1. Meeting Agenda (PDF)

   Documents: 12-12-2013 AGENDA (PDF).PDF
2. November 14, 2013 Minutes (PDF)

   Documents: NOVEMBER 14, 2013 (PDF).PDF
3. Relinquish Easement 797 (PDF)

   Documents: RELINQUISH EASEMENT 797 (PDF).PDF
4. Relinquish Easement 799 (PDF)

   Documents: RELINQUISH EASEMENT 799 (PDF).PDF
5. Vacation 764 (PDF)

   Documents: VACATION 764 (PDF).PDF
6. Vacation 765 (PDF)

   Documents: VACATION 765 (PDF).PDF
7. Vacation 766 (PDF)

   Documents: VACATION 766 (PDF).PDF
8. Z-22-2013 (PDF)

   Documents: Z-22-2013 (PDF).PDF
9. Planned Development 344 (PDF)

   Documents: PLANNED DEVELOPMENT 344 (PDF).PDF
10. Planned Development 95 2nd Amendment Final Development Plan (PDF)

    Documents: PLANNED DEVELOPMENT 95 2ND AMENDMENT FINAL DEVELOPMENT PLAN (PDF).PDF
11. Planned Development 329 Final Development Plan (PDF)

    Documents: PLANNED DEVELOPMENT 329 FINAL DEVELOPMENT PLAN (PDF).PDF
12. Galloway Plaza (PDF)

    Documents: GALLOWAY PLAZA (PDF).PDF
13. 2014 Planning And Zoning Commission Board Schedule (PDF)

    Documents: 2014 PLANNING AND ZONING COMMISSION BOARD SCHEDULE (PDF).PDF

Planning & Zoning Commission Agenda

December 12, 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

i. Roll Call

ii. Approval of Minutes: November 14, 2013

iii. Communications

iv. 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 797 — Maurice Slayden Trust
   (3938 S. Lone Pine Avenue)
2. Relinquish Easement 799 — Kimbrough Properties, LLC
   (800 block S. Kimbrough, w/s)

V. Public Hearings:

3. Vacation 764 — City of Springfield
   (Alleys between W. Junction St. & West Church St.)
4. Vacation 765 — City of Springfield
   (3000 block of Evans Road)
5. Vacation 766 — City of Springfield
   (320 West Pershing Street)
6. Z-22-2013 — Haik Properties, LLC
   (4245 S. Fremont Avenue)
7. Planned Development 344 — Timmons Temple Church of God
   (934 E. Webster Street)
8. Planned Development 95 — Sam Coryell
   2nd Amendment Final Development Plan
   (200 block East El Camino Street)
9. Planned Development 329 Final Development Plan — Modern Tractor & Supply Co.
   (2206-2214 W. Chesterfield Avenue)
10. Galloway Plaza — Maurice Slayden Trust
    (3938 S. Lone Pine Avenue)

VI. Any other matters under commission jurisdiction

1. 2014 Planning & Zoning Commission Board Schedule

vi. Adjourn

Any Other Matters Under Commission Jurisdiction

For items for which the public may speak, the Commission Chairperson will invite anyone who wishes to speak to an item after staff makes its presentation. When you address Commission, please step to the microphone at the podium and state you name and address. All meetings are televised live and tape recorded. Please limit your remarks to five (5) minutes unless Commission allows a longer time. In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the city Clerk's Office at 417-864-1443 at least three (3) days prior to the scheduled meeting.

MINUTES OF THE PLANNING AND ZONING COMMISSION

DATE: November 14, 2013
TIME: 6:30 pm

The regular meeting and public hearing of the Planning and Zoning Commission was held on the above date and time in City Council Chambers, third floor of City Hall with the following members: Matt Edwards (Chair), King Coltrin (Vice-Chair), Jay McClelland, Shelby Lawhon, Tom Baird, Phil Young and Gabrielle White; Staff in attendance: Bob Hosmer, Principal Planner; Nancy Yendes, City Attorney; Dawne Gardner and Ron Colson, Public Works; Sandy Goddard, Administrative Assistant. Absent: Ray and Lawhon.

ROLL CALL:

APPROVAL OF MINUTES: The minutes of October 31, 2013 were approved unanimously.

COMMUNICATIONS:

Mr. Hosmer stated he has some information pertaining to parking for multi-family residences; Commissioner White had requested more information. Mr. Hosmer stated he would like to present the information at the end of the meeting.

CONSENT ITEMS:

1. Acquisition 502 — Springfield Public Schools
   (2945 East Pythian Street)

Mr. Lawhon motioned to approve the consent agenda item Acquisition 502. Mr. Young seconded the motion. The motion carried as follows: Ayes: Edwards, Coltrin, McClelland, Lawhon, Baird, Young and White. Nays: None. Abstain: None. Absent: Ray and Hansen.

V. UNFINISHED BUSINESS:

2. Conditional Use Permit 406 — Greg Jacobs
   (1543 West Republic Road)

Mr. Hosmer stated the applicant is requesting approval of a Conditional Use Permit to allow an automotive service garage, specifically tire service and repair, within a GR, General Retail District for property located at 1543 West Republic Road. The site is part of a larger tract of land that is developed with a commercial vehicle training center to the west. Staff recommends approval of this application for the following reasons: The subject property is surrounded by James River Freeway to the north and east and other non-residential development to the south and west. The proposed use is compatible with the existing non-residential development already existing nearby. The subject property is located along Republic Road which is classified as a primary arterial roadway, which is an appropriate location for the proposed use. 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. The Conditional

Use Permit will have three (3) conditions; an automotive service garage is permitted on the subject property as shown on Attachment 4. The driveway on Republic shall line up with the existing driveway to the south. Sanitary sewer shall be extended to the site. Staff recommends approval.

Mr. Edwards opened the public hearing.

Mr. Greg Jacobs, 433 W. Walnut, Springfield.

Mr. Curtis A. Jared, 2870 S. Ingram Mill Road, Ste A, Springfield, commented he is available for questions.

Mr. Edwards closed the public hearing.

Mr. Baird motioned to approve Conditional use Permit 406. Mr. Coltrin seconded the motion. The motion carried as follows: Ayes: Edwards, Coltrin, McClelland, Lawhon, Baird, Young and White. Nays: None. Abstain: None. Absent: Ray and Hansen.

VI. PUBLIC HEARINGS:

3. Z-17-2013 w/Conditional Overlay District No. 62 CSN Properties, LLC.
(1225 S. Ingram Mill & 3302 E. Catalpa)

Mr. Hosmer said the purpose of this request is to rezone 5.32 acres of land located at 3302 East Catalpa Street from an R-SF, Single-Family Residential District to an R-LD, Low-Density Multi-Family Residential District and establishing Conditional Overlay District Number 62. The request includes a Conditional Overlay District limiting the density of the site to 10 dwelling units per acre or to 53 units (only 49 units are being proposed). The Comprehensive Plan 2020 land use map shows the subject site as being developed as Low-Density Housing. The proposed Low Density Multi-Family Residential (R-LD) district zoning is a more consistent land use in proximity to an Expressway roadway (US Highway 65) and a secondary arterial roadway classification (Catalpa Street). Mr. Hosmer stated he has given Commission a handout with the revised conditions being attached to this property:

1. All building exteriors shall be constructed with a minimum of at least 80% masonry on all exterior elevations.
2. All buildings shall be one story or single story construction not to exceed 45 feet in height.
3. There shall be 20-feet wide Bufferyard “B”, with provided plantings, which shall run along the western side of the property, zoned R-SF per attached site plan. There shall be 25-feet wide Bufferyard “B” along the southern property boundary adjacent property zoned R-SF per attached site plan. A landscaping plan shall be submitted conforming to these requirements for building permits.
4. A six (6) feet high wooden fence shall be constructed adjacent to all residentially zoned R-SF property (west and south). These requirements shall be in accordance to the attached site plan.
5. Sidewalks are required along the property frontages of Ingram Mill Road and Catalpa Street.
6. Access on Ingram Mill Road shall be 100 feet from Catalpa Street intersection.
7. Catalpa Street access must be located across from Craig Ave.
8. The property shall be restricted to a fifty-five (55) and elder independent living apartments.
9. Maximum density (du/acre) shall not exceed maximum 10 units per acre.
10. There shall be a 26 feet joint access easement to the south property line from Ingram Mill Road per attached site plan.

Mr. Hosmer stated staff is recommending approval of the request.

Mr. Edwards clarified the 55 and older independent living was added from the previous application.

Mr. Hosmer stated yes, adding the applicant wanted to do that with a Covenant and added it as a condition of the zoning and would be enforceable under the zoning code.

Mr. Edwards opened the public hearing.

Ms. Stephanie Stenger Montgomery, 5051 S. National Avenue, Springfield, commented she is representing the developer, stating this is a completely different plan than was originally presented. They listened to the neighbors regarding the height and density, which were the two main objections, so they found an alternative which is the fifty-five (55) and older housing that are single level buildings that they believe will work on the site so they redesigned the plan which is what Commission is reviewing. Ms. Montgomery stated they met with the neighborhood a second time and had proposed putting a fence only on the west side and the neighbors asked for a fence on the south side so it is now included to have a six (6) foot privacy fence on both the west side and the south side and that the fifty-five (55) and older would be part of this conditional overlay. Ms. Montgomery said they feel this would be appropriate and good for the area, as it is really an eyesore currently. We feel we have addressed the neighbors' concerns and while it is not exactly what they want this is what we can do. This is a zoning case and not a preliminary plat case and in case Commission is wondering this will stay all one lot and will not be coming back subsequently with a preliminary plat to subdivide the property.

Mr. McClelland asked about the garages from the proposed plan.

Ms. Montgomery stated there are different unit sizes in each building, six, seven, and eight units and they will all have parking.

Mr. Rich Nichols, 1332 S. John, Springfield, commented that he bought his home in this neighborhood because it was zoned single family homes. None of his neighbors including him chose to buy or build a home next to an apartment complex. Mr. Nichols stated that they have paid their mortgage, paid taxes, mowed their yards, and maintained their property in a single family neighborhood. The developer wants to come in and create a profit center and build multi-family apartments which immediately adjoin their backyards. Mr. Nichols stated this is their neighborhood; they live there, and raise children there. This is fifty (50) rental apartments that will adjoin their single family development. When apartments are opened with transient movers, and their property values go down, who is responsible for the devaluation of their property. Mr. Nichols asked Commission not to change the zoning on the property.

Ms. Bonnie French, 1324 S. John Avenue, commented she agrees with everything Mr. Nichols discussed. They purchased their home in this neighborhood because of the income bracket they were in and the neighborhood aesthetics. It's a known fact that when you have any kind of development like this the traffic congestion increases, crime rates increase and diminishes and devalues the surrounding area. This is a lovely piece of property with many trees and Springfield is supposed to be a city of trees and we would hate to see the trees come down. Many people walk with their children and their pets on this property and it's a nice neighborhood area. A park or something else would be preferable rather than putting up buildings. The neighborhood did not agree to this second proposition.

Mr. Coltrin asked Ms. French if she wanted to see no development whatsoever unless it's a single family house.

Ms. French said yes or something a bit more refined than what they are presenting. These buildings are not going to be quality, or add to the aesthetics of the neighborhood. The property values will go down and the traffic congestion will go up. There is a bottleneck at Catalpa going onto the highway. Pittman cannot handle more students as they do not have room or money to expand their facilities.

Mr. Coltrin asked Ms. French if she is telling them that a single story development pattern is unacceptable.

Ms. French said single story is ok but not that many units, and asked that they build elsewhere.

Mr. Lawhon noted that Ms. French has said there would be residual effects from the development and asked her what those specific residual effects would be.

Ms. French the population, traffic, the aesthetics of the neighborhood and how it looks. A neighborhood is a part of your life; the interactions with one another which is not the case when you have multi-family. It is not a neighborhood kind of environment. Putting up a fence does not make the neighborhood happy it is a nice view. This property is a nice buffer between their property and the Highway 65 and who would maintain the fence.

Mr. Lawhon asked Ms. French about an e-mail she sent to the City Planning Department which was forwarded to Commission quoting from the e-mail, "It is a known fact that the crime rate rises considerably with these types of developments". Mr. Lawhon stated that since this is restricted to fifty-five (55) and over, what did she base her assertion on.

Ms. French asked who determines who checks that out and determines who lives there.

Mr. Lawhon commented that this is in the overlay, and enforced by the City, to fifty-five (55) and over, so given that age population you believe that would actually increase crime.

Ms. French commented not like other three (3) story buildings, no. It still increases the need for police and fire services; they just want to maintain the quality of life they currently have.

Mr. Lawhon clarified with Ms. French that she had said that their property values would go down asking if she had anything to base that on, any facts or figures.

Ms. French said she does not, it is a personal belief, but in speaking with with residents in other areas about this type of development they have said their property values have gone down. Ms. French said these are their heartfelt concerns.

Mr. Dan Chapman, 1051 South Craig, commented he was here years ago when a developer attempted to put apartments on this same piece of property. He stated there was a lot more in-depth discussion last time than there is this time and he is concerned about the stormwater runoff. North of Craig Street is a large sinkhole which has flooded and the City has had to bring out large industrial pumps to pump the water up Craig Street and send it down Catalpa to alleviate the flooding. The City has bought out two homes he is

aware of because they flooded from the sinkhole. They gave permits to build houses in that sinkhole but it flooded them out. Mr. Chapman stated that when you pave the site and put a driveway right into Craig Street that will not help the current flooding problem. This has not been addressed. The traffic is a big issue. Craig Street is a through street and people use it for a race track. Mr. Chapman said he wants to see his neighborhood upgraded, not go down further than it already has.

Mr. Baird asked Mr. Chapman about his comment regarding access to Sunshine through an alleyway.

Mr. Chapman said traffic wants to get out to 65; the way the intersection was designed, it is a sharp ninety (90) degree turn.

Mr. Baird commented that this property is currently zoned residential single family, but it looks like there could be between forty (40) or fifty (50) houses on this corner if you put in a street or two. Would that be more appealing to the neighborhood than what the developer is proposing.

Mr. Chapman commented it would be hard to imagine how they could get that many houses there and where are the streets to handle this.

Mr. Baird clarified that the developer is proposing to construct something that is less dense on this site and attempting to work with the neighborhood to provide some controls to where it would be more appealing than simply cutting it up into (40) or fifty (50) lots and selling them off and who knows who you end up with as a neighbor.

Mr. Chapman said this is the same thing here; it is a world of difference if you own the home or you rent month to month. That is what we have seen with a couple of houses; this is about a whole area that would become rentals.

Mr. Young asked staff how they will solve the stormwater issue that Mr. Chapman discussed and if it's even an issue.

Mr. Colson stated that the City has reviewed only the site plan on this proposal. They have not been given detailed engineering plans to review. Staff has given the developer initial comments telling them that there are downstream flooding issues with this site and the City will not allow buyout. So they will have to meet the code for detention water quality.

Mr. Edwards noted to the public that the staff report is available for review on the website that contains a comment section on stormwater that is pretty stringent to the developer. They do not get to cut any corners on this discharge.

Mr. Chapman asked if those same guidelines were in affect when they built the Walmart on South Campbell and it flooded South Ferguson Street.

Mr. Jason Pauly, Trustee for 3302 East Catalpa, commented this is his Grandparents home. Mr. Pauly commented the neighbors want to preserve this site as their personal park and as was mentioned, they use it to walk their dogs and walk with their children. It seems they want to keep it their own personal park even though he is paying the property taxes and in the last couple of years it has been on the market, no one has wanted to buy the property as a park. They had the opportunity to purchase the property when it was

for sale residential and no one came forward to do that. Mr. Pauly said that his grandparents are in a nursing facility and the sale of this property will go to provide for their care.

Ms. Rosemary Spencer, 1152 South Craig commented that she wants to see something that will increase her property value, not a park. She commented she thought it was zoned for single family homes and would be happy if they would build that. The traffic is miserable. She commented she would like to see the City of Springfield and Planning and Zoning keep their word; they zoned it for single family and when she purchased her home, that's what she thought it was going to be. She does not want to keep anyone from making a profit, but she wants to keep what she is working for in a profit area. As a taxpayer, she is concerned about the roads; it is not as easy and convenient to get out onto Sunshine as has been said. Will the streets be made wider, and who will maintain them, will they get sidewalks in the neighborhood. Ms. Spencer asked Commission to maintain the current zoning.

Mr. Michael Pauly, 1805 Sara Street, Mtn. Grove, Missouri, commented that the neighborhood is presuming this will be low income housing and it's not, it is senior housing. How many fifty-five (55) and older do you know that are causing problems.

Ms. Mary Barr, 1336 S. John Street commented that she would like to rebut Mr. Pauly's assertion that fifty-five plus will keep crime down and keep less children in the neighborhood. How many grandparents are now raising their grandchildren and having their children come back home and live with them. Who will police that once these facilities are rented? Pitman School is at capacity.

Mr. Coltrin asked to clarify the children issue.

Ms. Barr stated she is not against children, or children being on the property, she is against overcrowding of the grade school that is at capacity right now. Over sixty-five percent low income that have to have their lunches paid for. That can happen in a facility like this and who will monitor it.

Mr. Brent Stevens, H. Design Group, 5051 S. National commented he wanted to address a couple of points as he is working with the developer on this project and they have been looking at this neighborhood for some time. This is not an apartment complex. They had a second neighborhood meeting with a new proposal and felt they had made good progress, so they are perplexed at hearing some of the comments made, but understandable. This will be a high quality development maintained by property management. It will have security and the landscaping will be maintained. It is designed for fifty-five and older demographic. Mr. Stevens discussed the density relating it to where they are at and what they have available, reviewing the number of possible units and what they are proposing. This proposal will be developed within the required guidelines. Traffic is offsetting to the normal peak hours for the fifty-five and older demographic, in their opinion. Compared to a residential single family district, they believe it will be less and the same with the children. Mr. Stevens commented they feel this will enhance the neighborhood.

Mr. Edwards asked about the security for the facility.

Mr. Stevens stated there would be a security system with people that come through and monitor the system at night.

Mr. Coltrin asked if this overlay district will guarantee that this is what the neighborhood will get when they get to the end of this process; is that what you are telling Commission will happen at the end of this process.

Mr. Stevens stated absolutely.

Ms. White asked who will be responsible for the management of the property after leasing.

Mr. Stu Stenger, 5051 S. National commented he is representing the developer. The property management is contracted through Professional Property Management Companies that do the leasing and are in charge of the overall maintenance. It is more of a community feel. It adds value to the neighborhood.

Mr. McClelland asked Mr. Stevens to explain in layman's terms about the stormwater drainage so that everyone can understand.

Mr. Stevens explained that the rate of runoff that is currently coming off the property pre-developed cannot increase the rate at which the stormwater comes off after development.

Mr. Baird asked about the fence along the south and the west side of the property, asking what the developer is proposing for materials.

Mr. Stevens said a six (6) foot tall wood privacy fence.

Mr. Tyler Dobbins, 1352 S. Gelvan, asked about the rental prices of the property.

Mr. Edwards stated they do not have any jurisdiction on that and do not take into consideration regarding the zoning.

Mr. Dobbins asked if they are not able to fill the facility, will they look at possibly rezoning the property at a later date so it doesn't have to be fifty-five (55) and older.

Mr. Edwards stated they the owner would have the opportunity to request that, however, having come before the Planning and Zoning Commission and requesting this proposal based on their testimony that this is what they want to build; they would have an awfully hard time getting that through Commission and City Council.

Mr. Dobbins asked in regards to the rezoning of the area, why it couldn't be rezoned to RTH which would be more for eleven (11) units per acre because it would be more appropriate to the area and help the property values in the area.

Mr. Edwards stated that theoretically it could be, but that is not want the applicant is asking for.

Ms. Eva Hindman, 1201 S. John, asked about the maintenance of the privacy fence, between her fence and their fence.

Mr. Hosmer stated the developer would want to work with the property owners.

Mr. Stevens stated they build the fence back to back; if they want to take their fence down they are welcome to do that, but to make it uniform across the property, they build it as close as possible so there is no middle space.

Mr. Edwards closed the public hearing.

Mr. Lawhon commented they do not know what an outcome will be when something is passed, until several years down the road and whether it is a positive fit for this neighborhood. Mr. Lawhon commented he has listened to the neighbor's concerns about traffic, stormwater, crime, and schools, that have been voiced asking if this is going to help the area or make it worse; will the developer live up to the contract they have presented to Commission. Mr. Lawhon stated he would be willing to live next to this proposed development and supports the request.

Mr. McClelland stated he walked the area; the excess at the school is a problem. The developer is going to bring a good aesthetic to the neighborhood. The developer is making a contract with the City of Springfield to do what they have said, stating he will be supporting the request.

Mr. Coltrin stated the fifty-five (55) and older have been a good addition to the area near his office; the traffic is minimal and they have not been a problem, adding that he would be willing to live next to this proposed development given everything that could potentially go there. Mr. Coltrin stated he would support the request.

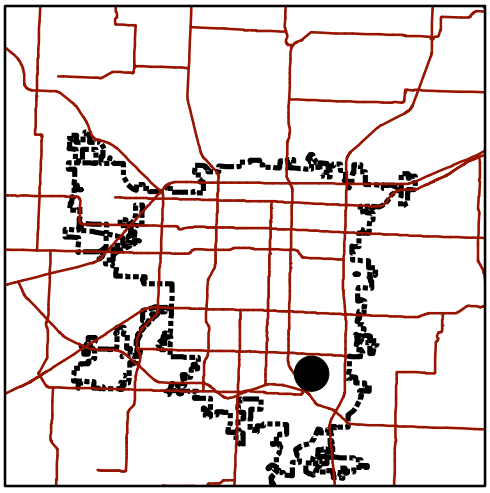
Mr. Edwards commented someone made the statement earlier about whether their feelings on this matter are important to Commission. Mr. Edwards stated that in his view, comments are important. Commission has seen many cases like this, neighbors concerned about what's going to happen to them when any development moves in. Many times it comes down to whether the applicant/developer has fulfilled their obligations under the law to execute their property decisions in the way that they want. Developers have rights as well. Property owners who own this property have rights. A gentleman earlier stated the property in question had been on the market for three (3) years and no one had approached him to develop it into single family homes or to buy it and create a park. Mr. Edwards commented it has been stated they will have security there and he has no reason to believe otherwise. He is comfortable with the site plan.

Mr. Baird motioned to approve Z-17-2013 w/Conditional Overlay District No. 62 . Mr. McClelland seconded the motion. The motion carried as follows: Ayes: Edwards, Coltrin, McClelland, Lawhon, Baird, Young and White. Nays: None. Abstain: None. Absent: Ray and Hansen.

There being no further business, the meeting was adjourned at approximately 7:45 p.m.

_____

Bob Hosmer, AICP
Principal Planner



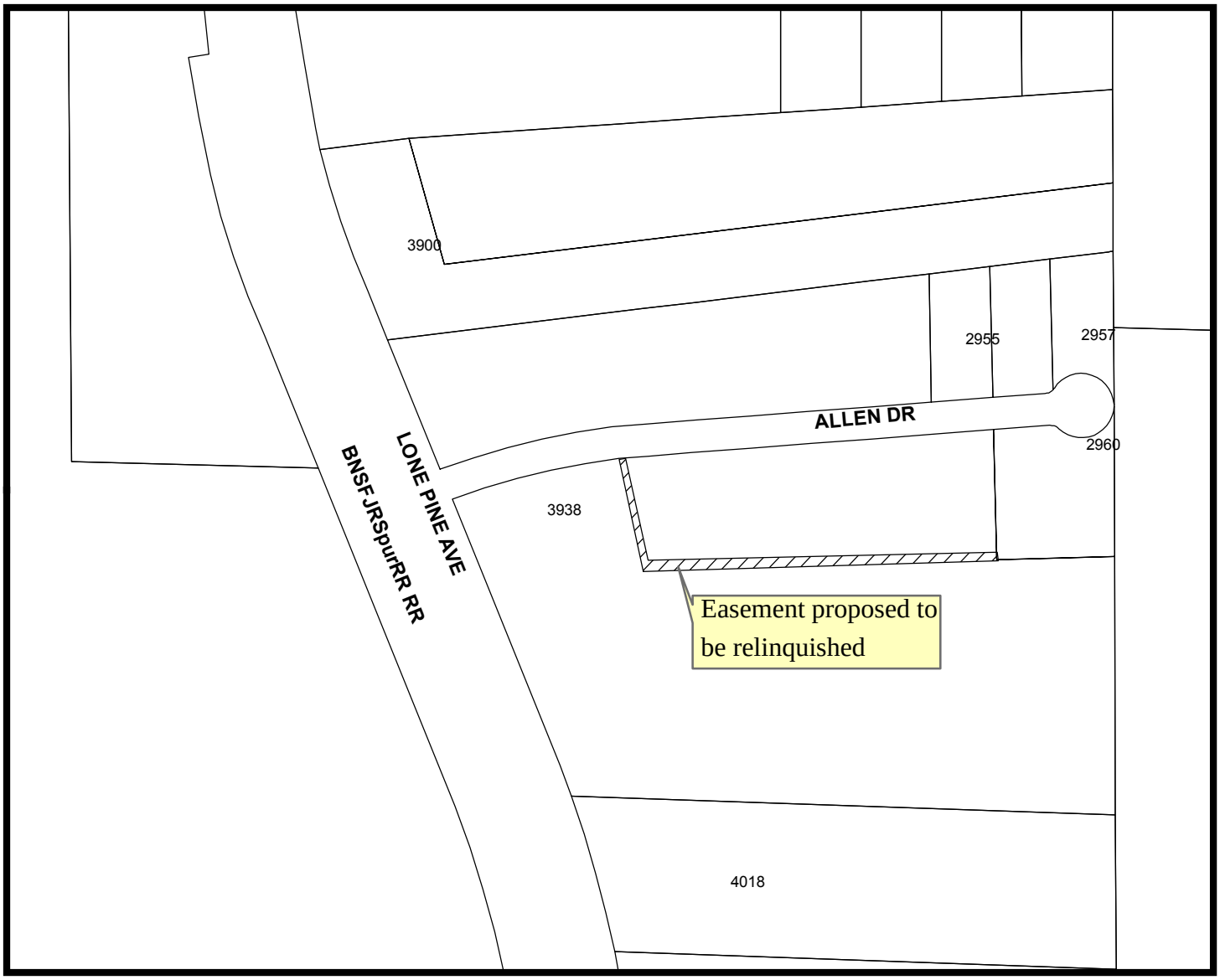
Zoning & Subdivision Report

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

Relinquish Easement 797

Location: 3938 S. Lone Pine Ave

LOCATION SKETCH



N

- 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 797

DATE: November 22, 2013

PURPOSE: To relinquish a utility easement

LOCATION: 3938 S. Lone Pine Avenue

APPLICANT: Maurice M. Slayden Turst

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. 797
BACKGROUND REPORT

APPLICANT'S PROPOSAL:
The applicant is requesting to relinquish the utility easement to facilitate the development of the property. The applicant is also currently applying for a two (2) lot Preliminary Plat called Galloway Plaza. Any needed easements for the lots will be addressed during the Preliminary Plat process.

CITY UTILITIES COMMENTS:
No issues with relinquishment of easement. No utilities in easements to be vacated. Recommend approval.

AT&T COMMENTS:
No issues with relinquishment of easement. AT&T does not have any facilities in utility easement. However, these lots do not currently have any facilities built to serve them.

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. The applicant is also currently applying for a two (2) lot Preliminary Plat called Galloway Plaza. Any needed easements for the lots will be addressed during the Preliminary Plat process.

3. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 797
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 utility easement to date.

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

   STAFF RESPONSE:

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

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

   STAFF RESPONSE:

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

RELINQUISH EASEMENT NO. 797
EXHIBIT 1

RELINQUISHMENT DESCRIPTION

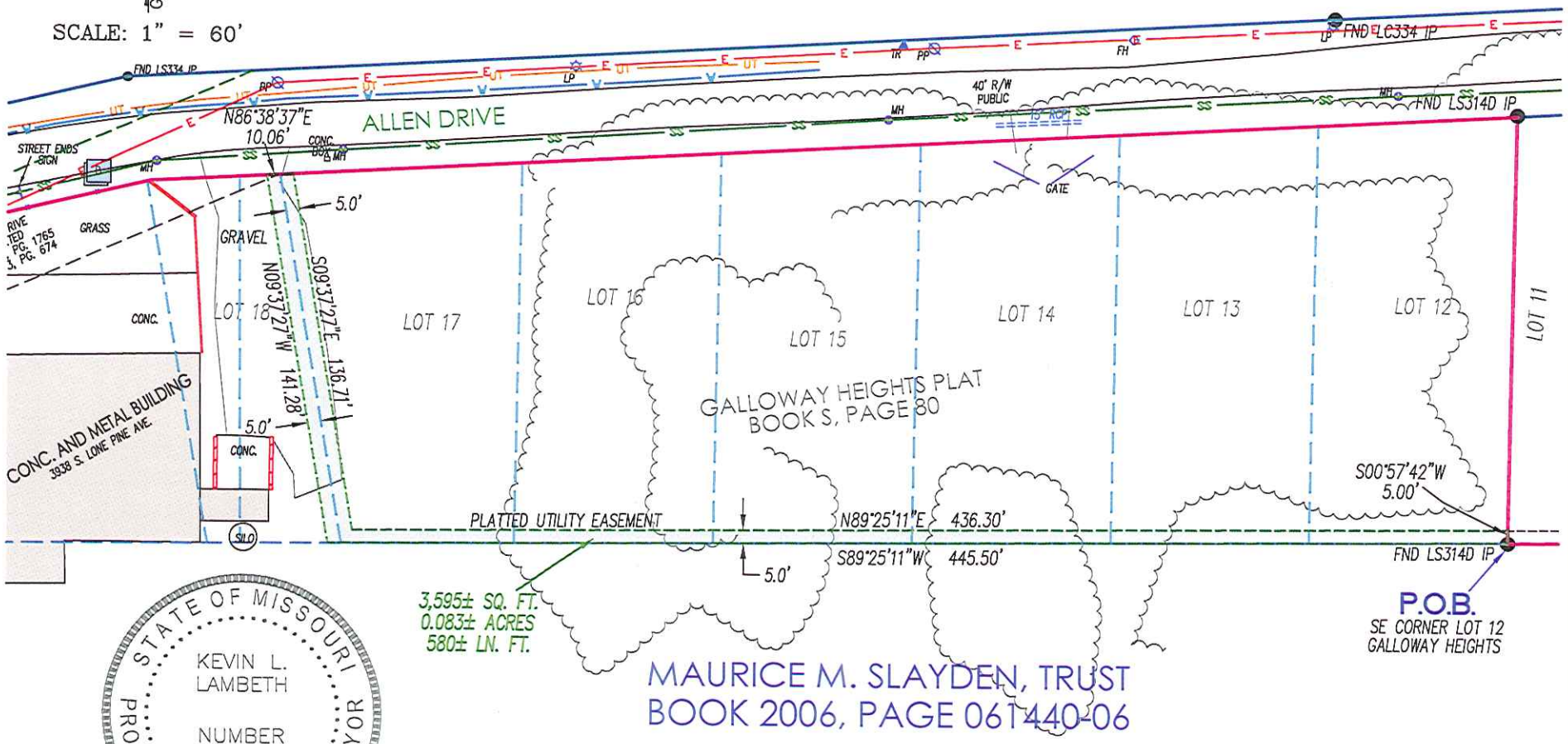
AN IRREGULAR SHAPED UTILITY EASEMENT BEING A PART OF THE GRANTOR'S TRACT OF LAND AS LYING IN LOTS 12, 13, 14, 15, 16, 17 AND 18 IN GALLOWAY HEIGHTS ADDITION AS DESCRIBED IN PLAT BOOK S, PAGE 80 AND ALSO LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2006, PAGE 061440-06 AND SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12 OF GALLOWAY HEIGHTS PLAT AS DESCRIBED IN PLAT BOOK S, PAGE 80; THENCE SOUTH 89°25'11" WEST, 445.50 FEET; THENCE NORTH 09°37'27" WEST, 141.28 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF ALLEN DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 86°38'37" EAST, 10.06 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 09°37'27" EAST, 136.71 FEET; THENCE NORTH 89°25'11" EAST, 436.30 FEET TO A POINT LYING ON THE EAST LINE OF LOT 12; THENCE ALONG SAID EAST LINE, SOUTH 00°57'42" WEST, 5.00 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

CONTAINING 3,595 SQUARE FEET OR 0.083 ACRES, AND 580 LINEAR FEET MORE OR LESS.

GRID

SCALE: 1" = 60'



STATE OF MISSOURI
KEVIN L. LAMBETH
NUMBER LS-2695
PROFESSIONAL LAND SURVEYOR

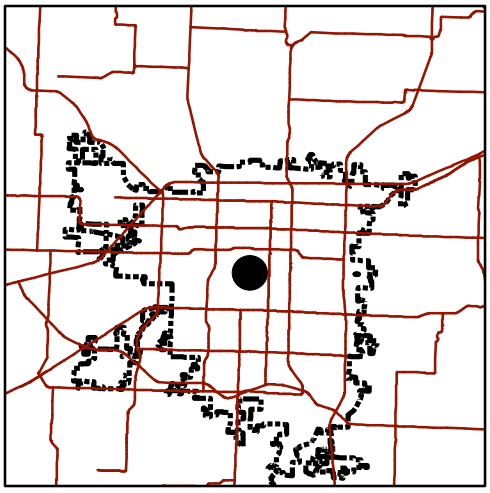
ANDERSON ENGINEERING, INC
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
2045 W. WOODLAND • SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741

BUTLER ROSENBURY & PARTNERS

EASEMENT RELINQUISHMENT SKETCH

ALLEN DRIVE AND LONE PINE AVENUE, SPRINGFIELD, MO.

DRAWN BY: BAC	FIELD BY: KP
DATE: 10-24-2013	FIELD BK: -
CLIENT NO: 30156-13	DRAWING NO: 109-877.DWG



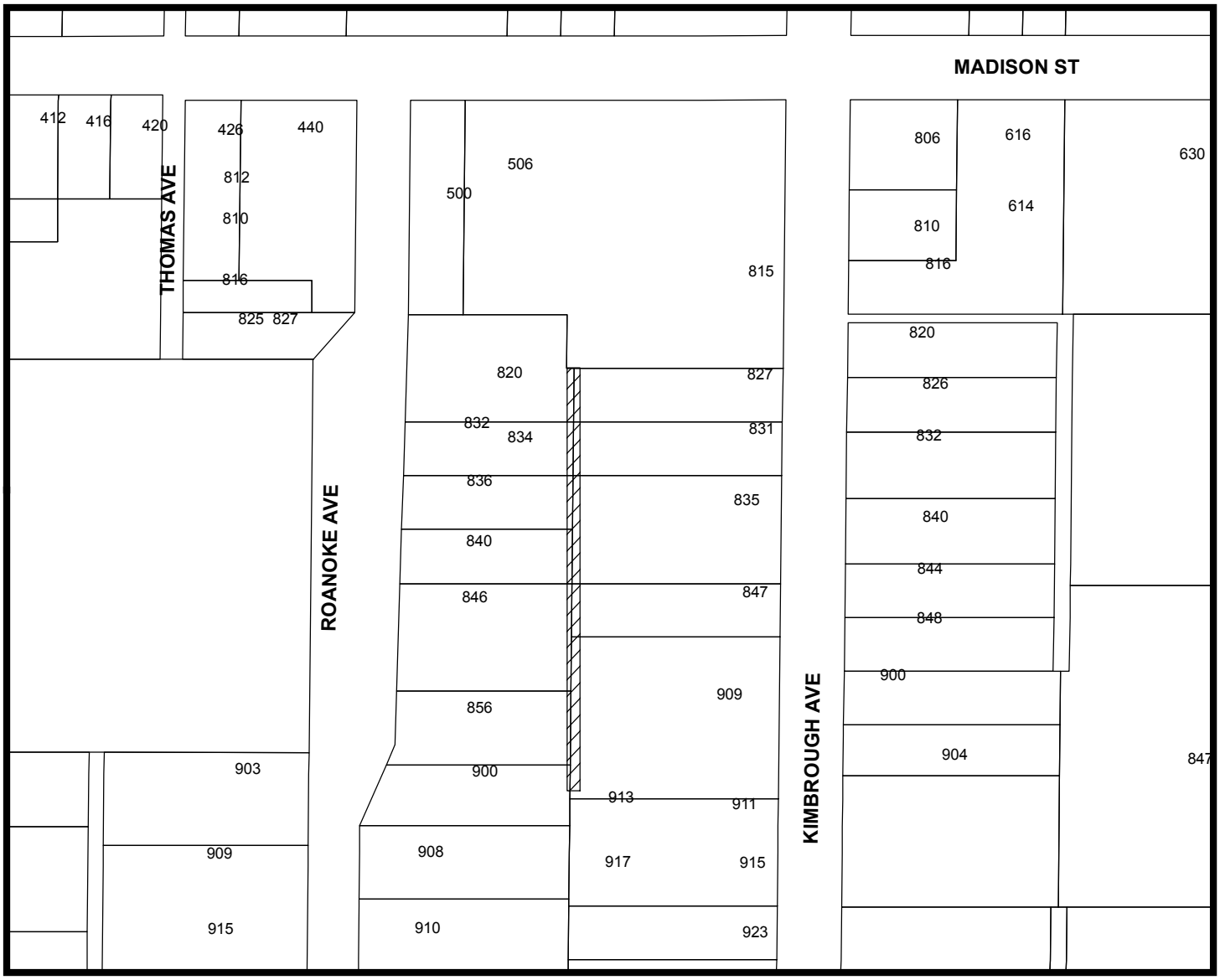
Zoning & Subdivision Report

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

Relinquish Easement 799

Location: Between 800 block of South Kimbrough Ave. and South Roanoke Ave.

LOCATION SKETCH



Zoning & Subdivision Report

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

REQUEST TO RELINQUISH EASEMENT NUMBER 799

DATE: November 25, 2013

PURPOSE: To relinquish a utility easement

LOCATION: 800 block South Kimbrough Avenue w/s

APPLICANT: Kimbrough Properties, 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. 799
BACKGROUND REPORT

APPLICANT'S PROPOSAL:
The applicant is requesting to relinquish the utility easement to facilitate the development of the property. The applicant is in the process of an Administrative Replat to consolidate the lots for a new multi-family development. A replacement easement is being provided by the applicant.

CLEAN WATER SERVICES COMMENTS:
1. The relinquishment is acceptable however the existing sewer will need to be capped and plugged.

2. The additional sewer easement south of this relinquishment will also have to be recorded.

CITY UTILITIES COMMENTS:
No issues with relinquishment of this easement. City Utilities has an overhead electric line within part of the easement-but it is in the process of being retired. No objection to the relinquishment.

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. The applicant is in the process of an Administrative Replat to consolidate the lots for a new multi-family development. A replacement easement is being provided by the applicant.

3. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 799
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 utility 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. Requirements

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

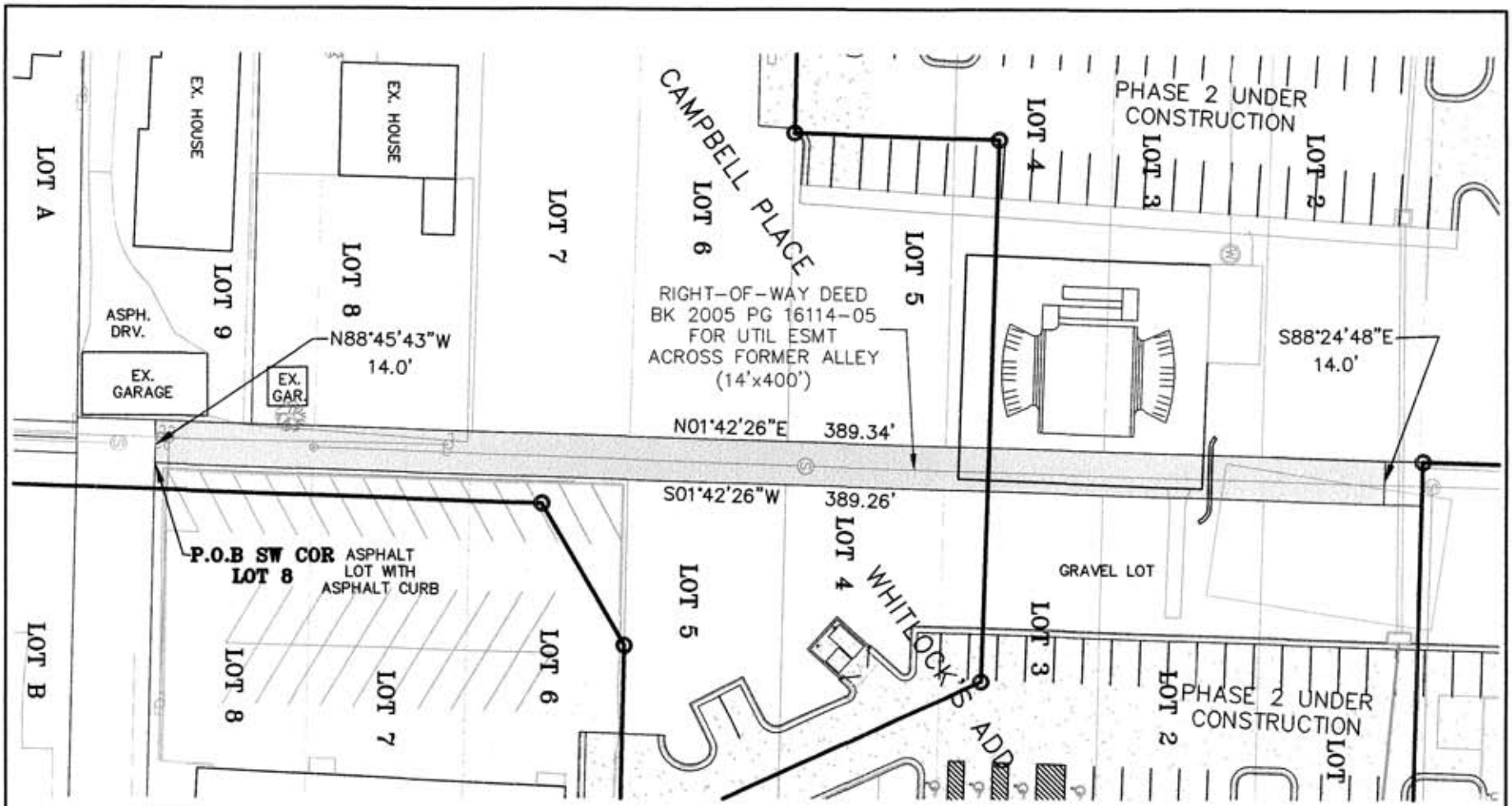
   STAFF RESPONSE:

   The retention of the subject easement no longer serves a public purpose. The applicant is providing a replacement easement.

RELINQUISHMENT DESCRIPTION

A part of an existing Utility Easement recorded in Book 2005, Page 016114-05 in the Greene County Recorder's Office, being more particularly described as follows:

Beginning at the Southwest corner of Lot 8 of Whitlock's Addition, a Subdivision in the City of Springfield, Greene County, Missouri; Thence North 88°45'43" West, 14.00 feet to a Point on the East Line of Campbell Place, a Subdivision in the City of Springfield, Greene County, Missouri; Thence North 01°42'26" East, along the East Line of said Campbell Place, 389.34 feet; Thence South 88°24'48" East, 14.00 feet to a Point on the West Line of said Whitlock's Addition; Thence South 01°42'26" West, along said West Line, 389.26 feet to the POINT OF BEGINNING. Containing 5,362 Square Feet or 0.12 Acres, more or less.

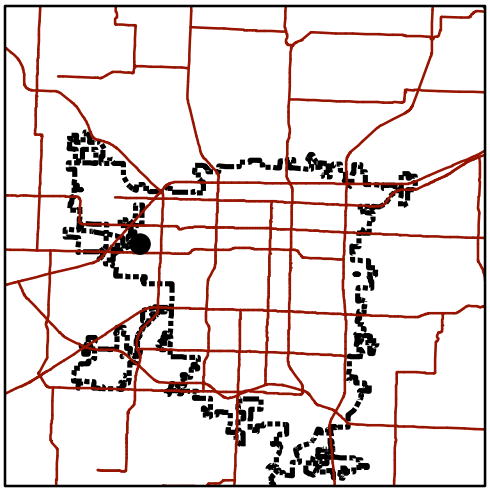


NOTE:
THIS DRAWING HAS BEEN PREPARED ONLY AS AN EXHIBIT TO ILLUSTRATE NEW EASEMENTS TO BE DEDICATED BY RECORDED INSTRUMENTS AND IS NOT TO BE CONSTRUED TO REPRESENT A PROPERTY BOUNDARY SURVEY.

DATE: 10/26/2013	BEAR VILLAGE EASEMENT VACATION EXHIBIT	PROJECT NO.: 904

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 #2009028050

"Engineering with Integrity"



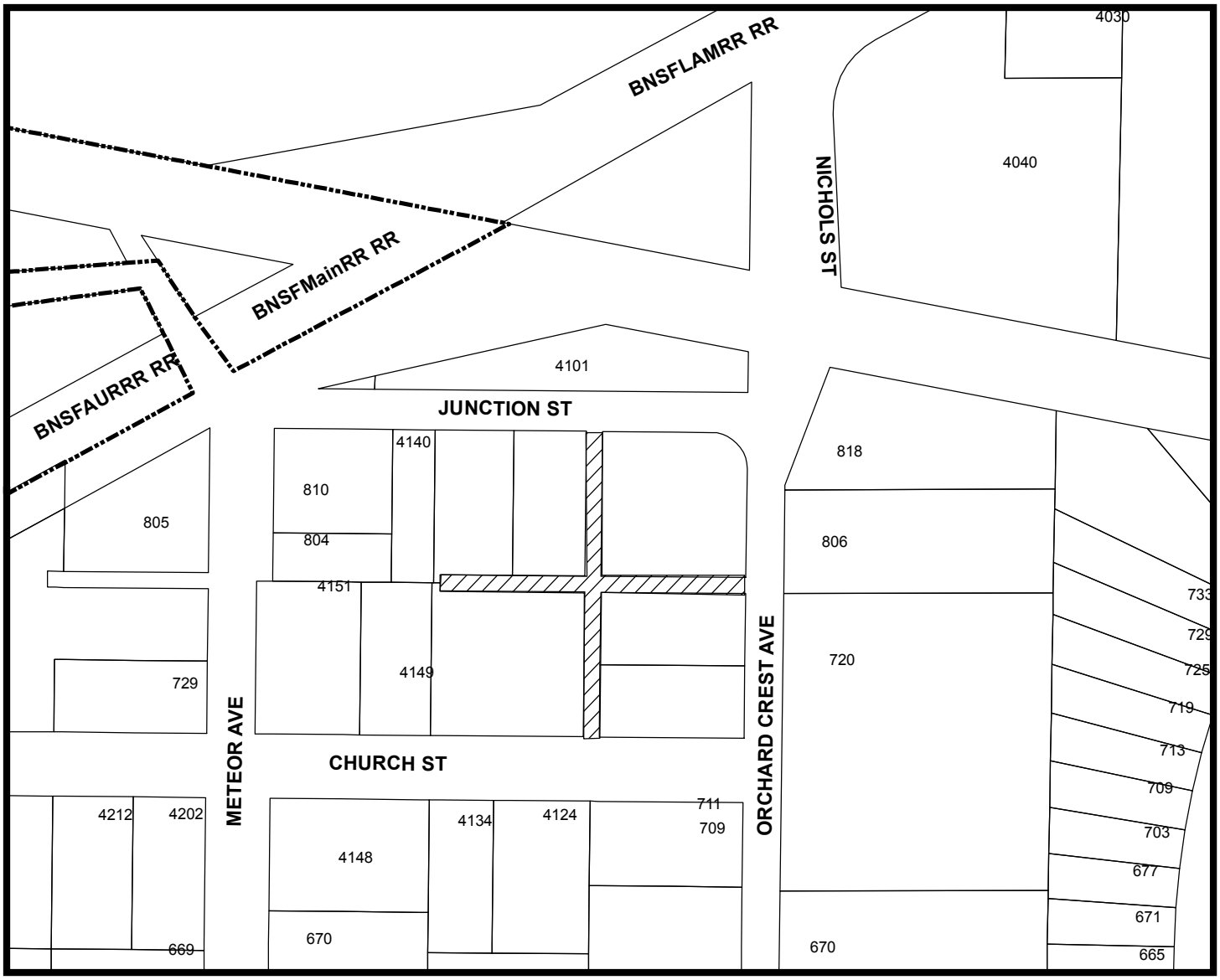
Zoning & Subdivision Report

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

Vacation #764

Location: alleys between West Church and West Junction Streets west of Orchard Crest

LOCATION SKETCH



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

VACATION #764

DATE: November 18, 2013

PURPOSE: To vacate a north/south alley and an east/west alley

BACKGROUND:

LOCATION: Alleys between West Church and Junction Streets west of Orchard Crest Avenue.

APPLICANT: City of Springfield

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS FOR STAFF RECOMMENDATION:

The requested Vacation #764 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 #764

APPLICANT'S PROPOSAL:

This is a request to vacate a north/south alley and an east/west alley between West Church and Junction Streets and west of Orchard Crest Avenue.

TRAFFIC ENGINEERING COMMENTS:

There are no traffic issues with the requested vacation of the alleys.

CITY UTILITIES COMMENTS:

City Utilities does not have any facilities in the alleys. It appears there are no other improvements, and the adjacent owners are using the property. There is no objection to the vacation.

AT&T COMMENTS:

AT&T does not have any facilities on record in conflict. AT&T does not have any objection to the requested vacation.

STORM WATER COMMENTS:

Storm Water Services does not have any objection to the requested vacation.

POLICE DEPARTMENT COMMENTS:

No comments regarding this requested vacation.

FIRE DEPARTMENT COMMENTS:

The Fire Department does not have any comments about this requested vacation.

E-911 COMMENTS:

No comments regarding this requested vacation.

CLEAN WATER SERVICES:

There is no public sewer within proposed vacation.

BUILDING DEVELOPMENT SERVICES:

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

ADJACENT PROPERTY OWNER COMMENTS:

Twenty-four (24) 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 a north/south and an east/west alley between West Church and Junction Streets and west of Orchard Crest Avenue. The City received these alleys via plat in 1890. The alleys are unimproved and are not being used for access. The remainder of the east/west alley to Meteor Street and the north/south alley to the west between Church and Junction Streets were previously vacated.
2. The proposed vacation meets the approval criteria for vacating right-of-way.

ATTACHMENT B

APPROVAL CRITERIA
VACATION #764

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.

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

   STAFF RESPONSE:

   The retention of the alleys serves no useful purpose. The alleys are unimproved and all properties have access to other public roadways.

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

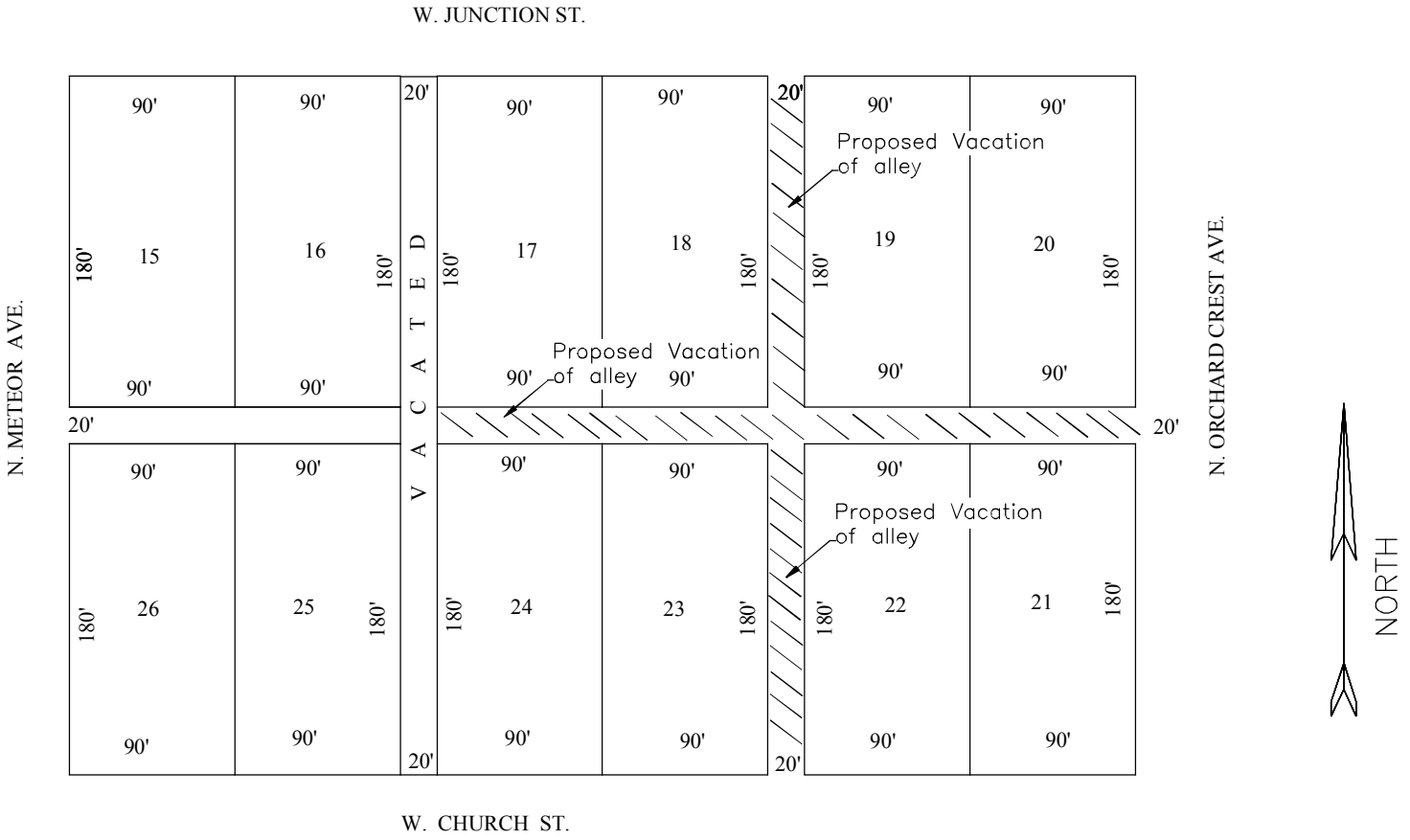
   STAFF RESPONSE:

   The proposed vacation will not adversely affect the ability to use utilities, public or private.

EXHIBIT A
LEGAL DESCRIPTION
VACATION #764

Beginning at the Southeast corner of Lot 20 of The New and Amended Plat of Junction City, a subdivision in the City of Springfield, Greene County, Missouri; Thence West along the south line of Lots 20 and 19 a distance of 180.0 feet to the Southwest corner of Lot 19; Thence North along the west line of Lot 19 a distance of 180.0 feet to the Northwest corner of Lot 19 and the south right of way of W. Junction Street; Thence West along the said south right of way a distance of 20 feet to the Northeast corner of Lot 18; Thence South along the east line of Lot 18 a distance of 180.0 feet to the Southeast corner of Lot 18; Thence West along the south line of Lots 18 and 17 a distance of 180.0 feet to the Southwest corner of Lot 17; Thence South a distance of 20 feet to the Northwest corner of Lot 24; Thence East along the north line of Lots 24 and 23 a distance of 180.0 feet to the Northeast corner of Lot 23; Thence South along the east line of Lot 23 a distance of 180.0 feet to the Southeast corner of Lot 23 and the north right of way of W. Church Street; Thence East along the said north right of way a distance of 20 feet to the Southwest corner of Lot 22; Thence North along the west line of Lot 22 a distance of 180.0 feet to the Northwest corner of Lot 22; Thence East along the north line of Lot 22 and 21 a distance of 180.0 feet to the Northeast corner of Lot 21 and the west right of way of N. Orchard Crest Avenue; Thence North along the said west right of way a distance of 20 feet to the Point of Beginning.

EXHIBIT 1



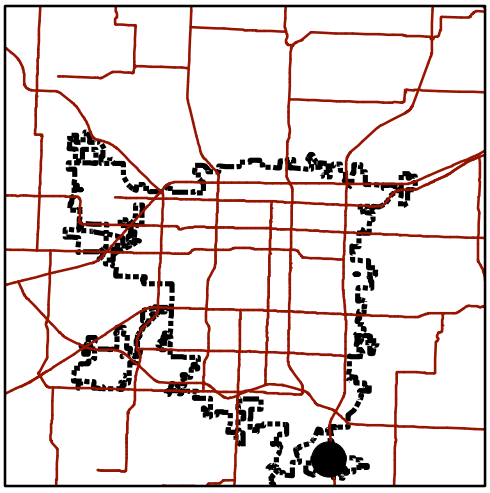
SCALE 1"=100'

0 100

DEPARTMENT OF PUBLIC WORKS
SPRINGFIELD, MISSOURI

Proposed alley vacation in Junction City.

SURVEYED BY: C.O.S.	DESIGN:	SCALES	SHEET
FIELD BK.:	DRAWN: RICHARDSON	HOR: 1"=100'	OF SHEETS
LEVEL BK.:	DATE: 9/25/2013	VERT:	FILE NO.



Zoning & Subdivision Report

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

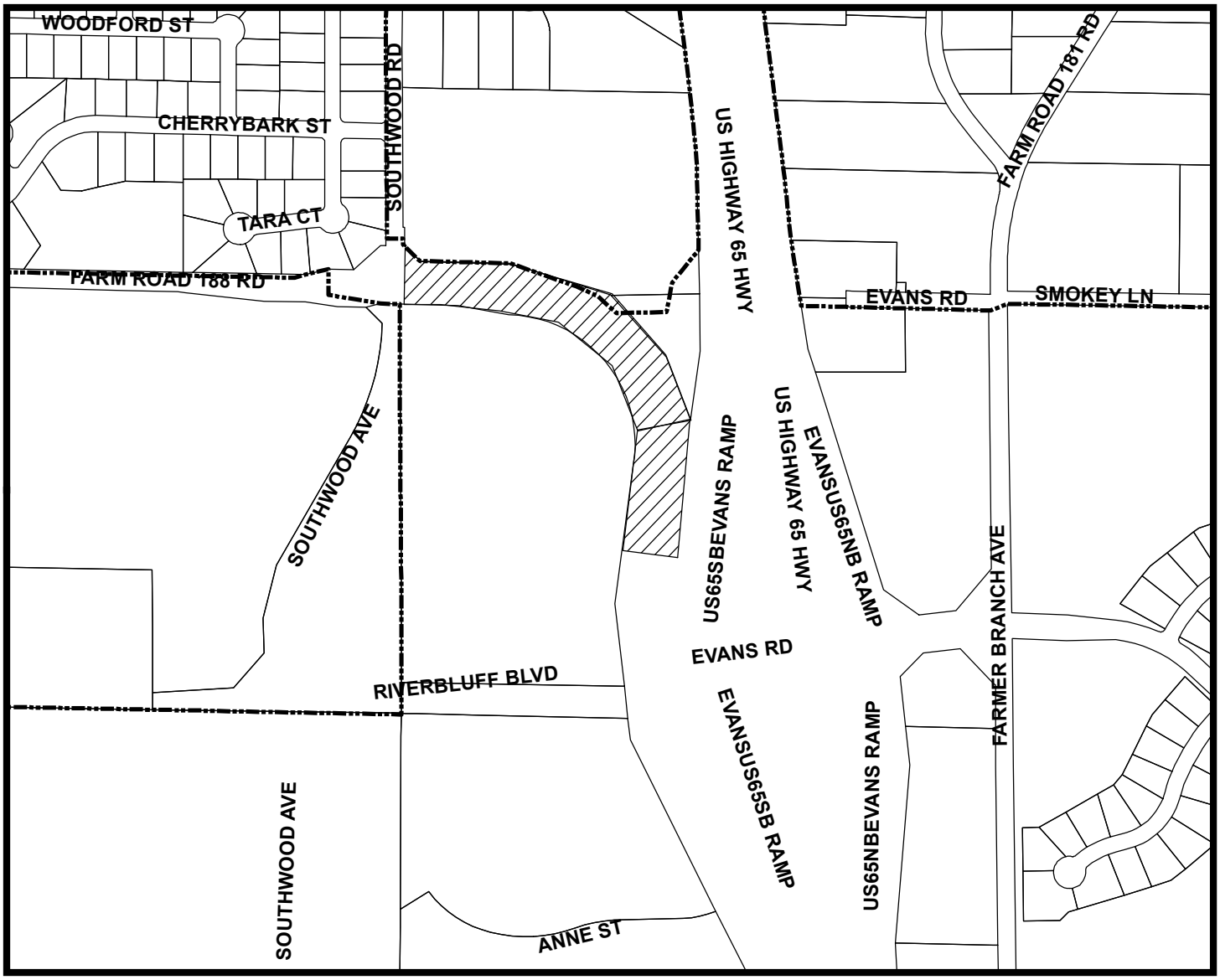
Vacation 765

Location: 3000 Block of Evans Road

Current Zoning: Right of way

Proposed Zoning: NA

LOCATION SKETCH



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

VACATION #765

DATE: November 18, 2013

PURPOSE: To vacate a portion of Evans Road from Southwood Avenue east approximately 1,829 feet north/south alley and an east/west alley.

BACKGROUND:

LOCATION: Evans Road right of way east of Southwood Avenue.

APPLICANT: City of Springfield

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS FOR STAFF RECOMMENDATION:

The requested Vacation #765 meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner

ATTACHMENTS:

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

ATTACHMENT A
BACKGROUND REPORT
VACATION #765

APPLICANT'S PROPOSAL:

This is a request to vacate a portion of the right of way of Evans Road east of Southwood Avenue 1, 829 feet.

TRAFFIC ENGINEERING COMMENTS:

There are no traffic issues with the requested vacation of the alleys.

CITY UTILITIES COMMENTS:

Prepare and execute the two easements noted on Exhibit B and D. Also describe, prepare and execute a 15 foot easement shown towards the west end of Exhibit D. Update 10/17 - CU is working with Mercy to relocate the electric line south of it''s current location and an additional easement may be required.

AT&T COMMENTS:

AT&T is working with Olsson & Associates and Mercy to maintain easements for existing facilities.

STORM WATER COMMENTS:

Storm Water Services does not have any objection to the requested vacation.

POLICE DEPARTMENT COMMENTS:

No comments regarding this requested vacation.

FIRE DEPARTMENT COMMENTS:

The Fire Department does not have any comments about this requested vacation.

E-911 COMMENTS:

No problems regarding this requested vacation.

CLEAN WATER SERVICES:

A sewer easement needs to be recorded for the public sewer main that serves the rehab center. Minimum width for a sewer easement is 15''. Easement needs to be submitted as a separate instrument on the standard easement form.

BUILDING DEVELOPMENT SERVICES:

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

ADJACENT PROPERTY OWNER COMMENTS:

Seven (7) 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 a portion of Evans Road east of Southwood Avenue 1,829 feet due to roadway re-alignments for Riverbluff Blvd at US Highway 65. This is the second phase of the project.
2. The proposed vacation meets the approval criteria for vacating right-of-way.

ATTACHMENT B

APPROVAL CRITERIA
VACATION #765

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.

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

   STAFF RESPONSE:

   The retention of the right-of-way serves no useful purpose. The road has been redirected and will allow all properties to 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.

EXHIBIT A
LEGAL DESCRIPTION
VACATION #765

BOUNDARY DESCRIPTION

A tract of Missouri Department of Transportation Land in the East Half of the Northeast Quarter of Section 28, Township 28 North, Range 21 West, Greene County, Missouri, , lying on the left or southerly and westerly and on the right or northerly and easterly side of the following described portion of the centerline of a highway, now known as Farm Road 188, a.k.a. Evans Road:

A portion of the surveyed centerline of Farm Road 188, a.k.a. Evans Road is described as follows:

COMMENCING at a found 5/8" iron bar marking the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 28, Township 28 North, Range 21 West, Greene County, Missouri; thence South 87 Degrees 07 Minutes 58 Seconds East along the South line of said Quarter Quarter, a distance of 744.67 feet; thence departing said South line North 02 Degrees 52 Minutes 02 Seconds East, a distance of 569.21 feet to Centerline Station 18+75.00 for a POINT OF BEGINNING of Centerline; thence North 10 Degrees 55 Minutes 31 Seconds East, a distance of 207.80 feet to P.C. Centerline Station 20+82.80; thence Northwestwardly on a tangent curve to the left having a Radius of 477.50 feet, an Included Angle of 98 Degrees 12 Minutes 46 Seconds, a distance of 818.50 feet to P.T. Centerline Station 29+01.30, said point being the POINT OF TERMINATION of said centerline, said point lying South 87 Degrees 11 Minutes 58 Seconds East, a distance of 330.06 feet from a found 1/2" iron bar marking the Southwest Corner of the Northwest Quarter of the Northeast Quarter of said Section 28.

All the land of Grantor lying within the following described tract:
BEGINNING at Farm Road 188 Centerline Station 18+75.00; thence North 79 Degrees 04 Minutes 29 Seconds West, a distance of 67.65 feet to a point lying 67.65 feet westerly of and at right angles to Farm Road 188 Centerline Station 18+75.00; thence North 08 Degrees 53 Minutes 57 Seconds East, a distance of 207.93 feet to a point lying 75.00 feet westerly of and at right angles to Farm Road 188 Centerline Station 20+82.80; thence along a tangent curve to the left having a Radius of 402.50 feet, an Internal Angle of 98 Degrees 12 Minutes 46 Seconds and an Arc Length of 689.94 feet to a point lying 75.00 feet southerly of and at right angles to Farm Road 188 Centerline Station 29+01.30; thence North 02 Degrees 42 Minutes 45 Seconds East, a distance of 160.00 feet to a point lying 85.00 feet northerly of and at right angles to Farm Road 188 Centerline Station 29+01.30; thence South 71 Degrees 14 Minutes 47 Seconds East, a distance of 328.09 feet to a point lying 90.00 feet easterly of and at right angles to Farm Road 188 Centerline Station 26+20.00; thence South 40 Degrees 20 Minutes 06 Seconds East, a distance of 259.16 feet to a point lying 90.00 feet easterly of and at right angles to Farm Road 188 Centerline Station 24+00.00; thence South 19 Degrees 53 Minutes 40 Seconds East, a distance of 209.62 feet to a point lying 102.16 feet easterly of and at right angles to Farm Road 188 Centerline Station 22+24.80; thence South 84 Degrees 55 Minutes 28 Seconds West, a distance of 32.07 feet to a point lying 70.09 feet easterly of and at right angles to Farm Road 188 Centerline Station 22+25.30; thence South 10 Degrees 17 Minutes 11 Seconds West, a distance of 368.83 feet to a point lying 50.00 feet easterly of and at right angles to Farm Road 188 Centerline Station 18+75.00; thence North 79 Degrees 04 minutes 29 Seconds West, a distance of 50.00 to the POINT OF BEGINNING, and containing 147,512 square feet or 3.386 acres of land, more or less.

AND

All that part of the East Half of the Northeast Quarter of Section 28, Township 28 North, Range 21 West, Greene County, Missouri, being a part of Farm Road 188, a.k.a. Evans Road Right-of-Way and being more particularly described as follows:

COMMENCING at a found 5/8" iron bar marking the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 28, Township 28 North, Range 21 West, Greene County, Missouri; thence South 87 Degrees 18 Minutes 01 Seconds East along the South line of said Quarter Quarter, a distance of 45.17 feet to the POINT OF BEGINNING; thence departing said South line North 02 Degrees 42 Minutes 45 Seconds East, a distance of 88.68 feet to a point in the North Right-of-Way line of Farm Road 188, a.k.a. Evans Road, as now established; thence South 44 Degrees 43 Minutes 27 Seconds East along said North Right-of-Way line, a distance of 6.21 feet; thence continuing along said North Right-of-Way line South 87 Degrees 17 Minutes 15 Seconds East, a distance of 279.70 feet; thence departing said North Right-of-Way line South 02 Degrees 42 Minutes 45 Seconds West, a distance if 160.00 feet to a point in the South Right-of-Way line of said Farm Road 188; thence North 78 Degrees 13 Minutes 23 Seconds West along said South Right-of-Way line, a distance of 158.68 feet; thence continuing along said South Right-of-Way line North 87 Degrees 17 Minutes 15 Seconds West, a distance of 127.58 feet; thence departing said South Right-of-Way line North 02 Degrees 42 Minutes 45 Seconds East, a distance of 50.52 feet to the POINT OF BEGINNING, and containing 40,346 square feet or 0.926 acres of land, more or less.

SEC. 28, T-28-N, R-21-W

LOCATION MAP

SCALE: 1"=2000'

N

1" = 200'

0' 100' 200' 400'

SCALE IN FEET

East-West Arterial

Southwood Avenue

U.S. Highway 65 Southbound On-Ramp

℄ U.S. Highway 65
(Variable Width Public R/W)

Anne Street

Existing West
Right-of-Way
line of U.S. Hwy 65 and
Outer Road

Michele A. Russell & Dennis P. Russell
Book 2005, Page 041139-05

Charles & Emma Pendergraph, Trustees
Book 2791, Page 663

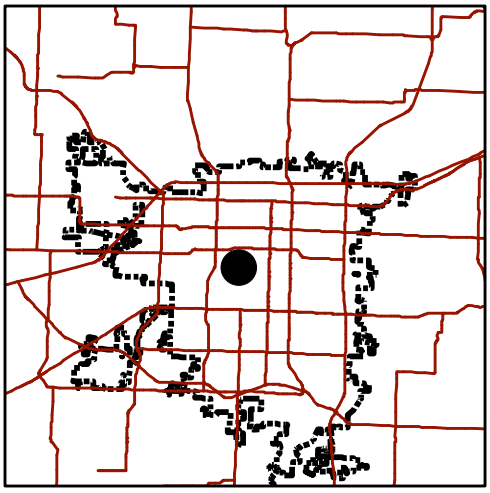
Kelley Pendergraph
Book 3016, Page 821

The Outer Road south of Anne Street will still be used to access properties to the south. The East/West Arterial, Southwood Avenue, and Anne Street have been constructed and are currently in use.

	DATE	REVISION	BY
	01.18.12	Original Preparation	DRM

drawn by: DRM
surveyed by: NSS
checked by: KAO
approved by: KAO
project no.: 010-1893
file name: 010893_HP

OLSSON ASSOCIATES
550 St. Louis Street
Springfield, MO 65806
TEL 417.890.6502
FAX 417.890.6805
www.oaconsulting.com



Zoning & Subdivision Report

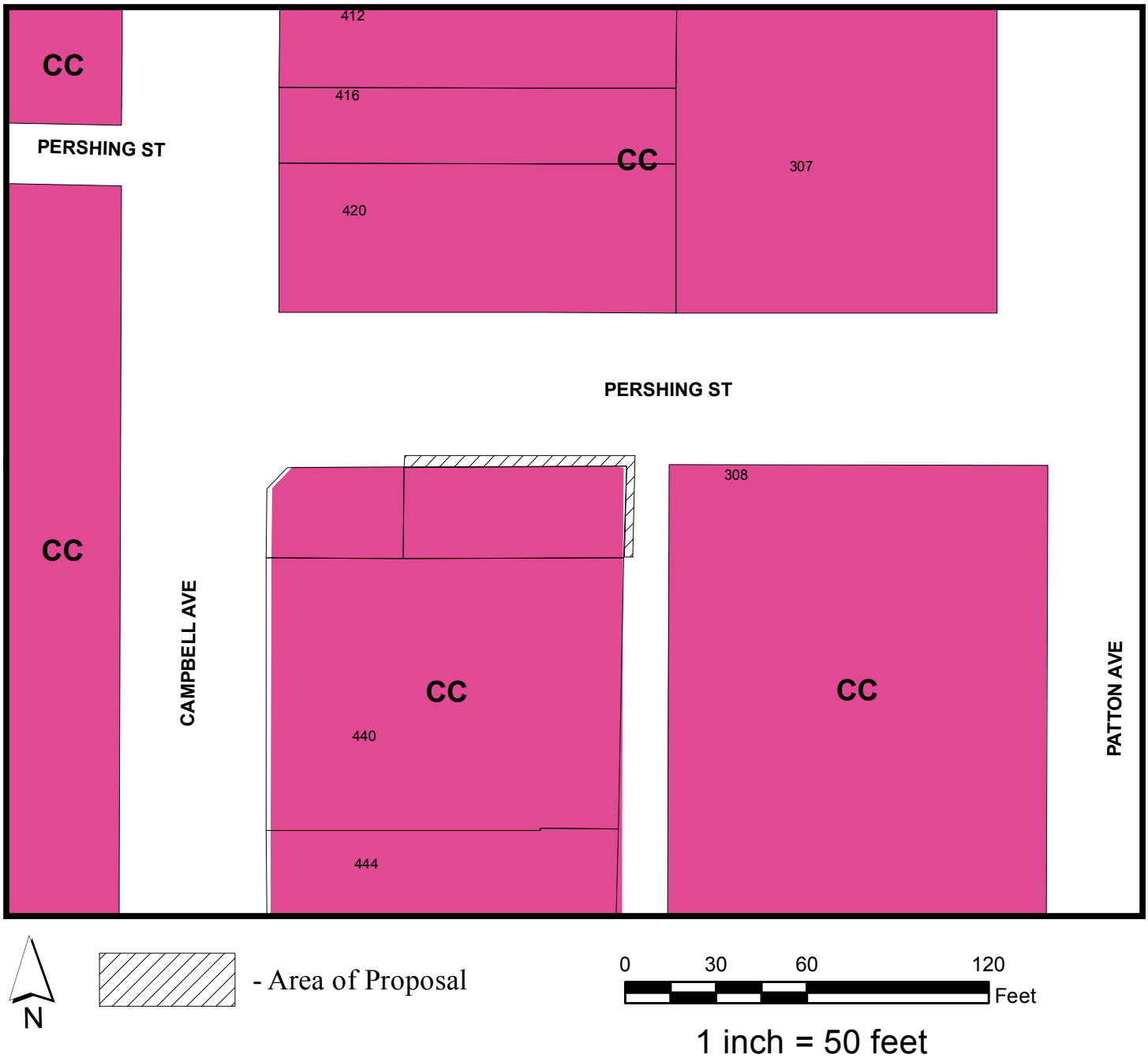
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Vacation 766

Location: 300 block W. Pershing and adjacent alley

Current Zoning: Center City District

LOCATION SKETCH



Zoning & Subdivision Report

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

VACATION #766

DATE: November 22, 2013

PURPOSE: To vacate a portion of the 300 block West Pershing Street and adjacent north/south alley.

BACKGROUND:

LOCATION: South side of the 300 block West Pershing Street.

APPLICANT: City of Springfield

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS FOR STAFF RECOMMENDATION:

The requested Vacation #766 meets the approval criteria listed in Attachment B.

STAFF CONTACT:
Daniel Neal
Senior Planner

ATTACHMENTS:

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

ATTACHMENT A
BACKGROUND REPORT
VACATION #766

APPLICANT'S PROPOSAL:

This is a request to vacate a portion of the 300 block West Pershing Street and adjacent north/south alley because the existing building shown on the Preliminary Plat for Kifer Corner encroaches into the City's right-of-way.

TRAFFIC ENGINEERING COMMENTS:

There are no traffic issues with the requested vacation.

CITY UTILITIES COMMENTS:

City Utilities recommends approval of the vacation.

STORM WATER COMMENTS:

Storm Water has no issues with the proposed vacation.

FIRE DEPARTMENT COMMENTS:

The Fire Department does not have any comments about this requested vacation.

CLEAN WATER SERVICES:

There is no public sewer within proposed vacation.

BUILDING DEVELOPMENT SERVICES:

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

ADJACENT PROPERTY OWNER COMMENTS:

Twenty-one (21) 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 a portion of Pershing Street and the adjacent public alley where the existing building at 320 W. Pershing Street encroaches onto. As a result of the building encroachments and the possible liability from these

encroachments, neither the public nor the City has any benefit in retaining ownership of these sections of Pershing Street and the adjacent unplatted alley. The City has requested an Irrevocable Consent to Dedicate agreement between the City and the current property owner. The agreement would allow the City to reclaim the vacated right-of-way if the existing building is ever removed or destroyed.

2. The proposed vacation meets the approval criteria for vacating right-of-way.

ATTACHMENT B
APPROVAL CRITERIA
VACATION #766

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:

   The proposed vacation does not remove any existing accesses.

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 adjacent property owners are supportive of the vacation.

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

   STAFF RESPONSE:

   The retention of the right-of-way with an existing building on it serves no useful purpose.

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.

EXHIBIT A
LEGAL DESCRIPTION
VACATION #766

A TRACT OF LAND LYING IN THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 29, RANGE 22 IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING SURVEY MONUMENT AT THE NORTHWEST CORNER OF THE TRACT DEEDED TO WOMEN CONNECT4GOOD, INC. DESCRIBED IN BOOK 2012 AT PAGE 32485-12 AS RECORDED IN THE GREENE COUNTY RECORDER'S OFFICE AND THE SOUTH RIGHT-OF-WAY LINE OF PERSHING STREET AS IT NOW EXISTS; THENCE S89°01'16"E, ALONG THE NORTH LINE OF SAID TRACT OF LAND AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.01 FEET TO THE WEST FACE OF AN EXISTING BUILDING FOR A POINT OF BEGINNING; THENCE S89°01'16"E, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 63.13 FEET TO THE EAST FACE OF SAID BUILDING; THENCE N01°45'46"E, ALONG SAID EAST BUILDING FACE, A DISTANCE OF 0.28 FEET TO THE NORTHEAST CORNER OF SAID BUILDING; THENCE N88°38'18"W, ALONG THE NORTH FACE OF SAID BUILDING, A DISTANCE OF 63.12 FEET TO THE NORTHWEST CORNER OF SAID BUILDING; THENCE S02°01'35"W, ALONG THE WEST FACE OF SAID BUILDING, A DISTANCE OF 0.70 FEET TO THE POINT OF BEGINNING, CONTAINING 30.9 SQ.FT. MORE OR LESS AND ALL BEING IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

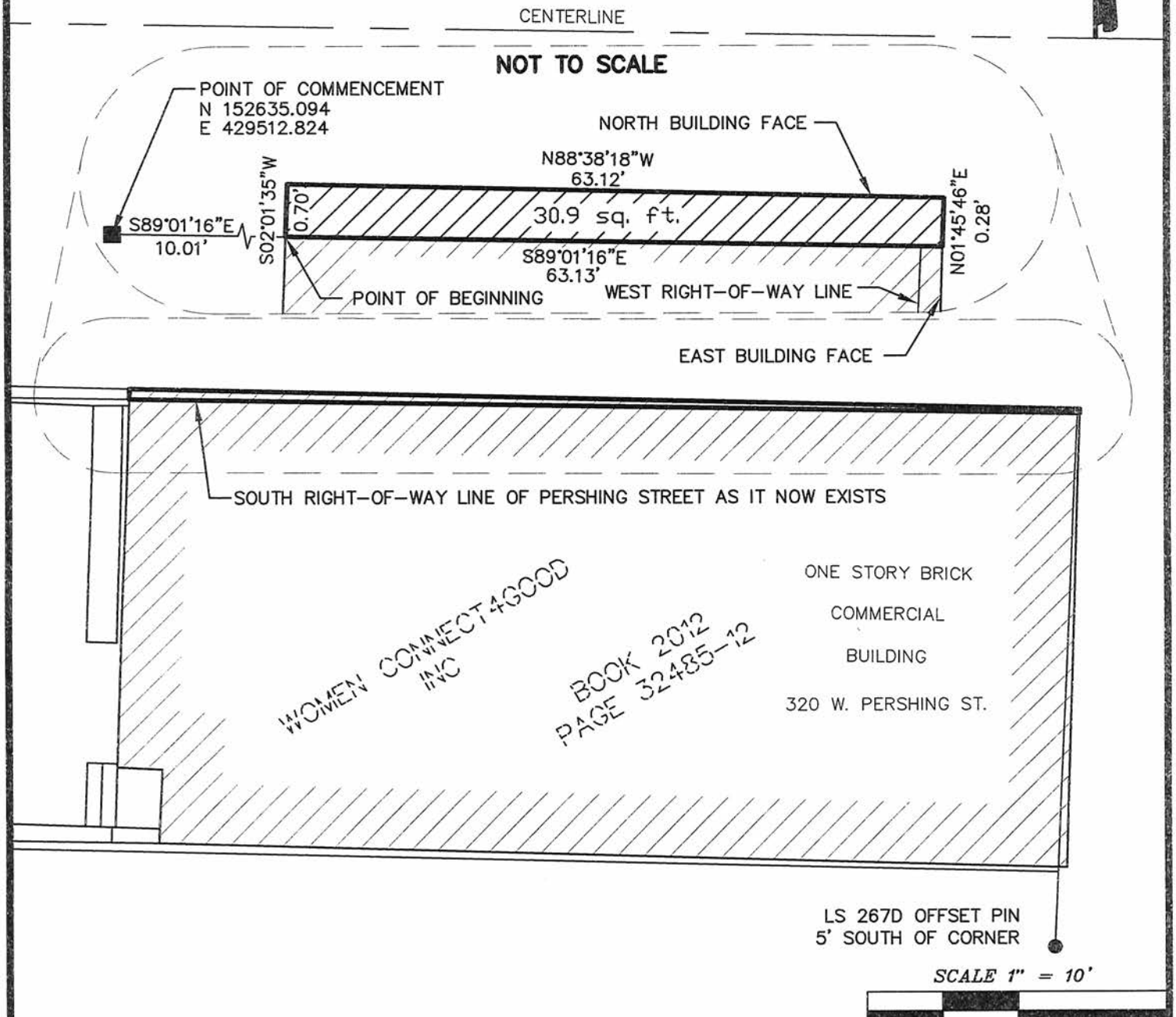
And

A TRACT OF LAND LYING IN THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 29, RANGE 22 IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING SURVEY MONUMENT AT THE NORTHWEST CORNER OF THE TRACT DEEDED TO WOMEN CONNECT4GOOD, INC. DESCRIBED IN BOOK 2012 AT PAGE 32485-12 AS RECORDED IN THE GREENE COUNTY RECORDER'S OFFICE AND THE SOUTH RIGHT-OF-WAY LINE OF PERSHING STREET AS IT NOW EXISTS; THENCE S89°01'16"E, ALONG THE NORTH LINE OF SAID TRACT OF LAND AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 72.99 FEET TO THE WEST LINE OF AN UNPLATTED ALLEY AND THE NORTHEAST CORNER OF SAID TRACT OF LAND FOR THE POINT OF BEGINNING; THENCE S89°01'16"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 0.14 FEET TO THE EAST FACE OF AN EXISTING BUILDING; THENCE S01°45'46"W, ALONG SAID EAST BUILDING FACE, A DISTANCE OF 30.39 FEET TO THE SOUTH EAST CORNER OF SAID BUILDING; THENCE N88°21'17"W, ALONG THE SOUTH FACE OF SAID EXISTING BUILDING, A DISTANCE OF 0.57 FEET TO THE WEST LINE OF THE AFORESAID UNPLATTED ALLEY; THENCE N02°33'47"E, ALONG THE WEST LINE OF SAID ALLEY, A DISTANCE OF 30.39 FEET TO THE POINT OF BEGINNING, CONTAINING 10.8 SQ.FT. MORE OR LESS AND ALL BEING IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT B

PERSHING STREET
(50 FOOT RIGHT-OF-WAY)
(LOCAL STREET)

BEARINGS SHOWN ARE BASED ON GRID NORTH MISSOURI STATE PLANE CENTRAL ZONE NAD83



SCALE 1" = 10'

THIS EXHIBIT IS BASED ON A SURVEY OF THE PROPERTY SHOWN, THE FIELD PROCEDURES MEET THE CURRENT MINIMUM STANDARDS.

THIS IS **NOT** A PROPERTY BOUNDARY SURVEY DRAWING AND THE DRAWING DOES **NOT** MEET THE CURRENT MINIMUM STANDARDS FOR PROPERTY SURVEYS.

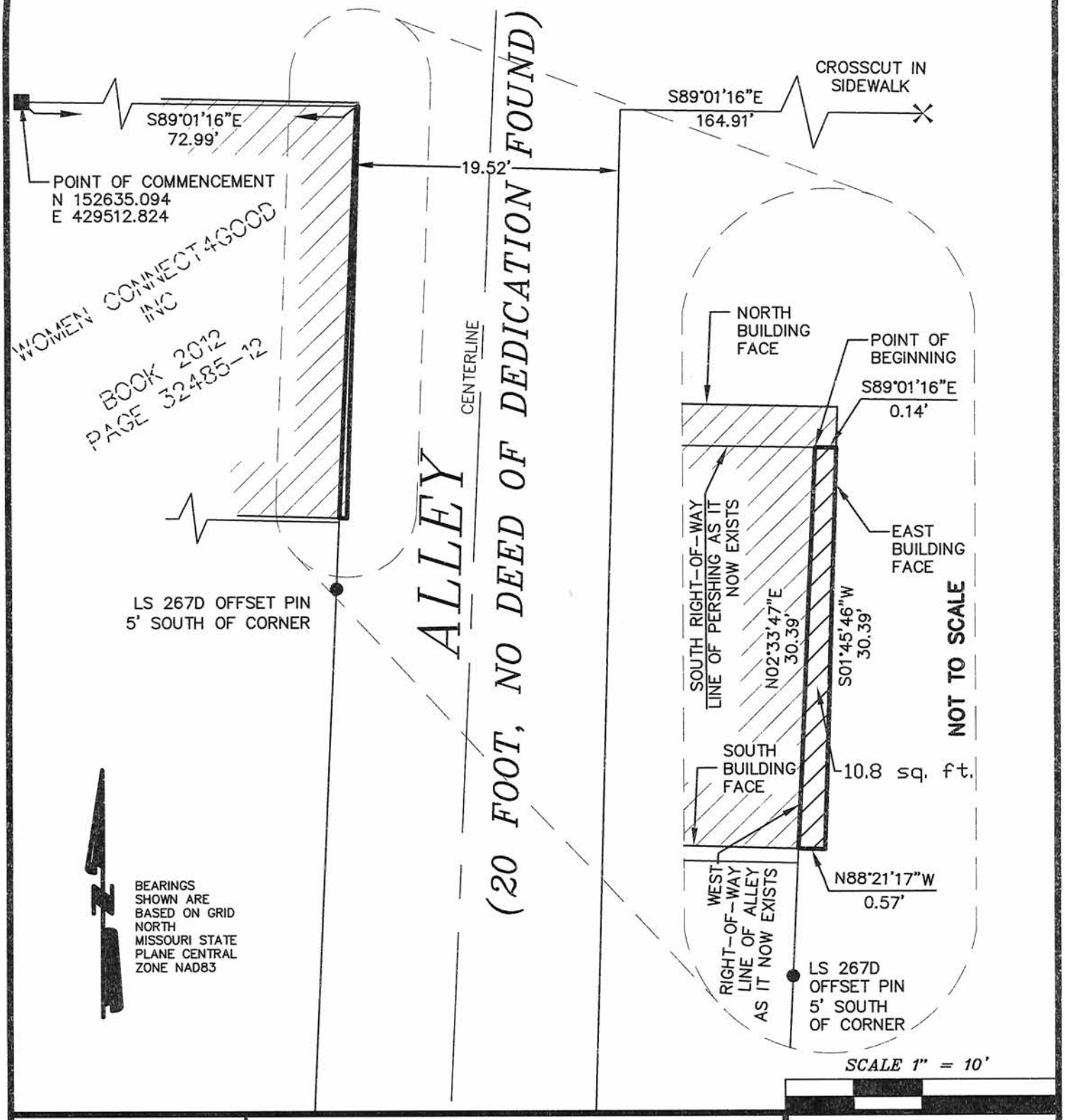
WILSON SURVEYING CO., INC.
Surveying / Engineering / Land Planning
2012 S. Stewart Springfield, Missouri 65804
TELE.: (417)522-7870 FAX: (417)522-7874
EMAIL: RICK.WILSON@WILSURVEYINC.COM

PREPARED FOR:
WOMEN CONNECT4GOOD INC.

STATE OF MISSOURI
RICK WILSON
NUMBER PLS-1970
PROFESSIONAL LAND SURVEYOR
10/30/2013

DATE: OCTOBER 30, 2013	DRAWN BY: MSB CREW CHIEF: GGB	PROJECT NO.: 13119 DRAWING NO.: WA-104-568A-EX	SHEET NO. 1 OF 1

EXHIBIT B



SCALE 1" = 10'

THIS EXHIBIT IS BASED ON A SURVEY OF THE PROPERTY SHOWN, THE FIELD PROCEDURES MEET THE CURRENT MINIMUM STANDARDS.

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DATE: OCTOBER 30, 2013

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DRAWN BY: MSB	PROJECT NO.: 13119	SHEET NO.
CREW CHIEF: GGB	DRAWING NO.: WA-104-568B-EX	1 OF 1

STATE OF MISSOURI
RICK WILSON
NUMBER PLS-1970
PROFESSIONAL LAND SURVEYOR
10/30/2013

EXPLANATION TO COUNCIL BILL NO: 2013-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 2.38 acres of property generally located at 4245 South Fremont Avenue from a Planned Development District No. 84 to a GR, General Retail District.

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-22-2013

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on December 5, 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** with the following condition (see the attached Zoning and Subdivision Report):

CONDITIONS:

If approved, the new zoning is not effective until:

1. A cross access easement is provided to match the existing access easement on the property to the north at the northeast corner of the subject property.

If this condition is not completed within one (1) year from City Council's approval, then that approval is null and void and the zoning will remain Planned Development District No. 84.

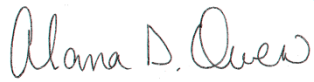
FINDINGS FOR STAFF RECOMMENDATION:

1. The requested GR, General Retail zoning is consistent with the surrounding zoning and development and with the intent of the existing Planned Development.

2. Approval of this request will result in a similar type of development as what could be achieved under the existing zoning however it will provide for a more streamlined process for development of the property.

3. Approval of this request is not expected to have a detrimental impact on adjacent properties or the public infrastructure.

Submitted by:



_____
Alana D. Owen, AICP, Senior Planner

Approved by:

_____ _____
Bob Hosmer, AICP, Principal Planner Greg Burris, City Manager

EXHIBITS:
Exhibit A, Record of Proceedings
Exhibit B, Legal Description
Exhibit C, Zoning and Subdivisions Staff Report
ATTACHMENTS:
Attachment 1, Background Report
Attachment 2, Neighborhood Meeting Summary

EXHIBIT A
RECORD OF PROCEEDINGS
ZONING CASE Z-22-2013

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

EXHIBIT B
LEGAL DESCRIPTION
ZONING CASE Z-22-2013

All of Lot 3, Final Plat for St. John's Lark, A Subdivision in the City of Springfield, Greene County, Missouri

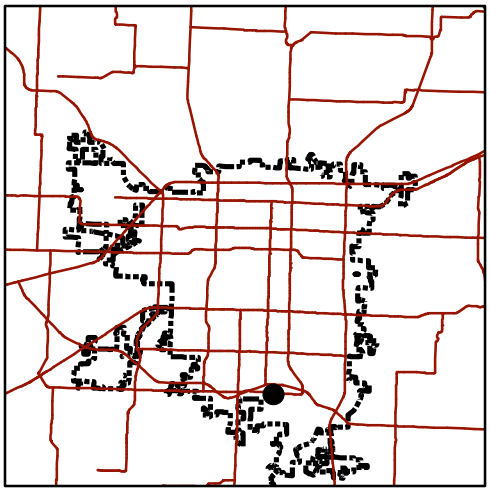


EXHIBIT C

Zoning & Subdivision Report

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

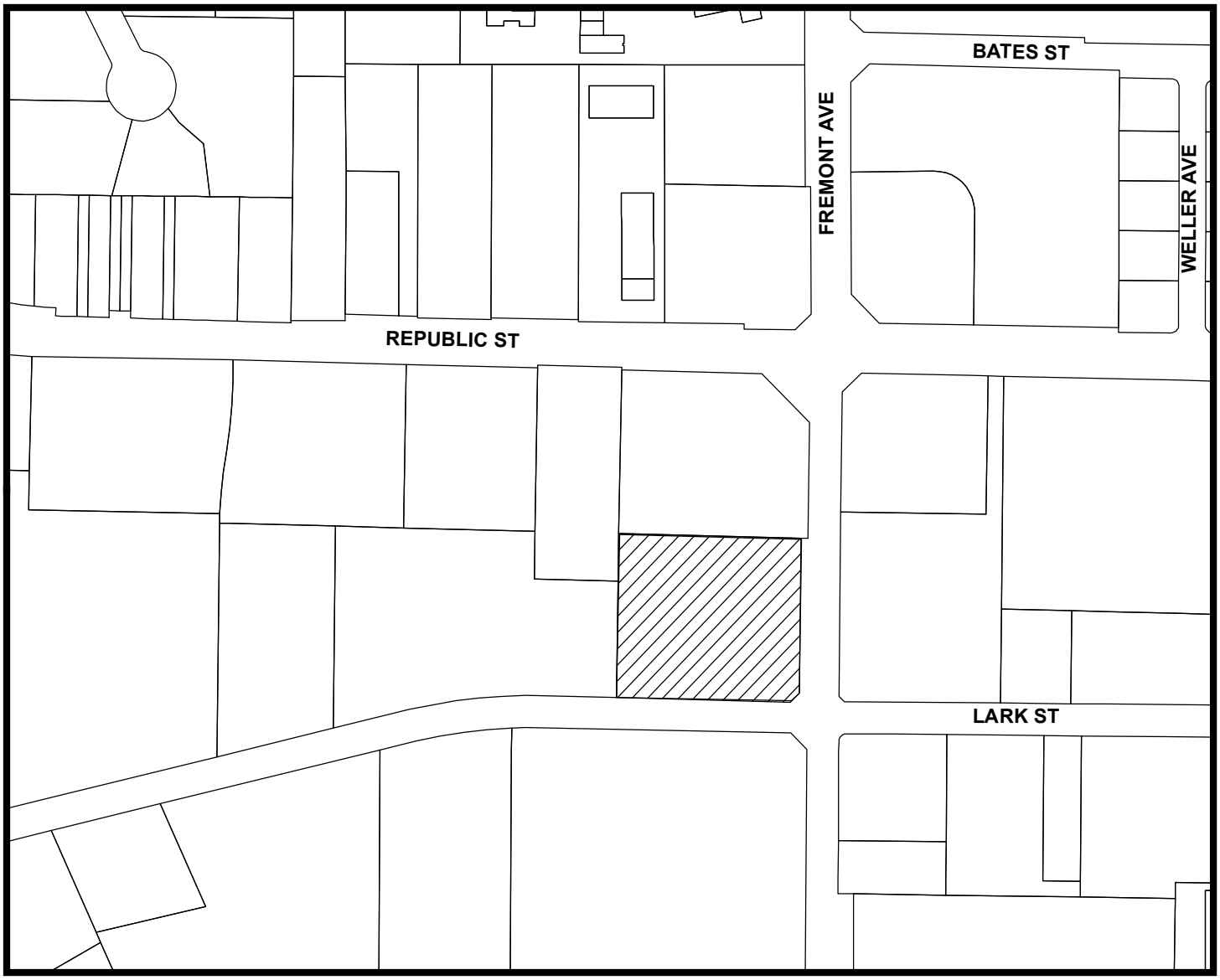
Case Z-22-2013

Location: 4245 South Fremont Avenue

Current Zoning: PD 84

Proposed Zoning: GR, General Retail District

LOCATION SKETCH



N

- Area of Proposal

0 150 300 600
Feet

1 inch = 300 feet

ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-22-2013

DATE: November 18, 2013

LOCATION: 4245 South Fremont Avenue

APPLICANT: Haik Properties LLC

TRACT SIZE: Approximately 2.38 acres

EXISTING USE: Undeveloped

PROPOSED USE: Uses permitted in the GR, General Retail District

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 84	Shopping center
East	HC	Convenience store, retail uses and office uses
South	PD 84	Office and clinic uses
West	PD 84	Retail and office uses

BUILDING DEVELOPMENT SERVICES COMMENTS:

Building Development Services does not have any issues rezoning the property to GR, General Retail.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

1. Cross access easement should continue to the northeast entrance of the northern property.

2. Access to Fremont must be a minimum of 150 feet from Lark. When the property is developed and the entrance put in, the developer will need to coordinate with Public Works for removal of the existing right turn lane arrows if they conflict with the location of the driveway.

STORMWATER COMMENTS:

1. There are no storm water issues with rezoning this property; however, please note that development (or re-development) of the subject property will be subject to the following conditions at the time of development:

    a. Any increase in impervious area from 1983 aerial photo information will require the development to meet current detention and water quality requirements. Impervious surfaces in place prior to 1983 and currently in good condition can be credited as existing impervious surface. Existing gravel surfaces meeting the above definition are only eligible for 50% credit.

    b. Payment in lieu of construction of detention facilities is not an option for this site due to existing downstream flooding problems.

    c. The proposed percent of impervious surfacing must not exceed the maximum impervious surfacing allowed for site by zoning, platting, and/or previous stormwater reports.

2. 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.

3. Drainage easements will be required where concentrated flow drains from one lot to another or from offsite onto the proposed subdivision. Such easement shall be sized for the 100-year peak flow rate.

CLEAN WATER SERVICES COMMENTS:

No objections to the proposed rezoning. The subject property is currently served by public sewer.

CITY UTILITIES:

City Utilities has no objection to the proposed rezoning.

ADJACENT PROPERTY OWNER COMMENTS:

Eight (8) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. No one has objected to date.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on November 11, 2013. A summary of the meeting is attached (Attachment 2).

STAFF COMMENTS:

1. This is a request to rezone the subject property from Planned Development District No. 84 to a GR, General Retail District. The existing Planned Development permits a mix of office, retail and residential uses. The existing zoning is very similar to the GR District with respect to the uses permitted and the requirements for development, however the Planned Development delineates a total amount of development permitted on each "Tract" of the Planned Development rather than simply per individual lot. The cumulative requirement for each "Tract" requires the tracking of information and can become cumbersome as more area within each Tract is developed. Approval of this request for GR zoning will result in significantly the same type of development as could be achieved under the existing zoning, however development of the property will be more streamlined without having to track the previous development within the "Tract" and go through the Final Development Plan process that is required as part of the existing Planned Development.

2. The requested GR zoning is appropriate on this tract. The property to the north, south and west is all part of Planned Development 84, with retail and office uses existing to the north and west and offices to the south. The property to the east is zoned HC, Highway Commercial District. As part of this request, a cross access easement will be provided from this tract to the tract to the north to match an existing access easement on the property to the north. This will allow for traffic to move between the properties without the need to access the major street system.

FINDINGS FOR STAFF RECOMMENDATION:

1. The requested GR, General Retail zoning is consistent with the surrounding zoning and development and with the intent of the existing Planned Development.

2. Approval of this request will result in a similar type of development as what could be achieved under the existing zoning however it will provide for a more streamlined process for development of the property.

3. Approval of this request is not expected to have a detrimental impact on adjacent properties or the public infrastructure.

RECOMMENDATION:

Staff recommends **approval** of this request.

STAFF CONTACT PERSON:
Alana D. Owen, AICP
Senior Planner
864-1831

ATTACHMENT 2

NEIGHBORHOOD MEETING SUMMARY

1. Request to change zoning from:
PD84 to General Retail
(existing zoning district) *(proposed zoning district)*

And any additional explanation that is available:

2. Meeting Date & Time: November 11, 2013 4:00 to 6:30 pm

3. Meeting Location: James Decor, 1324 E Republic Rd

4. Number of invitations that were sent: 38

5. How was the mailing list generated: City of Springfield

6. Number of neighbors in attendance (attach a sign-in sheet): 2

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.)

Mr. Bartell expressed concern about the speed of vehicles behind the buildings along Republic Rd. He did not believe this development would negatively impact this problem but wanted us to know about the problem and suggested we provide speed bumps at our connection points to his back parking lot.

8. List or attach the written comments and how you plan to address any issues:

None received

Neighborhood Meeting November 11, 2013 Attendance Sign-In Sheet

Print Name	Address
JIM JOYCE	
JOE BARTELL	

PLANNING AND ZONING DEPARTMENT
INTEROFFICE MEMORANDUM

DATE: November 25, 2013

TO: Members of the Planning and Zoning Commission

FROM: Alana D. Owen, AICP
Senior Planner

SUBJECT: Planned Development District No. 344

Planned Development District No. 344 is a request to rezone property a 934 East Webster Street from an R-SF, Single Family Residential District to a Planned Development District.

The applicant has requested to table this request to the February 6, 2014 Planning and Zoning Commission meeting.

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

EXPLANATION TO COUNCIL BILL NO. 2013 –

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To approve the Final Development Plan for Planned Development District No. 95 Second Amendment Tract B-2 on approximately 3.9 acres of property generally located at 200 block of East El Camino Street for a retirement home.

BACKGROUND INFORMATION:

A Final Development Plan, per Planned Development No. 95 Second Amendment, requires review by the Planning and Zoning Commission due to the site plan not being in substantial conformance with Exhibit 4 of the approved ordinance. If the Planning and Zoning Commission finds that the Final Development Plan lacks substantial conformity to the Preliminary Development Plan but merits approval notwithstanding such lack of conformity, it shall transmit such plan to the City Council together with its recommendation that the Final Development Plan be approved. The applicant is proposing to construct a retirement home on approximately 3.9 acres of property. The proposed retirement home is an allowable use in Planned Development 95 2nd Amendment.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on December 5, 2013 and recommended **approval**, by a vote of _ to __, of the proposed final development plan 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. This proposal is consistent with the intent of the existing Planned Development to provide for a retirement home use.

Submitted by: Approved by:

_____ _____

Planning and Development City Manager

EXHIBITS:

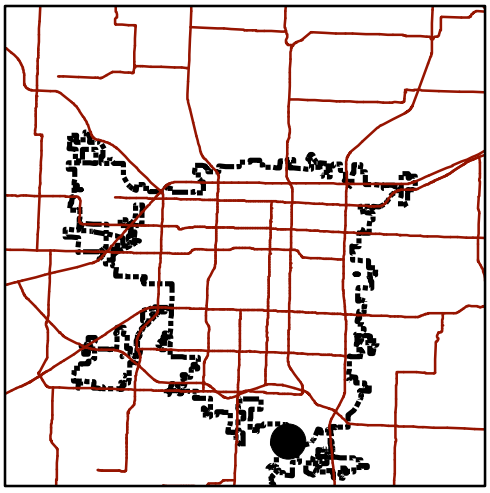
Exhibit A, Record of Proceedings

ATTACHMENTS:
Attachment 1, Background Report

EXHIBITS:
Exhibit 4, Development Plan
Exhibit 1 Revised Final Development Plan

EXHIBIT A
RECORD OF PROCEEDINGS
FINAL DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT NO. 95 2nd Amendment

(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

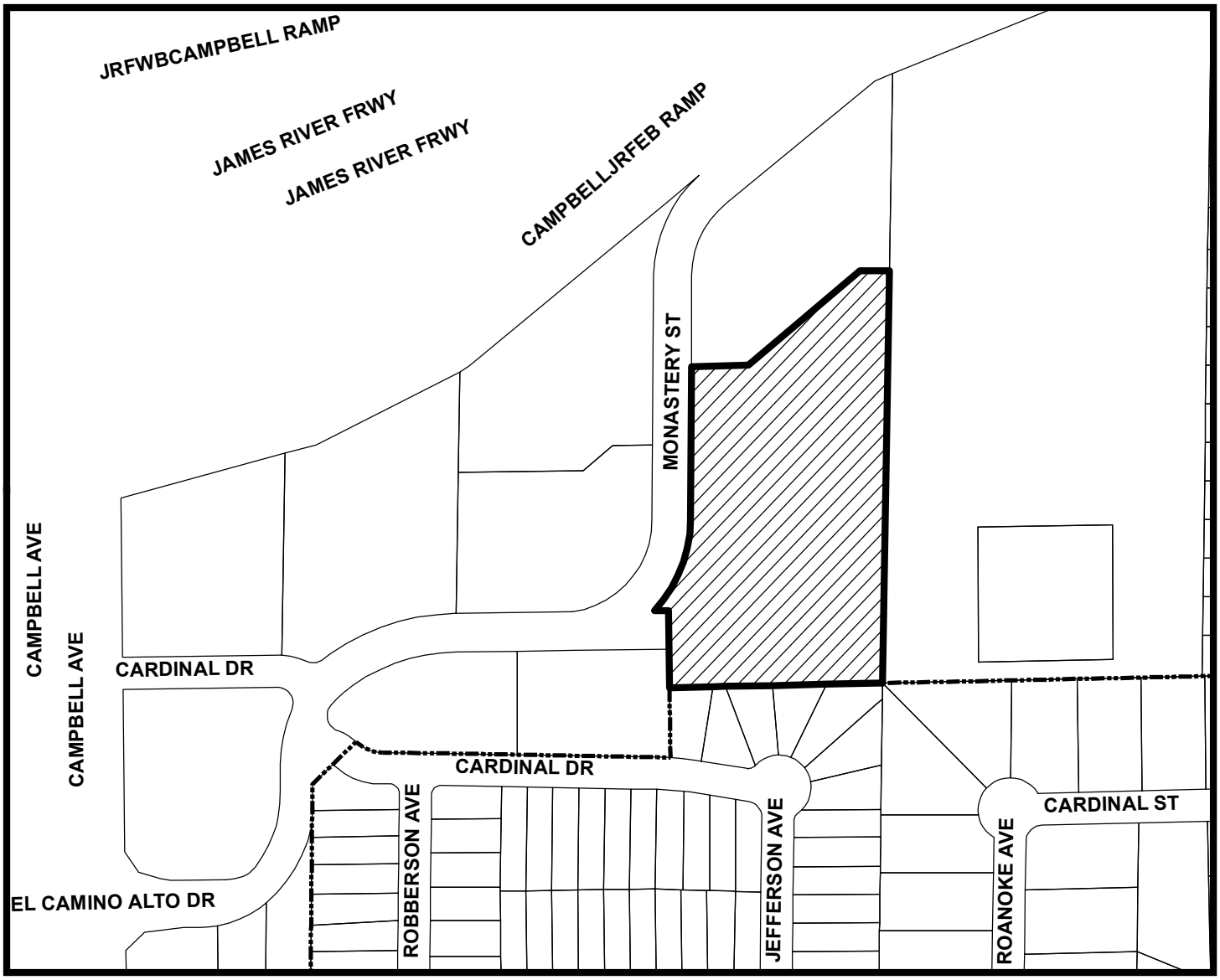
Final Development Plan PD 95 2nd Amendment

Location: 200 Block of East El Camino Street

Current Zoning: Planned Development 95 2nd Amendment

Proposed Zoning: NA

LOCATION SKETCH



ATTACHMENT 1
BACKGROUND REPORT
FINAL DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT NO. 95 Second Amendment

DATE: November 18, 2013

LOCATION: 200 Block of East Camino Street

APPLICANT: Bank of Bolivar/ TLC Properties

TRACT SIZE: 3.9 acres

EXISTING USE: Vacant property or undeveloped land

PROPOSED USE: Retirement Home

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	Right of way	James River Freeway
East	PD 95 2nd	Restaurant/ vacant land
South	County R-1	Residential uses
West	HC	Church/Vacant land

HISTORY:

Planned Development 95 2nd Amendment was approved by City Council on April 18, 2005. Per Planned Development 95 2nd Amendment, the Final Development Plan for Tract B-2 shall be in substantial conformance with Exhibit 4 (see attachment).

CITY UTILITIES:

1. Therre are no conflicts with the final development plan.

BUILDING DEVELOPMENT SERVICES:

1. The proposed plan is not in substantial conformance with the required exhibit. However, it could be approved by P&Z since it appears to meet the narrative of the PD

TRAFFIC DIVISION COMMENTS:

1. There does not appear to be any Traffic issues regarding the PD.

FIRE:

1. Insure and show on plan the turning radius of the turn at the northeast corner of the parking lot is a minimum of 28'' inside radius.

STORMWATER COMMENTS:

1. Show the existing Drainage and Detention Easement on the PD site plan and show a proposed Drainage and Detention Easement for the portion of the new Regional Detention Basin that lies outside of the existing easement.

   Development Requirements:
2. It must be shown that the new configuration of the regional detention basin is in conformance with the original design criteria of the existing basin. In addition, any increase in impervious area from the 1983 aerial photo information will require the development to meet current water quality requirements.
3. Public Improvements will be required for re-constructing the existing regional detention basin. Public Improvements must be constructed, inspected, approved and operational prior to issuance of a building permit.
4. Drainage patterns for any runoff currently flowing across the site must not be blocked or altered by any future construction.

SANITARY SERVICES COMMENTS:

1. Public sewer and service lateral are currently available

STAFF COMMENTS:

1. The existing Planned Development 95 2nd Amendment was approved by City Council on April 18, 2005. The Planned Development permits retirement homes on Tract B-2, but the site plan must conform to the attached Exhibit 4. Staff reviewed the site plan for Tract B-2 at the Administrative Review Committee and determined that it did not substantially conform to Exhibit 4 of the Planned Development.
2. In review of the revised site plan for Tract B-2 staff determined that it meets the requirements and intent of the planned development except for the conformity of the Exhibit 4 attached here and in the ordinance.
3. If the Planning and Zoning Commission finds that there is substantial conformity between such plans and finds the Final Development Plan to be in all other respects complete and in compliance with any conditions imposed by the approved Planned Development, it shall approve the Final Development Plan. Planning and Zoning Commission action shall constitute final approval of the Final Development Plan.
4. If the Planning and Zoning Commission shall find that the Final Development Plan lacks substantial conformity to the Preliminary Development Plan but merits approval notwithstanding such lack of conformity, it shall transmit such plan to the

City Council together with its recommendation that the Final Development Plan be approved.

FINDINGS FOR STAFF RECOMMENDATION:

1. This proposal is consistent with the intent of the existing Planned Development No. 95 2nd Amendment for Tract B-2 to provide for a retirement home except for the conformance to the Exhibit 4.

FINDINGS FOR COMMISSION TO RECOMMEND DENIAL:

None.

RECOMMENDATION:

Staff recommends Planning and Zoning Commission find that the Final Development Plan lacks substantial conformity to the Preliminary Development Plan but merits **approval** and recommends that the revised site plan be forward to City Council for Final Approval.

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

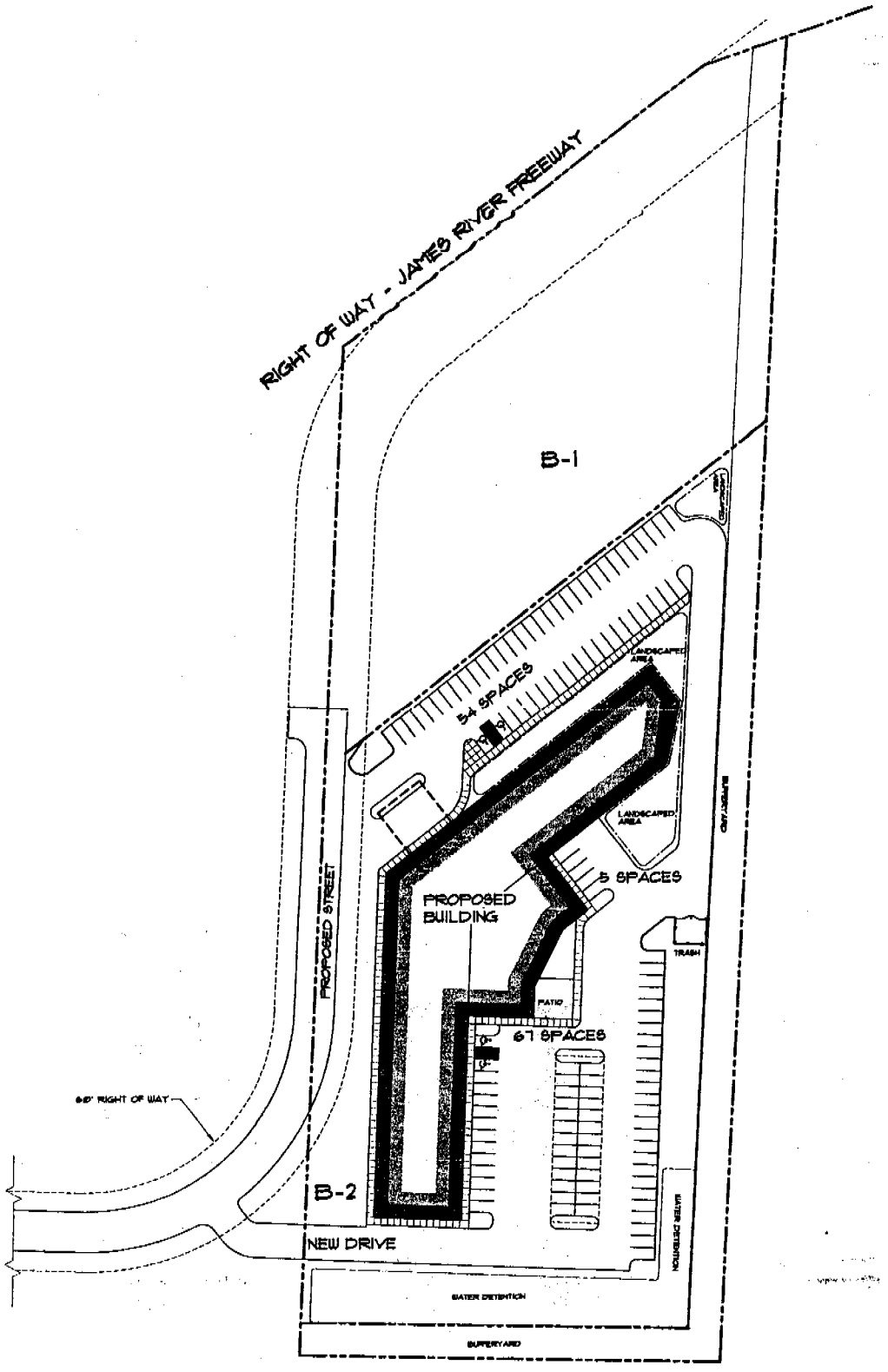
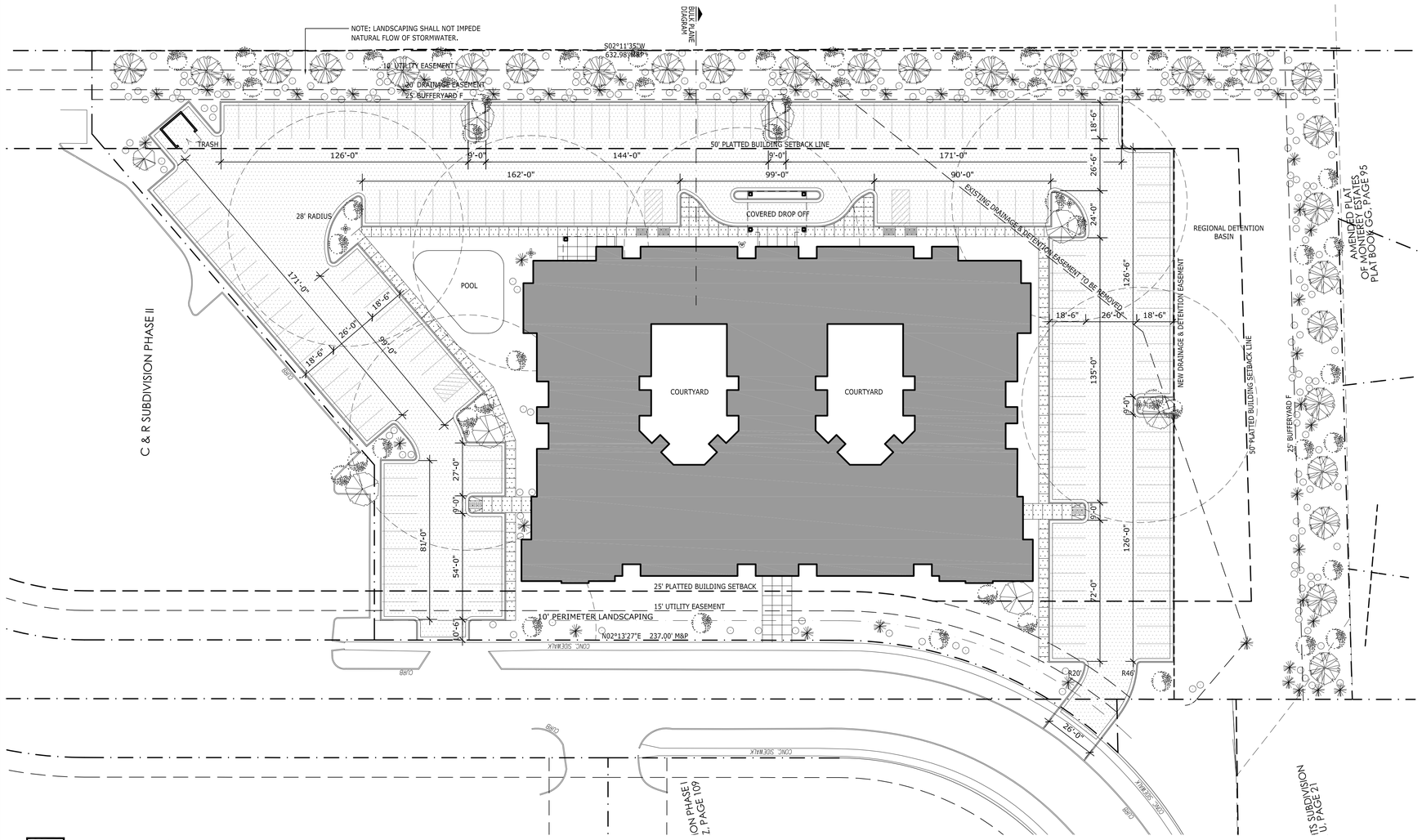
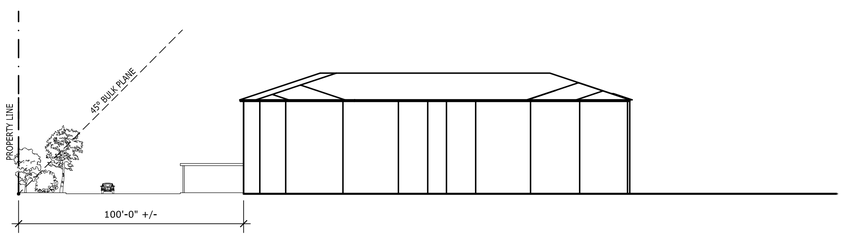


EXHIBIT 4
PLANNED DEVELOPMENT 95, 2ND AM.



4A FDP1 OVERALL SITE PLAN LAYOUT

scale: 1" = 30'-0"



1E FDP1 BULK PLANE DIAGRAM

SCALE: 1/32" = 1'-0"

BUFFERYARD/SCREENING SCHEDULE:

25' BUFFERYARD F: ALONG EAST AND SOUTH SIDE OF SITE ALONG PROPERTY LINE. LANDSCAPING SHALL BE PROVIDED CONSISTING OF THE FOLLOWING PER 100 LINEAR FEET:
- (3) CANOPY TREES
- (3) UNDERSTORY TREES
- (4) EVERGREEN TREES
- (20) SHRUBS

PERIMETER LANDSCAPING: ALONG NORTH & WEST SIDE OF SITE ALONG EL CAMINO ROAD ADJACENT TO PARKING LOT. LANDSCAPING SHALL BE PROVIDED CONSISTING OF THE FOLLOWING PER 100 LINEAR FEET:
- (1) CANOPY TREES
- (1) UNDERSTORY TREES
- (4) SHRUBS

INTERIOR LANDSCAPING: 5% PROVIDED. MIN. OF 2 UNDERSTORY AND 1 CANOPY TREE PLANTED FOR EACH 30 PARKING SPACES.

SITE LEGEND:

DECIDUOUS CANOPY TREE: 1.5" MIN. CALIPER, MIN. MATURE HEIGHT OF 30'. SPECIES SHALL BE RED MAPLE OR APPROVED EQUAL.

DECIDUOUS UNDERSTORY TREE: 1" MIN. CALIPER, MATURE HEIGHT LESS THAN 30'. SPECIES SHALL BE EASTERN REDBUD OR APPROVED EQUAL.

EVERGREEN TREE: MIN. 6' HIGH WITH MIN. MATURE HEIGHT OF 20'. SPECIES SHALL BE BLUE SPRUCE OR APPROVED EQUAL.

DECIDUOUS SHRUB: 18" HIGH, MATURE HEIGHT > 3'. SPECIES SHALL BE BURNING BUSH OR APPROVED EQUAL.

NOTE: ALL LANDSCAPING SHOWN ON SITE PLAN INDICATES MINIMUM REQUIREMENTS PER PD ORDINANCE. THE OWNER MAY ADD VEGETATION TO ENHANCE THE APPEARANCE OF THE SITE AT THEIR OWN DISCRETION.

3" ASPHALT OVER 5" GRAVEL BASE OVER PREPARED COMPACTED FILL.

CONCRETE SIDEWALK OR PAVEMENT. SIDEWALKS TO HAVE CONTROL JOINTS @ 5'-0" O.C. MAX. AND EXPANSION JOINTS @ 25'-0" O.C. MAX.

ALL UNHATCHED AREAS INDICATES LIVING GROUND COVER (GRASS SEED & STRAW)

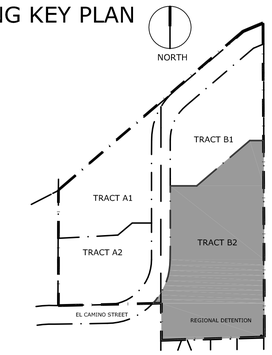
PD #95 REQUIREMENTS

TRACT B-2

PERMITTED USE	MULTIFAMILY ELDERLY HOUSING FACILITY
INTENSITY OF DEVELOPMENT	MAXIMUM 130 DWELLING UNITS 128 UNITS PROPOSED
BULK, AREA & HEIGHT	
SETBACKS	50' BLDG SETBACK AND 25' PARKING SETBACK ON EAST AND SOUTH.
MAXIMUM HEIGHT	NO STRUCTURE SHALL EXCEED THE HEIGHT OF SIX (6) STORIES ABOVE GRADE, HOWEVER ALL STRUCTURES SHALL REMAIN BELOW FORTY-FIVE (45) DEGREE BULK PLANE AS MEASURED FROM THE BOUNDARIES OF ANY ADJACENT RESIDENTIAL DISTRICT. (SEE BULK PLANE DIAGRAM)
IMPERVIOUS SURFACE RATIO MAX OF 0.80	IMPERVIOUS SURFACE CALCULATION: 116,295 / 171,833 = 0.68
OFF-STREET PARKING	PER SECTION S-1500, ONE PARKING SPACE REQUIRED FOR EACH DWELLING UNIT. 128 SPACES REQUIRED 173 SPACES PROVIDED
PERIMETER TREATMENT	REFER TO BUFFERYARD/ SCREENING SCHEDULE. DUMPSTER UNITS SHALL BE ENCLOSED WITH SIGHT-PROOF FENCE.
EXTERIOR LIGHTING	EXTERIOR LIGHTING WILL BE DESIGNED TO ELIMINATE GLARE AND LIGHTING INTENSITY ADJACENT TO ANY RESIDENTIAL DISTRICTS WITH FULL CUT-OFF FIXTURES. SEE PLAN.
PHASING	SEE KEY PLAN FOR DESIGNATION OF LOTS FOR PHASING.
DETENTION	REGIONAL DETENTION BASIN FOR TRACTS A1, A2, B1 & B2 LOCATED IN THE SOUTH PORTION OF TRACT B2. ALL SURFACE DRAINAGE FROM EACH OF THESE LOTS SHALL DRAIN DIRECTLY INTO THIS BASIN WITHOUT FLOWING INTO PUBLIC STREET.

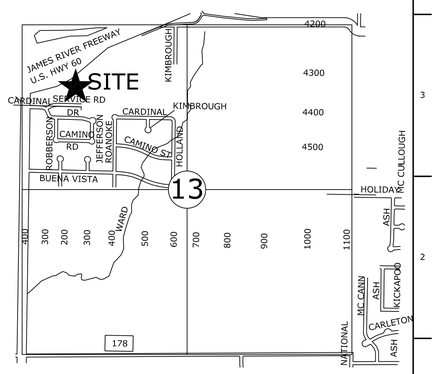
PHASING KEY PLAN

NOT TO SCALE



LOCATION SKETCH

SECTION 13
T 28 N, R 22 W



H DESIGN
ARCHITECTURE
505! SOUTH NATIONAL AVE SUITE 7A
SPRINGFIELD, MISSOURI 65810
417 887 6595 417 887 6921 FAX
WWW.HDESIGNGROUP.COM

Client:

TLC Properties
1531 E. Bradford Parkway Suite #305
Springfield, MO 65804
(417) 869-1118 Phone
(417) 888-5159 Fax

Consultants:

CIVIL ENGINEER:
ANDERSON ENGINEERING
2045 W. WOODLAND
SPRINGFIELD, MO 65807
(417) 886-2741
(417) 866-2778 FAX

Professional Seal

Brent M. Stevens AIA - Architect
MO# A-2000151419

PRELIMINARY NOT FOR CONSTRUCTION

Revisions

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New Facility for:

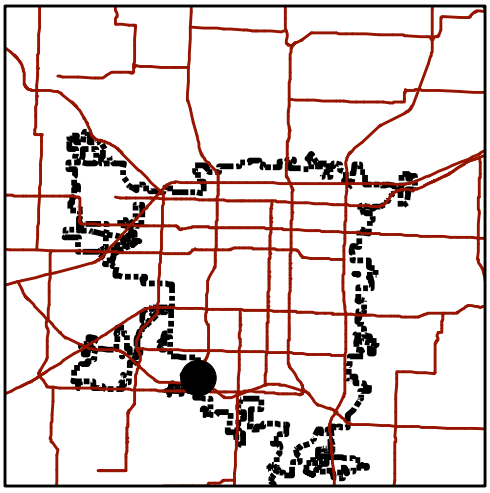
55+ Development

PD #95 - Tract B2
Springfield Mo. 65810

FINAL DEVELOPMENT PLAN

Project Number:	13-041	Sheet Number:	
Drawn By:	xxx		FDP-1
Reviewed By:	BMS		
Date:	10-30-2013		

FINAL DEVELOPMENT PLAN



Zoning & Subdivision Report

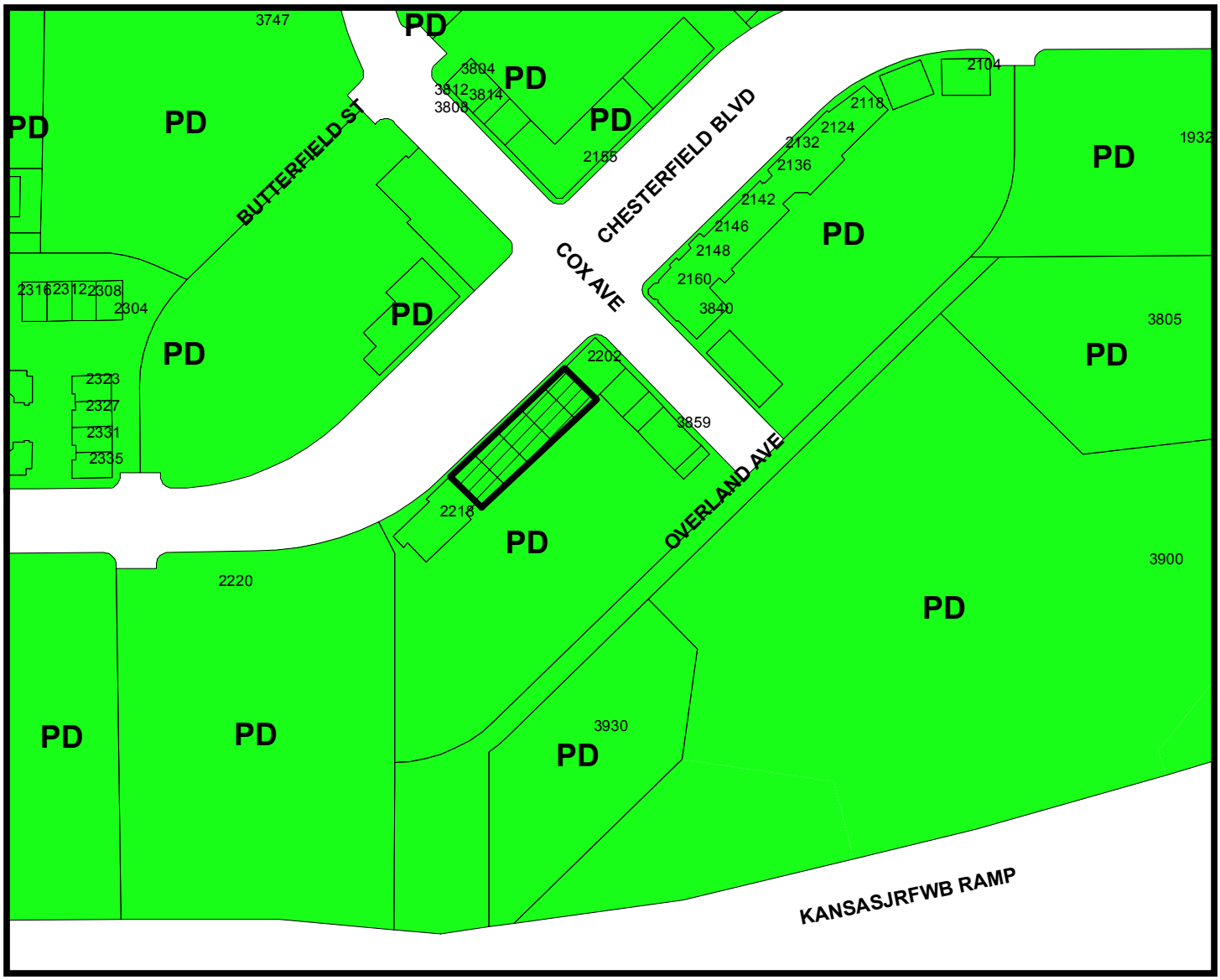
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

PD 329 - Final Development Plan

Location: 2206-2214 W. Chesterfield Blvd.

Current Zoning: PD 329

LOCATION SKETCH



N

- Area of Proposal

0 100 200 400 Feet

1 inch = 200 feet

EXPLANATION TO COUNCIL BILL NO. 2013 –

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To approve the Final Development Plan for Planned Development District No. 329 on approximately 0.24 acres of property generally located at 2206, 2208, 2210, 2212 and 2214 West Chesterfield Blvd for the Chesterfield Lofts.

BACKGROUND INFORMATION:

A Final Development Plan, per Planned Development No. 329, requires review by the Planning and Zoning Commission with a recommendation to City Council for final action. The applicant is proposing to construct a four story Loft Apartments with Commercial space on the first floor within the Planned Development 329 on approximately 0.24 acres. The proposed loft apartments and commercial uses are an allowable use in Planned Development 329.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on December 5, 2013 and recommended _____, by a vote of __ to __, of the proposed final development plan on the tracts of land described on the attached sheet (see the attached Record of Proceedings).

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

FINDINGS FOR STAFF RECOMMENDATION:

1. This proposal is consistent with the intent of the existing Planned Development to provide for residential and commercial uses.

Submitted by: Approved by:

_____ _____

Planning and Development City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

ATTACHMENTS:
Attachment 1, Background Report

EXHIBITS:
Exhibit 1, Development Plan

EXHIBIT A
RECORD OF PROCEEDINGS
FINAL DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT NO. 329

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

ATTACHMENT 1
BACKGROUND REPORT
FINAL DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT NO. 329

DATE: November 26, 2013

LOCATION: 2206, 2208, 2210, 2212 and 2214 West Chesterfield Blvd

APPLICANT: Modern Tractor and Supply Company

TRACT SIZE: Five lots for approximately 0.24 acres

EXISTING USE: Vacant property or undeveloped land

PROPOSED USE: Chesterfield Lofts

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 141	Commercial retail uses
East	PD 329	Commercial retail uses
South	PD 141	Commercial retail uses
West	PD 141	Commercial retail uses

HISTORY:

Planned Development 329 was approved by City Council on March 23, 2009. Per Planned Development 329, the Final Development Plan shall be submitted to the Planning and Zoning Commission for review with a recommendation to City Council for final action. The uses permitted and the intensity of development as prescribed by this ordinance shall not be subject to review during the Final Development Plan stage.

TRAFFIC DIVISION COMMENTS:

1. There doesn't appear to be any Traffic issues regarding the PD. No vehicular access is allowed to Chesterfield Blvd and all access is taken from the parking lot off Overland Avenue.

STORMWATER COMMENTS:

No storm water issues with the Planned Development. However, the following items will need to be addressed at the time of development:

1. 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.

2. Based upon City contour and sinkhole information, it appears the site is within a sinkhole watershed, therefore a hydrologic sinkhole evaluation must be completed by a qualified professional engineer or geologist for this site.
3. Based upon City data, no significant offsite concentrated storm water flow exists upstream of the subject property.
4. Provide topography, with contour intervals not exceeding two (2) feet, showing the locations of any natural features such as watercourses, drainage ways, flood prone areas, sinkholes or other geological features within the site, and contributing off-site drainage areas.
5. Drainage patterns for any runoff currently flowing across the site must not be blocked or altered by any future construction.
6. If detention basin/water quality basin was previously constructed to serve the development, it must be shown that any new development proposed is in conformance with the original design criteria of the detention basin. If runoff from the proposed development exceeds the original design of an existing detention basin, additional detention must be provided, based on the current requirements.
7. The proposed percent of impervious surfacing must not exceed the maximum impervious surfacing allowed for site by zoning, platting, and/or previous storm water reports. If site is located within a Planned Development District, storm water requirements in PD language must be met.

SANITARY SERVICES COMMENTS:

1. Public sewer is available to the common area of this plat and each lot is served by private laterals crossing the common area.

   There is a note on the plat stating "Property owners within the replat of Lot 2, Chesterfield Village Ph 5 will be responsible for the upkeep, maintenance and repair of the 6" and less sanitary sewer lines within the replat of Lot 2, Chesterfield Village-Ph5 and that said property owners acknowledge that the City of Springfield, Mo is not responsible for upkeep, maintenance, and repair of the 6" and less sanitary sewer lines located in the replat of Lot 2, Chesterfield Village- Ph 5."

STAFF COMMENTS:

1. The existing Planned Development 329 was approved by City Council on March 23, 2009. The Planned Development permits residential uses provided such uses are located above the first floor, or behind non-residential uses along all street frontages. Retail uses and personal services are allowed in the Planned Development. The Planned Development regulations require that all Final Development Plans be submitted to the Planning and Zoning Commission for review with a recommendation to City Council for final action and approval.

2. The platted lots on the final plat of Chesterfield Square, Phase III, were intended to be the building envelopes while the off-street parking and open space were to be

provided in the common area. Because each lot was platted individually, the Floor Area Ratio (FAR) requirements do not make sense. While the proposed development is not in strict conformance with Planned Development 329, staff recognizes the intent of the proposed development conforms to the ordinance and merits approval.

FINDINGS FOR STAFF RECOMMENDATION:

1. This proposal is consistent with the intent of the existing Planned Development No. 329 to provide for residential and retail uses.

FINDINGS FOR COMMISSION TO RECOMMEND DENIAL:

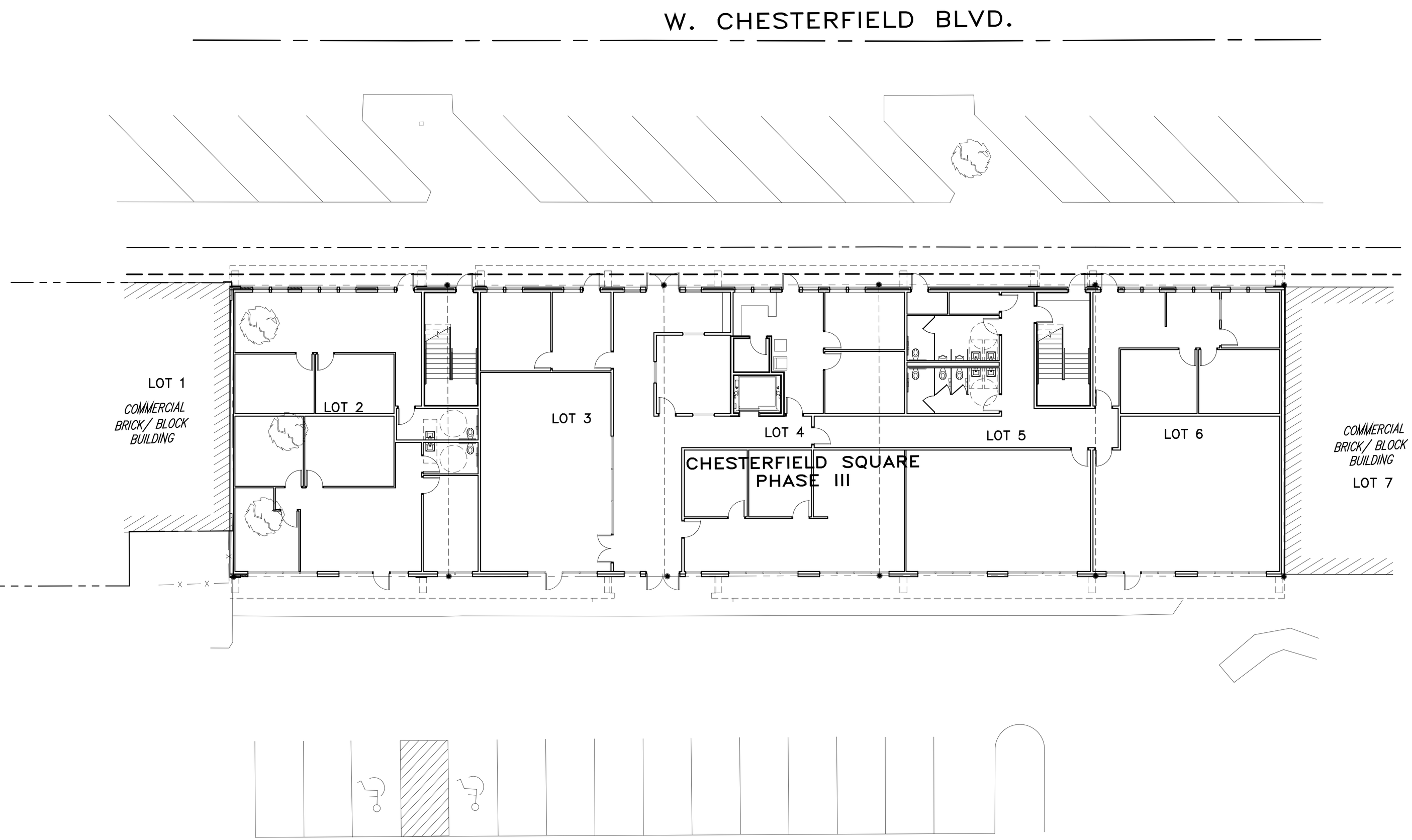
None.

RECOMMENDATION:

Staff recommends **approval** of this request.

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834



SITE PLAN 1 C1.0

SCALE: 1"=10'-0"

BUXTON KUBIK DODD CREATIVE
ARCHITECTURE | INTERIOR DESIGN
1531 E. Bradford Parkway, Suite 320 Springfield, Mo 65804
Voice: 417.890.5543 Fax: 417.890.5563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006007284

PROJECT:
CHESTERFIELD LOFTS

LOCATION:
CHESTERFIELD BLVD
SPRINGFIELD, MISSOURI

FINAL DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT 329

MODIFICATIONS:

THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY

SPECIAL NOTICES

In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorneys' fees and costs of defense) arising from such changes. Copyright © 2013 by Buxton-Kubik-Dodd, Inc. All rights reserved. No part of this drawings may be reproduced by photocopy or by any other means, or stored, processed, or transmitted in or by any computer or other systems without the prior written permission of the Architect.

CAD File No.	Project No.
ATF-C1.0	BKD-1748
Drawn	Date
BKK	11.15.2013

C1.0

SITE PLAN

BUXTON
KUBIK
DODD
CREATIVE
ARCHITECTURE | INTERIOR DESIGN
1531 E. Bradford Parkway, Suite 320 Springfield, Mo 65804
Voice: 417.890.5543 Fax: 417.890.5563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006007284

PROJECT:
CHESTERFIELD LOFTS

LOCATION:
CHESTERFIELD BLVD
SPRINGFIELD, MISSOURI

FINAL
DEVELOPMENT
PLAN
FOR
PLANNED
DEVELOPMENT
329

MODIFICATIONS:

NORTH ELEVATION 1 A2.0
SCALE: : 1/8" = 1'-0"

THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY

SPECIAL NOTICES

In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. The client shall indemnify and hold the design professional harmless from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such changes. Copyright © 2013 by Buxton-Kubik-Dodd, Inc. All rights reserved. No part of this drawings may be reproduced by photocopy or by any other means, or stored, processed, or transmitted in or by any computer or other systems without the prior written permission of the Architect.

CAD File No. ATF-A1.0	Project No. BKD-1748
Drawn BKK	Date 11.15.2013

A2.0
ELEVATION

EXPLANATION TO COUNCIL BILL NO: 2014-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To accept the dedication of the public streets and easements as shown on the Preliminary Plat of **GALLOWAY PLAZA** generally located at 3938 South Lone Pine Avenue. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

A. See the legal description set forth on the Preliminary Plat of **GALLOWAY PLAZA** dated November 19, 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 December 5, 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.

    a. Public sewer is available for each lot however there are no service connections indicated on the wye map. Any new connections will have to tap the sewer.

    b. Specify minimum finish floor elevations for sanitary sewer to serve the entire lot on the final plat.

    c. An Encroachment License Agreement for the existing wall in the dedicated right-of-way along Allen Drive will need to be executed and recorded before the final plat can be approved.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.

    a. A 25-foot drainage easement has been provided on preliminary plat along south side of each lot for water quality and conveyance. Drainage calculations will need to be provided at time of development to verify water

quality/easement size.

3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.

4. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.

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

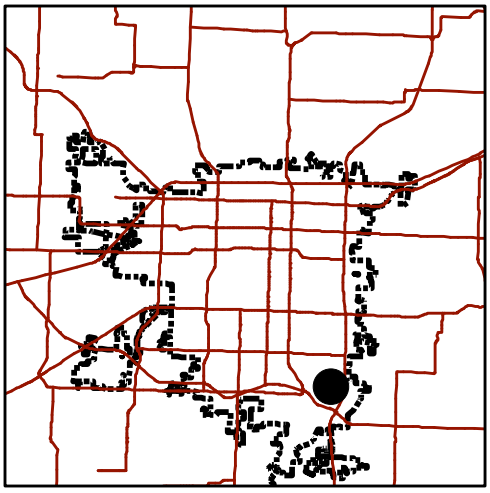
All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section No. 300 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond or escrow agreement. Release of the final plat for recording shall be withheld until the sub-divider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

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

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

Submitted by:

_____	_____
Bob Hosmer, AICP, Principal Planner	Greg Burris, City Manager



Zoning & Subdivision Report

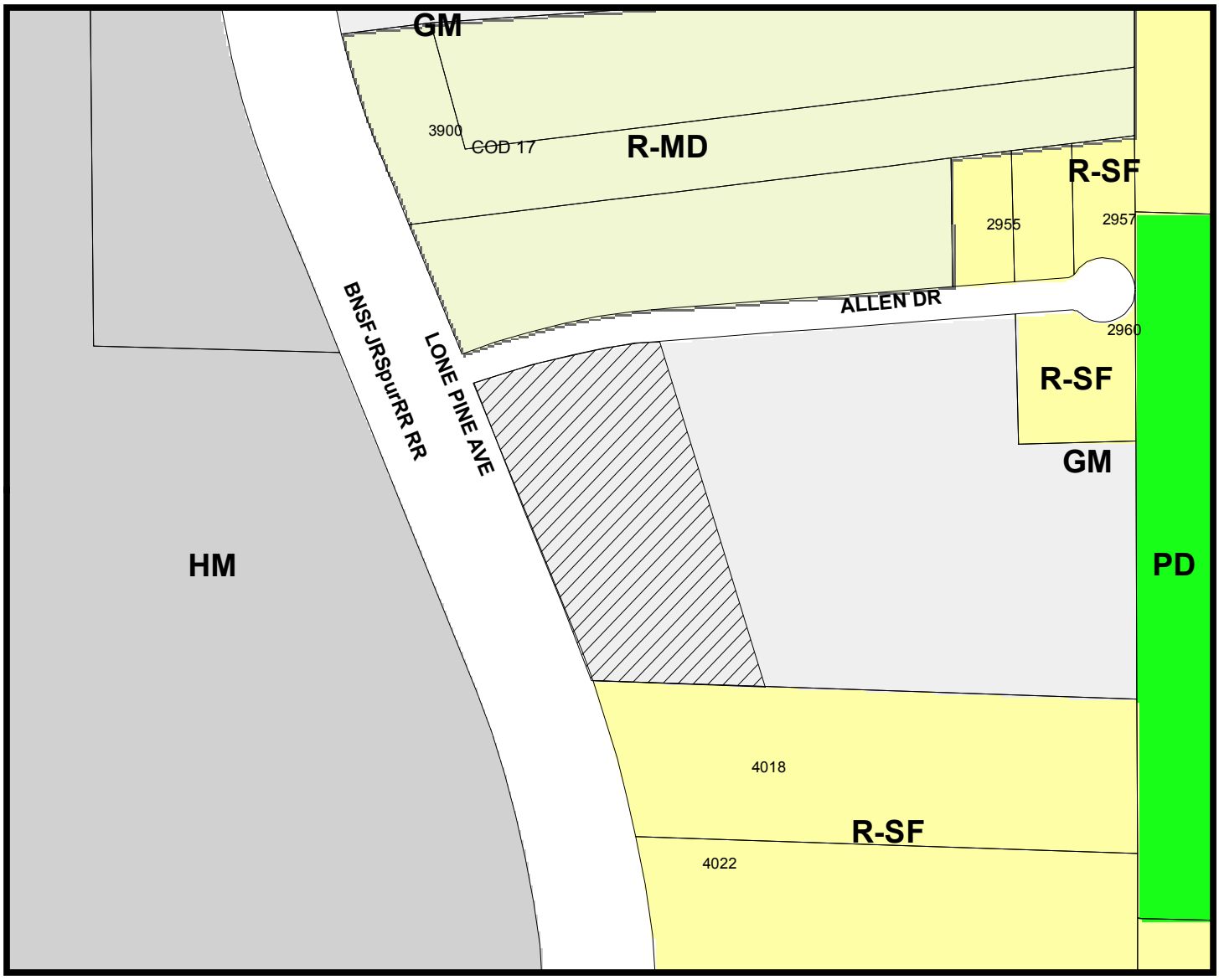
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Preliminary Plat - Galloway Plaza

Location: 3938 S. Lone Pine Avenue

Current Zoning: GR, General Retail and
GM, General Manufaturing

LOCATION SKETCH



N

- 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 65802

PRELIMINARY PLAT– GALLOWAY PLAZA

DATE: November 22, 2013

PURPOSE: To approve a preliminary plat to subdivide 7.13 acres into a two (2) lot subdivision

BACKGROUND:

LOCATION: 3938 S. Lone Pine Ave.

APPLICANT: M. Maurice Slayden Trust

TRACT SIZE: Approximately 7.13 acres

EXISTING USE: Undeveloped land and concrete plant

PROPOSED USE: General Retail and General Manufacturing Uses

RECOMMENDATION:

The request be **approved**.

FINDINGS:

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

CONDITIONS:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.

    a. Public sewer is available for each lot however there are no service connections indicated on the wye map. Any new connections will have to tap the sewer.
    b. Specify minimum finish floor elevations for sanitary sewer to serve the entire lot on the final plat.

c. An Encroachment License Agreement for the existing wall in the dedicated right-of-way along Allen Drive will need to be executed and recorded before the final plat can be approved.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.

a. A 25-foot drainage easement has been provided on preliminary plat along south side of each lot for water quality and conveyance. Drainage calculations will need to be provided at time of development to verify water quality/easement size.

3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.

4. 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 Ordinance.

5. 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.

6. All other requirements which are necessary for this subdivision to 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:

Daniel Neal
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
PRELIMINARY PLAT – GALLOWAY PLAZA

APPLICANT'S PROPOSAL:

The applicant proposes to subdivide approximately 7.13 acres into a two (2) lot subdivision.

BUILDING DEVELOPMENT SERVICES COMMENTS:

The preliminary addresses are: Lot 1: 3938 S. Lone Pine Ave., Lot 2: 2900 E. Allen Dr.

CITY UTILITIES COMMENTS:

No objection to approval of preliminary plat. Standard easements may be required along street frontage at final plat stage, but these should not impact the development of the lots.

FIRE DEPARTMENT COMMENTS:

No comments.

TRAFFIC DIVISION COMMENTS:

All issues addressed. The Encroachment License Agreement for the wall on right of way will need to be executed and recorded before the final plat can be approved.

STORMWATER COMMENTS:

There are no storm water issues with the preliminary plat. However, please note that at the time of development the property will be subject to the following conditions:

1. Current detention and water quality requirements must be met for all lots within the subdivision. Structures and impervious surface onsite may 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. Cost of downstream improvements may be credited towards payment in lieu of constructing detention.

3. Connect private drainage facilities to public drainage system whenever possible, which will require a public improvement plan or excavation permit.

CLEAN WATER SERVICES COMMENTS:

1. Public sewer is available for each lot however there are no service connections indicated on the wye map. Any new connections will have to tap the sewer.

2. Specify minimum finish floor elevations for sanitary sewer to serve entire lot on the final plat.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 7.13 acres into a two (2) lot subdivision named “Galloway Plaza”. Lot 1 and a portion of Lot 2 was recently rezoned to GR, General Retail. The remainder of Lot 2 will remain zoned GM, General Manufacturing.
2. Planning and Zoning Commission is also considering Relinquishment Easement 797 at this meeting to relinquish an unused utility easement.
3. If Planning and Zoning Commission approves the preliminary, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

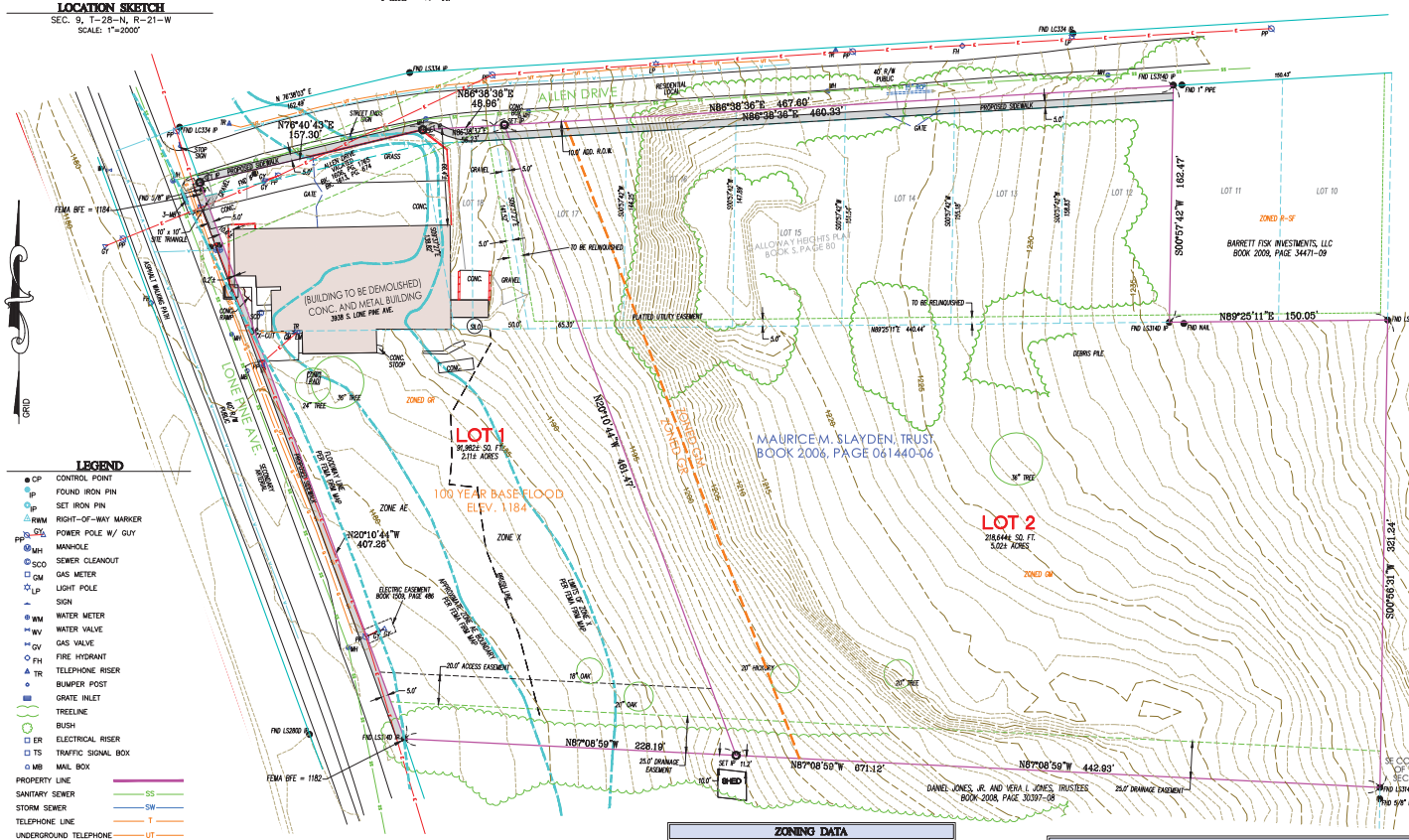
GALLOWAY PLAZA SUBDIVISION

BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

PRELIMINARY PLAT

LOCATION SKETCH
SEC. 9, T-28-N, R-21-W
SCALE: 1"=2000'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



LEGEND

CP	CONTROL POINT
IP	FOUND IRON PIN
SIP	SET IRON PIN
RWM	RIGHT-OF-WAY MARKER
PP GY	POWER POLE W/ GUY
MH	MANHOLE
SCO	SEWER CLEANOUT
GM	GAS METER
LP	LIGHT POLE
	SIGN
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
FH	FIRE HYDRANT
TR	TELEPHONE RISER
	BUMPER POST
	GRATE INLET
	TREELINE
	BUSH
ER	ELECTRICAL RISER
TS	TRAFFIC SIGNAL BOX
MB	MAIL BOX
	PROPERTY LINE
SS	SANITARY SEWER
SW	STORM SEWER
T	TELEPHONE LINE
UT	UNDERGROUND TELEPHONE
G	GAS LINE
W	WATER LINE
E	ELECTRIC LINE
UE	UNDERGROUND ELECTRIC
X X	FENCE LINE
	RETAINING WALL
100' M 100' D	LINE LABELS (MEASURED / DEED)

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE NUMBER 132120372.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE AND ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29077C0263E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

BASE FLOOD ELEVATION PROVIDED BY CITY OF SPRINGFIELD.

NOTES

2 PROPOSED LOTS
LOT 1: 2.114 ACRES (SMALLEST LOT) (ADDRESS--3938 S. LONE PINE AVENUE)
LOT 2: 5.024 ACRES (LARGEST LOT) (ADDRESS--2900 E. ALLEN DRIVE)

A SQUARE FOOTAGE OF 310,626 (7.134 ACRES) WAS COMPUTED FROM THE DESCRIPTION.

NO EARTH MOVING, BUILDING CONSTRUCTION OR ADDITIONS OBSERVED ON SUBJECT PROPERTY AT TIME OF THE FIELD SURVEY.

METERS TO U.S. FEET CONVERSION 1.20083333 "GRID".

MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

INSTALLATION OF IRON PINS ON ALL LOT CORNERS WILL BE COMPLETED UPON COMPLETION OF UTILITIES INSTALLATIONS.

THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDING IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUN-OFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUN-OFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

ACCESS POINTS ON LONE PINE MUST BE 150 FEET APART. TWO ACCESS POINTS ARE ALLOWED.

ZONING DATA

SUBJECT PROPERTY IS ZONED GR AND GM (GENERAL RETAIL & GENERAL MANUFACTURING DISTRICT).

GM
MINIMUM YARD REQUIREMENTS:
FRONT YARD: OFFICES, AS A PRINCIPAL USE, ATHLETIC CLUBS, FITNESS CENTERS, INDOOR SPORTS FACILITIES AND RECORDING, TELEVISION AND RADIO STUDIOS: 25 FEET ALONG A STREET CLASSIFIED AS A COLLECTOR OR HIGHER CLASSIFICATION STREET OR 15 FEET ALONG A STREET CLASSIFIED AS A LOCAL STREET. ALL OTHER USES: NONE

SIDE YARD: OFFICES, AS A PRINCIPAL USE, ATHLETIC CLUBS, FITNESS CENTERS, INDOOR SPORTS FACILITIES AND RECORDING, TELEVISION AND RADIO STUDIOS: 10 FEET. ALL OTHER USES: NONE

REAR YARD: OFFICES, AS A PRINCIPAL USE, ATHLETIC CLUBS, FITNESS CENTERS, INDOOR SPORTS FACILITIES AND RECORDING, TELEVISION AND RADIO STUDIOS: 10 FEET. ALL OTHER USES: NONE

HOWEVER, IN NO EVENT MAY A STRUCTURE BE ERECTED CLOSER TO THE CENTERLINE OF AN EXISTING OR PLANNED STREET THAN AS PRESCRIBED BELOW.

STREET CLASSIFICATION	REQUIRED SETBACK FROM RIGHT-OF-WAY CENTER LINE
SECONDARY ARTERIAL	35 FEET PLUS REQUIRED YARD SETBACK
RESIDENTIAL LOCAL	25 FEET PLUS REQUIRED YARD SETBACK

GR
MAXIMUM STRUCTURE HEIGHT: NONE, EXCEPT THAT ALL STRUCTURES SHALL REMAIN BELOW A THIRTY DEGREE BULK PLANE AS MEASURED FROM THE BOUNDARY OF ANY RESIDENTIAL DISTRICT.

MINIMUM YARD REQUIREMENTS:
FRONT YARD: 25 FEET.
SIDE YARD: NONE
REAR YARD: NONE
HOWEVER, IN NO EVENT MAY A STRUCTURE BE ERECTED CLOSER TO THE CENTERLINE OF AN EXISTING OR PLANNED STREET THAN AS PRESCRIBED BELOW.

STREET CLASSIFICATION	REQUIRED SETBACK FROM RIGHT-OF-WAY CENTER LINE
SECONDARY ARTERIAL	35 FEET PLUS REQUIRED YARD SETBACK
RESIDENTIAL LOCAL	25 FEET PLUS REQUIRED YARD SETBACK

PERIMETER DESCRIPTION

A TRACT OF LAND AS LYING IN LOTS 12 THRU 18 OF GALLOWAY HEIGHTS ADDITION AS DESCRIBED IN PLAT BOOK 5, PAGE 80 AND LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2006, PAGE 061440-06 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, NORTH 87°08'59" WEST, 671.12 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF LONE PINE AVENUE; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 20°10'44" WEST, 407.26 FEET TO A POINT LYING ON THE SOUTHERLY OF ALLEN DRIVE; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES; NORTH 76°40'43" EAST, 157.30 FEET; THENCE NORTH 86°38'36" EAST, 46.96 FEET TO A POINT LYING AT THE NORTHWEST CORNER OF LOT 17 OF THE AFOREMENTIONED GALLOWAY HEIGHTS SUBDIVISION; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 86°38'36" EAST, 516.56 FEET TO A POINT LYING AT THE NORTHEAST CORNER OF LOT 12; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE EAST LINE OF LOT 12, SOUTH 00°57'42" WEST, 182.47 FEET TO SOUTHEAST CORNER OF LOT 12; THENCE NORTH 89°25'11" EAST, 150.05 FEET TO THE EAST LINE OF THE AFOREMENTIONED NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST; THENCE ALONG SAID EAST LINE, SOUTH 00°56'31" WEST, 321.24 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, CONTAINING 7.13 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER WB 109-876.

DATE OF FIELD SURVEY AUGUST 2013

RECORDER'S SPACE

EXECUTION AND DEDICATION OF PLAT

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN, RIGHTS-OF-WAY, LIMITS OF NO ACCESS AND UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AS SHOWN HEREON. IN WITNESS WHEREOF, I, _____, AUTHORIZED REPRESENTATIVE OF _____, WE ARE THE SOLE OWNERS OF THE PROPERTY SHOWN HEREON HAVE HEREUNTO SET MY HAND, THIS ___DAY OF _____, 20___.

_____ DATE OF EXECUTION

_____ DATE OF EXECUTION

_____

_____

ACKNOWLEDGMENT

STATE OF MISSOURI)
)SS
COUNTY OF GREENE)

ON THIS _____ DAY OF_____, 20 ___, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED_____ OF _____, A _____ CORPORATION, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE WITHIN DOCUMENT, IN BEHALF OF SAID CORPORATION AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, AT MY OFFICE IN_____ THE DAY AND YEAR FIRST ABOVE WRITTEN.

"NOTARY SEAL"

NOTARY PUBLIC: _____

PRINT NAME: _____

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

I, BRENDA CIRTIN, CITY CLERK OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THIS PLAT OF GALLOWAY PLAZA SUBDIVISION WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF SPRINGFIELD, MISSOURI BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 20___.

_____
CITY CLERK, BRENDA CIRTIN

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT

I, _____, DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, IN ACCORDANCE WITH THE AUTHORITY GRANTED TO ME BY SECTION 203 OF ARTICLE II OF THE LAND DEVELOPMENT CODE, CHAPTER 36, SPRINGFIELD CITY CODE, DO HEREBY APPROVE THE ADMINISTRATIVE RE-PLAT OF GALLOWAY PLAZA SUBDIVISION A SUBDIVISION OF SAID CITY OF SPRINGFIELD OF THIS _____ DAY OF _____, 20___.

_____
RALPH ROGNSTAD
DIRECTOR OF PLANNING AND DEVELOPMENT

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, KEVIN L. LAMBETH, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ANDERSON ENGINEERING, INC. DATED AUGUST, 2013 AND SIGNED BY KEVIN L. LAMBETH, R.L.S NO. 2695 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE SUPERVISION OF KEVIN L. LAMBETH, PLS NO. 2695 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. DATE OF LAST REVISION NOVEMBER 19, 2013.

ANDERSON ENGINEERING, INC. LC 62 BY:

_____
KEVIN L. LAMBETH, PLS NO. 2695

STATE OF MISSOURI · KEVIN L. LAMBETH · NUMBER LS-2695 · PROFESSIONAL LAND SURVEYOR

11-19-2013
DATE PREPARED

OWNER
MAURICE M. SLAYDEN, TRUST
2107 E. WOODHURST ST.
SPRINGFIELD, MO. 65802

CONTACT PERSON
KEVIN L. LAMBETH, PLS
ANDERSON ENGINEERING, INC.
2045 W. WOODLAND
SPRINGFIELD, MO. 65807

COA # 000062

ANDERSON ENGINEERING, INC
ENGINEERS · SURVEYORS · ARCHITECTS · PLANNERS
2045 W. WOODLAND
SPRINGFIELD, MISSOURI 65807
PHONE (417) 866-2741

FIELD: AP DATE: 10-10-2013
DRAWN: BAC FIELD BK:
CHECKED: KLL JOB NO: 30107-13

109-876.DWG
SHT. 1 OF 1 REV. _

Exhibit A

CITY OF Springfield

2014

OFFICIAL NOTICE

PLANNING AND ZONING COMMISSION

NOTICE is hereby given to all citizens and interested parties that the Planning and Zoning Commission of the City of Springfield, Missouri, has scheduled the following regular meeting dates for the year 2014. Meetings are scheduled for 6:30 P.M. in the City Council Chambers, third floor of City Hall.

REGULAR MEETINGS

FIRST MEETING	SECOND MEETING
January 9, 2014	January 23, 2014
February 6, 2014	February 20, 2014
March 6, 2014	March 20, 2014
April 3, 2014	April 17, 2014
May 1, 2014	May 15, 2014
June 5, 2014	June 19, 2014
July 3, 2014	July 17, 2014
July 31, 2014	August 21, 2014
September 4, 2014	September 18, 2014
October 2, 2014	October 16, 2014
November 6, 2014	November 20, 2014
December 4, 2014	Cancelled

Ralph Rognstad, Executive Secretary
Planning and Zoning Commission
City of Springfield