Route 66. Prior plans adopted by the City, including the *West Central Neighborhood Strategic Plan*, the *Center City Element of the Springfield-Greene County Comprehensive Plan*, and the *Jordan Valley Concept Plan*, recommended that a plan be completed before initiating any rezoning.

With extensive citizen input, the City of Springfield created and adopted the *College Street Corridor Plan*, as a guiding document for development within the College Street Corridor area. The primary purpose of the Plan is to articulate a vision for the College Street Corridor Area and define certain actions that the public sector can take to inspire investor confidence and promote private redevelopment. The Plan envisions the Area being integrated with West Meadows and serving as the western gateway to downtown Springfield. It also envisions redevelopment that includes mixed-uses of appropriate scale that maintain a strong identity to the Area's past being located along historic Route 66.

In order to bring this vision to fruition, the *Corridor Plan* suggests, among other actions, that the City provide financial incentives to encourage private investment and redevelopment. More specifically, it recommends that a redevelopment plan be prepared pursuant to the LCRA Law.

STAFF COMMENTS:

1. The proposed Redevelopment Plan is one component of the applicant's request to obtain partial real property tax abatement pursuant to the Land Clearance for Redevelopment Law ("Chapter 99, RSMo"). Chapter 99 tax abatement is an economic development incentive used to encourage redevelopment within blighted areas through partial real property tax abatement. Within Council-approved redevelopment areas, the Land Clearance for Redevelopment Authority may authorize partial real property tax abatement for projects that conform to an approved redevelopment plan. Real property tax abatement is based on 100% of the assessed value of qualified new construction or rehabilitation for 10 years.

The applicant is required to submit an application that includes a detailed blight report and redevelopment plan. The Planning and Zoning Commission's responsibility is to review the redevelopment plan for conformance with the City's general plan for the development of the City as a whole and make a recommendation regarding the same to City Council.

2. The redevelopment contemplated in the proposed Redevelopment Plan, including future land uses, building coverage and intensity, and public improvements, mirrors that which is prescribed in the *College Street Corridor Plan*. The Redevelopment Plan therefore conforms to the *College Street Corridor Plan*.

EXHIBIT I
LEGAL DESCRIPTION
REDEVELOPMENT PLAN FOR THE COLLEGE STREET CORRIDOR REDEVELOPMENT AREA

A PART OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 22 WEST, AND INCLUDING PARTS OF: WEST END ADDITION; JERROD L. CONKLIN AND J.D. GIBSON'S SUBDIVISION; RUTH FULBRIGHT'S ADDITION; DAVID L. AND JOHN L. FULBRIGHT ADDITION; M.M. McCLUER'S ADDITION; R.A. McCLUER'S ADDITION; JOHN M. WOODS ADDITION; AND NETTLETON'S ADDITION, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID SECTION 23, AT THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF A 13 FEET WIDE ALLEY THAT LIES NORTH OF AND ADJACENT TO LOTS 49 THROUGH 60 IN SAID WEST END ADDITION, SAID POINT LYING 894 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 23, AS SHOWN ON THE FINAL PLAT OF SAID WEST END ADDITION; THENCE EAST, ALONG SAID SOUTH LINE, TO THE CENTERLINE OF NEWTON AVENUE; THENCE SOUTH, ALONG SAID CENTERLINE, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE MISSOURI & NORTHERN ARKANSAS RAILROAD; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, TO THE WEST LINE OF LOT 1 OF SAID DAVID L. AND JOHN L. FULBRIGHT ADDITION, AT A POINT 120 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE EAST, ALONG A LINE 120 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF LOT 1, AND ALONG ITS EASTERLY EXTENSION, TO THE WEST LINE OF LOT 10 OF SAID RUTH FULBRIGHT'S ADDITION; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE EAST, ALONG THE NORTH LINE OF LOTS 7, 8, 9, AND 10 OF SAID RUTH FULBRIGHT'S ADDITION, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 652 FEET TO THE EAST RIGHT-OF-WAY LINE OF BROADWAY AVENUE; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 16 OF SAID R.A. McCLUER'S ADDITION; THENCE NORTHEAST, ALONG THE NORTH LINE OF LOTS 16 THROUGH 30 OF SAID R.A. McCLUER'S ADDITION TO THE NORTHEAST CORNER OF SAID LOT 30; THENCE CONTINUING NORTHEAST, ALONG A LINE PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF OLIVE STREET, TO THE WEST RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE SOUTH, ALONG SAID WEST RIGHT-OF-WAY LINE, TO THE NORTH RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, TO THE EAST RIGHT-OF-WAY LINE OF DOUGLAS AVENUE; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 19 OF SAID M.M. McCLUER'S ADDITION; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 3 OF M.M. McCLUER'S ADDITION; THENCE WEST, ALONG THE SOUTH LINE OF LOTS 3 THROUGH 9 OF SAID M.M. McCLUER'S ADDITION, APPROXIMATELY 750 FEET TO A POINT 10 FEET EAST OF THE WEST LINE OF SAID LOT 9; THENCE NORTH, ALONG A LINE 10 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 9, TO A POINT 141 FEET

NORTH OF THE SOUTH LINE OF LOT 12 IN BLOCK 5 OF SAID M.M. McCLUER'S ADDITION; THENCE WEST, ALONG A LINE 141 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 5, AND ALONG ITS WESTERLY EXTENSION, TO THE WEST RIGHT-OF-WAY LINE OF BROADWAY AVENUE; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE, TO A POINT 190 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 13 IN SAID RUTH FULBRIGHT'S ADDITION; THENCE WEST 152.18 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF A 16 FEET WIDE NORTH-SOUTH ALLEY DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 414 AT PAGE 126 OF THE GREENE COUNTY RECORDER'S OFFICE; THENCE NORTH TO THE SOUTHEAST CORNER OF SAID ALLEY, BEING 198 FEET SOUTH OF THE ORIGINAL NORTH LINE OF LOT 11 IN SAID RUTH FULBRIGHT'S ADDITION; THENCE WEST, ALONG A LINE 198 FEET SOUTH OF AND PARALLEL WITH SAID ORIGINAL NORTH LINE OF LOT 11, TO THE EAST RIGHT-OF-WAY LINE OF NEW AVENUE; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 24 OF SAID JERROD L. CONKLIN AND J.D. GIBSON'S SUBDIVISION, SAID CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF A PLATTED 20 FEET WIDE ALLEY; THENCE WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 600 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF SAID JERROD L. CONKLIN AND J.D. GIBSON'S SUBDIVISION, SAID CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF FORT AVENUE; THENCE SOUTH, ALONG SAID EAST RIGHT-OF-WAY LINE TO THE CENTERLINE OF WALNUT STREET; THENCE WEST, ALONG SAID CENTERLINE, TO THE WEST LINE OF SAID SECTION 23; THENCE NORTH, ALONG SAID SECTION LINE, TO THE POINT OF BEGINNING.

EXHIBIT II
LOCATION MAP
REDEVELOPMENT PLAN FOR THE COLLEGE STREET CORRIDOR REDEVELOPMENT AREA

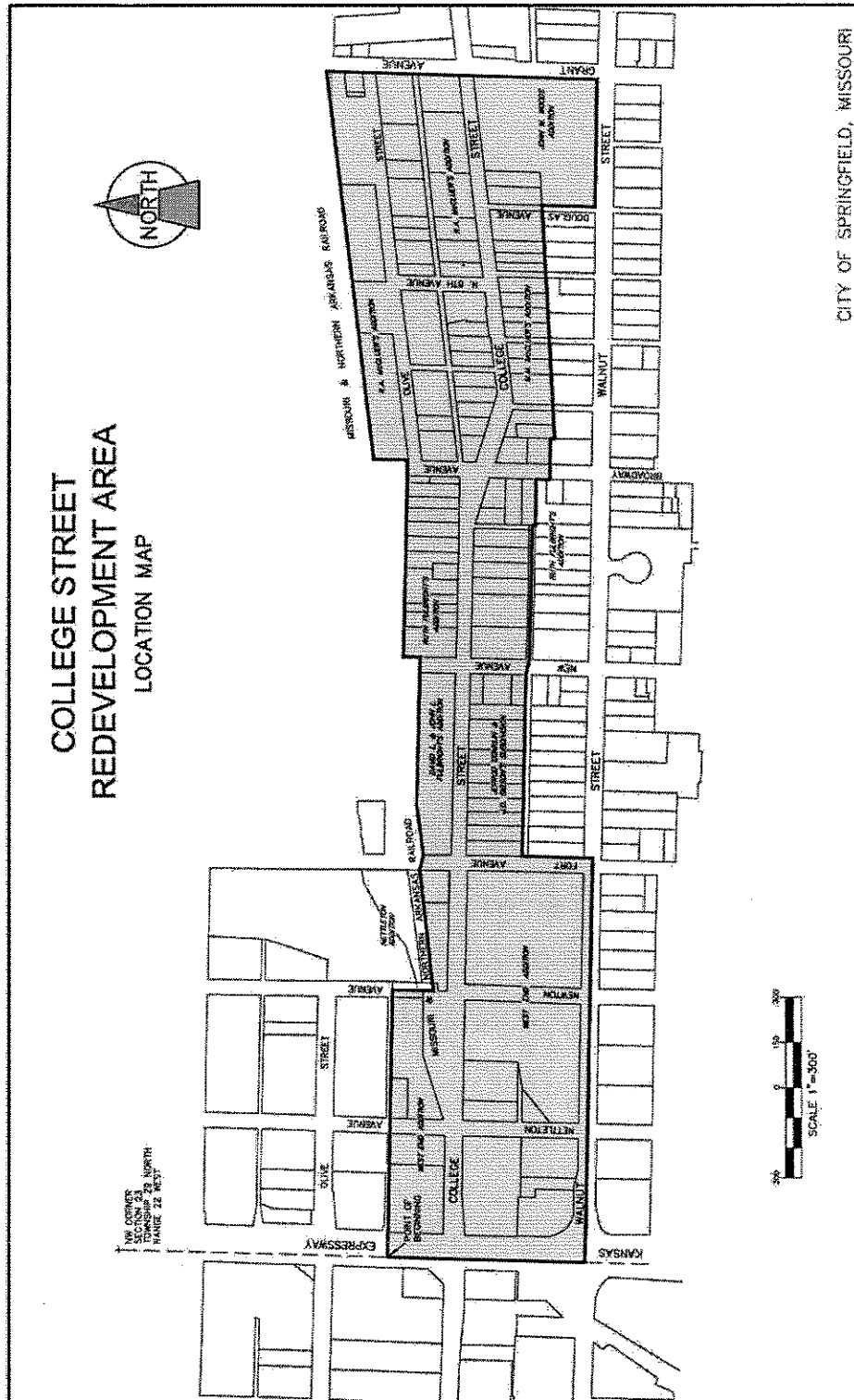


EXHIBIT III

**COLLEGE STREET CORRIDOR
REDEVELOPMENT PLAN**

COLLEGE STREET CORRIDOR REDEVELOPMENT PLAN

I. INTRODUCTION

The City of Springfield has prepared the following plan to remove blight and redevelop the College Street Corridor Redevelopment Area, as herein defined, in accordance with the *College Street Corridor Plan* adopted by the Springfield City Council through Resolution No. 9981 on August 27, 2012, and any subsequent amendments made thereto. This Plan is intended to function as a means for implementing the recommendations of the Corridor Plan by encouraging private investment through the use of real property tax abatement pursuant to Section 99.300 – 99.715, RSMo (the “LCRA Law”).

II. BACKGROUND

In April 2011, the Springfield City Council directed City staff to review the zoning along West College Street in the West Central Neighborhood. Staff determined the zoning along West College Street was inappropriate and that it was one of several factors that was hindering new development and investment along and surrounding this former stretch of historic Route 66. Prior plans adopted by the City, including the *West Central Neighborhood Strategic Plan*, the *Center City Element* of the *Springfield-Greene County Comprehensive Plan*, and the *Jordan Valley Concept Plan*, recommended that a plan be completed before initiating any rezoning.

With extensive citizen input, the City of Springfield created the *College Street Corridor Plan* (the “*Corridor Plan*”), which was adopted by the Springfield City Council on August 27, 2012 as a guiding document for development within the College Street Corridor area.

The primary purpose of the *Corridor Plan* is to articulate a vision for the College Street Corridor Area and define certain actions that the public sector can take to inspire investor confidence and promote private redevelopment. The Plan envisions the Area being integrated with West Meadows and serving as the western gateway to downtown Springfield. It also envisions redevelopment that includes mixed-uses of appropriate scale that maintain a strong identity to the Area’s past being located along historic Route 66.

In order to bring this vision to fruition, the Plan suggests, among other actions, that the City provide financial incentives to encourage private investment and redevelopment. More specifically, it recommends that a redevelopment plan be prepared pursuant to the LCRA Law.

III. REDEVELOPMENT AREA BOUNDARIES

The College Street Corridor Redevelopment Area encompasses approximately 52.75 acres located immediately west of Downtown Springfield. The Area is generally bounded by Missouri and Northern Arkansas Railroad (MN&A Railroad) to the north, West Walnut Street to the south, Grant Avenue to the east, and Kansas Expressway to the west. A legal description and detailed location map of the College Street Redevelopment Area is attached hereto and incorporated herein as *Exhibits 1 and 2*.

IV. CURRENT CONDITION OF THE REDEVELOPMENT AREA

The Redevelopment Area is a prime example of blight and economic underutilization in Center City. City staff conducted a blight study in the Area and found that over 50 percent of the principal structures within the Area were either dilapidated or in need of major rehabilitation. Residential structures were disproportionately in worse condition than other types of buildings, possibly due to higher vacancy and renter-occupancy rates and age. The Study also identified several properties with no principal structure, most of which were found to be littered with junk and debris or overrun with vegetation. Furthermore, the Study found the Redevelopment Area is burdened by inadequate or deteriorated public facilities and infrastructure that are incapable of supporting both existing development and future redevelopment. The Blight Study concluded with the finding that the Redevelopment Area meets the definition of a “blighted area” under Section 99.320(3), RSMo and is in need of redevelopment. A copy of the Blight Study is attached to this Plan.

V. LAND USE PLAN

This Plan proposes to redevelop the Area in accordance with the *College Street Corridor Plan*. Redevelopment within the Area shall conform to the proposed land uses described within the *College Street Corridor Plan*.

VI. PROPOSED CHANGES TO THE ZONING ORDINANCE

The *College Street Corridor Plan* recommends that the Zoning Ordinance be amended and properties be rezoned to accommodate the proposed land uses described within said Plan. Amendments may include establishing a new zoning district, which will allow greater flexibility in obtaining the desired mix and intensity of uses. It is anticipated that the proposed amendments and rezonings will be adopted by City Council either prior to or concurrent with the adoption of this Plan.

VII. REQUIRED PUBLIC FACILITIES AND UTILITIES

As discussed in both the attached Blight Study and the *College Street Corridor Plan*, the Redevelopment Area is burdened by inadequate or deteriorated public facilities. Several public facility and infrastructure upgrades will be required to accommodate redevelopment in the Area. They include, but are not limited to the following:

- Streetscape improvements along West College Street and North Fort Avenue;
- Pedestrian access along Fort Avenue between West Walnut Street and West College Street;
- A roadside park commemorating the Area’s location along historic Route 66;
- Rehabilitating, replacing, or removing the retaining wall along the south side of the 1100-1200 blocks West College Street;
- Extending sanitary sewer service to all properties in the Redevelopment Area;
- Repairing or replacing aged or deteriorated sanitary sewer facilities;
- Replacing the bridge over Jordan Creek on West College Street;
- Upgrading all water mains to a minimum 8 inch diameter;

- Expanding and improving storm water management facilities in the Redevelopment Area as well as the greater Jordan Creek watershed, and;
- Acquiring additional right-of-way, where necessary, to facilitate construction of the aforementioned public facilities.

VIII. SCHEDULE

Construction of the required public facilities and utilities will be completed as funding becomes available and as needed to facilitate private redevelopment. Private redevelopment will occur as market conditions allow.

IX. POPULATION DENSITIES, LAND COVERAGE, AND BUILDING INTENSITIES AFTER REDEVELOPMENT

The *College Street Corridor Plan* envisions the Area being transformed from a blighted and economically underutilized area of the City into a vibrant and unique pedestrian-scaled corridor containing a mix of residential and commercial uses. Population densities, land coverage, and building intensities within the Area are projected to increase after redevelopment and will be regulated in accordance with the Zoning Ordinance and the recommendations of the *College Street Corridor Plan*.

X. SPECIAL CONDITIONS FOR OBTAINING REAL PROPERTY TAX ABATEMENT

Real property tax abatement pursuant to Sections 99.700-99.715, RSMo will be available to redevelopment activities that conform to this Plan and the *College Street Corridor Plan* and comply with the requirements of the Springfield Zoning Ordinance and all other applicable codes and ordinances.

XI. EMINENT DOMAIN

Consistent with previous City policy, land acquisition through the use of eminent domain shall occur only if such actions become necessary, either for infrastructure improvements or removal of blighting conditions. In the event it is deemed necessary, the City shall retain the power of eminent domain, rather than delegating it to a sub-entity or private corporation. The threat of condemnation will not be used to coerce recalcitrant property owners.

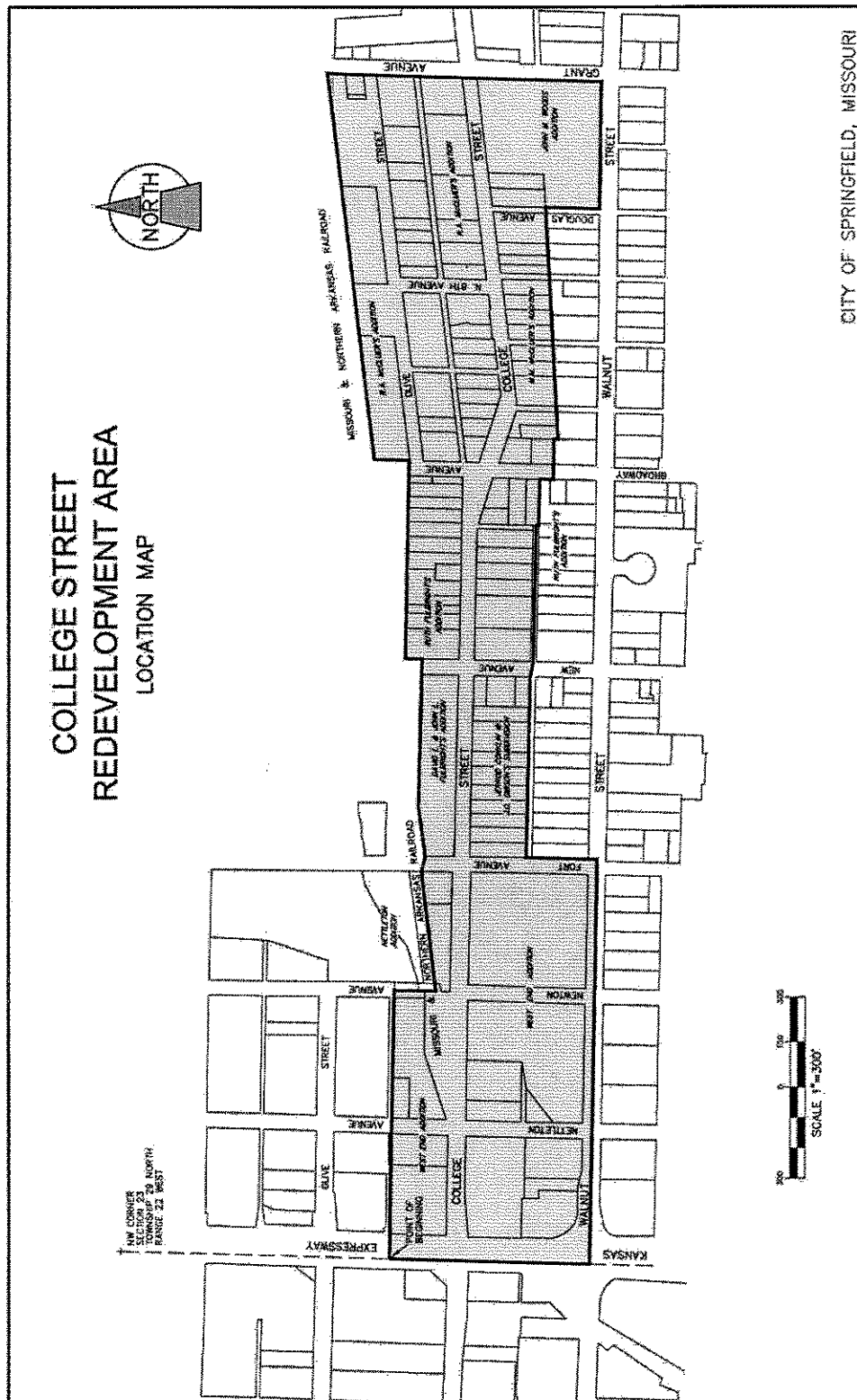
Exhibit 1 – Legal Description

A PART OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 22 WEST, AND INCLUDING PARTS OF: WEST END ADDITION; JERROD L. CONKLIN AND J.D. GIBSON'S SUBDIVISION; RUTH FULBRIGHT'S ADDITION; DAVID L. AND JOHN L. FULBRIGHT ADDITION; M.M. McCLUER'S ADDITION; R.A. McCLUER'S ADDITION; JOHN M. WOODS ADDITION; AND NETTLETON'S ADDITION, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID SECTION 23, AT THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF A 13 FEET WIDE ALLEY THAT LIES NORTH OF AND ADJACENT TO LOTS 49 THROUGH 60 IN SAID WEST END ADDITION, SAID POINT LYING 894 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 23, AS SHOWN ON THE FINAL PLAT OF SAID WEST END ADDITION; THENCE EAST, ALONG SAID SOUTH LINE, TO THE CENTERLINE OF NEWTON AVENUE; THENCE SOUTH, ALONG SAID CENTERLINE, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE MISSOURI & NORTHERN ARKANSAS RAILROAD; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, TO THE WEST LINE OF LOT 1 OF SAID DAVID L. AND JOHN L. FULBRIGHT ADDITION, AT A POINT 120 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE EAST, ALONG A LINE 120 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF LOT 1, AND ALONG ITS EASTERLY EXTENSION, TO THE WEST LINE OF LOT 10 OF SAID RUTH FULBRIGHT'S ADDITION; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE EAST, ALONG THE NORTH LINE OF LOTS 7, 8, 9, AND 10 OF SAID RUTH FULBRIGHT'S ADDITION, AND ALONG ITS EASTERLY EXTENSION, APPROXIMATELY 652 FEET TO THE EAST RIGHT-OF-WAY LINE OF BROADWAY AVENUE; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 16 OF SAID R.A. McCLUER'S ADDITION; THENCE NORTHEAST, ALONG THE NORTH LINE OF LOTS 16 THROUGH 30 OF SAID R.A. McCLUER'S ADDITION TO THE NORTHEAST CORNER OF SAID LOT 30; THENCE CONTINUING NORTHEAST, ALONG A LINE PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF OLIVE STREET, TO THE WEST RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE SOUTH, ALONG SAID WEST RIGHT-OF-WAY LINE, TO THE NORTH RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, TO THE EAST RIGHT-OF-WAY LINE OF DOUGLAS AVENUE; THENCE NORTH, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE NORTHWEST CORNER OF LOT 19 OF SAID M.M. McCLUER'S ADDITION; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 3 OF M.M. McCLUER'S ADDITION; THENCE WEST, ALONG THE SOUTH LINE OF LOTS 3 THROUGH 9 OF SAID M.M. McCLUER'S ADDITION, APPROXIMATELY 750 FEET TO A POINT 10 FEET EAST OF THE WEST LINE OF SAID LOT 9; THENCE NORTH, ALONG A LINE 10 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 9, TO A POINT 141 FEET NORTH OF THE SOUTH LINE OF LOT 12 IN BLOCK 5 OF SAID M.M. McCLUER'S ADDITION; THENCE WEST, ALONG A LINE 141 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 5, AND ALONG ITS WESTERLY EXTENSION, TO THE WEST RIGHT-OF-WAY LINE OF BROADWAY AVENUE; THENCE NORTH, ALONG SAID WEST RIGHT-OF-WAY LINE, TO A POINT 190 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 13 IN SAID RUTH FULBRIGHT'S ADDITION; THENCE WEST 152.18 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF A 16 FEET WIDE NORTH-SOUTH ALLEY DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 414 AT PAGE 126 OF THE GREENE COUNTY

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Exhibit 2 – Location Map



ZONING & SUBDIVISION REPORT

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

Redevelopment Plan for the Heer's Redevelopment Area

DATE: July 29, 2013

PURPOSE: To approve the Redevelopment Plan for the Heer's Redevelopment Area.

LOCATION: Generally located within an area bounded by West Olive Street to the north, Park Central West to the south, Park Central Square to the east, and North Patton Avenue to the west (138 Park Central West).

APPLICANT: Heer's Redevelopment Corporation

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the Heer's Redevelopment Area be approved.

FINDINGS:

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

STAFF CONTACT:

Matt D. Schaefer
Senior Planner

ATTACHMENTS:

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

ATTACHMENT A
REDEVELOPMENT PLAN FOR THE HEER'S REDEVELOPMENT AREA
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The Heer's Redevelopment Corporation has filed an application requesting partial real property tax abatement pursuant to Chapter 353, Missouri Revised Statutes (RSMo) for a proposed redevelopment project generally located within an area bounded by West Olive Street to the north, Park Central West to the south, Park Central Square to the east, and North Patton Avenue to the west (*Exhibits 1 and 2*). The application includes a redevelopment plan, which the Springfield Planning and Zoning Commission shall review for conformance to the *Springfield-Greene County Comprehensive Plan (Exhibit 3)*.

The Heer's Redevelopment Area comprises a 0.68 acre area that encompasses the site of the Heer's Building. The Heer's Building, which was constructed in 1915 and expanded in the 1950's, functioned as a retail department store until 1995 when it closed. It has remained vacant since the store closed and has fallen into disrepair after multiple redevelopment attempts. The building is listed on the National Register of Historic Places, both as an individual structure and as a contributing structure inside the Springfield Public Square National Historic District.

The Redevelopment Plan proposes to rehabilitate and convert the Building into an adaptive, mixed-use redevelopment with approximately 85 to 90 market rate rental housing units and limited commercial/retail space on the ground level. Floors two (former mezzanine level) and three will be designed as market rate apartments with higher efficiency lay-outs, while floors four and above will be reconfigured as market rate luxury apartments. The basement level will have secured parking and storage, and the ground floor will be converted to approximately 8,000 to 14,000 square feet of commercial space as well as a police satellite office. Amenities will include onsite management and maintenance staff, a clubhouse with a beach entry pool, and a fitness center for residents. The property will be rehabilitated in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

COMPREHENSIVE PLAN:

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

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

STAFF COMMENTS:

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

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

The Land Clearance for Redevelopment Authority (LCRA) will review this project on August 6, 2013 and make a recommendation as to whether the Area should be declared a blighted area.

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

2. Chapter 353 Tax Abatement is just one of several items that will be considered by the City of Springfield to help to facilitate redevelopment of the Heer’s Building. On June 25, 2013, City Council approved a term sheet between the City and the Developer that addresses other proposed incentives, in addition to property tax abatement, such as City loans through the Small Business Development and Brownfields Loan Programs. It also addresses the Developer’s use of the Heer’s parking deck and includes a proposal for cash and other considerations to offset the City’s dangerous building lien against the property. Such considerations include providing a police satellite office and storage space to the City, making improvements to the abutting portion of North Patton Avenue and the breezeway between the Heer’s Building and the State office building, and installing security cameras focused on Park Central Square with IP access for the Police Department.

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

EXHIBIT 1
REDEVELOPMENT PLAN FOR THE HEER'S REDEVELOPMENT AREA
LEGAL DESCRIPTION

Land situated in the County of Greene, and State of Missouri, to wit:

TRACT I:

BEGINNING AT THE NORTHEAST CORNER OF COLLEGE STREET AND PATTON AVENUE, FORMERLY PATTON ALLEY; THENCE EAST ALONG THE NORTH SIDE OF COLLEGE STREET TO THE INTERSECTION OF COLLEGE STREET AND THE PUBLIC SQUARE; THENCE NORTH ALONG THE WEST SIDE OF THE PUBLIC SQUARE TO THE NORTHWEST CORNER OF THE PUBLIC SQUARE OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE CONTINUING ON NORTH PARALLEL WITH THE EAST LINE OF LOT EIGHTEEN (18), IN BLOCK FIVE (5), OF THE ORIGINAL PLAT OF THE CITY OF SPRINGFIELD, MISSOURI, AND ONE AND ELEVEN HUNDREDTHS (1.11) FEET OF SUCH LINE TO THE SOUTH LINE OF OLIVE STREET; THENCE WEST ALONG THE SOUTH LINE OF OLIVE STREET TO THE EAST LINE OF PATTON AVENUE; THENCE SOUTH ALONG THE EAST LINE OF PATTON AVENUE TO THE PLACE OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, SUBJECT TO ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

TRACT II:

BEGINNING AT THE NORTHWEST CORNER OF LOT SEVENTEEN (17), IN BLOCK FIVE (5), OF THE ORIGINAL TOWN OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE EAST TWELVE (12) FEET; THENCE SOUTH SIXTY-SIX AND ONE-HALF (66 1/2) FEET TO A POINT DUE EAST ON THE NORTH WALL OF THE BUILDING KNOWN AS "BAKER BLOCK"; THENCE WEST TWELVE (12) FEET; THENCE NORTH SIXTY-SIX AND ONE-HALF (66 1/2) FEET TO THE POINT OF BEGINNING, SUBJECT TO ANY PART THEREOF TAKEN, DEEDED OR USED FOR STREET PURPOSES, AND EXCEPT ANY PART CONVEYED IN THE CORPORATE QUIT CLAIM DEED RECORDED IN BOOK 1703 AT PAGE 1408, IN THE RECORDER'S OFFICE, GREENE COUNTY, MISSOURI.

TRACT III:

BEGINNING AT THE NORTHEAST CORNER OF LOT TWENTY-THREE (23), IN BLOCK FIVE (5) OF THE ORIGINAL TOWN OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE NORTH ON THE LINE BETWEEN LOTS EIGHTEEN (18) AND SEVENTEEN (17), IN SAID BLOCK, FIFTY-ONE (51) FEET; THENCE EAST TWELVE (12) FEET; THENCE SOUTH FIFTY-ONE (51) FEET; THENCE WEST TWELVE (12) FEET TO THE PLACE OF BEGINNING, BEING A PART OF LOT SEVENTEEN (17), IN BLOCK FIVE (5), IN THE ORIGINAL TOWN OF SPRINGFIELD, GREENE COUNTY, MISSOURI, SUBJECT TO ANY PART THEREOF TAKEN, DEEDED OR USED FOR STREET PURPOSES, AND EXCEPT ANY PART CONVEYED IN THE CORPORATE QUIT CLAIM DEED RECORDED IN BOOK 1703 AT PAGE 1408, IN THE RECORDER'S OFFICE, GREENE COUNTY, MISSOURI.

Commonly known as: 138 Park Central Square West, Springfield, Missouri

EXHIBIT 2
REDEVELOPMENT PLAN FOR THE HEER'S REDEVELOPMENT AREA
LOCATION MAP

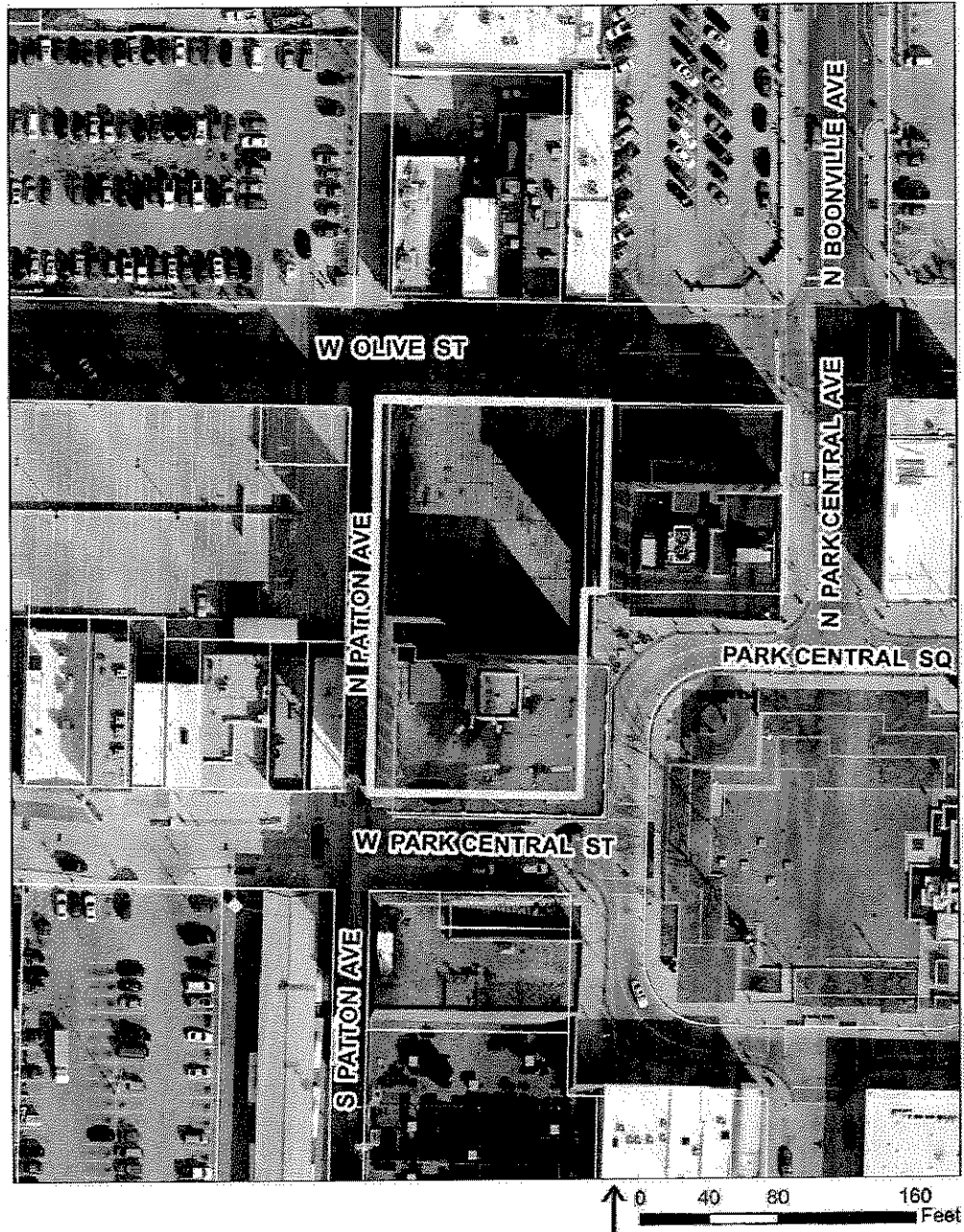


EXHIBIT 3
REDEVELOPMENT PLAN FOR THE HEER'S REDEVELOPMENT AREA
REDEVELOPMENT PLAN

Item 2(c)
Description of Proposed Project
Heer's Redevelopment Area

Located in the Greater Downtown District, the historic Heer's Department Store Building ("Heers Building") is an important landmark for the City of Springfield and the greater southwest Missouri area. For nearly 20 years the building has sat vacant and fallen into a dilapidated state that is worsening with time. **Heer's Luxury Living, LLC** (in conjunction with **Dalmark Development Group, LLC** and **Straub Construction Company**) proposes an adaptive, mixed use redevelopment wherein the building is converted to approximately 85-90 market rate rental housing units and limited commercial/retail space on the ground level. Exterior renovations will be done in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Specific redevelopment uses include:

- Floors two (the former mezzanine level) and three will be designed as market rate rental apartments with higher efficiency lay-outs:
 - These units will be somewhat smaller by design and will be marketed to area professionals and college/graduate students
 - These units will have access to a large multipurpose common area for additional work space and social space outside of their unit
- Floors four and above will be reconfigured as market rate luxury rental apartments:
 - These units will be larger by design compared to the lower level apartments and will have finishes commensurate with luxury living
 - As you transition to the upper floors various units and views will command a higher value. This will be seen especially in the 7th floor units which will have some 2 story lofts with roof top gardens
- The basement level will be converted to onsite, secured parking and storage
- Other planned amenities include:
 - Property Management including life-style/concierge services for residents
 - Professional on-site management and maintenance staff with 24/7 on call emergency maintenance request
 - A clubhouse on the third floor roof deck with beach entry pool
 - Fitness center for residents
- Ground floor will be converted to 8-14,000 SF commercial space for restaurant/retail use
- Various Community Benefit Items:
 - Police Satellite Office / Base of Operations
 - Storage Area
 - Improvements to Breezeway and to Patton Alley
 - Exterior Security Cameras (Security feed accessible by police)
 - Satisfaction and Release of City Liens filed against the Heer's Building

Item 2(d)
Description of Project Stages
Heer's Redevelopment Area

A phased construction project is not anticipated. From the date of closing of the construction financing, project construction is expected to take from 12-14 months.

Item 2(f)
Site Plan and Floor Plans
Heer's Redevelopment Area

See Exhibit Under Separate Cover

Exhibit G – PRELIMINARY PLANS, Rosemann & Associates, P.C., dated June 27, 2013

Item 2(h)

Narrative Describing Relationship of the Project to the City's Comprehensive Plan Heer's Redevelopment Area

In July 1998, the City of Springfield adopted the *Center City Plan Element* as a component of the *Springfield-Greene County Comprehensive Plan*.¹ The *Center City Plan Element* is the City's guide for private investments and public improvements for a major part of central Springfield.² Center City is defined as a "diverse group of business, residential, and civic districts including and surrounding the historic central business district."³ The Plan describes the overall tone of Center City as an area of the City that is in need of revitalization and new investment that will also preserve and enhance historic properties and landmarks. The Heer's Redevelopment Area is located within the Center City area and, therefore, is subject to the Plan's guidelines. Center City includes some of the oldest parts of the Springfield community and, as demonstrated by the current conditions of the Heer's Redevelopment Area, it suffers from the problems commonly resulting from physical deterioration to and economic obsolescence.⁴

The Heer's Redevelopment Area is zoned Center City and located within the Greater Downtown District, which is one of several distinct districts in Center City. The Heer's Redevelopment Area is located in the center of this district, at the northwest side of Park Central Square. One of the *Center City Plan Element's* overall goals is for the Greater Downtown District to be a well-maintained, attractive and inviting environment alive with business, shopping, and visitors.⁵ One of the recommended actions for achieving this goal of creating a vibrant, mixed-use urban center is to promote the emergence of a residential base in Greater Downtown.⁶ The *Center City Plan Element* suggests that the Greater Downtown housing can utilize vacant building space and help create round-the-clock activity, so it should be a top priority. The Plan further explains that although there are a number of small loft projects, the potential depth of the Greater Downtown housing market remains untapped. The Center City Plan Element encourages increasing the compactness of land uses in Greater Downtown since compact, dense, pedestrian-oriented places help to retain urban vitality and interest.⁷ Additionally, the Center City Plan Element encourages active building uses to be located on the ground floor of buildings as it will help to better define public spaces.

The implementation of this Redevelopment Plan will transform the Redevelopment Area into an attractive location for new residents and businesses and will help to facilitate additional interest and activity in Greater Downtown. Additionally, the rehabilitation of the Heer's Redevelopment Area will increase the taxable revenues to the City, while placing a greater portion of Greater Downtown in congruence with the visions set forth in the Center City Plan Element.

¹ Council Resolution No. 8577, adopted July 20, 1998.

² See, *Center City Plan Element*, p. 1-1.

³ *Id.*, p. 2-1.

⁴ *Id.*, p. 2-10.

⁵ *Id.*, p. 1-1.

⁶ *Id.*, p. 3-22.

⁷ See page 3-37 of the Center City Plan Element.

The Heers Building, itself, was specifically referenced as one of several prominent vacant, boarded-up buildings in the core area.⁸ By redeveloping and adaptively reusing the Heers Building as market-rate housing, with limited street level commercial space; all of the aforementioned will be met in compliance with all applicable building and zoning regulations. It is important that the community work to fill the empty spaces between buildings, bring housing into every district, and create areas that combine housing, jobs and entertainment uses. The City, in turn, should encourage infill development on underutilized sites to reinforce and re-knit the pattern of buildings, to fill the voids, and to expand the volume of this Greater Downtown district.

⁸ Id., p. 3-5.

Item 2(i)
Impact Project will have to Alleviate Blight Identified
Heer's Redevelopment Area

The Heer's Redevelopment Area was previously declared blighted in 2004 by City Special Ordinance No.: 24638 (see Exhibit D, attached). The blight analysis, completed at that time, identified several contributing factors to the blight finding. These factors included: functional obsolescence, deteriorated physical structure, and existing environmental dangers. Since this determination was made by the City of Springfield, no remedial activity has occurred to alleviate blighting conditions existing on site.

In June 2013, a new Existing Conditions, 353 Blight Analysis, was completed. This analysis (see Exhibit C, attached) re-affirmed that conditions existing in 2004 continued to exist and, in many aspects, the conditions have worsened. This analysis concluded that the property continues to represent a "blighted area" as defined by Revised Statutes of Missouri §353.020(2). Existing primary blighting factors include: age, obsolescence, outmoded design and physical deterioration. This determination was based on:

- Current condition of the Heer's Redevelopment Area,
- The general access and visibility of the Heer's Redevelopment Area,
- Existing conditions of improvements located within the Heer's Redevelopment Area,
- Current condition of building infrastructure in the area, and
- The potential redevelopment opportunities existing for the area.

The Redevelopment Plan proposed here will address and remediate these factors to take the property from having a detrimental impact to having a positive, catalytic impact on the surrounding area.

1. ALL WORK MUST BE TO MEET ALL APPLICABLE BUILDING, TRAINING, MECHANICAL, ELECTRICAL, INSULATION, AND LIFE SAFETY CODES AND REQUIREMENTS.
2. ALL WALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.
3. DO NOT SCALE DRAWINGS.
4. IN MEET AND DISCUSS IF ANY DISCREPANCIES BETWEEN PROVIDED DOCUMENTS AND FIELD CONDITIONS. ANY DISCREPANCIES DUE TO DISCREPANCY, CHANGES SHOULD BE PART OF THE PROJECT COST.
5. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL, THROUGHOUT THE PROJECT, BE RESPONSIBLE TO MEET ALL SPECIFIC REQUIREMENTS AND EXTENTS OF THE NEW WORK PRIOR TO BEGINNING, BUT CHANGES TO THE CONTRACT WILL BE CONSIDERED FOR WHEN THEY ARE DISCREPANCY FROM THE EXISTING CONDITIONS OR DOCUMENTS.

- [illegible]

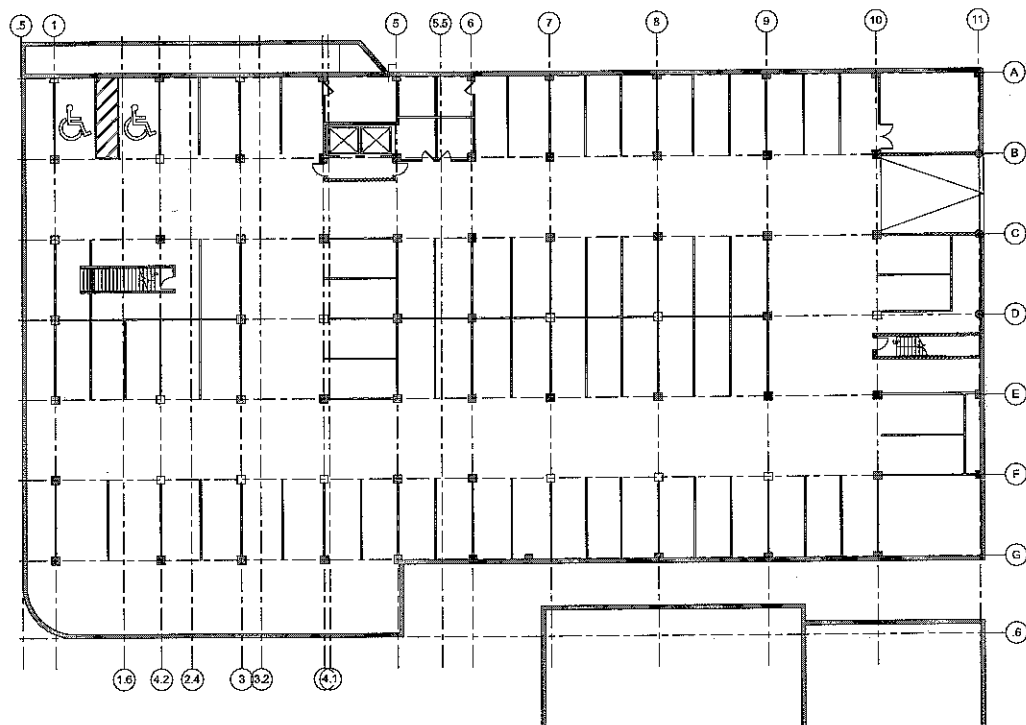
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 WINDOW TYPE. REFERENCE WINDOW SCHEDULE ON SHEET A000.

 DOOR TYPE. REFERENCE DOOR SCHEDULE ON SHEET A000.

 PARTITION TYPE. REFERENCE PARTITION SCHEDULE ON SHEET A000. ALL INTERIOR PARTITIONS ARE 1/2" THICK UNLESS NOTED OTHERWISE.

 INDICATES OTHER FINISH.



1 Basement Plan
8'3" = 1'6"

PRINTED ISSUED
Project Status



Certified of Authority - Architectural / Engineering
Number: 003879 / P-0743020007

HEERS BUILDING
138 Park Central Square
Springfield, Missouri 65806

SHEET TITLE
BASEMENT FLOOR PLAN

PROJECT NUMBER: 13005

DATE: 11/11/11

30-8331 PLANS

A-100

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[illegible]

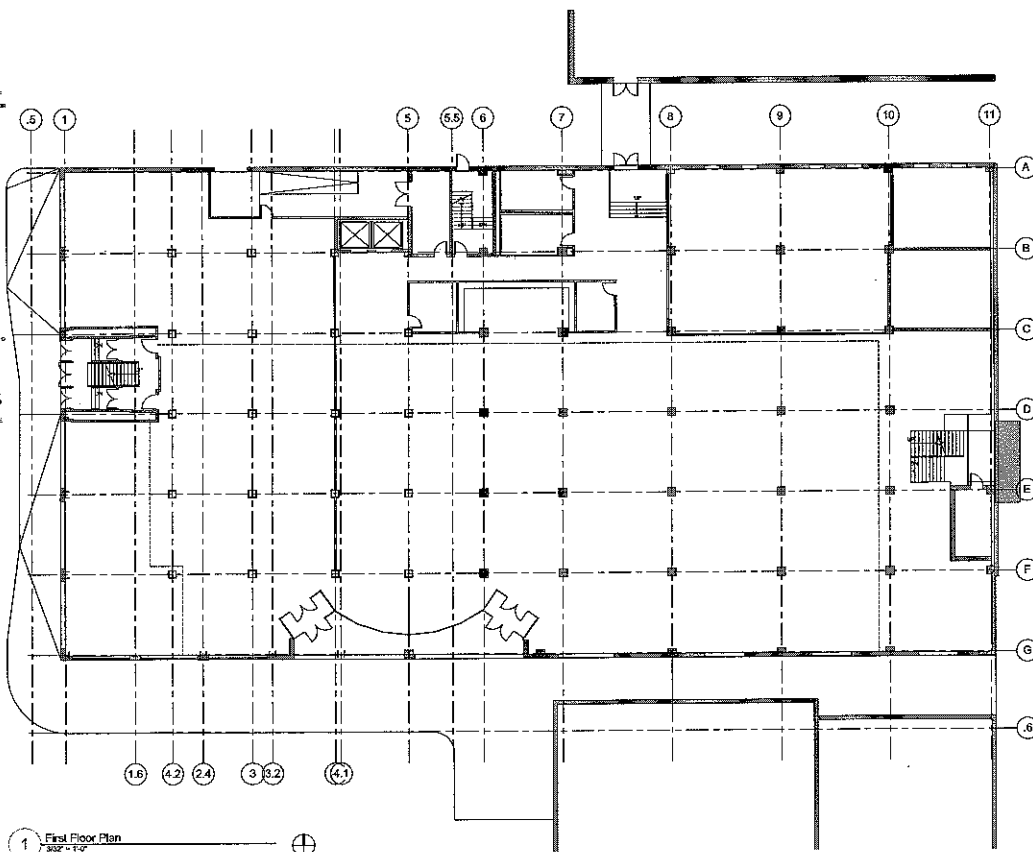
PARTITION

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SCHEDULE OR SHEET AND.

 DOOR TYPE, REFERENCE DOOR SCHEDULE
OR SHEET AND.

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PARTITION P. LINE, ALL OTHER**

 MATERIAL OR AREA AND SHEET.



PRINTS ISSUED:
Project Status

REVISING:



1100 WEST 11TH AVE
 SUITE 200
 architectura
 interior design
 engineering
 planning
 1100 West 11th Ave, Suite 200
 Tulsa, OK 74101-1500
 918.733.1448
 918.733.1449
 aia@architecturainc.com
 www.aia-inc.com
 1100 West 11th Ave, Suite 200
 Tulsa, OK 74101-1500

Certificate of Authority - Architecture / Engineering
 Number: 000020 / PE-500002000

HEERS BUILDING
138 Park Central Square
Springfield, Missouri 65801

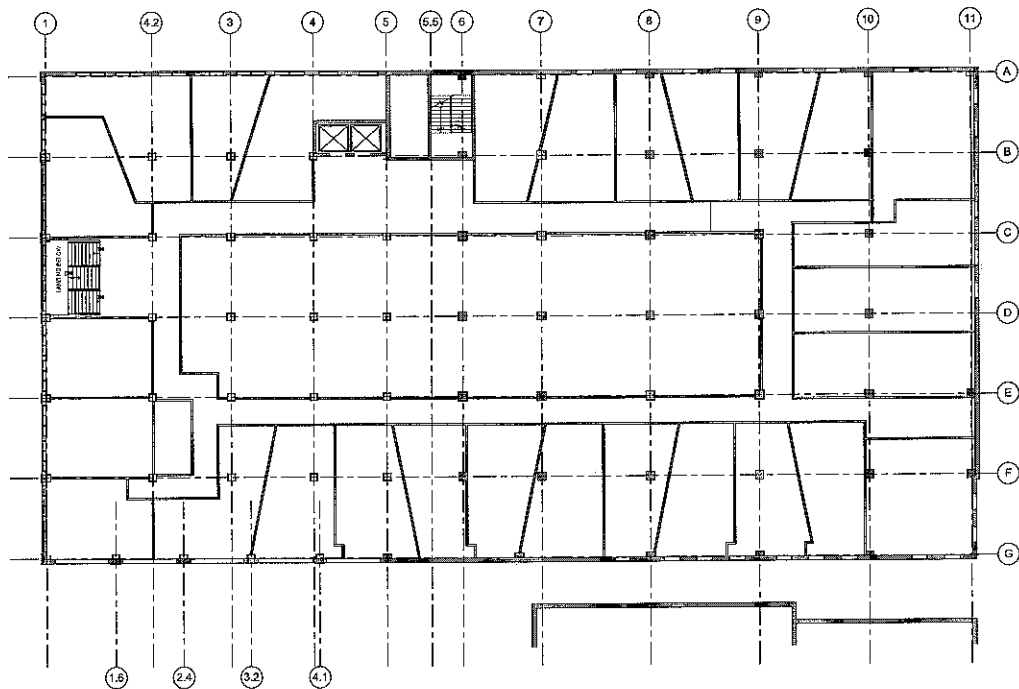
SHEET TITLE:
FIRST FLOOR PLAN

PROJECT NUMBER: 15008

SHEET NUMBER:

A-101

GRANTEE: AUMI CREATOR: CHASE



1 Second Floor Plan
3/32" = 1'-0"

PRINTED (SHEET)
Project Date:

REVISIONS:



architects
interior design
engineering
planning

2020 P.O. Box 1000, Suite 100
Bismarck, ND 58103-1000
P: 701.224.7646
F: 701.224.7647
E: info@richardson.com
W: www.richardson.com
O: 2015 Registered Professional Engineer, P.E.
State of ND, No. 10,000, 08

Division of Technical Architecture / Engineering
Project: 2020-01, P.C. 1000000000

HEERS BUILDING
138 Park Central Square
Springfield, Missouri 65806

SHEET TITLE
SECOND FLOOR

PROJECT NUMBER: 1001

SHEET NUMBER:

A-102

DRAWN BY: RUMY CHECKED BY: CHAMBER

PROJECT NO. 2013-0002
 PROJECT NAME
 HEERS BUILDING

MOORE & MINN
 architecture
 interior design
 engineering
 planning

855 Olive Street, Suite 500
 St. Louis, MO 63101-4893
 p: 314.478.1446
 c: 314.478.1449
 e: design@mooreminn.com
 www.mooreminn.com
 © 2013 Moore & Minn, P.C.
 All rights reserved.

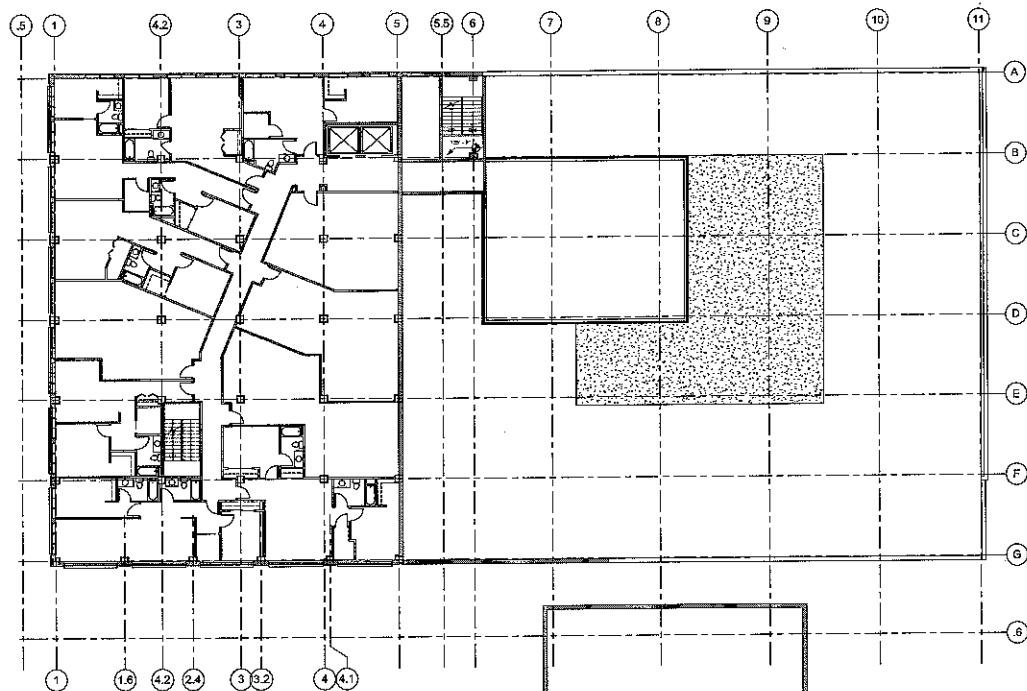
On Scale of 1/8" = 1'-0" (Architectural) Engineering
 Scale: 1/8" = 1'-0" (Structural)

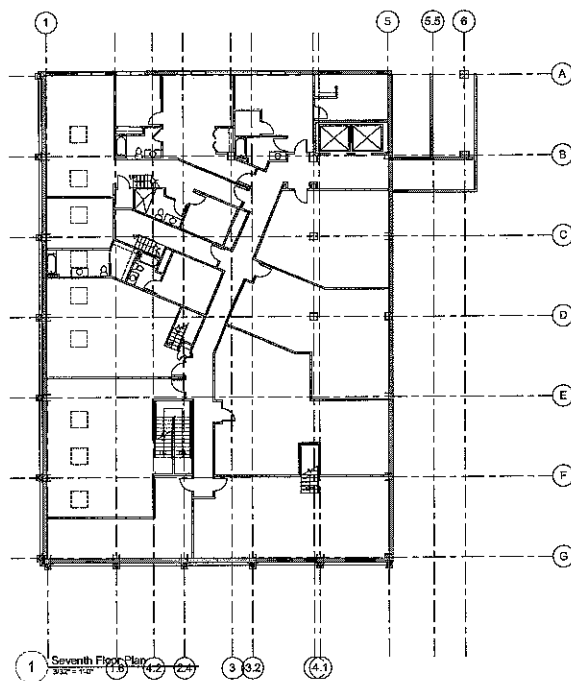
HEERS BUILDING
 138 Park Central Square
 Springfield, Missouri 65806

PROJECT NAME: HEERS BUILDING
 SHEET TITLE: THIRD FLOOR PLAN
 PROJECT NUMBER: 2013-0002
 SHEET NUMBER:

A-103

DESIGNED BY: [Signature] CHECKED BY: [Signature]





PROJECT: HEERS BUILDING

PROJECT NO: 05806

REVISIONS:



HOBBS, MANN & ASSOCIATES, P.C.
architects
interior design
engineering
planning

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Contract of Architecture, Construction Management, and Construction Administration

HEERS BUILDING

138 Park Central Square
Springfield, Missouri 65806

PROJECT TITLE

SEVENTH FLOOR PLAN

PROJECT NUMBER: 05806

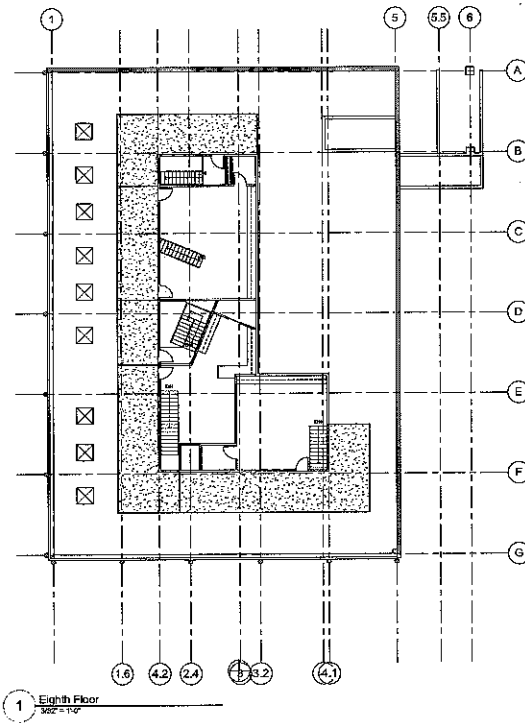
SHEET NUMBER:

A-107

DRAWN BY: ADP CHECKED BY: CHD

ROOF PLAN GENERAL NOTES

1. ALL NEW ROOF TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND SANITARY CODES AND REQUIREMENTS.
2. THE MINIMUM RISE FOR VENTILATED ROOF AREAS SHALL BE 1/4" PER 12" OF THE AREA OF THE SPACE VENTILATED. THE OPENINGS SHALL BE COVERED WITH COMBUSTION RESISTANT ROOF OR OTHER APPROVED MATERIALS WITH SPACING NOT MORE THAN 24" ANY DIRECTION.
3. WHERE ROOF OR GUTTER ARE LOCATED, ADDITIONAL PROTECTION AGAINST SNOW, HAIL, OR OTHER DAMAGE TO THE ROOF SHALL BE PROVIDED IN THE AREAS OF THE ROOF AND THE EXISTING ROOF SHALL BE REPAIRED AT LEAST AS OF THE VENTILATION AREA SHALL BE PROVIDED BY COVERING THE ROOF WITH THE BALANCE OF THE ROOF TO BE REPAIRED PROVIDED BY THE SAME METHOD AS THE EXISTING ROOF.
4. ALL EXISTING ROOF DRAINAGE SHALL BE 1/4" OF THE NEW ROOF DRAINAGE. ALL ROOF DRAINAGE SHALL BE 1/4" OF THE NEW ROOF DRAINAGE. ALL ROOF DRAINAGE SHALL BE 1/4" OF THE NEW ROOF DRAINAGE.
5. 1/4" OF ROOF DRAINAGE SHALL BE PROVIDED.
6. CONSTRUCTION TO MEET ALL BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND SANITARY CODES AND REQUIREMENTS SHALL BE PROVIDED. CONSTRUCTION TO MEET ALL BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, AND SANITARY CODES AND REQUIREMENTS SHALL BE PROVIDED.



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