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3. Initiate Bufferyard And Open Space Amendments (PDF)

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4. Relinquish Easement 801 (PDF)

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10. Z-01-2014 W/Conditional Overlay District No. 66 (PDF)

Documents: [Z-01-2014 W CONDITIONAL OVERLAY DISTRICT NO. 66 \(PDF\).PDF](#)

11. Z-02-2014 (PDF)

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12. Z-3-2014 (PDF)

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13. Z-04-2014/UCD No. 2 (PDF)

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14. Z-05-2014 W/Conditional Overlay District No. 67 (PDF)

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15. Planned Development 344 (PDF)

Documents: [PLANNED DEVELOPMENT 344 \(PDF\).PDF](#)

16. Conditional Use Permit 409 (PDF)

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17. Conditional Use Permit 410 (PDF)

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18. TerraGreen Condominiums (PDF)

Documents: [TERRAGREEN CONDOMINIUMS \(PDF\).PDF](#)
19. National Commons Condominiums (PDF)

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20. Official Zoning Map (PDF)

Documents: [OFFICIAL ZONING MAP \(PDF\).PDF](#)

Planning & Zoning Commission Agenda

February 6, 2014 - 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: January 9, 2014

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. Initiate Bufferyard & Open Space Amendments
(City-Wide) | City of Springfield |
| 2. Relinquish Easement 801
(3800 West Sunshine Street) | Springfield Plaza, LLC |
| 3. Relinquish Easement 802
(4109 South National Avenue) | Pasta Holding, LLC |
| 4. Relinquish Easement 803
(906 South National Avenue) | Executive Board of Missouri Baptist
Convention |

V. public hearings:

- | | |
|---|---|
| 5. Vacation 767
(1105 West Pacific Street) | City of Springfield |
| 6. Vacation 768
(2004 West Jefferson Avenue) | City of Springfield |
| 7. Vacation 769
(1523 North Main Street) | City of Springfield |
| 8. Z-01-2014 w/Conditional Overlay District No. 66
(1800 West Republic Road) | Warner Groover Tract |
| 9. Z-02-2014
(3326 N. Farm Road 143) | Springfield-Greene County Park Board |
| 10. Z-3-2014
(4228 S. National Avenue) | AGI Acquisition IV, LLC |
| 11. Z-04-2014/UCD #2
(600 – 900 blocks South National Avenue) | Executive Board of Missouri Baptist
Convention |
| 12. Z-05-2014 w/Conditional Overlay District No. 67
(1306 North Eldon) | Aaron Noble & Eric Hambey |

- | | |
|---|---|
| 13. Planned Development 344
(934 East Webster Street) | Timmons Temple Church of God |
| 14. Conditional Use Permit 409
(2751 East Galloway Street) | All Saints Anglican Church |
| 15. Conditional Use Permit 410
(852 South National) | Executive Board of Missouri Baptist
Convention |
| 16. TerraGreen Condominiums
(2305 South Blackman Road) | Blackman Road Properties, LLC |
| 17. National Commons Condominiums
(4109 South National Avenue) | Pasta Holding, LLC |
| 18. Official Zoning Map
(City-Wide) | City of Springfield |

VI. Any other matters under commission jurisdiction

19. Elections of Officers

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 your 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: January 9, 2014

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), Jim Hansen, Jay McClelland, Jason Ray, Tom Baird, Shelby Lawhon, and Gabrielle White; Staff in attendance: Bob Hosmer, Principal Planner; Nancy Yendes, City Attorney; Matt Schaefer, Planner, Economic Development, Dawne Gardner and Ron Colson, Public Works; Sandy Goddard, Administrative Assistant. Absent:

ROLL CALL:

APPROVAL OF MINUTES: The minutes of December 12, 2013 were approved unanimously.

COMMUNICATIONS:

None.

CONSENT ITEMS:

1. Acquisition 503
(1030 North Cedarbrook Avenue)

Springfield Public Schools

Mr. McClelland noted that the address for this case is incorrect and will be changed by staff.

Mr. Hosmer noted that the address should be 1030 "North" Cedarbrook.

Mr. Lawhon motioned to **approve** the consent agenda item Acquisition 503. Mr. Baird **seconded** the motion. The motion carried as follows: Ayes: Edwards, Coltrin, McClelland, Hansen, Ray, Baird, Lawhon, and White. Nays: None. Abstain: None. Absent: Young.

PUBLIC HEARINGS:

2. Planned Development 345
(1735 South Kansas Expressway)

Mark Coburn

Mr. Hosmer stated the purpose of this request is to rezone approximately 0.89 acres of property generally located at 1735 South Kansas Expressway from Planned Development District No. 46 to Planned Development District No. 345 for the purpose of adding, new and used motor vehicle rental establishments, as a permitted use. Mr. McClelland pointed out that the address should be a Sunshine address, so staff will verify that information. The rental car use will be limited to administrative functions relating to the rental car business, drop off and pick up of rental cars, and on-site parking for not more than ten (10) rental cars and vans. No vehicle fueling, washing, maintenance, other related service functions or outdoor

loudspeaker paging systems are allowed. The rental cars have a designated parking area on the site as shown on Exhibit 2. The available parking on the site must accommodate the existing businesses on-site as well as the extra spaces needed for the rental cars. The site has a total of fifty-two (52) parking spaces and the current uses on site require 38 parking spaces. There are ten (10) additional spaces designated for the parking of the rental cars. It is important to note that the provision of spaces for the parking of rental cars may impact the ability for future uses to locate in the shopping center because the required parking may not be adequate for uses that require more off-street parking. Staff recommends approval.

Mr. Hansen expressed concern about new occupants moving into the other structures will have an agreement with this property.

Mr. Hosmer noted that should the property change hands, they will have to have an occupancy permit and abide by the parking standards for the new use.

Mr. Edwards opened the public hearing.

Mr. Jarod Michael, 433 West Walnut, stating he is available for questions.

Mr. Edwards closed the public hearing.

Mr. Baird motioned to approve Planned Development 345. Mr. Coltrin seconded the motion. The motion carried as follows: Ayes: Edwards, Coltrin, McClelland, Hansen, Ray, Baird, Lawhon, and White. Nays: None. Abstain: None. Absent: Young.

3. Conditional Use Permit 407
(1108 East Walnut Street)

B&S Investments, LLC

Mr. Hosmer stated the applicant is requesting approval of a Conditional Use Permit to allow a restaurant at 1108 East Walnut Street within the Walnut Street Urban Conservation District No. 1 West, Area A. This will facilitate reuse of the existing structure for a restaurant/bakery business that will also cater which is permitted with other restaurants. The applicant will be required to widen the public alley between the rear driveway and National Avenue to accommodate two-way vehicle traffic on the site, making improvements along the alleyway to their property. A cross access agreement and parking agreement must be executed across the properties at 1108 and 1112 to allow the existing access and off-street parking spaces to be shared. The site plan shows some shared parking arrangements in this location and that would be required as far as these conditions. Staff has reviewed the applicants request for the Conditional Use Permit and has determined that it satisfies the standards as required by Code. Mr. Hosmer noted he handed out some changes per the applicant, Attachment 2, asking to remove item six (6) which would have required an access agreement off the driveway and having the driveway labeled as an entrance only or exit only. Since this property is not a part of this Conditional Use Permit, staff did not think it was appropriate to have that put on the property to have to have an access agreement to the adjacent property, so it was removed and the site plan shows that change. Staff recommends approval.

Mr. Hansen asked if the driveway access from Walnut will be up to the owners. The alley improvements need to be brought up to twenty (20) feet asking if it was possible to do that. There are major utility poles in the alley. Would they have to be moved.

Mr. Hosmer stated that is up the owners; the City would not require that as a condition and yes the twenty (20) feet is correct. Referring to the overhead display, Mr. Hosmer pointed out the twenty (20) foot right-of-way and will have to have some infill along the route to the Hardee's property. They would not have to move the utility poles, they would pave around them.

Ms. Gardner stated that is normal practice for an alley. They are an exception to the normal street width and realize they have been around for a long time and there are utility poles in place so we work with developers to go around utility pole.

Mr. Edwards opened the public hearing.

Mr. Chris Ball, 444 S. Campbell, stated he is representing the applicant. The house will be occupied as a commercial bakery on the main floor and a residence on the second floor, the bakery being the Conditional Use Permit. It is not strictly a catering business, it is a current established business in the City that is relocating. An agreement has been reached regarding the drive and the parking with the adjacent property owner who is also the seller and they can work out the other drive independently. There are minor obstructions in the alley, which is already paved, but they will be filling it out as best they can all the way to National.

Mr. Baird asked if that was left up to the owner or the City to inspect the fill after it is done and say it is good.

Mr. Ball stated it will be surveyed and the construction documents will be based on that survey and then that will be submitted with the permit drawing so the City will have a chance to review it both in traffic and planning and make certain it meets the expectations as best as they can. They will fill it out to the full twenty (20) foot easement wherever they can.

Mr. Edwards closed the public hearing.

Mr. Baird asked staff if it is standard practice to have a developer widen a street beyond their property boundary.

Ms. Gardner said it is if they are using that for their primary circulation, it is standard practice to widen beyond their property.

Mr. Lawhon motioned to approve Conditional Use Permit 407 without condition six (6) on Attachment 2. Mr. McClelland seconded the motion. The motion carried as follows: Ayes: Edwards, Coltrin, McClelland, Hansen, Ray, Baird, Lawhon, and White. Nays: None. Abstain: None. Absent: Young.

4. Conditional Use Permit 408
(507 West Walnut)

EMMLOTT, LLC

Mr. Hosmer said the purpose of this request is to allow a Distillery use at 507 West Walnut Street within a CC, Center City District. 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. Mr. Hosmer stated he is available for questions.

Mr. Hansen asked if this property has come before Commission before.
Mr. Hosmer stated it is part of the Brewery Lofts development.

Mr. Edwards opened the public hearing.

Mr. Jarod Michael, Bates and Associates, commented they are doing the project and designed the Brewery Lofts next door as well. This has come up for a separate issue; this piece of property itself is part of a re-plat with the other adjacent properties as well. This will be a separate development from the Brewery District Lofts Project. It is by the same owner, but a separate project.

Mr. Hansen clarified that the loft complex will be build to the west of this, but a separate development.

Mr. Michael said yes.

Mr. Edwards asked if they will be working with the Brewery on this or is it totally separate business.

Mr. Michael said it would be a separate business; they have already been service spirits to Southwest Missouri for several years so they are now getting their own place. The name is Missouri Spirit House and they will have a serving and tasting room.

Mr. Edwards closed the public hearing.

Mr. Hansen motioned to approve Conditional Use Permit 408. Mr. Baird seconded the motion. The motion carried as follows: Ayes: Edwards, Coltrin, McClelland, Hansen, Ray, Baird, Lawhon, and White. Nays: None. Abstain: None. Absent: Young.

5. Redevelopment Plan "The Q Place" Student Housing Redevelopment Area
(626- 634 East Bear Boulevard) Miller Commerce, LLC

Mr. Schaefer stated earlier this fall, in October, there was a plan for "The Q" Student housing Redevelopment area which was Commission recommended approval of that plan. The Plan was scheduled to proceed to City Council for the October 21, 2013 Council meeting and prior to the meeting it was removed from the agenda because there was inconsistencies within the Plan pertaining to the proposed zoning. The Plan stated that no new zoning would be proposed for the Area and that the developer intended to apply for a zoning variance to the project's off-street parking requirements. However, instead of pursuing a variance, the Developer submitted a request to rezone the Area from R-HD, High-Density Multi-Family Residential District, to GI, Government and Institutional Use District, (Z-21-2013 CODF #65) in order to allow for reduction in the number of off-street parking spaces. Commission recommended denial. The developer has decided not to pursue an appeal on the rezoning instead has amended the redevelopment plan and has submitted it under a new name which is "The Q Place" Student Housing Redevelopment Plan. The Plan addressed the aforementioned inconsistencies by stating no new zoning is proposed for the Area and the any new zoning that might be sought for the Area will be consistent with the Plan. The Plan also increases the project's density from 90 residents to 116 residents. It will still be a twenty-nine (29) unit development, with a mixture of one (1), two (2), and four (4) bedroom units also some micro-efficiencies and more accurately describes the way the leases are arranged currently for the existing structures. Staff supports the plan and recommends approval.

Mr. Hansen asked about two houses to the west he thought were included in the outline of the plan.

Mr. Schaefer stated it only includes just the two multi-family structures that are shown on the graphic which is the same as the previous proposal.

Mr. Hansen asked about the current parking on this property.

Mr. Schaefer stated the current parking requirement is if it is two (2) bedrooms or higher, there are two parking spaces per unit and that is 1.5 parking spaces per unit if it's a single bedroom or an efficiency unit. The Developer will be working within the limitations of the zoning.

Mr. Hansen clarified there will be no discounts or coupons...

Mr. Schaefer noted there is a Text Amendment that may be going forward to allow for reduction in the parking requirements in the University Combining District and that would drop it to one (1) parking space per unit for single bedrooms.

Mr. Hansen asked if that was the amendment they had reviewed previously.

Mr. Edwards clarified that the amendment is held up at Council currently.

Mr. Hosmer stated it goes to City Council on the 13th of January; Monday evening's agenda.

Mr. Schaefer stated that if the amendment passes then the developer will be able to develop in accordance with that, but if not, then the developer will still work within the limitations of the ordinance.

Mr. Hansen stated that will be 26 more people with the possibility of cutting the parking requirement by twenty (20) percent.

Mr. Schaefer stated thirty-three (33) percent for the efficiency units; the two spaces per unit for the two (2) bedroom or greater would remain the same.

Mr. Hansen discussed the two (2) bedroom apartments in ratio to the micro-efficiency units asking if Mr. Schaefer knew what the ratio would be.

Mr. Schaefer clarified if Mr. Hansen was asking about the mix of units, he would defer the question to the developers representative for an answer. But if you are going to have a mix of two (2) bedroom and four (4) bedroom units along with efficiencies and single bedrooms, your overall parking requirement ratio would be lower than two (2).

Mr. Hansen stated there is no stipulation in this proposal that would require them to do two (2) bedroom apartments, they could do them all in micro-efficiencies units.

Mr. Schaefer stated yes they could if they wished. The Plan does contemplate that it would be twenty-nine units and it would have a mixture of efficiencies, single-bedrooms, two (2) bedrooms and four (4) bedrooms.

Mr. Hansen stated that if they approve this request, then when it goes to Council it would have to have twenty-nine units.

Mr. Schaefer commented that is what the plan specifies, so if the plan is approved and the developers goes to develop it would be the expectation that they would develop it in accordance to that plan when they go to apply for abatement from the Land Clearance for Redevelopment Authority.

Mr. Hansen stated he would be in favor of this development if it will be twenty-nine units, but if there is an indication that it could be lots more units, then he would be concerned about it.

Mr. Schaefer noted that the underlying zoning is ultimately going to control the density on that project. It will have to comply with the High-Density Residential zoning district so it will have that sealing, but the plan itself is talking about twenty-nine (29) units.

Mr. Hosmer commented that it could potentially have quite a bit more than what the parking is going to dictate some of the scale backing of the apartments and other site development.

Mr. Hansen stated that is his concern that if you are increasing the amount of residents on this property you have to put them somewhere so where does that room come from, it will come from the parking and he is nervous that they are going to put twenty (2) percent more residents in there and cut the parking by thirty-three (33) percent. Mr. Hansen said that doesn't seem constructive to him; that seems like a recipe for parking problems.

Mr. Hosmer commented a memo went to Council proposing to look at this issue in a year or two and revisit the efficiency parking and if there are any problems that arise from this type arrangement, adjustments and corrections would need to be done. Mr. Hosmer briefly discussed studies from other cities with these type of arrangements.

Mr. Hansen commented he anticipates looking at this in a year or two and seeing the issues this has caused.

Ms. Yendes noted there is a resolution on the Council agenda Monday night directing the City Manager to report back to Council in two (2) years with whatever impact the micro-efficiency change in parking has throughout the City.

Mr. Edwards opened the public hearing.

Ms. Sarah Wilson, Husch Blackwell, stated the number of units they are currently planning is twenty-six (26) units, with four (4) of those being the one bedroom micro-efficiency apartments. As Mr. Schaefer noted, if they want to qualify for tax abatement with the plan, they cannot have any more than twenty-nine (2) units so if they went about that, they would not longer qualify for the tax abatement, which is why they submitted a new plan.

Mr. Edwards closed the public hearing.

Mr. Hansen expressed his concern about reducing the parking requirements on this student housing around MSU. It's obvious to anyone who travels around or through the area that parking is a issue.

Mr. Lawhon expressed his concern about this issue as well, but considers this as an experiment with the new type of housing arrangements and parking requirements for it; it's going to be reviewed in two years and we will be able to see then if Commission's decision was the correct one or not.

Mr. Hansen motioned to approve the Redevelopment Plan "The Q Place" Student Housing Redevelopment Area. Mr. Lawhon seconded the motion. The motion carried as follows: Ayes: Edwards, Coltrin, McClelland, Hansen, Ray, Baird, Lawhon, and White. Nays: None. Abstain: None. Absent: Young.

ANY OTHER MATTERS UNDER COMMISSION JURISDICTION

Elections

Mr. Edwards asked for motions for nominations for Chair person.

Mr. McClelland nominated Tom Baird for Chair. Mr. Hansen seconded the motion.

Mr. Lawhon nominated Matt Edwards for Chair. Mr. Ray seconded the motion.

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

Lawhon, Ray and Coltrin voted for Matt Edwards. Mr. McClelland, Mr. Hansen and Ms. White voted for Tom Baird.

Mr. Hosmer called the vote 4/2 in favor of Mr. Edwards.

Mr. Edwards asked for motions for Vice-Chair.

Mr. Lawhon nominated Tom Baird. Mr. McClelland seconded the nomination. There were no further nominations.

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

Mr. Lawhon motioned to elect Tom Baird as Vice-chair by acclamation. Ms. White seconded the motion. The motion carried as follows: Ayes: Edwards, Coltrin, McClelland, Hansen, Ray, Lawhon, and White. Nays: None. Abstain: Baird. Absent: Young.

A presentation was made by Mr. Hosmer of plaques to King Coltrin and Jay McClelland for their years of service on the Planning and Zoning Commission.

There was an error in the voting; the vote for Chairman was called in error as 4/2 in favor of Mr. Edwards when it was a tie vote of 3/3. The elections for Chairman and Vice-chair will be held again at the next meeting of Planning and Zoning Commission on February 6, 2014.

There being no further business, the meeting was adjourned at approximately 7:15 p.m.

Bob Hosmer, AICP
Principal Planner

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

DATE: January 16, 2014

TO: Planning and Zoning Commission

FROM: Ralph Rognstad Jr. 
Director

SUBJECT: Initiate Amendments to the Zoning Ordinance Regarding Open Space and
Bufferyard Requirements

For several months, staff has been discussing possible changes to the open space and bufferyard requirements with the Development Issues Input Group (DIIG) (attached).

Staff requests that Commission initiate amendments to the Zoning Ordinance to modify open space and bufferyard requirements.

attachments

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CITY OF SPRINGFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT
MEMORANDUM

TO: Development Issues Input Group

FROM: Ralph Rognstad Jr. 
Director of Planning and Development

DATE: September 9, 2013

SUBJECT: Proposed Modifications to the Zoning Ordinance Open Space and Bufferyard Requirements

At the July DIIG meeting, staff proposed modifications to three requirements for open space and bufferyards in the *Zoning Ordinance*.

- A. Reduce or eliminate bufferyard requirements between some non-residential zoning districts.
- B. Allow alternatives for perimeter landscaping.
- C. Allow a reduction in the required open space for alternative green features.

Staff has now prepared the specific language amendments to the *Zoning Ordinance* for DIIG review and comment. The amendments will then go through the normal public hearings at the Planning and Zoning Commission and City Council.

A. Proposed Modifications to Bufferyard Requirements

The current bufferyard requirements between different zoning districts are shown in Table A. Staff is proposing to change the non-residential district bufferyard requirements that are underlined. Table B shows the proposed changes. The maximum bufferyard required between non-residential districts would be a Bufferyard C.

The reduction in some of the bufferyard widths is to encourage more compact development, which the City has been promoting to reduce driving distances and encourage alternative transportation modes. Some buffering is being maintained primarily to soften the transition between districts that allow outdoor storage and uses and those districts that do not. Staff is also proposing to expand the districts where the bufferyard can be waived where a cross-access easement is provided between properties and the landscaping is increased in the perimeter landscape strip between the parking lot and the street. The cross-access easement also helps to reduce driving distances and encourage alternative transportation modes. The bufferyard waiver currently requires that the plantings be located elsewhere on the property. Staff is proposing that six (6) additional evergreen shrubs per 100 linear feet of street frontage be planted in the perimeter landscape strip between the parking lot and the

street to provide a better separation and definition between the parking area and the street/sidewalk transportation area. These plantings would be in addition to the currently required perimeter landscape strip plantings. The bufferyard would be waived at the time of development by the Director of Building Development Services rather than having to be approved by the Administrative Review Committee (ARC), as currently required.

Staff is also recommending that Bufferyard A, required in the R-TH District between R-TH and R-SF, be eliminated because staff has no means to require its installation due to lack of a site plan requirement for duplexes.

Table A. Current Bufferyard Requirements

Table of Bufferyard Requirements

Zoning District	Adjacent Zoning District																			
of Proposed Development	R-SF	R-TH	R-MHC	R-LD	R-MD	R-HD	O-1	O-2	GI	LB	GR	HC	CS	CC	COM	RI	LI	GM	HM	IC
R-SF	(D)	(C)	(C)	(C)	(B)	(B)	*	*	*	*	*	*	*	*	*	*	*	*	*	*
R-TH	<u>A</u> (D)	(C)	(C)	(C)	(B)	(B)	*	*	*	*	*	*	*	*	*	*	*	*	*	*
R-MHC ^d	B	(C)	(C)	(C)	(B)	(B)	*	*	*	*	*	*	*	*	*	*	*	*	*	*
R-LD	B	B	(C)	(C)	(B)	(B)	*	*	*	*	*	*	*	*	*	*	*	*	*	*
R-MD	C	B	B	B	(B)	(B)	*	*	*	*	*	*	*	*	*	*	*	*	*	*
R-HD	D	C	C	B	B	(B)	*	*	*	*	*	*	*	*	*	*	*	*	*	*
O-1	C	B	B	B	B	B	*	*	*	*	*	*	*	*	*	*	*	*	*	*
O-2	D	D	C	C	B	B	<u>B</u>	*	*	*	*	*	*	*	*	*	*	*	*	*
GI	D	D	C	C	B	B	<u>B</u>	*	*	*	*	*	*	*	*	*	*	*	*	*
LB	D	C	C	B	B	B	*	*	*	*	*	*	*	*	*	*	*	*	*	*
GR	F	E	E	C	C	C	<u>C</u>	<u>B</u>	<u>B</u>	<u>B</u>	*	*	*	*	*	*	*	*	*	*
HC	F	E	E	C	C	C	<u>C</u>	<u>B</u>	<u>B</u>	<u>C</u>	B ²	*	*	*	*	*	*	*	*	*
CS	G	F	F	D	D	D	<u>D</u>	<u>C</u>	<u>C</u>	<u>D</u>	B ²	B ²	*	*	*	*	*	*	*	*
CC	J	J	J	J	J	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
COM	J	J	J	J	J	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
RI	F	E	E	C	C	C	<u>C</u>	<u>B</u>	<u>B</u>	<u>B</u>	*	*	*	*	*	*	*	*	*	*
LI	G	F	F	D	D	D	<u>D</u>	C	C	<u>D</u>	B	B	*	*	*	*	*	*	*	*
GM	H	H	H	H	H	G	<u>G</u>	<u>G</u>	C	<u>D</u>	B	B	*	*	*	*	*	*	*	*
HM	I	I	I	I	I	H	<u>G</u>	<u>G</u>	C	<u>D</u>	B	B	<u>B</u>	*	*	*	*	*	*	*
IC	G	F	F	D	D	D	<u>D</u>	<u>C</u>	C	<u>D</u>	B	B	*	*	*	*	*	*	*	*

() Bufferyard required when permitted nonresidential use locates adjacent to residential use or vacant land except park property and community gardens.

* No bufferyard required.

¹ For mobilehome subdivisions, bufferyard requirements of the R-TH District shall apply.

² Bufferyard can be waived by Administrative Review Committee between uses in different districts where a joint access agreement is proposed. Required plantings must be provided on other areas of the affected property.

Table B. Proposed Bufferyard Requirements

Zoning District	Table of Bufferyard Requirements																			
	Adjacent Zoning District																			
of Proposed Development	R-SF	R-TH	R-MHC	R-LD	R-MD	R-HD	O-1	O-2	GI	LB	GR	HC	CS	CC	COM	RI	LI	GM	HM	IC
R-SF	(D)	(C)	(C)	(C)	(B)	(B)	*	*	*	*	*	*	*	*	*	*	*	*	*	*
R-TH	(D)	(C)	(C)	(C)	(B)	(B)	*	*	*	*	*	*	*	*	*	*	*	*	*	*
R-MHC ¹	B	(C)	(C)	(C)	(B)	(B)	*	*	*	*	*	*	*	*	*	*	*	*	*	*
R-LD	B	B	(C)	(C)	(B)	(B)	*	*	*	*	*	*	*	*	*	*	*	*	*	*
R-MD	C	B	B	B	(B)	(B)	*	*	*	*	*	*	*	*	*	*	*	*	*	*
R-HD	D	C	C	B	B	(B)	*	*	*	*	*	*	*	*	*	*	*	*	*	*
O-1	C	B	B	B	B	B	*	*	*	*	*	*	*	*	*	*	*	*	*	*
O-2	D	D	C	C	B	B	<u>B²</u>	*	*	*	*	*	*	*	*	*	*	*	*	*
GI	D	D	C	C	B	B	<u>B²</u>	*	*	*	*	*	*	*	*	*	*	*	*	*
LB	D	C	C	B	B	B	*	*	*	*	*	*	*	*	*	*	*	*	*	*
GR	F	E	E	C	C	C	<u>B²</u>	<u>B²</u>	<u>B²</u>	<u>B²</u>	<u>B²</u>	*	*	*	*	*	*	*	*	*
HC	F	E	E	C	C	C	<u>B²</u>	<u>B²</u>	<u>B²</u>	<u>B²</u>	B ²	*	*	*	*	*	*	*	*	*
CS	G	F	F	D	D	D	<u>B²</u>	<u>B²</u>	<u>B²</u>	<u>B²</u>	B ²	B ²	*	*	*	*	*	*	*	*
CC	J	J	J	J	J	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
COM	J	J	J	J	J	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
RI	F	E	E	C	C	C	<u>C²</u>	B ²	B ²	<u>B²</u>	*	*	*	*	*	*	*	*	*	*
LI	G	F	F	D	D	D	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	B	B	*	*	*	*	*	*	*	*
GM	H	H	H	H	H	G	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	B	B	*	*	*	*	*	*	*	*
HM	I	I	I	I	I	H	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	B	B	<u>B²</u>	*	*	*	*	*	*	*
IC	G	F	F	D	D	D	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	B	B	*	*	*	*	*	*	*	*

(1) Bufferyard required when permitted nonresidential use locates adjacent to residential use or vacant land except park property and community gardens.

* No bufferyard required.

¹ For mobilehome subdivisions, bufferyard requirements of the R-TH District shall apply.

² Bufferyard shall be waived between abutting properties in different districts if a joint access agreement between the properties is established and six (6) additional evergreen shrubs per 100 linear feet of street frontage are planted in the perimeter landscape strip. The waiver shall be approved by the Director of Building Development Services.

B. Proposed Alternatives for Perimeter Landscaping

The following proposed amendments provide for flexibility in the width and location of the required perimeter landscape area. Perimeter and interior landscaping lost due to public improvement projects will not make a site nonconforming. New text is underlined, and text to be removed is struck through.

- 6-1209. **Minimum Requirements for Off-Street Parking and Vehicular Use Areas.** The interior and perimeter of parking lots and vehicular use areas, for uses requiring site plans, shall be landscaped in accordance with the following criteria. Areas used for parking or vehicular storage which are under, on, or within buildings are exempt from these standards. These standards shall only apply to parking lots and vehicular use areas constructed after the effective date of this Article.

- A. **Interior Landscaping.** In all districts except the CC, Center City District, sites containing parking and vehicular use areas totaling thirty (30) or more parking spaces or the gross area is twelve thousand (12,000) or more square feet shall provide interior landscaping. In the CC District, interior landscaping shall be required if the site contains fifty (50) or more parking spaces or the gross area is twenty thousand (20,000) or more square feet. A minimum of five (5) percent of the parking or vehicular use area shall be devoted to living landscaping which includes grass, ground cover, plants, shrubs, and trees. Gross parking area shall be determined by calculating the total area used for parking, including circulation aisles. The following additional criteria shall apply to the interior of parking and vehicular use areas:

1. A landscaped area must abut paved areas on at least three (3) sides or more than seventy-five (75) percent of the landscaped area perimeter to qualify as an interior landscape area.
2. Interior landscape areas shall be protected from vehicular encroachment or overhang through appropriate wheel stops or curbs.
3. There shall be a minimum of two (2) understory trees or one (1) canopy tree planted for each thirty (30) parking spaces or twelve-thousand (12,000) square feet of parking or vehicular use area, or fraction thereof.
4. Interior areas of parking and vehicular use areas shall contain planting islands located so as to best relieve the expanse of paving. Interior planting areas shall be a minimum of one-hundred (100) square feet for each understory tree and two-hundred (200) square feet for each canopy tree dimensioned in such a way as to provide a suitable area for planting.

B. Perimeter Landscaping.

1. Perimeter landscaping shall be provided where a parking lot or vehicular use area is within fifty (50) feet of a public right-of-way and there is not an intervening building. Perimeter landscaping areas shall be protected from vehicular encroachment or overhang through appropriate wheel stops or curbs.

2. In All districts except CC, Center City District, The perimeter landscape treatment shall consist of the following. The location of the perimeter landscaping shall be based on the existing street right-of-way or the street right-of-way standard for the street functional classification, whichever is greater.

- a. A landscape area located within thirty (30) feet of the adjacent street right-of-way containing at least ten (10) square feet of open space for each one (1) foot of street frontage. The landscape area shall be arranged to create a strip at least five (5) feet wide directly adjacent to the street right-of-way and to accommodate the required plantings. Preference shall be given to massing landscape areas at access drives to the site. The perimeter landscape area shall not be counted towards the required interior landscaping area for the parking or vehicular use area.
- b. The plantings within the perimeter landscape area shall consist of at least one (1) canopy tree, one (1) understory, ornamental, or evergreen tree and four (4) shrubs per hundred (100) linear feet of street frontage.
- c. The landscape area located directly adjacent to the street right-of-way may be reduced to less than five (5) feet in width but not less than two (2) feet in width when at least twelve (12) square feet of open space for each one (1) foot of street frontage is provide. At least seventy-five (75) percent of the required landscape area shall be located within thirty (30) feet of the adjacent street right-of-way. The remaining twenty-five (25) percent of the required open space shall be provided elsewhere on the site. In addition to the landscaping required above, four (4) shrubs shall be planted on the site with preference given to locations within or adjacent to the parking area.

~~perimeter landscape areas shall contain one (1) canopy tree, one (1) understory, ornamental, or evergreen tree and four (4) shrubs per hundred (100) linear feet. Where utility lines, easements, the width of the landscape area or other conditions not under the control of the developer would not allow canopy trees, each required canopy tree may be replaced by two (2) understory, ornamental or evergreen trees. Where a perimeter landscape area is less than fifty (50) linear feet only one (1) canopy tree or two (2) understory, ornamental, or evergreen trees are required in addition to four (4) shrubs. Required trees and shrubs may be clustered to allow for the most effective use of landscaping. The remaining area shall be landscaped with grass or other ground cover.~~

- a. ~~Whenever an off-street parking or vehicular use area abuts a public right-of-way, a perimeter landscape area at least ten (10) feet in width shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area.~~

~~bd.~~ Necessary accessways from the public right-of-way shall be permitted through all such landscaping. All accessways shall comply with *Chapter 31, Article III, Springfield City Code*.

3. ~~In the CC, Center City District,~~ The perimeter of parking lots and vehicular use areas shall be designed and constructed to create an edge along street rights-of-way that minimize the disruption of the urban environment created by the wide expanse of parking lots and vehicular use areas. The perimeter treatment shall be consistent with any adopted streetscape plans for adjacent rights-of-way and with the materials and colors of the existing streetscape and surrounding structures. The perimeter treatment shall consist of one of the following:

- a. A perimeter landscape area located adjacent to the street right-of-way, at least six (6) feet in width, and containing one (1) understory tree and ten (10) shrubs per fifty (50) linear feet of street frontage; or
- b. A perimeter landscape area located adjacent to the street right-of-way, at least three (3) feet in width, and containing ten (10) shrubs plus one (1) understory tree in the sidewalk on the public right-of-way per fifty (50) linear feet of street frontage; or
- c. A decorative wall or fence at least thirty (30) inches high located adjacent to the street right-of-way, plus one (1) understory tree in the sidewalk on the public right-of-way per fifty (50) linear feet of street frontage.

Alternatives b and c are only permitted if the sidewalk is at least ten (10) feet wide to accommodate the planting of trees or the curb along the street is modified to extend out into the street to create suitable areas for planting trees and maintain adequate pedestrian circulation. Tree openings in the sidewalk should be a minimum of five (5) by ~~'x five (5)'~~ and contain an accessible tree grate or surfacing around the tree sufficient to allow pedestrian circulation while protecting the tree and the opening. Examples include cast iron tree grates, dry-laid brick or pavers and seat walls. Alternative b may be permitted by the City Traffic Engineer for sidewalks less than ten (10) feet in width if the trees are planted partially in the three-foot perimeter landscape area so that the accessible tree grates or surfacing do not create unacceptable impediments to pedestrian circulation.

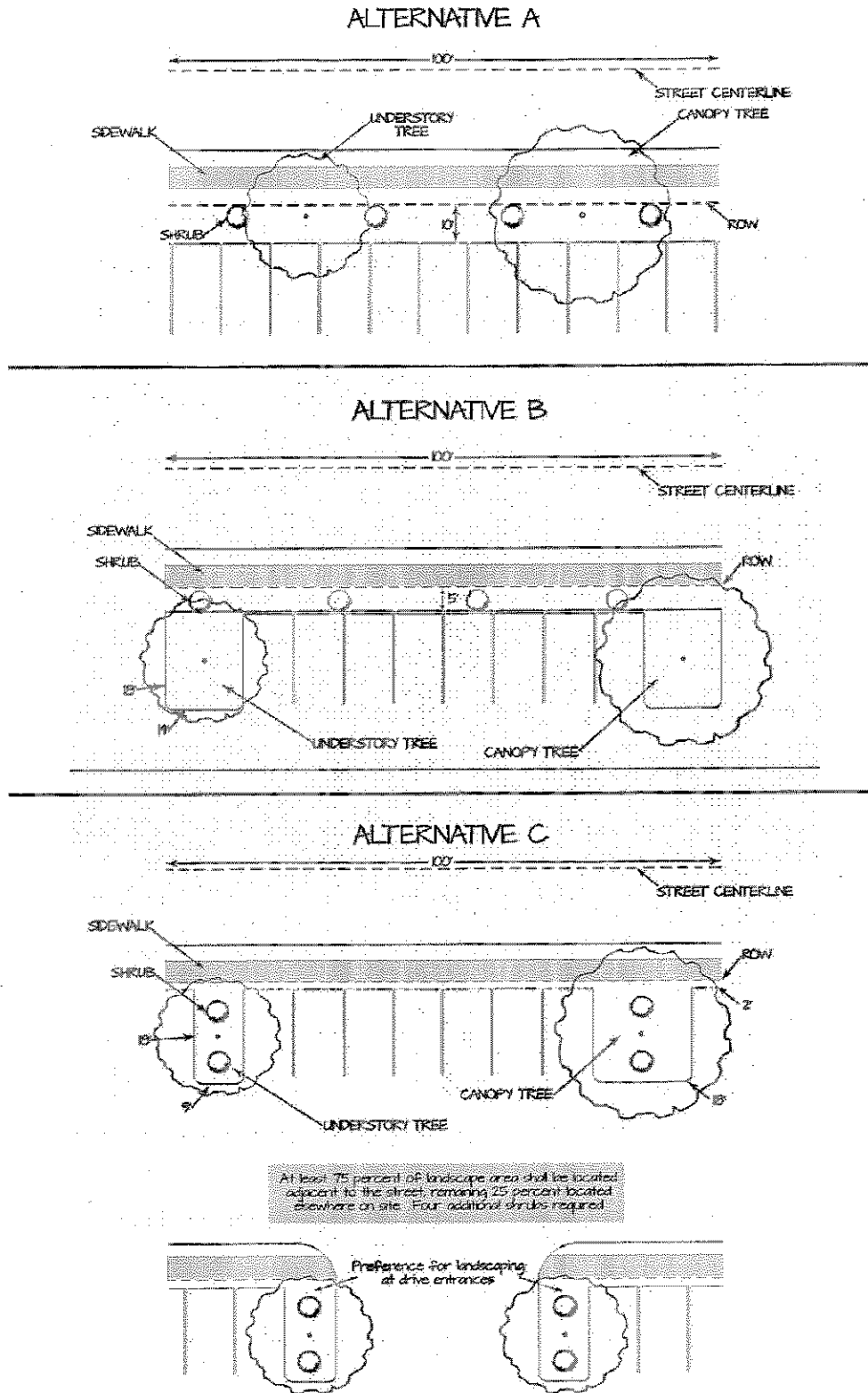
Solid decorative walls or fences shall not exceed a height of forty-two (42) inches, although railings and decorative elements are permitted above the solid wall or fence provided they contain at least fifty (50) percent open voids and the overall height does not exceed seven (7) feet. Walls and fences shall also be designed and constructed to ensure adequate visibility of pedestrian and vehicular traffic at all driveways.

C. **Reduction in Interior and Perimeter Landscaping Due to Public Improvement Projects.**

On existing developed properties where a public improvement project has resulted in the elimination of required interior landscaping, perimeter landscaping or open

space due to the acquisition of street right-of-way, the property shall not be considered nonconforming with regard to the interior landscaping, perimeter landscaping or open space requirements. If additional development is proposed on the property, the interior landscaping, perimeter landscaping and open space shall not be further reduced. If the buildings on the property are removed and the property is proposed to be redeveloped, the interior landscaping, perimeter landscaping and open space requirements shall be met.

Figure 1.



C. Proposed Alternatives for Required Open Space

Staff is proposing to allow grass pavers and green roofs to substitute for required open space because both allow for absorption or detention of rain water and provide other environmental benefits similar to traditional landscaping. Staff is proposing to allow grass pavers and green roofs to substitute for up to 25 percent of the required open space area.

Staff is also proposing to allow the ARC to approve substitution of other best practices for open space using the same standards as grass pavers and green roofs. When a new best practice is identified, there will be a public comment period regarding the proposed substitution standard, and after the ARC approves, the substitution standard will be placed on file with the City's other design standards. New text is underlined, and text to be removed is struck through.

6-1208. Minimum Open Space Requirements.

- A. **In General.** All property shall comply with the minimum open space requirements of the district in which the property is located, except as exempted by *Subsection 6-1215*. The open space requirement includes, and is not in addition to, the areas of the property containing bufferyards and interior and perimeter landscaping for parking and vehicular use areas. The district open space requirements are not the maximum open space that may be required. In rare instances, extensive bufferyards may be required that could result in open space that exceeds the minimum district open space requirement. Also, properties in all districts, except lots in the Center City District which are two (2) acres or less, are required to provide interior and perimeter landscaping for parking and vehicular use areas even if there is no minimum open space required.
- B. **Substitutions for Required Open Space.** Up to twenty-five (25) percent of the required open space area may be substituted by the following. The substitution shall be on a one (1) square foot for one (1) square foot basis.
1. Green roof.
 2. Grass pavers. Only the pervious area of the grass pavers shall be used in calculating the substitution rate.

The Administrative Review Committee may approve other alternatives that achieve the same result as the alternatives listed above. Other alternatives shall only be approved after a proposed alternative is posted on the City's web site and the public is allowed thirty (30) days to comment.

c: Fred Marty
Chris Straw
Phil Broyles
Nancy Yendes
Bob Hosmer

CITY OF SPRINGFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT
MEMORANDUM

TO: Development Issues Input Group

FROM: Ralph Rognstad Jr. *RJR*
Director of Planning and Development

DATE: November 12, 2013

SUBJECT: Proposed Modifications to the Zoning Ordinance Open Space

At the September DIIG meeting, staff presented proposed reductions in the required open space when alternative green best practices are provided. Staff proposed to allow grass pavers and green roofs to substitute for required open space because both allow for absorption or detention of rain water and provide other environmental benefits similar to traditional landscaping. Staff proposed to allow grass pavers and green roofs to substitute for up to 25 percent of the required open space area.

Staff also proposed to allow the ARC to approve substitution of other best practices for open space using the same standards as grass pavers and green roofs. When a new best practice is identified, there will be a public comment period regarding the proposed substitution standard, and after the ARC approves, the substitution standard will be placed on file with the City's other design standards. After the discussion, staff was asked to look at the proposed substitution for grass pavers again and report back at the next meeting.

Since the meeting, I discussed the proposed requirements with Derrick Lee, who brought up the substitution issue at the DIIG meeting. Mr. Lee suggested the City allow 100% substitution for pervious pavement systems that include a filtration bed. In addition to the grass paver substitution, Mr. Lee noted that the tree preservation requirements did not provide enough incentive to encourage tree preservation. Staff met and discussed both requirements.

Regarding the tree preservation requirements, the City Forester has been doing research on City construction projects to analyze the benefits of canopy preservation and potential mitigation requirements. She needs to complete her research before we recommend changes to the tree preservation requirements. We will bring those recommendations to DIIG at a later date.

Regarding the green paver substitution requirement, staff is proposing to remove "green pavers" and replace it with "pervious pavement system". A pervious pavement system can include grass pavers, pervious concrete, or other pervious material. The pervious material must be underlain with a filtration bed, and there must be a proposed maintenance program to ensure the pervious pavement system continues to function as designed. The requirements for pervious pavement systems will be included in the Public Works Design Standards. New text is underlined, and text to be removed is struck through.

6-1208. **Minimum Open Space Requirements.**

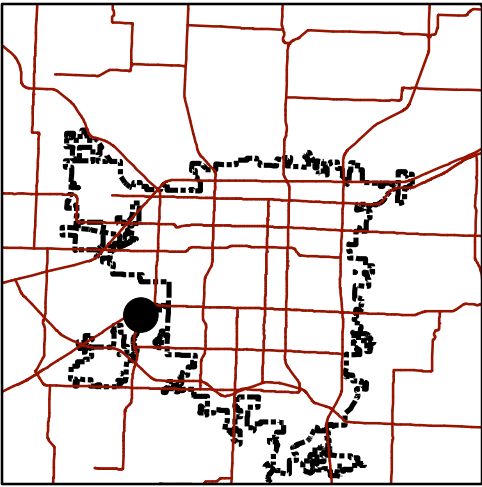
A. **In General.** All property shall comply with the minimum open space requirements of the district in which the property is located, except as exempted by *Subsection 6-1215*. The open space requirement includes, and is not in addition to, the areas of the property containing bufferyards and interior and perimeter landscaping for parking and vehicular use areas. The district open space requirements are not the maximum open space that may be required. In rare instances, extensive bufferyards may be required that could result in open space that exceeds the minimum district open space requirement. Also, properties in all districts, except lots in the Center City District which are two (2) acres or less, are required to provide interior and perimeter landscaping for parking and vehicular use areas even if there is no minimum open space required.

B. **Substitutions for Required Open Space.** Up to twenty-five (25) percent of the required open space area may be substituted by the following. The substitution shall be on a one (1) square foot for one (1) square foot basis.

1. Green roof.
2. Pervious pavement system.

The Administrative Review Committee may approve other alternatives that achieve the same result as the alternatives listed above. Other alternatives shall only be approved after a proposed alternative is posted on the City's web site and the public is allowed thirty (30) days to comment.

c: Collin Quigley
Chris Straw
Phil Broyles
Nancy Yendes
Bob Hosmer



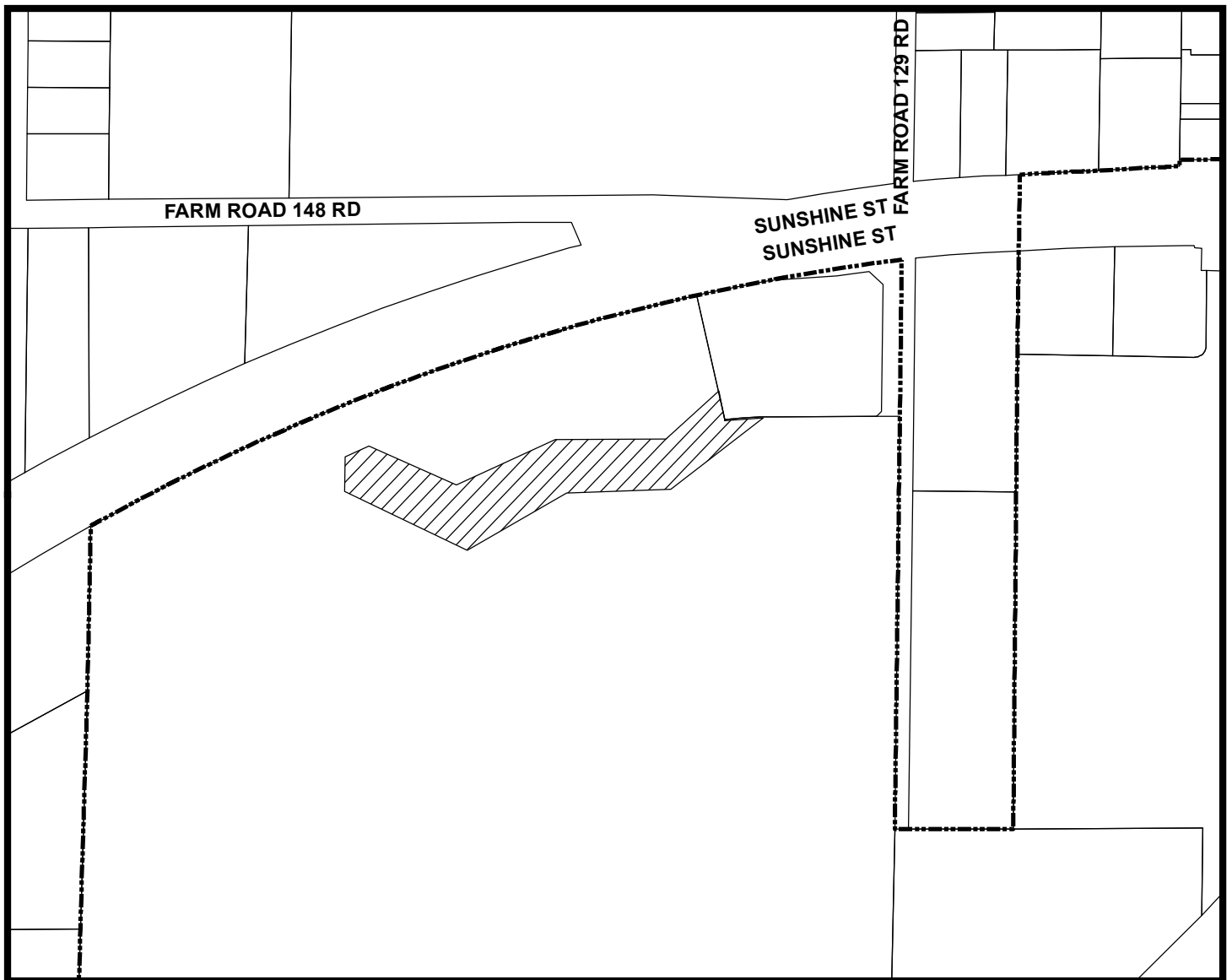
Zoning & Subdivision Report

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

Relinquish Easement 801

Location: 3800 West Sunshine St.

LOCATION SKETCH



- Area of Proposal



1 inch = 350 feet

Zoning & Subdivision Report

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

REQUEST TO RELINQUISH EASEMENT NUMBER 801

DATE: January 24, 2014
PURPOSE: To relinquish a drainage easement
LOCATION: 3800 W. Sunshine Street
APPLICANT: Springfield Plaza, 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. 801
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish a drainage easement to facilitate the development of the property. A Preliminary Plat for Springfield Plaza Phase II was approved by Council on May 6, 2013 (Council Bill No. 2013-088) that will provide adequate drainage facilities for the proposed development.

STORMWATER ENGINEERING COMMENTS:

1. The relinquishment of the drainage easement is acceptable. No issues.

STAFF COMMENTS:

1. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
2. The relinquishment of the easement will facilitate future development of the site. A Preliminary Plat for Springfield Plaza Phase II was approved by Council on May 6, 2013 (Council Bill No. 2013-088) that will provide adequate drainage facilities for the proposed development.
3. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 801
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 drainage easement to date.

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

STAFF RESPONSE:

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

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

STAFF RESPONSE:

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

RELINQUISH EASEMENT NO. 801
EXHIBIT 1

RELINQUISHMENT DESCRIPTION

A DRAINAGE EASEMENT ON, OVER, AND ACROSS A PARCEL OF LAND IN THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 22 WEST IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND PART OF THE GRANTOR'S LAND AS DESCRIBED IN BOOK 2007, PAGE 032908-07 AT THE GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF THE SPRINGFIELD PLAZA SUBDIVISION, PHASE 1; THENCE FOLLOWING THE SOUTH LINE OF SAID LOT 1 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1027.50 FEET AND LENGTH OF 93.43 FEET, ON A CHORD BEARING N88°00'21"E A DISTANCE OF 93.40 FEET; THENCE S55°39'21"W LEAVING SAID SOUTH LINE OF LOT 1 A DISTANCE OF 330.21 FEET; THENCE S87°25'30"W A DISTANCE OF 407.09 FEET; THENCE S67°41'57"W A DISTANCE OF 569.32 FEET; THENCE N67°37'31"W A DISTANCE OF 291.59 FEET TO A POINT ON THE WEST PROPERTY LINE OF SAID TRACT; THENCE N01°52'52"E ALONG SAID WEST LINE A DISTANCE OF 90.88 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 413 ALSO KNOWN AS SUNSHINE STREET; THENCE FOLLOWING SAID SOUTH RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 4867.23 FEET AND A LENGTH OF 51.78 FEET, ON A CHORD BEARING N62°02'01"E A DISTANCE OF 51.78 FEET; THENCE S67°37'31"E A LEAVING SAID SOUTH RIGHT-OF-WAY LINE, DISTANCE OF 239.00 FEET; THENCE N67°41'57"E A DISTANCE OF 539.69 FEET; THENCE N87°25'30"E A DISTANCE OF 395.61 FEET; THENCE N55°39'21"E A DISTANCE OF 244.34 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE S11°37'31"E ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 81.49 FEET TO THE POINT OF BEGINNING, CONTAINING 4.28 ACRES MORE OR LESS ALL IN SPRINGFIELD, GREENE COUNTY, MISSOURI AND SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

NW COR, NE 1/4, SEC. 32,
TWP. 29 N, RNG. 22 W,
LOCATION BASED ON TIE TO
THE NW COR OF SECTION 32
DOC. #600-38584 LS #874

HWY 413 (SUNSHINE ST)

R=4867.23'
L=51.78'
N62°02'01"E
CHORD=51.78'

S11°37'31"E
81.49'

POB, SW COR LOT
R=1027.50'
L=93.43'
N87°00'21"E
CHORD=93.40'

N87°25'30"E
395.61'

N55°39'21"E
244.34'

S55°39'21"W
330.21'

S87°25'30"W
407.09'

LOT 1
SPRINGFIELD PLAZA
SUBDIVISION, PHASE 1

ATOMIC
DISTRIBUTORS
MIDWEST INC
BOOK: 2008
PAGE: 050698-08

DENNY FAMILY, LLC.
BOOK: 2003
PAGE: 061336-03

SPRINGFIELD PLAZA, LLC.
BOOK: 2007
PAGE: 032908-07



SCALE: 1"=250'

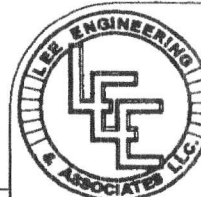
NOTE:

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: 04/01/2011

SPRINGFIELD PLAZA
DRAINAGE EASEMENT EXHIBIT

PROJECT NO.:
632



Missouri State Certificate of Authority
Engineering #2006015504
Land Surveying #2009029050

LEE Engineering & Associates, L.L.C.

2101 W. Chesterfield Blvd, Suite C202

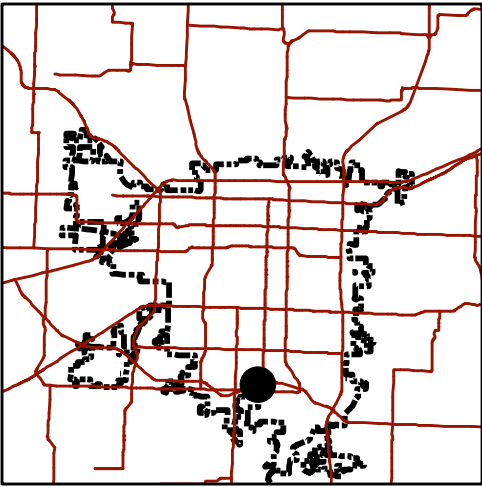
Springfield, Missouri 65807

417-886-9100 (phone)

417-886-9336 (fax)

dlee@leeengineering.biz

"Engineering with Integrity"



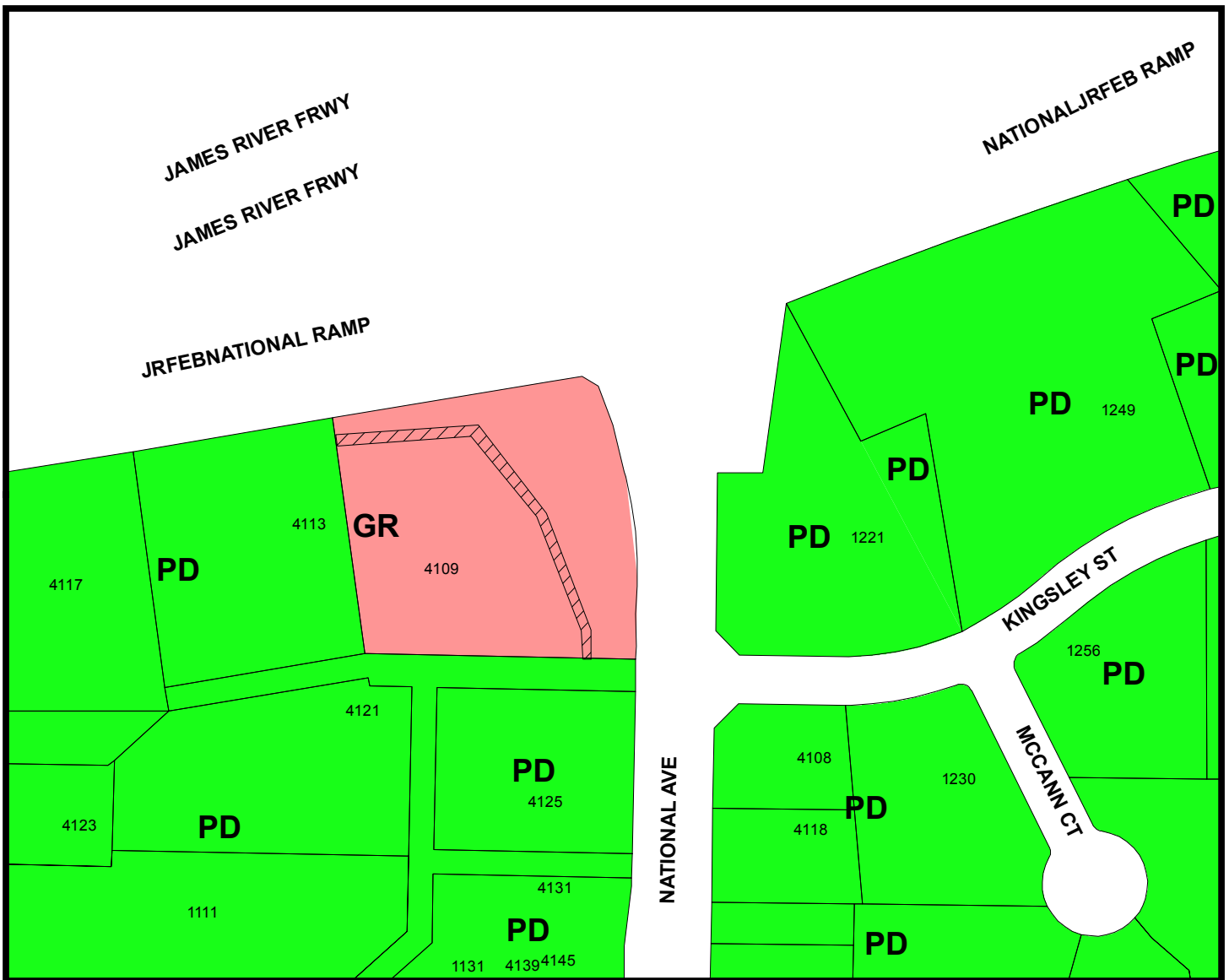
Zoning & Subdivision Report

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

Relinquish Easement 802

Location: 4109 S. National Avenue

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

Zoning & Subdivision Report

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

REQUEST TO RELINQUISH EASEMENT NUMBER 802

DATE: January 24, 2014

PURPOSE: To relinquish a storm water/drainage easement

LOCATION: 4109 S. National Avenue

APPLICANT: Pasta Holding, LLC

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner

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

ATTACHMENT A
RELINQUISH EASEMENT NO. 802
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting the relinquishment of a stormwater/drainage easement. The drainage easement and facilities only contain stormwater from this property, thus a public easement is unnecessary.

STORMWATER COMMENTS:

All stormwater comments have been addressed.

STAFF COMMENTS:

1. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
2. No one has objected to this request to date.
3. The previous subdivision, National Plaza Phase 1, created the subject stormwater/drainage easement. This request will allow a future development area on the property as shown on the preliminary plat for National Commons Condominiums which accompanies this easement relinquishment at Planning and Zoning Commission.

ATTACHMENT B
RELINQUISH EASEMENT NO. 802
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 drainage easement to date.

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

STAFF RESPONSE:

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

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

STAFF RESPONSE:

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

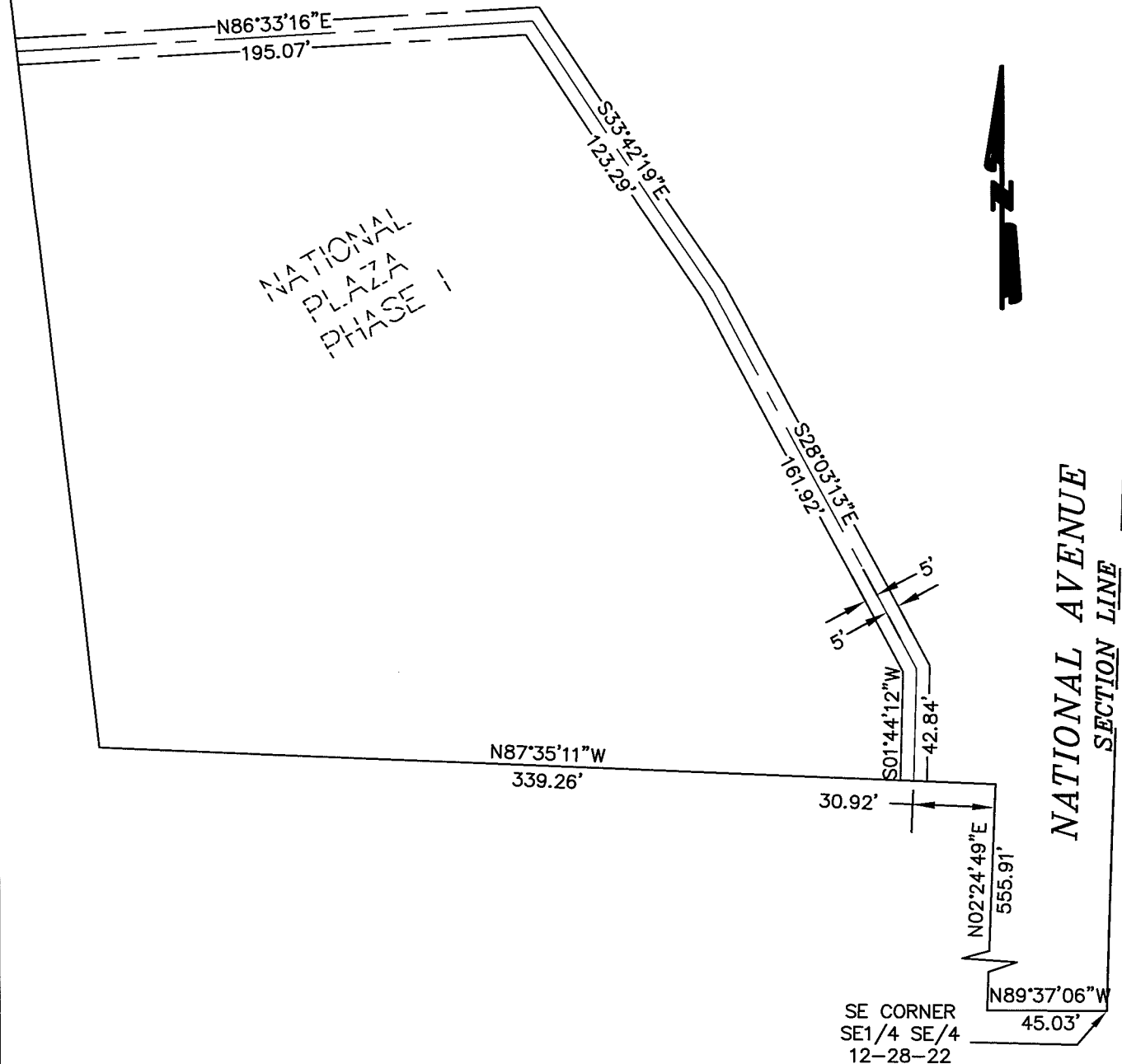
RELINQUISH EASEMENT NO. 802
EXHIBIT 1

STORMWATER/DRAINAGE EASEMENT TO BE RELINQUISHED:

A 10' DRAINAGE EASEMENT BEING 5' EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AS SHOWN ON THE FINAL PLAT OF NATIONAL PLAZA PHASE I AND RECORDED IN BOOK PP AT PAGE 37 IN THE GREENE COUNTY RECORDER'S OFFICE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN X IN CONCRETE BEING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 22 WEST; THENCE N89°37'06"W ALONG THE SOUTH LINE OF SAID SECTION 12 A DISTANCE 45.03 FEET; THENCE N02°24'49"E A DISTANCE OF 555.91 FEET; THENCE N87°35'11"W A DISTANCE OF 30.92 FEET TO THE POINT OF BEGINNING; THENCE N01°44'12"E, A DISTANCE OF 42.84 FEET; THENCE N28°03'13"W, A DISTANCE OF 161.92 FEET; THENCE N33°42'19"W, A DISTANCE OF 123.29 FEET; THENCE S86°33'16"W, A DISTANCE OF 195.07 FEET TO THE POINT OF TERMINUS.

EXHIBIT 2



SCALE 1" = 60'

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

EMAIL RICK.WILSON@WILSURVEYINC.COM

(417) 522-7870

PREPARED FOR:

CANTINA LAREDO

DATE: JANUARY 7, 2014

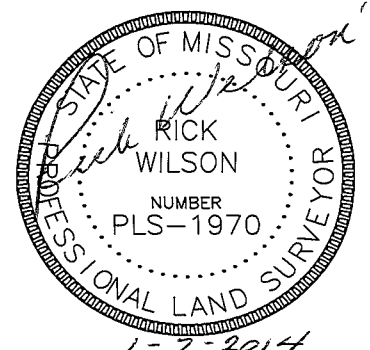
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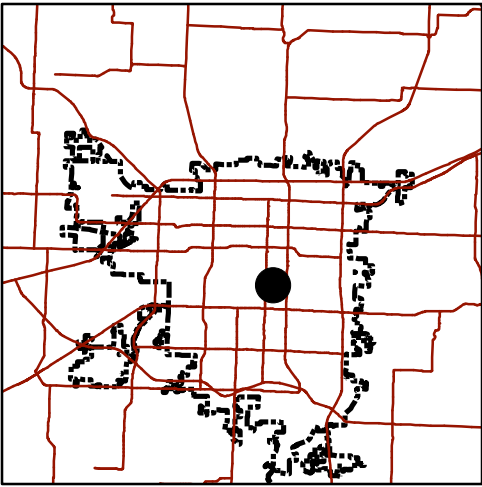
PROJECT NO.: 13201

DRAWING NO.: WA-104-440-EX

SHEET NO.

1 of 1





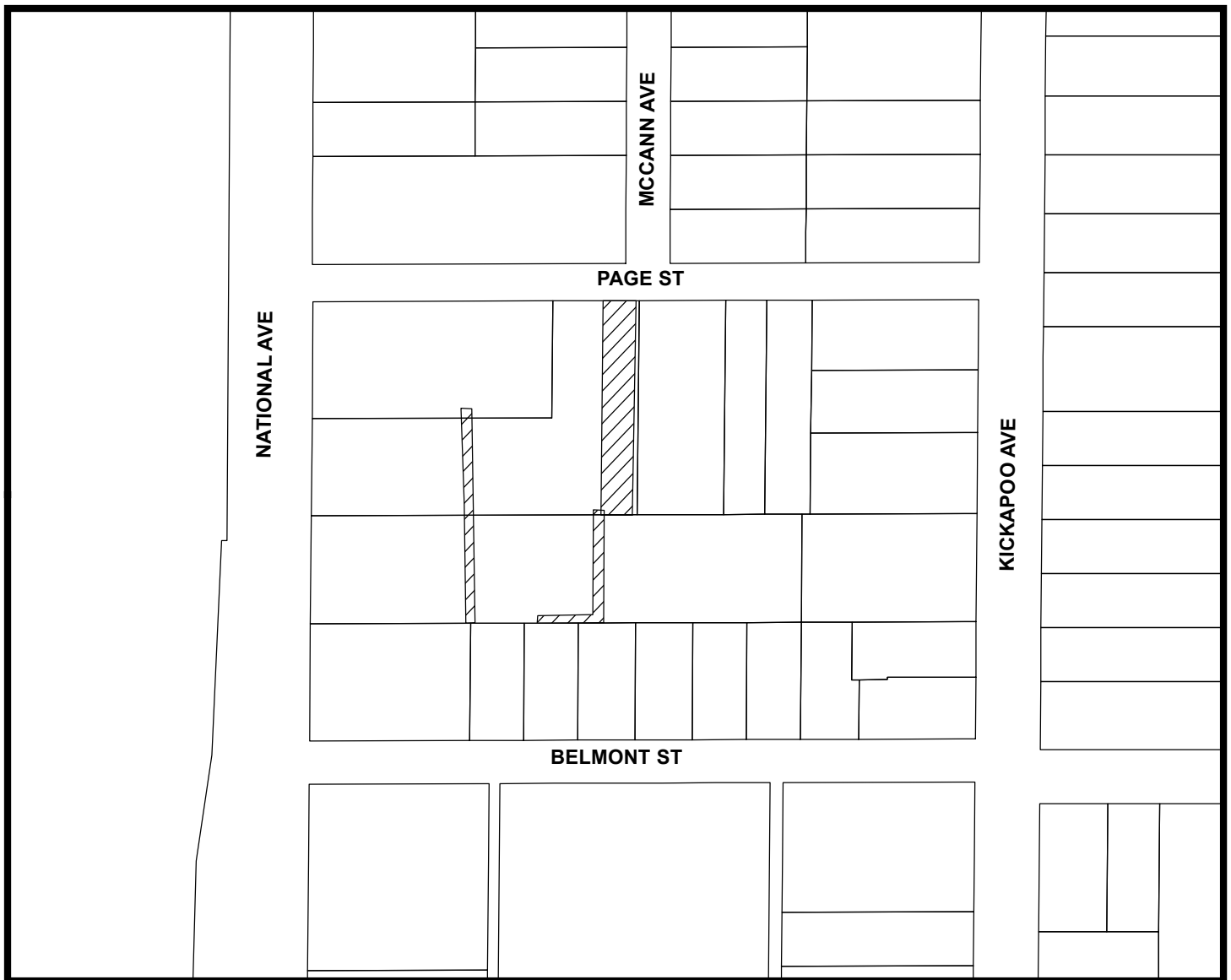
Zoning & Subdivision Report

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

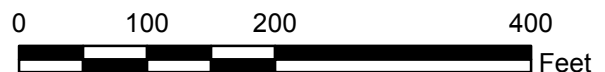
Relinquish Easement 803

Location: 906 S. National Avenue & 1224 E. Page Street

LOCATION SKETCH



- Area of Proposal



1 inch = 150 feet

Zoning & Subdivision Report

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

REQUEST TO RELINQUISH EASEMENT NUMBER 803

DATE: January 24, 2014

PURPOSE: To relinquish drainage and sanitary sewer easements

LOCATION: 906 S. National Avenue & 1224 E. Page Street

APPLICANT: Executive Board of Missouri Baptist Convention

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. 803
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish drainage and sanitary sewer easements in order to correct errors. The easements requested to be relinquished do not contain the existing drainage or sewer facilities. The applicant is submitting easements that correspond with the location of the existing easements. This will correct the error.

STORMWATER ENGINEERING COMMENTS:

1. The relinquishment of the easements is acceptable. No issues.

CLEAN WATER SERVICES COMMENTS:

1. No objections to relinquishment of these easements.

STAFF COMMENTS:

1. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
2. The applicant is requesting to relinquish drainage easement and sanitary sewer easements in order to correct errors. The easements requested to be relinquished do not contain the existing drainage or sewer facilities. The applicant is submitting easements that correspond with the location of the existing easements. This will correct the error.
3. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 803
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 drainage and sanitary sewer 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. 803
EXHIBIT 1

RELINQUISHMENT DESCRIPTION

WATERWAY EASEMENT - DEED BOOK 934 PAGE 158

DATED: JUNE 6, 1936 - RECORDED: FEBRUARY 9, 1953

DESCRIBED AS FOLLOWS:

A STRIP OF LAND FIVE FEET WIDE ON THE WEST SIDE OF THE FOLLOWING DESCRIBED PROPERTY; THE EAST 1/2 OF THE NORTH 1/2 OF LOT 8 OF GEO. M. JONES FIRST ADDITION, BEING 108 FEET FRONT BY 303 1/2 DEEP.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST ONE-HALF OF LOT 8 OF GEO. M. JONES FIRST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

THENCE SOUTH, A DISTANCE OF 20 FEET TO THE SOUTH RIGHT OF WAY LINE OF PAGE STREET, FOR A POINT OF BEGINNING; THENCE EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 5 FEET; THENCE SOUTH, A DISTANCE OF 108 FEET; THENCE WEST, A DISTANCE OF 5 FEET; THENCE NORTH, A DISTANCE OF 108 FEET TO THE POINT OF BEGINNING. ALL BEING IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

ALSO: WATERWAY EASEMENT - DEED BOOK 934 PAGE 159

DATED: JUNE 6, 1936 - RECORDED: FEBRUARY 9, 1953

DESCRIBED AS FOLLOWS:

A STRIP OF GROUND FIVE FEET WIDE RUNNING ALONG THE EAST SIDE OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED TRACT: WEST ONE-HALF OF THE NORTH 100 FEET OF THE SOUTH ONE-HALF OF LOT 8 IN GEORGE M. JONES FIRST ADDITION; SOUTH 50 FEET; WEST 156 FEET; NORTH 50 FEET; EAST 156 FEET TO BEGINNING;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF LOT 8 OF GEORGE M. JONES FIRST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

THENCE EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID LOT 8, A DISTANCE OF 80 FEET TO THE EAST RIGHT OF WAY LINE OF NATIONAL AVENUE; THENCE CONTINUING EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID LOT 8, A DISTANCE OF 258.38 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID LOT 8, A DISTANCE OF 5 FEET; THENCE SOUTH 50 FEET; THENCE WEST 5 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING. ALL BEING IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

ALSO: WATERWAY EASEMENT - DEED BOOK 935 PAGE 296

A STRIP OF GROUND FIVE FEET WIDE RUNNING ALONG THE EAST SIDE AND ALONG 58 FEET OF THE SOUTH SIDE OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH ½ OF THE FOLLOWING:

THE WEST ½ OF THE NORTH 100 FEET OF LOT 8 OF GEORGE M. JONES FIRST ADDITION.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH ONE-HALF OF LOT 8 OF GEORGE M. JONES FIRST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. THENCE EAST, A DISTANCE OF 80 FEET TO THE EAST RIGHT OF WAY LINE OF NATIONAL AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 100 FEET; THENCE EAST, A DISTANCE OF 205.38 FEET FOR A POINT OF BEGINNING; THENCE NORTH, A DISTANCE OF 5 FEET; THENCE EAST, A DISTANCE OF 48 FEET; THENCE NORTH, A DISTANCE OF 45 FEET; THENCE EAST, A DISTANCE OF 5 FEET; THENCE SOUTH, A DISTANCE OF 50 FEET; THENCE WEST, A DISTANCE OF 58 FEET TO THE POINT OF BEGINNING; ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

UN-RECORDED SANITARY SEWER EASEMENT

S.W. Love - Dated: December 9th, 1913

DESCRIBED AS FOLLOWS:

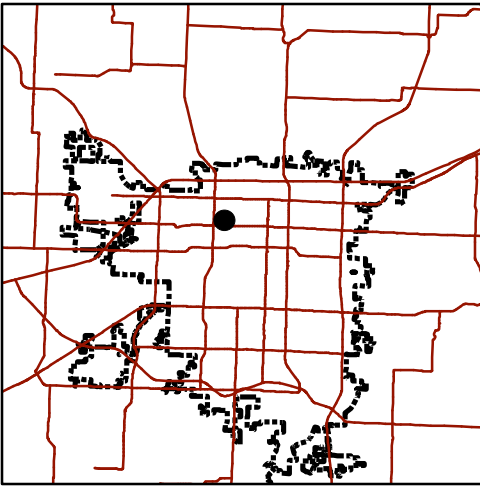
BEGINNING 218.33 FEET NORTH AND 230 FEET EAST OF THE SOUTHWEST CORNER OF LOT 8, GEO M. JONES 1ST ADDITION, TO THE CITY OF SPRINGFIELD, MISSOURI, THENCE 5 FEET ON EACH SIDE OF A LINE RUNNING NORTH 90 FEET.

UN-RECORDED SANITARY SEWER EASEMENT

Martha E. Salyer - Dated: December 9th, 1913

DESCRIBED AS FOLLOWS:

BEGINNING 230 FEET EAST AND 118.33 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 8, GEO M. JONES 1ST ADDITION, TO THE CITY OF SPRINGFIELD, MISSOURI, THENCE 5 FEET ON EACH SIDE OF A LINE RUNNING NORTH 100 FEET.



Zoning & Subdivision Report

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

Vacation No. 767

Location: east of 1105 West Pacific Street

Current Zoning: HM

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

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

VACATION #767

DATE: January 24, 2014

PURPOSE: To vacate a twenty (20) foot strip of land the City acquired for street purposes and is no longer needed.

BACKGROUND:

LOCATION: East of 1105 West Pacific Street

APPLICANT: City of Springfield

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS FOR STAFF RECOMMENDATION:

The requested Vacation #767 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

ATTACHMENT A
BACKGROUND REPORT
VACATION #767

APPLICANT'S PROPOSAL:

This is a request to vacate a twenty (20) foot strip of land adjacent to 1105 West Pacific Street.

TRAFFIC ENGINEERING COMMENTS:

There are no traffic issues with the requested vacation of the subject property.

CITY UTILITIES COMMENTS:

The requested vacation does not impact any utilities. There is no objection to the 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.

CLEAN WATER SERVICES:

There is no impact on public sewer with this proposed vacation.

BUILDING DEVELOPMENT SERVICES:

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

ADJACENT PROPERTY OWNER COMMENTS:

Twenty-six (26) property owners are within three hundred (300) feet of this site and have been notified of this action. No one has objected to date.

STAFF COMMENTS:

1. The subject property was received by the City in 1928 for “street purposes only.” There is no public purpose for the property therefore the City is requesting to vacate the property. The deed granting the property to the City specified that if the City ever vacates the property it reverts back to the owner of Lot 43 to the west.
2. The proposed vacation meets the approval criteria for vacating right-of-way.

ATTACHMENT B
APPROVAL CRITERIA
VACATION #767

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 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 City right-of-way serves no useful purpose.

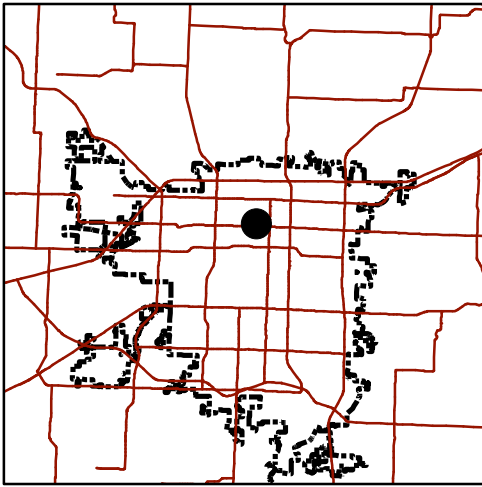
4. That the vacation will not affect the ability to use utilities, public or private.

STAFF RESPONSE:

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

EXHIBIT A
LEGAL DESCRIPTION
VACATION #767

THE EAST TWENTY (20) FEET OF LOT 43 IN ORCHARD ADDITION EAST OF 1105
WEST PACIFIC STREET



Zoning & Subdivision Report

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

Vacation 768

Location: 2004 North Jefferson Ave

Current Zoning: NA

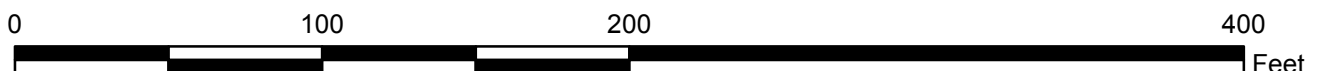
Proposed Zoning: NA

LOCATION SKETCH



- Area of Proposal

1 inch = 62.5 feet



Zoning & Subdivision Report

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

VACATION #768

DATE: January 10, 2014

PURPOSE: To vacate right of way adjacent to property located at 2004 North
Jefferson Ave

BACKGROUND:

LOCATION: Intersection of Jefferson and Atlantic

APPLICANT: City of Springfield

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS FOR STAFF RECOMMENDATION:

The requested Vacation #768 meets the approval criteria listed in Attachment 2.

STAFF CONTACT:

Bob Hosmer, AICP
Principal Planner

ATTACHMENTS:

Exhibit A - Legal Description
Exhibit B – Site Plans

Attachment 1 - Background Report
Attachment 2 - Approval Criteria

ATTACHMENT 1
BACKGROUND REPORT
VACATION #768

APPLICANT'S PROPOSAL:

This is a City of Springfield project request to vacate right of way adjacent to property at 2004 North Jefferson at the intersection of Jefferson and Atlantic Ave.

TRAFFIC ENGINEERING COMMENTS:

There are no traffic issues with the requested vacation.

ATT/MEDIACOM COMMENTS:

There are no 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:

There are no issues with the proposed vacation.

ADJACENT PROPERTY OWNER COMMENTS:

Thirty two (32) 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 by the City of Springfield to vacate unused right of way adjacent to property located at 2004 North Jefferson. The City or the public have no benefit in retaining ownership of this section of unused Jefferson Ave.
2. The proposed vacation meets the approval criteria for vacating right-of-way.

ATTACHMENT 2
APPROVAL CRITERIA
VACATION #768

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 serves no useful purpose.

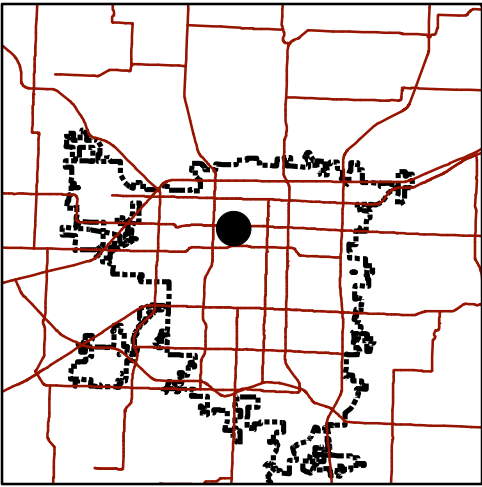
4. That the vacation will not affect the ability to use utilities, public or private.

STAFF RESPONSE:

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

EXHIBIT A
LEGAL DESCRIPTION
VACATION #768

The west 10 feet of lot 5, block 3 of Union Addition located west of 2004 North Jefferson Avenue.



Zoning & Subdivision Report

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

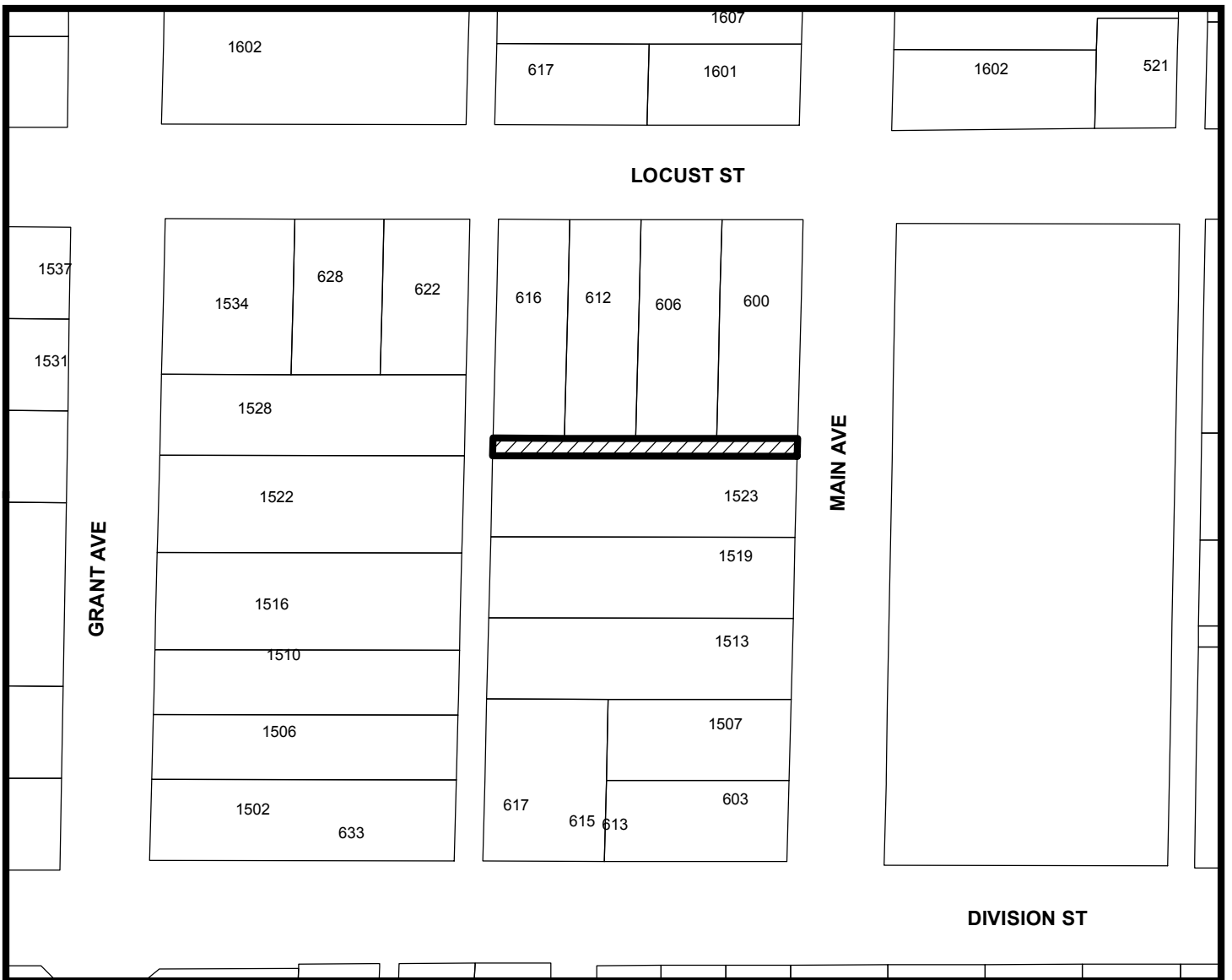
Vacation 769

Location: 1500 Block of North Main

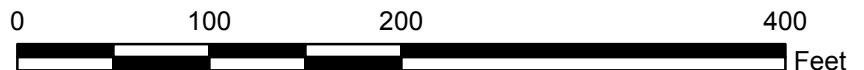
Current Zoning: NA

Proposed Zoning: NA

LOCATION SKETCH



- Area of Proposal



1 inch = 100 feet

Zoning & Subdivision Report

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

VACATION #769

DATE: January 10, 2014

PURPOSE: To vacate an alley located on the west side of the 1500 block of North Main Ave, north of 1523 North Main

BACKGROUND:

LOCATION: 1523 North Main Street

APPLICANT: City of Springfield

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS FOR STAFF RECOMMENDATION:

The requested Vacation #769 meets the approval criteria listed in Attachment 2.

STAFF CONTACT:

Bob Hosmer, AICP
Principal Planner

ATTACHMENTS:

Exhibit A - Legal Description
Exhibit B – Site Plans

Attachment 1 - Background Report
Attachment 2 - Approval Criteria

ATTACHMENT 1
BACKGROUND REPORT
VACATION #769

APPLICANT'S PROPOSAL:

This is a City of Springfield project request to vacate right of way adjacent to property at 1523 North Main Street.

TRAFFIC ENGINEERING COMMENTS:

There are no traffic issues with the requested vacation.

ATT/MEDIACOM COMMENTS:

There are no 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:

No public sewer within alley. No objections.

BUILDING DEVELOPMENT SERVICES:

There are no issues with the proposed vacation.

ADJACENT PROPERTY OWNER COMMENTS:

Thirty seven (37) 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 by the City of Springfield to vacate unused right of way adjacent to property located at 1523 North Main Street. The City or the public have no benefit in retaining ownership of this section of unused Jefferson Ave.
2. The proposed vacation meets the approval criteria for vacating right-of-way.

ATTACHMENT 2
APPROVAL CRITERIA
VACATION #769

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 serves no useful purpose.

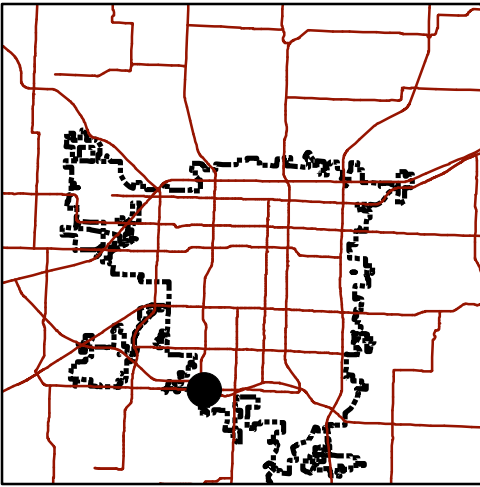
4. That the vacation will not affect the ability to use utilities, public or private.

STAFF RESPONSE:

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

EXHIBIT A
LEGAL DESCRIPTION
VACATION #769

The south 11 feet of lot 32 of Jenkins Addition



Zoning & Subdivision Report

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

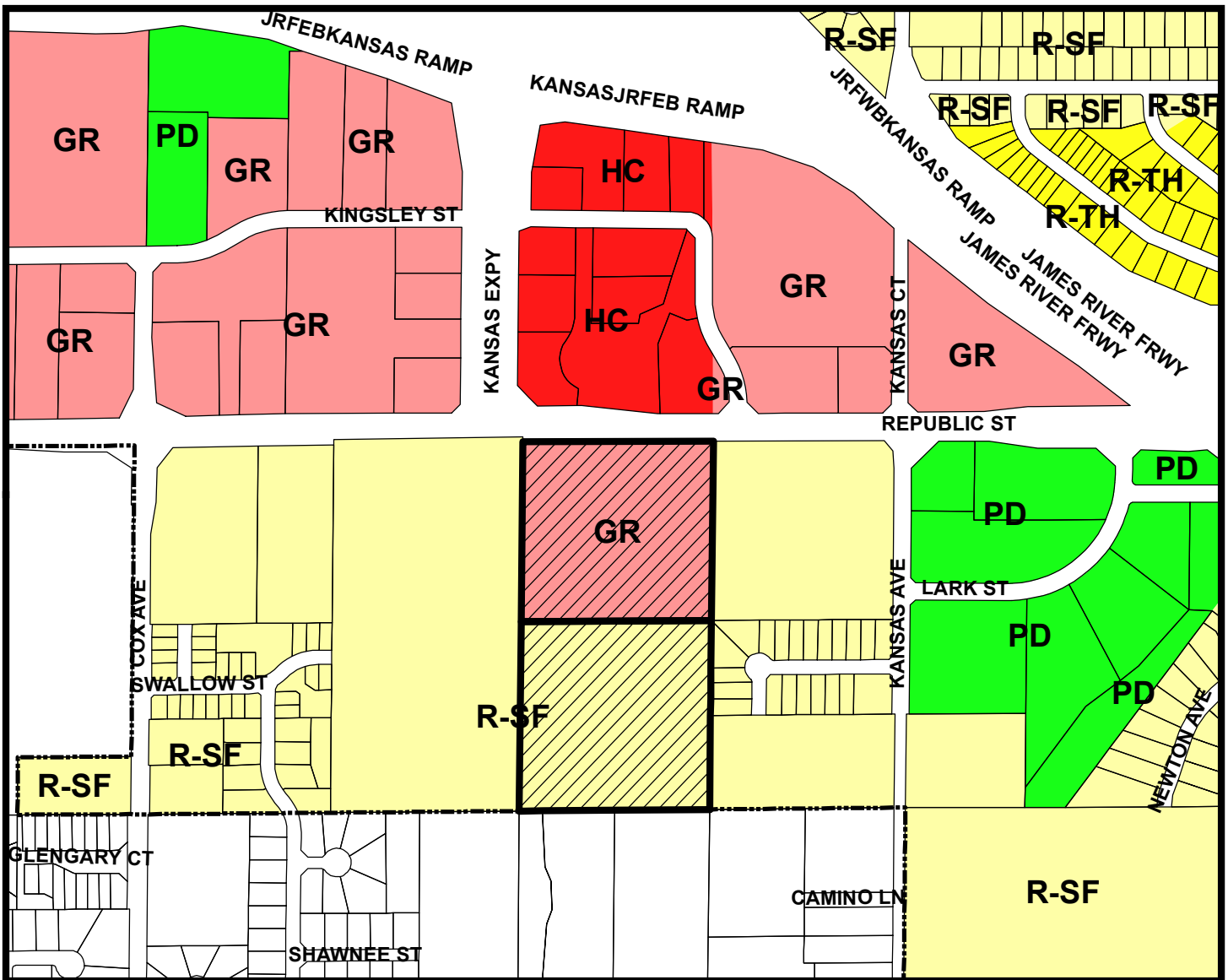
Z-1-2014 COD# 66

Location: 1800 Block of West Republic Street

Current Zoning: General Retail and Residential Single Family

Proposed Zoning: General Retail Conditional Overlay District#66

LOCATION SKETCH



- Area of Proposal

0 100 200 400

Feet

1 inch = 565.734485 feet

EXPLANATION TO COUNCIL BILL NO: 2014-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 20 acres of property generally located at 1800 West Republic Street from a GR, General Retail District and R-SF, Single Family Residential District to a GR, General Retail District and establishing Conditional Overlay District No. 66.

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-1-2014/CONDITIONAL OVERLAY DISTRICT NO. 66

The applicant is proposing to rezone the property from a GR, General Retail District and R-SF, Single Family Residential District to a GR, General Retail District with Conditional Overlay District #66. The accompanying Conditional Overlay District will limit the uses for the southern tract and provide for access for both tracts to Republic Street as well as providing access to the future extension of Kansas Expressway.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on February 6, 2014 and recommended _____, by a vote of ____ to ____, of the proposed zoning on the tract of land described on the attached sheet (see the attached Record of Proceedings).

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

FINDINGS FOR STAFF RECOMMENDATION:

1. The subject property is located along Republic Street and the future intersection of Kansas Expressway. Kansas Expressway is classified as an expressway roadway, and Republic Street, a primary arterial roadway, are both appropriate locations for GR, General Retail zoning.
2. This request for GR zoning will provide for the redevelopment of this site and is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.
3. The proposed Conditional Overlay District will restrict uses and provide for access locations on adjacent roadways.

4. The development requirements in the proposed GR district are adequate for mitigating potential impacts of the proposed development on the adjoining properties.

Approved by:

Bob Hosmer, AICP, Principal Planner

Greg Burris, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Legal Description

Exhibit C, Conditional Overlay Provisions

Exhibit D, Zoning and Subdivisions Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Neighborhood Meeting Summary

EXHIBIT A
RECORD OF PROCEEDINGS
ZONING CASE Z-1-2014 & CONDITIONAL OVERLAY DISTRICT NO. 66

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

EXHIBIT B
LEGAL DESCRIPTION
ZONING CASE Z-1-2014 & CONDITIONAL OVERLAY DISTRICT NO. 66

Groover Tract

All of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 15, Township Twenty Eight (28), Range Twenty Two (22), and subject to a 20' right of way and easement for road purposes, along the west side of land hereby conveyed as said road now existing in Greene County, Missouri.

Warner Tract

All of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 15, Township Twenty Eight (28), Range Twenty Two (22), in Greene County, Missouri

And

Together with an easement for ingress and egress over and across all of the west 20 feet of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 15, Township Twenty Eight (28), Range Twenty Two (22), in Greene County, Missouri, subject to and easement for ingress and egress and along the west side, across the southwest corner, and along the South side of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 15, Township Twenty Eight (28), Range Twenty Two (22), all in Greene County, Missouri.

EXHIBIT C
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-1-2014 & CONDITIONAL OVERLAY DISTRICT NO. 66

The requirements of *Section 4-2100* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

The Conditional Overlay District Requirements of the Zoning Ordinance relating to both tracts are hereby modified to provide for the following additional restrictions:

1. The Groover Tract (Tract A) shall have all the current allowable GR, General Retail District permitted uses.
2. The Warner Tract (Tract B) shall have all the current allowable GR, General Retail District permitted uses except for the following:
 - a. Commercial off street parking lots and structures;
 - b. Funeral homes and Mortuaries;
 - c. Household resource recovery collection centers;
 - d. Freestanding Telecommunication Towers;
 - e. Water reservoirs, standpipes, elevated and ground level water storage tanks unless said storage tanks are part of a storm water conservation and recycling system;
3. Access to Republic Street for Warner (Tract B) shall be provided by either a cross access easement from the Groover (Tract A) or by a direct access to the future extension of Kansas Expressway.
4. The Warner (Tract B) shall dedicate 50' feet of right of way for the future extension of Kansas Expressway.
5. Full access to the future extension of Kansas Expressway for the Groover (Tract A) must be provided with a cross access easement across the Warner (Tract B) to the proposed intersection and future extension of Lark and Kansas Expressway 850' feet south of the Republic Street right of way.
6. Right in and Right out access to the future extension of Kansas Expressway for the Groover (Tract A) is allowed at least 400' feet south of the Republic Street right of way.
7. Full Access to Republic Street for both Tracts shall be located at least 150' feet west of the eastern property line.
8. A right in and right out access will be allowed 400' west of the eastern property line by constructing an island in the driveway approach. The possibility exists that once Kansas Expressway is extended south, the nature of the design will necessitate the closure of this right in and right out access on Republic Street.
9. Traffic Studies will be required at the time of development of the tracts and be based on the proposed uses in the development. Public improvements required will be based on said traffic studies.

ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-1-2014 & CONDITIONAL OVERLAY DISTRICT NO. 66

DATE: January 15, 2014

LOCATION: 1800 West Republic Street

APPLICANT: Groover and Warner Trust

TRACT SIZE: Approximately 20 acres

EXISTING USE: Undeveloped land

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

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	HC	Commercial uses
East	R-SF	Southland Christian Church
South	County	Single family home
West	R-SF	Vacant property

BUILDING DEVELOPMENT SERVICES COMMENTS:

No BDS issues with proposed rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

See conditions attached

STORMWATER COMMENTS:

There are no Stormwater issues with rezoning this property; however, please note that development of the subject property will be subject to the following conditions at the time of development:

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

2. Payment in lieu of construction of detention facilities is not an option for this site due to existing downstream flooding problems.
3. The proposed percent of impervious surfacing must not exceed the maximum impervious surfacing allowed for site by zoning, platting, and/or previous stormwater reports.
4. 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.
5. Public improvement plans and drainage easements will be required for any concentrated runoff crossing lot lines, as well as for detention and/or water quality features serving more than one lot. These improvements must be constructed, inspected, approved and operational prior to issuance of a building permit or final plat. Must pay Engineering and Inspection Fees, which are 5% of the public improvement construction costs, prior to final approval of public improvement plans.
6. 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.
7. Based upon City data, there is a significant amount of offsite concentrated storm water crossing the subject property. Although storm water detention and water quality do not have to be provided for these flows, public improvement plans will be required to convey these flows across the subject property. Drainage easements must be provided for this conveyance.
8. 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, or other geological features within the site, and contributing off-site drainage areas.
9. Drainage patterns for any runoff currently flowing across the site must not be blocked or altered by any future construction.
10. Connect private drainage facilities to public drainage system whenever possible, which will require a public improvement plan or excavation permit.
11. Any property that contains a detention basin/water quality basin which serves properties other than the property on which it is located, must be located in a dedicated drainage easement or common area.

CLEAN WATER SERVICES COMMENTS:

No objections to the rezoning. Public sewer is not directly available to these tracts and will need to be extended to the site.

CITY UTILITIES:

City Utilities has no objection to the proposed rezoning.

ADJACENT PROPERTY OWNER COMMENTS:

Nineteen (19) 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 December 17, 2013. A summary of the meeting is attached (Attachment 2).

STAFF COMMENTS:

1. This is a request to rezone the subject property from a R-SF, Single Family Residential District and a GR, District to a GR, General Retail District with a Conditional Overlay District. This request is intended to allow the property to be redeveloped for the one of the three potential sites for the Veterans Clinic. The accompanying Conditional Overlay District would require the developer to provide access locations to Republic Street and to the future extension of Kansas Expressway for both tracts since the southern tract does not currently have public access as well as limiting the GR uses on the southern tract.
2. The Growth Management and Land Use comprehensive plan element designates this area as High intensity Retail, Office or Housing on the northern tract and Medium Intensity Retail, Office or Housing on the southern tract. The subject property is also located near the James River Freeway and Kansas Expressway Community Activity Center where the city encourages locations of significant business and high-density housing developments.
3. Republic Street is classified as a primary arterial roadway and Kansas Expressway is classified as a expressway roadway. These roadways are an appropriate locations for GR uses.

FINDINGS FOR STAFF RECOMMENDATION:

1. The subject property is located along Republic Street and the future intersection of Kansas Expressway. Kansas Expressway is classified as an expressway roadway, and Republic Street, a primary arterial roadway, are both appropriate locations for GR, General Retail zoning.
2. This request for GR zoning will provide for the redevelopment of this site and is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.

3. The proposed Conditional Overlay District will restrict uses and provide for access locations on adjacent roadways.
4. The development requirements in the proposed GR district are adequate for mitigating potential impacts of the proposed development on the adjoining properties.

RECOMMENDATION:

Staff recommends **approval** of this request with the requirements of Conditional Overlay District No. 66.

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner



Architecture
Engineering
Interior Design
Landscape Architecture

YOUR VISION. OUR FOCUS.

November 26, 2013

To Nearby Neighbors

Re: Rezoning of the properties at Kansas and Republic Street

Dear Neighbor:

We would like to invite you to a Neighborhood Meeting to discuss the rezoning of twenty acres of property located at the southeast corner of the future Kansas Expressway and Republic Street.

The owners of those two ten acre tracts want to rezone the properties in order for the land to be considered for the proposed Veterans Administration Medical Clinic. The northernmost tract is already zoned General Retail (GR) which would allow for the clinic. However, the southern ten acre tract is zoned single family residential which would not allow that use.

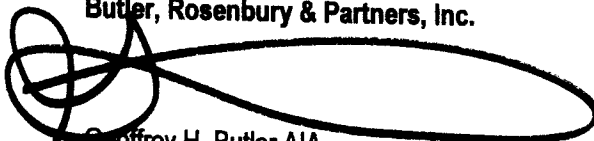
Both tracts will be needed for the VA Clinic. In order to provide for the development of the land and also to limit the development uses of the southern tract, we are proposing to rezone the southern tract GR with an Overlay District for both tracts. The overlay district adds more restrictions to the properties than straight zoning. I have attached a copy of the aerial maps of the tracts and the Overlay District text for your review.

The Neighborhood meeting will be held at the Chesterfield Family Center at 2511 W Republic Rd in the Activity Room on Tuesday December 17th between the hours of 4:00 PM and 6:00 PM. It is a drop in meeting so you may come anytime in that time frame and we will be there to answer any questions you might have.

If you cannot make it, feel free to call me at my office to discuss the zoning.

Sincerely,

Butler, Rosenbury & Partners, Inc.


Geoffrey H. Butler AIA
architect

319 North Main, Suite 200
Springfield, Missouri 65806
Phone: 417.865.6100
Fax: 417.865.6102
www.brpaec.com

1. Request change to zoning from: RSF to GR
(existing zoning) (proposed zoning)
2. Meeting Date & Time: December 17th - 4 pm to 6 pm
3. Meeting Location: Chesterfield Family Center
4. Number of invitations that were sent: Sixty
5. How was the mailing list generated: by City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): sixteen
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.)

see attached sheet

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

none

NEIGHBORHOOD MEETING
REZONING @ KANSAS & REPUBLIC

DEC 17TH - 4 PM - 6 PM

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
Wt Pitt	1659 W. Josie Way	(417) 379-5142
Dawn Zablocki	1753 W Camille Ln	417 882-8369
Susan Hall	1657 W. Swallow	417-861-2068
Peggy Singmaster	1645 West Swallow	417-368-1419
R.E. Hall	4312 S. Mendota	417-881-3889
Fear Hall	✓ ✓	✓ ✓
JOHN F. BROWN	1669 W. CAMILLE	417 387-1888
Bill Hobbs	1811 W Republic Rd	417-888-889-5945
Alex Warner	4473 S. FR 145	417-882-8651
Paul/Judy Nelson	4615 S. FR 145	417-225-8509
CHARLES/JOYCE KIMBRO	SWALLOW	
Alan Zablocki	1753 W. Camille Ln	417-882-8369
Harry + Marilyn Davis	3020 W. Wadsworth	417-887-5357

December 17, 2013

Summary of Neighborhood Meeting

PLN2013-00385

Meeting Date and time: Tuesday December 17th 2013 4:00 PM – 6:00 PM

Meeting Location: Chesterfield Family Center

Attendees:

Geoffrey H. Butler AIA – For Applicant

Alex Warner – Applicant

Neighbors – see attached sign in sheet.

Comments:

1. Storm water – several of the neighbors who attended were concerned about the current storm water issues they have from the runoff of the development north of Republic Road. Some were concerned about where and how we were going to deal with the runoff. I assured them that the City had strict ordinances designed to make sure that this development, whatever it might be, would not make the current storm water situation worse. Storm water management is not a zoning issue since the use does not really affect the storm water. There was a general distrust of the City's ability to manage the storm water issues given their current problems. I told them that we could not help them with that.
2. Traffic – several were concerned about the construction of Kansas Expressway south. Some were skeptical that it would ever happen. Some were interested with how it could be built, when it would be built and who paid for that. I explained how the property would access Republic Road and where the City planned for a median. That upset one property owner who had property north of Republic Street.
3. Development of the woods – One couple was concerned with the construction of Kansas and how it would eliminate the woods that their house backs up to.
4. The proposed use – some were concerned about what they would see when it developed. I explained that the VA Clinic was planned to be a one story 90,000 sf building on the north tract and the south tract would have parking, and storm water detention. It was unlikely that any other development would occur on the tracts after the Clinic was built since the property could not be subdivided without significant cost and work.

Submitted by:



Geoffrey H. Butler



BROWN, JOHN F
1669 W CAMINO LN
SPRINGFIELD, MO 658102114

GIDDENS, ERNEST W ETAL TR
1922 N WEST BYP
SPRINGFIELD, MO 658032206

GILBERT & SONS INC
1722 S GLENSTONE AVE
SPRINGFIELD, MO 658041516

GLOSSIP FAMILY TRUST
4349 S KANSAS AVE
SPRINGFIELD, MO 658101413

GREENE COUNTY
940 N BOONVILLE AVE
SPRINGFIELD, MO 658023802

GROOVER, JUDITH M TR
6419 S FARM ROAD 223
ROGERSVILLE, MO 657422871

HALL, MICHAEL D ETAL TR
1657 W SWALLOW ST
SPRINGFIELD, MO 658101628

HALL, RAYMOND EDMUND TRUSTEE
4317 S MEADOWBROOK ST
SPRINGFIELD, MO 658101644

HUCKSTEP, NORMA J TRUST
1661 W SWALLOW ST
SPRINGFIELD, MO 658101628

JADE PROP LLC
1855 S INGRAM MILL RD
SPRINGFIELD, MO 65804

JDD2012 LLC
2119 E DIVISION ST
SPRINGFIELD, MO 658034520

RIPPEE, BETTY L
2296 W CANTEBURY ST
SPRINGFIELD, MO 658102375

SINGMASTER, PEGGY
1645 W SWALLOW ST
SPRINGFIELD, MO 658101628

SMITH, LLOYD
4323 S MEADOWBROOK ST
SPRINGFIELD, MO 658101644

SOUTHLAND CHRISTIAN CHURCH
1630 W REPUBLIC RD
SPRINGFIELD, MO 658075723

SPRINGFIELD ENTERTAINMENT INC
125 S KANSAS AVE
TOPEKA, KS 666033614

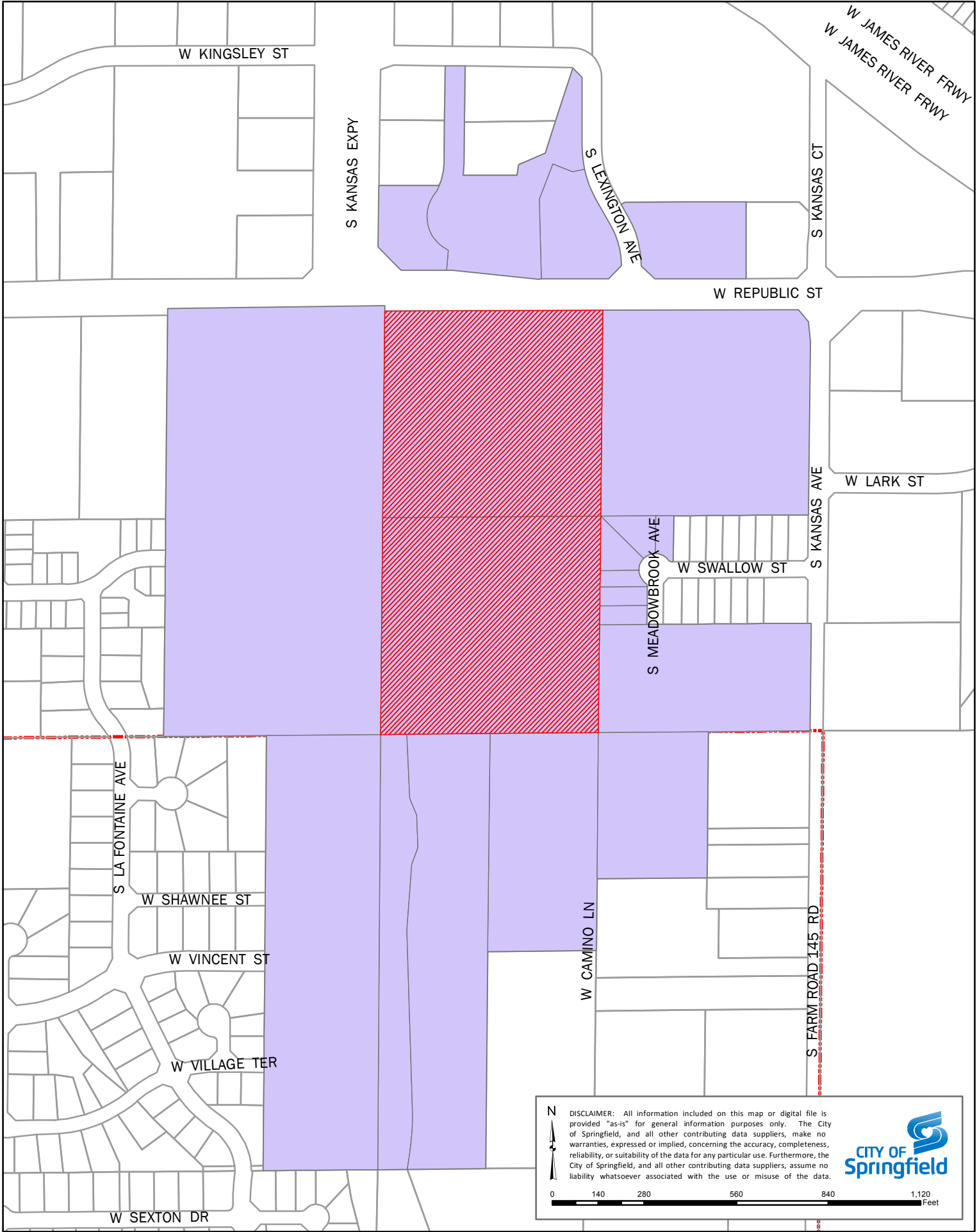
STEWART, SHIRLEY J
1837 W CAMINO ALTO LN
SPRINGFIELD, MO 65810

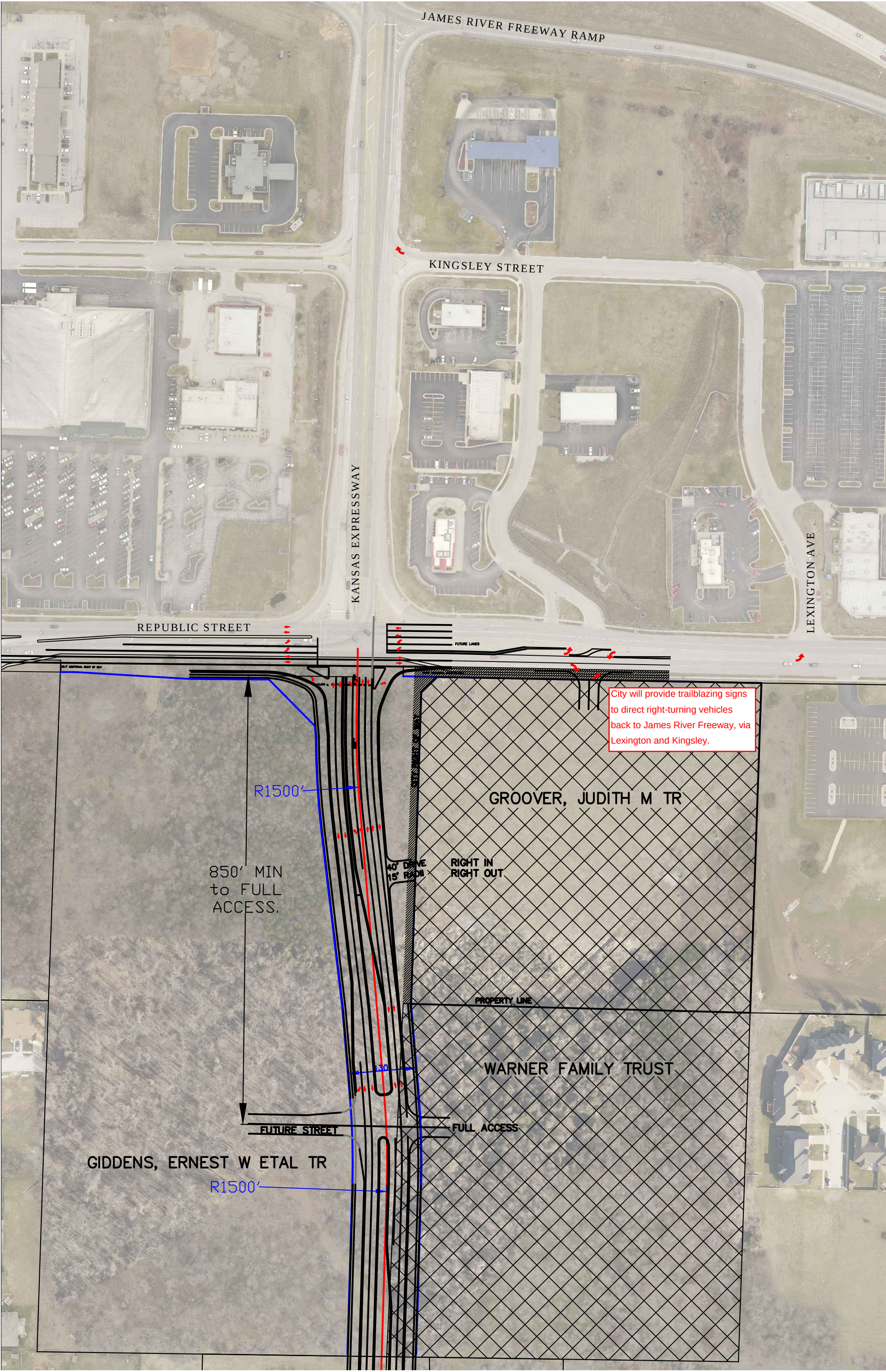
WARNER FAMILY TRUST
4473 S FARM ROAD 145
SPRINGFIELD, MO 658101414

ZABLOCKI, ALAN D TR
1753 W CAMINO LN
SPRINGFIELD, MO 658102171



1700-1800 blocks W Republic s/s - 185 foot mailing list





JAMES RIVER FREEWAY RAMP

KINGSLEY STREET

KANSAS EXPRESSWAY

LEXINGTON AVE

REPUBLIC STREET

FUTURE LANES

City will provide trailblazing signs to direct right-turning vehicles back to James River Freeway, via Lexington and Kingsley.

GROOVER, JUDITH M TR

RIGHT IN RIGHT OUT

PROPERTY LINE

WARNER FAMILY TRUST

FULL ACCESS

GIDDENS, ERNEST W ETAL TR

R1500'

850' MIN to FULL ACCESS.

FUTURE STREET

40' DRIVE 15' RADII

R1500'

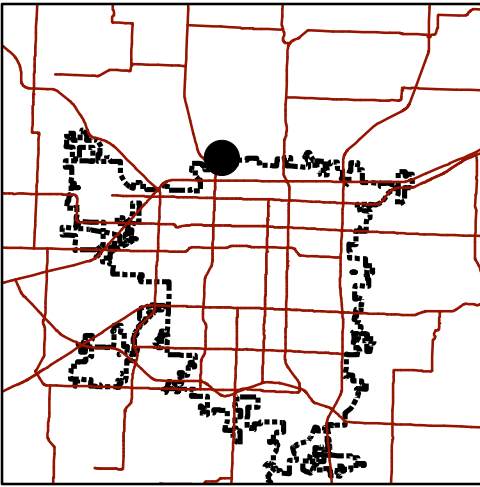
Comments for Z-1-2014 COD #66

Don Stewart, 1837 W. Camino Lane, met with staff and provided the following verbal comments:

Development in the area has contributed to a flooding problem on his property. He has put in two culverts to ease flooding problems on his property. Flooding concerns with proposed development.

John F. Brown met with staff and provided the following verbal comments:

John has stormwater runoff concerns with the proposed development. There is a cave near the area of rezoning.



Zoning & Subdivision Report

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

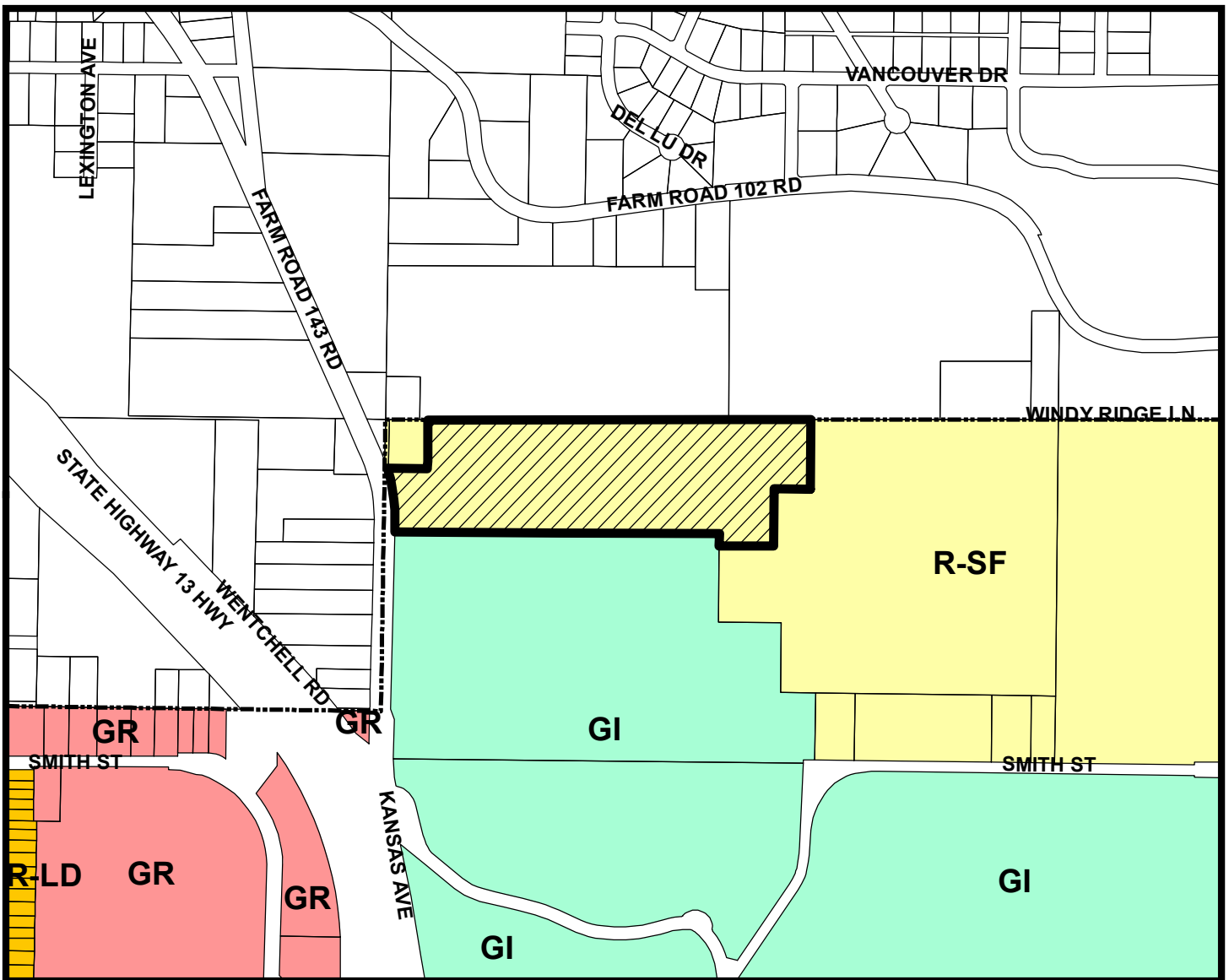
Z-2-2014

Location: 3326 North Farm Road 143

Current Zoning: R-SF, Single Family Residential District

Proposed Zoning: GI, Government and Institutional District

LOCATION SKETCH



- Area of Proposal

010200 400



Feet

1 inch = 625 feet

EXPLANATION TO COUNCIL BILL NO: 2014-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 16 acres of property generally located at 3326 North Farm Road 143 from an R-SF, Single Family Residential District to a GI, Government and Institutional Use District.

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-2-2014

The applicant, Springfield-Greene County Parks Board, is proposing to rezone the property from an R-SF, Single Family Residential District to a GI, Government and Institutional Use District.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on, February 6, 2014, and recommended ____, by a vote of __ to __, of the proposed zoning on the tract of land described on the attached sheet (see the attached Record of Proceedings).

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

FINDINGS FOR STAFF RECOMMENDATION:

1. Comprehensive plan designates this area for medium intensity retail, office or housing uses. The subject property is also located within proximity to the I-44 and Kansas Expressway Community Activity Center. Kansas Avenue is classified as a collector roadway which is appropriate locations for GI, Government and Institutional uses.
2. This request for GI zoning will provide for the redevelopment of the long-range plan for the Springfield-Greene County Parks Board Dickerson Park Zoo.
3. The development requirements in the proposed GI district are adequate for mitigating any potential impacts of the proposed development on the adjoining properties.

Submitted by:

Bob Hosmer, AICP, Principal Planner

Greg Burris, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Legal Description

Exhibit C, Zoning and Subdivision Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Neighborhood Meeting Summary

EXHIBIT B
LEGAL DESCRIPTION
ZONING CASE Z-2-2014

SURVEY DESCRIPTION

THE SAME PARCELS DESCRIBED AS RECORDED IN THE GREENE COUNTY MISSOURI
RECORDER' OFFICE IN BOOK 2467 PAGE 2079 AS

TRACT I

ALL OF THE NORTH SEVEN ACRES OF THE SOUTH FOURTEEN ACRES OF THE NORTH ONE-HALF OF THE WEST ONE-HALF OF LOT THREE IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION TWO, TOWNSHIP TWENTY-NINE, RANGE TWENTY-TWO, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

TRACT II

ALL OF THE NORTH SIX ACRES OF THE WEST ONE-HALF OF LOT THREE OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP TWENTY-NINE, RANGE TWENTY-TWO, EXCEPT ALL OF THE WEST TEN RODS THEREOF, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

TRACT III

BEGINNING AT THE NORTHWEST CORNER OF THE EAST ONE-HALF OF LOT 3 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION TWO, TOWNSHIP TWENTY-NINE, RANGE TWENTY-TWO; THENCE SOUTH 484 FEET; THENCE EAST 198 FEET; THENCE NORTH 220 FEET; THENCE EAST 132 FEET; THENCE NORTH 264 FEET, TO THE NORTH LINE OF THE EAST ONE-HALF OF LOT THREE OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION TWO; THENCE WEST 330 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST; THENCE SOUTH 02° 34'40" WEST, 201.08 FEET; THENCE SOUTH 88°47'42" EAST, 12.85 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 88°47'42" EAST, 152.20 FEET; THENCE NORTH 02°34'40" EAST 200.16 FEET; THENCE SOUTH 88°28'25" EAST 1,462.10 FEET; THENCE SOUTH 00°41'55" WEST 260.30 FEET; THENCE SOUTH 89°54'48" WEST 132.14 FEET; THENCE SOUTH 02°28'55" WEST 219.84 FEET; THENCE NORTH 88°27'02" WEST 197.87 FEET; THENCE NORTH 01°58'43" EAST 53.87 FEET; THENCE NORTH 88°31'08" WEST 1,261.81 FEET; THENCE NORTH 02°49'12" EAST 23.79 FEET; THENCE 208.71 FEET ALONG A 677.20 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 06°00'28" WEST, 207.88 FEET, TO THE POINT OF BEGINNING. ALL LYING AND BEING A PART OF LOT 3 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 22 WEST AND CONTAINING 14.925 ACRES MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983 CENTRAL ZONE. SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS OF RECORD. CONDITIONS AND MONUMENTS ARE AS SHOWN ON GRAY & ASSOCIATE, LLC DRAWING NUMBER GA 100-284.

EXHIBIT A
RECORD OF PROCEEDINGS
ZONING CASE Z-2-2014

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

ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-2-2014

DATE: January 10, 2014

LOCATION: 3326 North Farm Road 143

APPLICANT: Springfield-Greene County Parks Board

TRACT SIZE: Approximately 16 acres

EXISTING USE: Residential and undeveloped vacant land

PROPOSED USE: Uses permitted in the GI, Government and Institutional Use District

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	County	Vacant land
East	R-SF	Vacant land
South	GI	Springfield Dickerson Park Zoo
West	County	Businesses and single family homes

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the City's *Comprehensive Plan* designates this area as appropriate for medium intensity retail, office or housing. The subject property is located along Kansas Avenue, which is classified as a collector roadway.

BUILDING DEVELOPMENT SERVICES COMMENTS:

1. BDS has no issues with proposed zoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

2. Traffic has no issues with proposed zoning.

STORMWATER COMMENTS:

There are no Stormwater 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:

1. Any increase in impervious area from 1983 aerial photo information will require the development to meet current detention and water quality requirements. Impervious surfaces in place prior to 1983 and currently in good condition can be credited as existing impervious surface. Existing gravel surfaces meeting the above definition are only eligible for 50% credit.
2. Payment in lieu of construction of detention facilities may be approved on a case by case basis, depending on downstream and other conditions. A Buyout Application must be submitted for full consideration. Cost of downstream improvements may be credited towards the payment in lieu of constructing detention.
3. The proposed percent of impervious surfacing must not exceed the maximum impervious surfacing allowed for site by zoning, platting, and/or previous stormwater reports. If site is located within a Planned Development District, stormwater requirements in PD language must be met.

CLEAN WATER SERVICES COMMENTS:

1. No objections to rezoning. Public sewer crosses the east part of the tract however the west part of the tract may not be able to access the sewer because of a valley that crosses the tract west of the sewer main. This valley is lower than the flow line of the sewer main.

CITY UTILITIES:

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

ADJACENT PROPERTY OWNER COMMENTS:

Eleven (11) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. There have been no calls to date.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on January 15, 2014. A summary of the meeting is attached (Attachment 2).

STAFF COMMENTS:

1. The applicant is requesting to rezone the subject property from an R-SF, Single Family Residential District to a GI, Government and Institutional Use District. The Springfield-Greene County Parks Board has acquired the property at 3326 North Farm Road 143 for the long-range plan for the Dickerson Park Zoo at this location.
2. *The Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for medium intensity retail, office or housing.
3. The subject site with the proposed GI, Government and Institutional Use District will have to adhere to the requirements and restrictions contained within the district including those for buffering and building height in meeting the recommendations and intent of the Zoning Ordinance.
4. The proposed development will be required to meet the bufferyard requirements adjacent to less-intense zoning districts. The Zoning Ordinance requires a Bufferyard "D" between the GI district and adjacent R-SF, Single Family Residential zoning.
5. The GI district contains development standards and requirements to mitigate the potential impacts of development when located adjacent to less intense zoning districts. In addition to the required bufferyards, all structures developed on this property must remain below a thirty (30) degree bulk plane measured from the boundary of the R-SF district.

FINDINGS FOR STAFF RECOMMENDATION:

1. This request for GI zoning will provide for the redevelopment of the long-range plan for the Springfield-Greene County Parks Board Dickerson Park Zoo.
2. The development requirements in the proposed GI district are adequate for mitigating any potential impacts of the proposed development on the adjoining properties.
3. The subject property, at the Kansas Avenue, is classified as a collector roadway, and is an appropriate location for GI, Government and Institutional Use District zoning.

RECOMMENDATION:

Staff recommends **approval** of this request.

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834



Springfield-Greene County Park Board
1923 North Weller Avenue
Springfield, Missouri 65803

Bob Belote, Director
Mike Crocker, Assistant Director
Miles Park, Assistant Director
Kim Reser, Assistant Director

January 6, 2014

RE: Rezoning of 3326 N Farm Road 143

To whom it may concern:

The Springfield-Greene County Park Board is conducting a neighborhood meeting on Wednesday, January 15, 2014 from 4:00-6:30 p.m. in the Gaska Educational wing of the offices at Dickerson Park Zoo. The purpose of the meeting is to discuss zoning changes proposed by the Springfield-Greene County Park Board of a 16-acre property abutting the north end of Dickerson Park Zoo recently purchased by the Park Board so that we may receive your input and respond to questions you might have concerning the proposed rezoning.

The property is currently zoned R-SF, residential-single family. The Park Board will make application through the zoning classification change procedure to have the property rezoned from R-SF to GI, Government-Institutional, consistent with the existing zoning classification of Dickerson Park Zoo.

Please feel free to call me at 864-1326 if you have any questions.

Sincerely,

Miles Park
Assistant Director
Springfield-Greene County Park Board

cc: Bob Belote, Director of Springfield-Greene County Park Board
Mike Crocker, Director of Dickerson Park Zoo, Assistant Director of Springfield-Greene County Park Board

encl: Notice

EXHIBIT 2: NEIGHBORHOOD MEETING SUMMARY

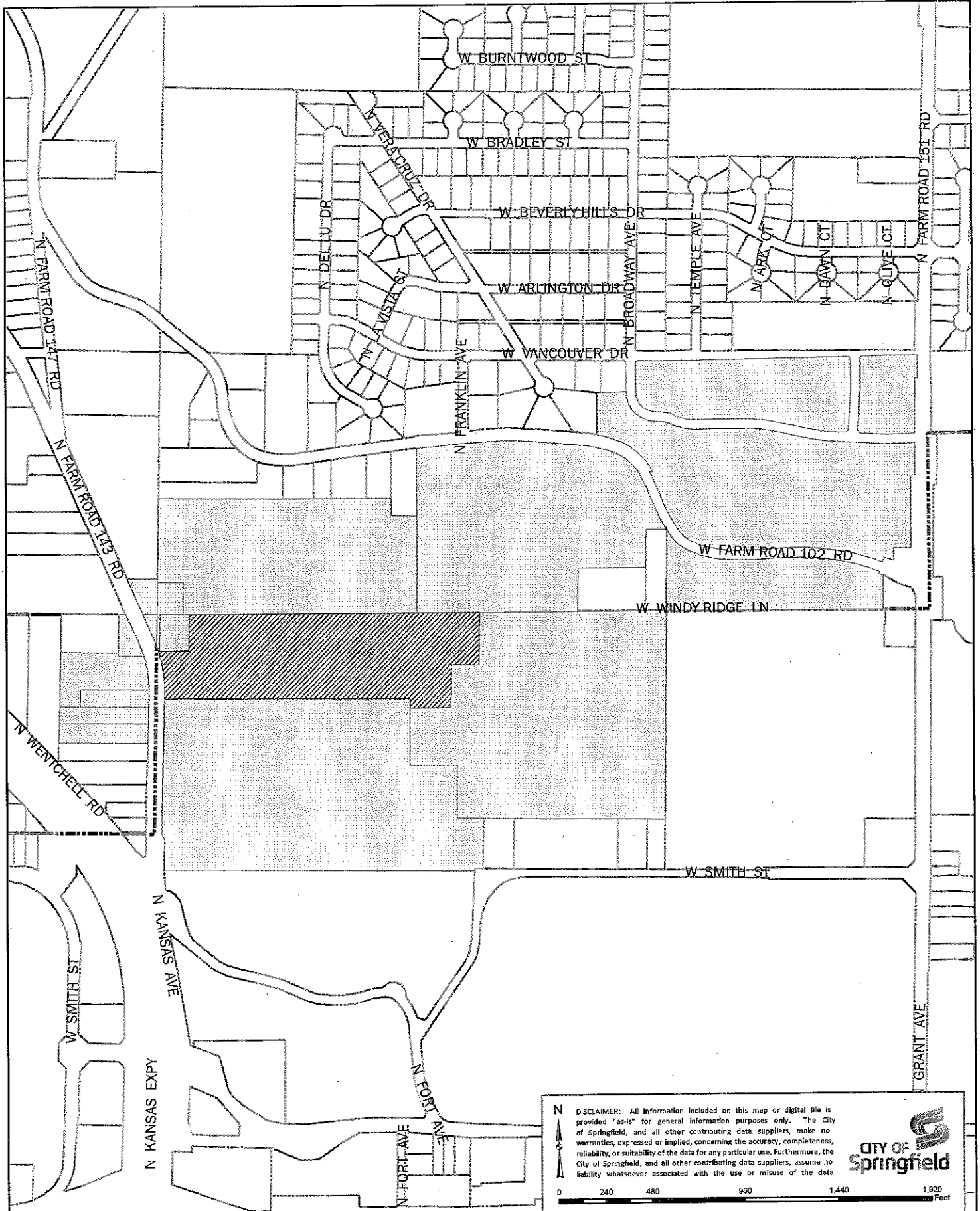
1. Request change to zoning from: R-SF to GI
(existing zoning) (proposed zoning)
2. Meeting Date & Time: January 15, 2014, 4:30-6:00 p.m.
3. Meeting Location: Dickerson Park Zoo
4. Number of invitations that were sent: 26
5. How was the mailing list generated: Supplied by City of Springfield Planning Department.
6. Number of neighbors in attendance (attach a sign-in sheet): 0
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.)

Phone call from Mr. Roger Murray on 1/13/14. Mr. Murray inquired as to the proposed use of the property to be rezoned. In explaining the future use of the property and the reason that is necessary to rezone the property, Mr. Murray expressed his support of the rezoning.
This is the only phone call received regarding rezoning of the property.

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

N/A. No one attended the public meeting.

3326 N FR 143 - 185 foot meeting list



CRAWFORD, VERNETTA M TR
717 S AUGUSTA DR
SPRINGFIELD, MO 658091538

HOCKETT, RANDY
3311 N FARM ROAD 143
SPRINGFIELD, MO 658037815

HOOD, JEFFREY
3345 N FARM ROAD 143
SPRINGFIELD, MO 658037815

MCINTOSH, JEANNIE
3337 N FARM ROAD 143
SPRINGFIELD, MO 658037815

MCKAY, SEAN C
3326 N FARM ROAD 143
SPRINGFIELD, MO 658037815

ROCKHOUSE PROP LLC
904 N MAIN
REPUBLIC, MO 65738

ROCKHOUSE PROP LLC
904 N MAIN ST
REPUBLIC, MO 65738

SCOTT, VAN H
2362 E BROADMOOR ST
SPRINGFIELD, MO 658043307

SOUTHWEST BY-PRODUCTS INC
PO BOX 2876
SPRINGFIELD, MO 658012876

SPRINGFIELD REORGANIZED SCHOOL
940 N JEFFERSON AVE
SPRINGFIELD, MO 65802

SWEET, ONEITA TR
3301 N FARM ROAD 143
SPRINGFIELD, MO 658037815

EXPLANATION TO COUNCIL BILL NO: 2014-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 7.627 acres of property generally located at 4228 South National Avenue from a Planned Development District No. 84, 2nd Amendment to a GR, General Retail District.

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-03-2014

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on February 6, 2014 and recommended , by a vote of to , of the proposed zoning on the tract of land described on the attached sheet (see the attached Record of Proceedings).

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

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this request 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.
2. 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

Recommended by:

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-03-2014

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

EXHIBIT B
LEGAL DESCRIPTION
ZONING CASE Z-03-2014

A PARCEL OF GROUND SITUATED IN LOT 1 OF SMITTY'S NO. EIGHT SUBDIVISION, FOUND IN PLAT BOOK OO, PAGE 30 AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2003, PAGE 035168-03 AND SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SMITTY'S NO. EIGHT SUBDIVISION SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY OF NATIONAL AVENUE; THENCE SOUTH 01°36'29" WEST, ALONG SAID EAST RIGHT-OF-WAY, 251.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING COURSES, SOUTH 01°36'29" WEST, 334.02 FEET; THENCE 245.54 FEET ALONG A 1190.83 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 04°07'57" EAST A DISTANCE OF 245.10 FEET TO A POINT LYING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF NATIONAL AVENUE AND THE NORTH RIGHT-OF-WAY OF LARK STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, SOUTH 56°41'27" EAST, 41.80 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY NORTH 77°00'27" EAST, 589.04 FEET TO A POINT LYING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID SMITTY'S NO. EIGHT SUBDIVISION; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 01°36'29" EAST, 450.09 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID SMITTY'S NO. EIGHT SUBDIVISION; THENCE NORTH 88°20'10" WEST, 356.02 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID SMITTY'S NO. EIGHT SUBDIVISION; THENCE LEAVING THE WEST LINE OF SAID LOT 2 AND ALONG THE SOUTH LINE OF A PLATTED DETENTION EASEMENT, NORTH 88°11'46" WEST, 274.09 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 21 WEST, SPRINGFIELD, GREENE COUNTY, MISSOURI. CONTAINING 7.627 ACRES MORE OR LESS. BEARINGS BASED ON THE PLAT BEARING OF THE EAST LINE OF LOT 1, IN SMITTY'S NO. EIGHT SUBDIVISION. CONDITIONS AND MONUMENTS AS SHOWN ON ANDERSON ENGINEERING DRAWING NUMBER WB 106-021.

Zoning & Subdivision Report

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

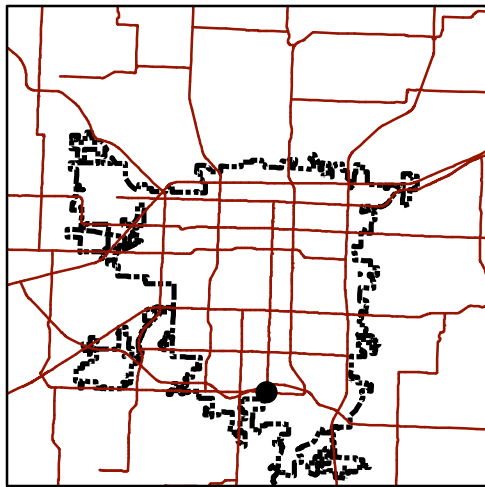
Zoning Case Z-03-2014

Location: 4228 South National Avenue

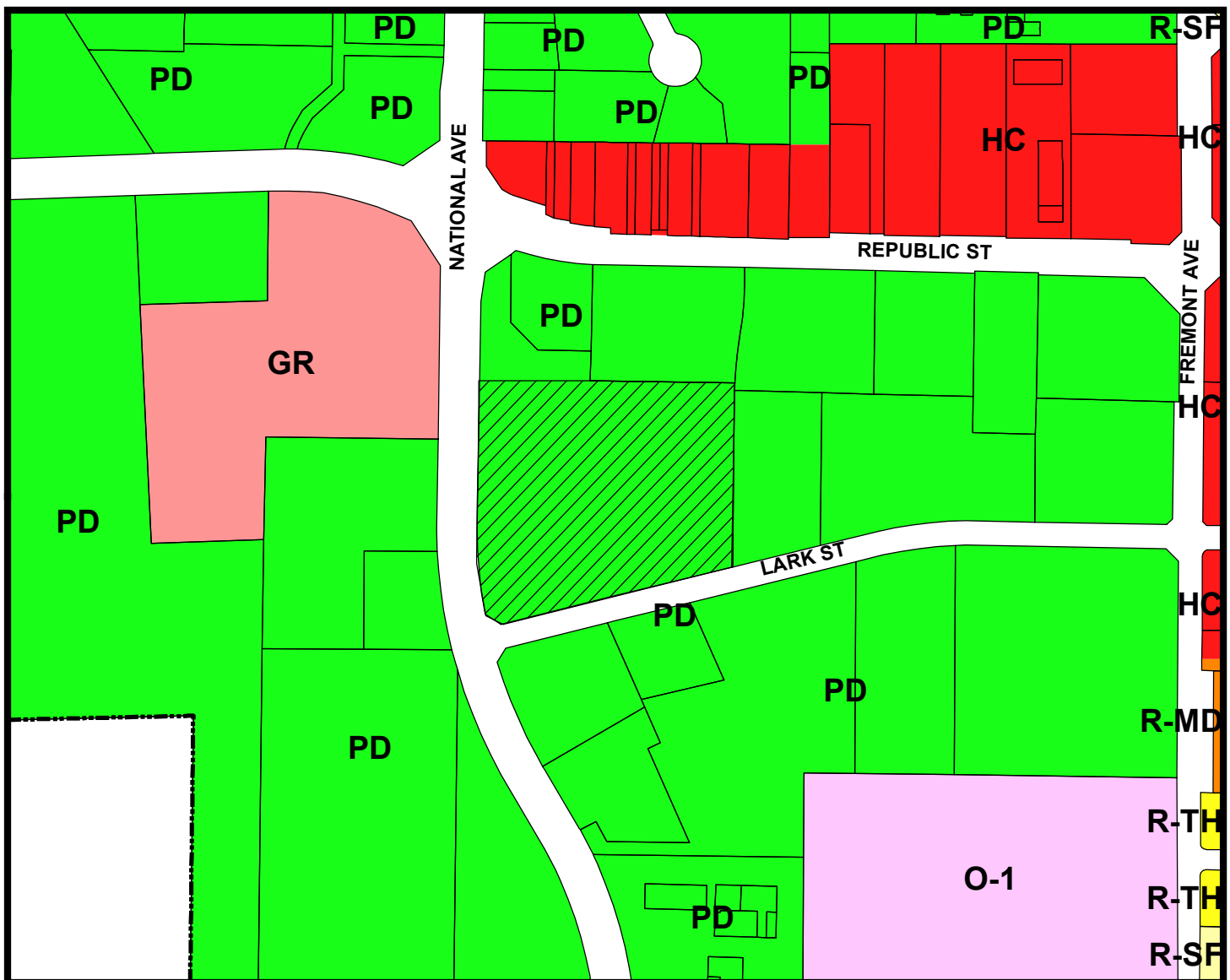
Current Zoning: Planned Development

84, 2nd Amendment

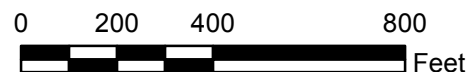
Proposed Zoning: GR, General Retail District



LOCATION SKETCH



- Area of Proposal



1 inch = 400 feet

ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-03-2014

DATE: January 14, 2014

LOCATION: 4228 South National Avenue

APPLICANT: AGI Acquisition IV, LLC

TRACT SIZE: Approximately 7.627 acres

EXISTING USE: Retail use (Grocery store)

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

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 84 and HC	Retail uses
East	PD 84	Retail uses and undeveloped land
South	PD 84	Office and clinic uses
West	GR and PD 84	Church, retail and office uses

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objections to rezoning to GR, General Retail.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

No issues with the rezoning, however no additional access will be allowed to National Avenue.

STORMWATER COMMENTS:

No stormwater issues with rezoning. Maximum impervious area will remain the same.

CLEAN WATER SERVICES COMMENTS:

Clean Water Services does not have any objections to rezoning.

CITY UTILITIES:

City Utilities does not have any objection to this rezoning request.

ADJACENT PROPERTY OWNER COMMENTS:

Fourteen (14) 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 January 21, 2014. 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, 2nd Amendment to a GR, General Retail District. The existing Planned Development permits a mix of office, retail and residential uses. The existing zoning is similar to the GR District with respect to the uses permitted and the requirements for development. The property is currently developed with a grocery store and related parking. The subject property is part of a larger tract of land that contains the existing detention basin at the southeast corner of National and Republic. However, an Administrative Re-Plat has been submitted to subdivide the detention basin area off from the subject property and combine it with the property to the east that is being redeveloped. Rezoning the subject property to GR will remove the specific requirements of the existing Planned Development on the property and allow the general requirements of the GR district to guide further development or redevelopment of the property. The intent at this time is to provide additional green space on the subject property to replace the green space that is being lost as part of the Re-plat.
2. The requested GR zoning is appropriate on this tract. The property to the west is zoned GR, General Retail and the property to the north, east and south is all part of Planned Development 84, with retail uses to the north and east and office and clinic uses to the south. Approval of this request is consistent with City Council's recent approval of the rezoning of property at the northwest corner of Fremont Avenue and Lark Street from Planned Development 84 to GR (Zoning Case Z-22-2013).

FINDINGS FOR STAFF RECOMMENDATION:

1. 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.
2. 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
ZONING CASE Z-03-2014

A neighborhood informational meeting regarding rezoning of the above referenced property was held from 4:30 to 6:30 pm on Thursday, January 21, 2014 at Seminole Baptist Temple. Attached is an attendance record from the meeting.

Ron Cannell is a pastor at Seminole Baptist Temple. I explained the background and need for rezoning the property, and he raised no concerns about the proposal.

Kevin Doolittle had heard about the meeting, and had hoped to make contact with the owner of the property at the southeast corner of Republic Road and South National Avenue in order to explore the possibility of installing an electronic billboard on the site. I explained the current and proposed ownership of the sites, the reason for zoning, and he left soon after. He left a comment on the attendance record.

No one else attended the meeting, and no one attending opposed the rezoning proposal.

Tim Rosenbury, AIA

Attendance Record

4228 South National (Price Cutter Property) Neighborhood Meeting

Seminole Baptist Temple, January 21, 2014

[illegible]

EXPLANATION TO COUNCIL BILL NO: 2014-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To amend the Rountree Urban Conservation District (UCD) No. 2, Area D which is approximately five (5) acres of property generally located on the east side of the 600 – 900 blocks of South National Avenue to allow retail sales uses in existing non-residential structures with a conditional use permit.

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-4-2014

The applicant is proposing to amend the Rountree Urban Conservation District (UCD) No. 2, Area D to allow retail sales uses (Retail Sales Use Group) in existing non-residential structures with an approved Conditional Use Permit (CUP). This will allow structures like the former student textbook exchange store to be reused with an approved CUP. A CUP requires public notification and meetings including approval by City Council prior to any changes. Staff believes that this request is compatible with the other conditional uses currently listed in the Rountree UCD No. 2, Area D and by limiting the retail uses to existing non-residential structures will have minimal impacts to the adjacent neighborhood. The applicant is also requesting a conditional use permit (Use Permit 410) for a wireless phone sales and repair business (Retail Sales Use Group) if the rezoning amendment is approved.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on February 6, 2014 and recommended _____, by a vote of __ to __, of the proposed zoning on the tract of land described on the attached sheet (see the attached Record of Proceedings).

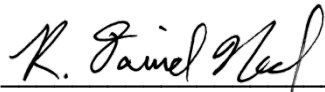
The Planning and Development staff recommends the application be **approved** (see the attached Zoning and Subdivision Report):

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed Retail Sales Use Group is compatible with other conditional uses allowed in the Rountree UCD along the National Avenue corridor.
2. The proposed rezoning amendment is located adjacent to the Missouri State University activity center and National Avenue which is a primary arterial roadway.

3. The requirement for any retail sales uses to be located within an existing non-residential structure will minimize the impact to the adjacent neighborhood.

Submitted by:



Daniel Neal, 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, Rountree UCD NO. 2, Area D Amendment

Attachment 3, Neighborhood Meeting Summary and 185 ft. map and list (6 pgs.)

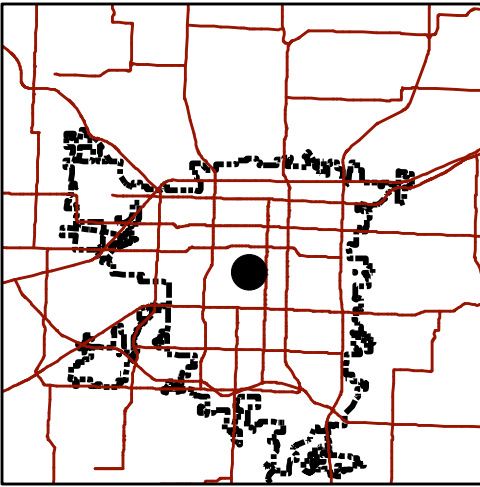
EXHIBIT A
RECORD OF PROCEEDINGS
ZONING CASE Z-4-2014

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

EXHIBIT B
LEGAL DESCRIPTION
ZONING CASE Z-4-2014

Rountree UCD #2, Area D
National Avenue Corridor Area (Except PD 281)

All of the Lots inclusive of Lots 1 through 8, Wells Place, Lots 1 through 4, Lena V. Taylor Addition, Lots 1 through 4, Madison Place, Lots 3 through 8, Andrus Place, and the Western 150' of Lot 8, George M. Jones [First] Addition as it currently exists, all in Springfield, Greene County, Missouri.



Zoning & Subdivision Report

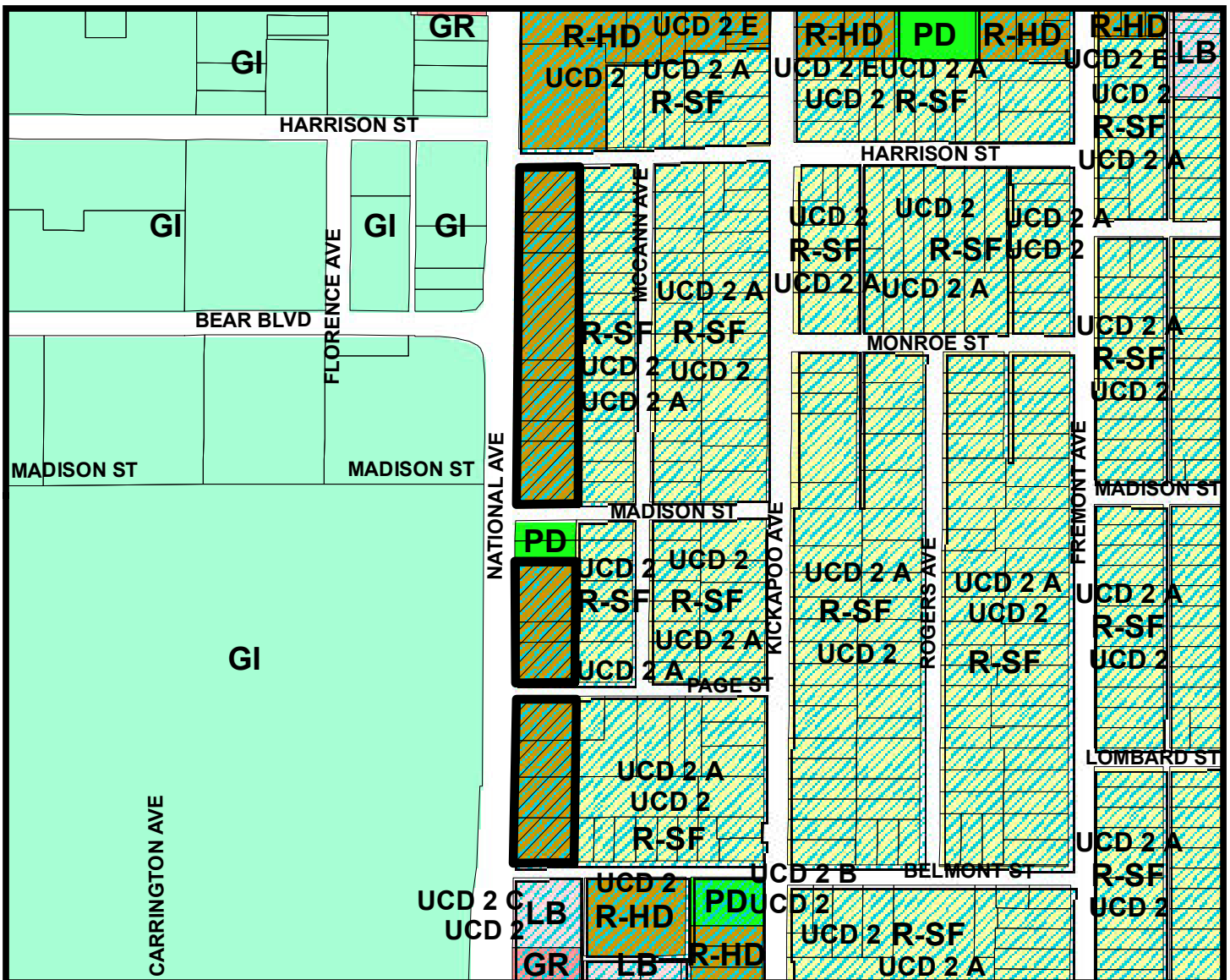
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Z-4-2014/UCD #2 Area D

Location: 600-900 blocks S. National Ave.

Current Zoning: R-HD/UCD #2, Area D

LOCATION SKETCH



- Area of Proposal



1 inch = 400 feet

ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-4-2014

DATE: January 27, 2014

LOCATION: East side of the 600-900 blocks South National Avenue

APPLICANT: Executive Board of Missouri Baptist Convention c/o Tim Leek

TRACT SIZE: Approximately 5 acres

EXISTING USE: R-HD, High Density Multi-Family Residential and UCD #2 Uses

PROPOSED USE: R-HD and UCD #2 uses

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-HD, UCD #2	Multi-family residential uses
East	R-SF, UCD #2	Single-family residential uses
South	LB, UCD #2	Retail and office uses
West	GI	Missouri State University

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with amended use.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

No objections to the amendment. Shared driveway agreement already exists.

STORMWATER COMMENTS:

1. There are no Stormwater 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 may be approved on a case by case basis, depending on downstream and other conditions. A Buyout Application must be submitted for full consideration. Cost of downstream improvements may be credited towards the payment in lieu of constructing detention.

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.

CLEAN WATER SERVICES COMMENTS:

Clean Water Services does not have any objections to the UCD amendment.

ADJACENT PROPERTY OWNER COMMENTS:

Sixty-six (66) 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 December 30, 2013, at the Baptist Student Union (906 S. National) at 6 p.m. Two hundred ten (210) property owners, residents and neighborhood association members were notified. A summary of the meeting is included on Attachment 3.

STAFF COMMENTS:

1. The Growth Management and Land Use Plan of the City's Comprehensive Plan show UCD No. 2, Area D adjacent to the Missouri State University Activity Center. The MSU campus is a significant location of employment, housing, business and entertainment. This area is considered a major activity center and is the reason that this area along the National Avenue corridor is desirable for housing, office and retail uses. National Avenue is classified as a primary arterial which is intended to provide for high-volume traffic between activity centers.
2. The Rountree UCD No. 2 currently allows daycare centers, administrative, business, finance and professional offices, medical and dental offices, and studio's for art, dancing, drama, music and photography among other high-intensity uses (Attachment 2) with an approved conditional use permit. These uses are considered transitional uses to provide a buffer between single-family areas and higher intensity uses. The applicant is proposing to allow retail sales

uses in existing non-residential structures. This will allow structures like the former student textbook exchange store to be reused with an approved conditional use permit. A conditional use permit requires public notification and meetings including approval by City Council prior to any changes. Staff believes that this request is compatible with the other conditional uses currently listed in the Rountree UCD and by limiting the retail uses to existing non-residential structures will have minimal impacts to the adjacent neighborhood. The applicant is also requesting a conditional use permit (Use Permit 410) for a wireless phone sales and repair business (Retail Sales Use Group) if the rezoning amendment is approved.

3. Staff has identified six (6) existing non-residential structures in Rountree UCD, Area D which are along the National Avenue corridor that will potentially be allowed to apply for the proposed Retail Sales Use Group with a conditional use permit (Christian Campus House, United Methodist Student Center, Potter's House, Lutheran Student Center, Baptist Student Union and the former student textbook exchange store). Any retail sales must be located within the existing structure and will be further limited by the off-street parking and open space requirements. All existing non-residential structures are located on properties owned by religious organizations. While owned by the Baptist Convention, the former student textbook exchange store is the only building that is not occupied by a religious organization and will be the only property immediately affected by any changes to the Rountree UCD.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed Retail Sales Use Group is compatible with other conditional uses allowed in the Rountree UCD along the National Avenue corridor.
2. The proposed rezoning amendment is located adjacent to the Missouri State University activity center and National Avenue which is a primary arterial roadway.
3. The requirement for any retail sales uses to be located within an existing non-residential structure will minimize the impact to the adjacent neighborhood.

RECOMMENDATION:

Staff recommends **approval** of this request.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 2
ROUNTREE UCD NO. 2, AREA D AMENDMENT
ZONING CASE Z-4-2014

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

SECTION 7- AREA D REGULATIONS

A. INTENT AND APPLICABILITY.

Area D of the Rountree Urban Conservation District is known as the National Avenue Corridor Area. Area D is situated directly between Southwest Missouri State University and a large single-family residential area. The regulations in this Section acknowledge that transitional uses are necessary for this area to provide a buffer between single-family areas and higher intensity uses.

In addition to the district regulations set forth in Section 3 of this Ordinance, the following regulations shall govern and control the use and development of land in Urban Conservation District No. 2, the Rountree Urban Conservation District, Area D.

B. PERMITTED USES.

1. Single-family detached dwellings.
2. Duplexes.
3. Single-family semi-detached dwellings, such as patio court homes and twin homes.
4. Multi-family dwellings.
5. Townhouses.
6. Accessory apartments in owner occupied single-family detached dwellings, in accordance with Section 5-2400 of the Zoning Ordinance.
7. Accessory uses, as permitted by Section 5-1000 of the Zoning Ordinance.
8. Churches and other places of worship including parish houses and Sunday schools, but excluding emergency shelters and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land for off-street parking , buffer yards and proper site design to lessen the impact on adjoining residential neighborhoods. Churches and other places of worship on less than two (2) acres of land at the time the district is mapped shall be considered conforming uses.

9. Day care homes and group day care homes in accordance with Springfield City Code.
10. Group homes, residential, in accordance with Section 5-2500 of the Zoning Ordinance.
11. Home occupation uses, as permitted by Section 5-1100 of the Zoning Ordinance; except, the specific use identified in Sections 3.E and 7.C.2 herein.
12. Police and fire stations.
13. Public and private parks and playgrounds.
14. Schools, elementary and secondary, and schools or development centers for elementary and secondary school age children with disabilities, on a minimum five (5) acres of land.
15. Temporary uses, as permitted by Section 5-1200 of the Zoning Ordinance.
16. Zero-lot-line construction, in accordance with Section 3-3200 of the Zoning Ordinance.
17. Noncommercial, not-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices and property owners associations and maintenance facilities operated by a neighborhood or community organization or a property owners association in accordance with the provisions of Subsection 5-2700 of the Zoning Ordinance.
18. Transitional housing for multi-family or single-family use.

C. CONDITIONAL USES.

The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use permit is issued pursuant to Section 3-3300 of the Zoning Ordinance.

1. Art galleries, libraries and museums.
2. Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family occupying the dwelling unit; and in accordance with Section 5-1100 of the Zoning Ordinance and Section 3.E herein.
3. Group homes, custodial.
4. Day care centers in accordance with Springfield City Code.
5. Offices, administrative, business, finance and professional.
6. Offices, medical and dental.
7. Private clubs, lodges, fraternities, sororities, and dormitories.
8. Public parking areas.
9. Studios for art, dancing, drama, music and photography.
10. Retail Sales Use Group in an existing non-residential structure at the time of this amendment (2014).

D. SIGNS.

All signage shall meet the standards of Section 5-1400 of the Zoning Ordinance unless otherwise modified herein:

1. Size. A maximum of twenty (20) square feet of effective area shall be permitted for each attached sign. Detached signs may be two-sided, each side not to exceed fifteen (15) square feet.
2. Height. No detached sign shall exceed a height of seven (7) feet as measured from street grade.
3. Sign Types. Only on-premise signs are permitted in Area D.

Attachment 3

Summary of the Meeting for: The Rountree Neighborhood Association

PLN: 2013-00371

Date of letter Mailing : 12 / 19 / 2013

Letters Mailed : 220

Attendees : 9

Meeting Date : 12 / 30 / 2013

Meeting Time: 6:00 PM

Meeting Location : Baptist Student Union 906 S. National Ave. Springfield, Mo. 65804

Host : Baptist Student Union / Bill Grady and Wireless Trendz / Tim Leek

Summary : The meeting was started at 6:15 PM to allow time for anyone who might be running late. All attendees were introduced. A presentation was given by Tim Leek. First introducing to the group to Bill Grady with B.S.U. and that they were in fact the property owners. I also introduced Wireless Trendz, explaining to the attendees who we are and what is that we do, and informing them that we were the lessees.

Presented was the history of the property at 852 S. National Ave. and the past and present zoning. Explaining to them that a Conditional Use Permit had to be applied for. In addition the Use Permit will require a rezoning of Sub Area D of the Rountree UCD, to permit retail uses in existing non-residential structures, with a Use Permit.

We then accepted any questions, concerns or comments. They all commented that they saw no problem with this. The only request was that B.S.U and or Wireless Trenze give them advanced notice of intent if the status of this lease might change. We both agreed. They also invited us to join them and get involved with the Association. They as a group were very cordial and welcoming to us. They also stated they appreciated us for keeping them informed, and looked forward to us being part of their neighborhood.

The Meeting ended at approximately 7:15 PM

Prepared by : Tim Leek WIRELESS TRENDZ

01/02/2014

Neighborhood Meeting Summary

Comments!

Baptist Student Union Neighborhood Meeting
12/30/2013 PLN: 2013-00371

Guest Name

Address

Phone

Matt Stevens - Let Rountree know if we are intending to leave.

Matt Stevens - Get involved - Association, etc
Go to meetings

Steve
Baker - Put ⁱⁿ cards in Credit Union
- Put in ^{all} newsletters - give discounts to members

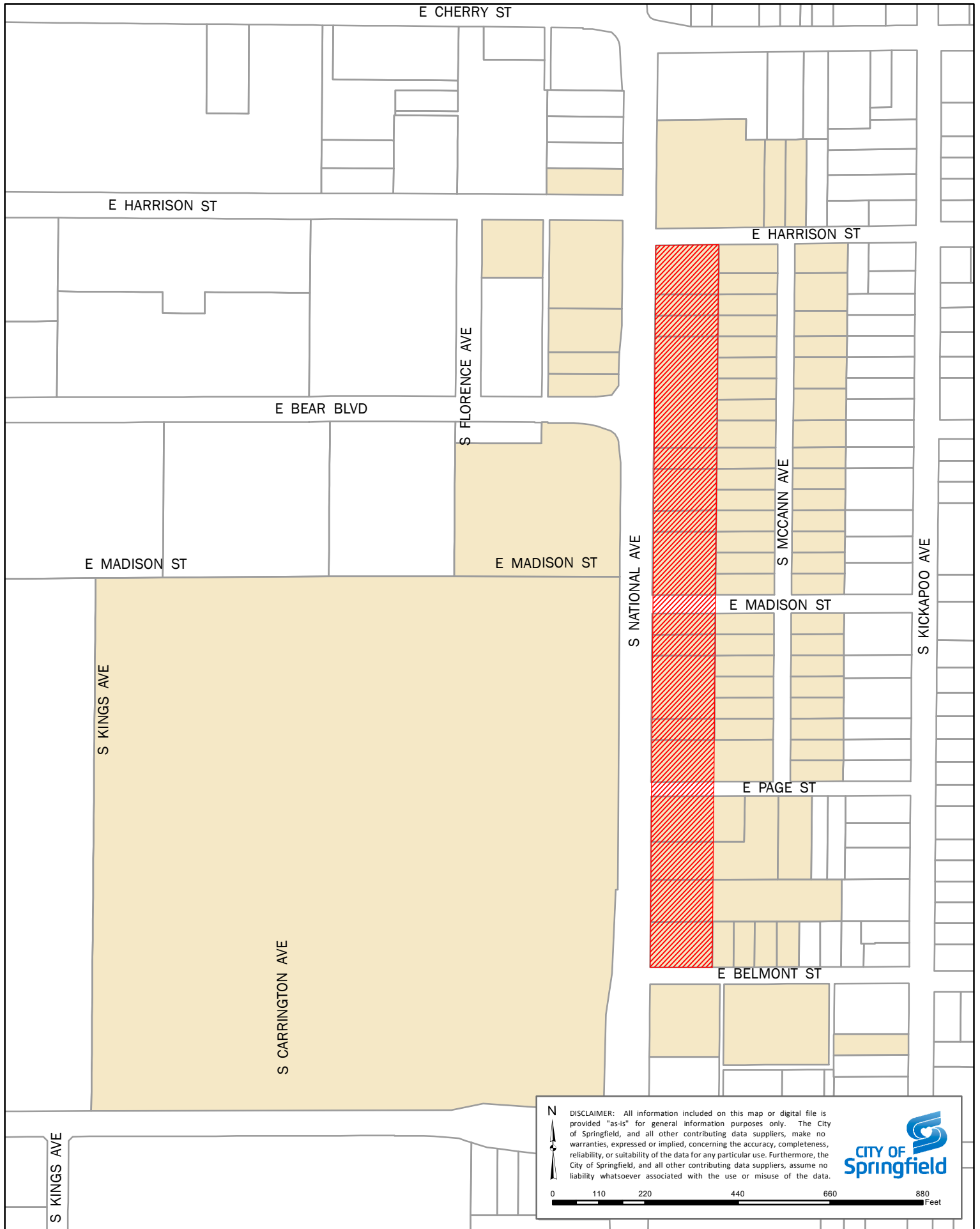
Neighborhood Meeting Comments

Baptist Student Union Neighborhood Meeting
12/30/2013 PLN: 2013-00371

Guest Name	Address	Phone
John Melton ✓	707 S. Weller	831-0233
Larry Stetsby	1222 E. Cherry	864-7263
Matt Stevens ✓	RNA Chair 901 S. Pickwick	417-862-4725
Nancy Evans ✓	1307 E. Dornme	849-0670
STEVE WRISING	1221 E. GRAND	831-0534
Billy Grady	906 S. National Ave	860-7795
Tim Leek	852 S. National Ave	883-7323
Cindy Galt	852 S. National Ave	827-0471
Mrs Matt Stevens	901 S. Pickwick	862-4725

Neighborhood Meeting Attendees

Area D Rountree UCD - 185 foot meeting list



N

DISCLAIMER: All information included on this map or digital file is provided "as-is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.

0 110 220 440 660 880 Feet

CITY OF Springfield

OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_STAT	OWNER_ZIPC
A9 PROPERTIES LLC	PO BOX 14145	SPRINGFIELD	MO	658140145
ADVERTISING SYSTEMS INC	PO BOX 4524	SPRINGFIELD	MO	658084524
AJUWON, PAUL M	836 S MCCANN AVE	SPRINGFIELD	MO	658040020
ATKISSON, ROGER	5349 S TIMBERLAKE DR	SPRINGFIELD	MO	658047762
BELMONT INV LLC	1675 E SEMINOLE ST	SPRINGFIELD	MO	65804
BOARD OF MO GEN BAPTIST ASSOC	906 S NATIONAL AVE	SPRINGFIELD	MO	658040028
BOYD, GEORGE	2438 S FARM ROAD 123	SPRINGFIELD	MO	65807
BRABSON, JOHN HARRIS ETAL TR	2347 E NOTTINGHAM ST	SPRINGFIELD	MO	658047822
BROWN, CHARLES T	700 S MCCANN AVE	SPRINGFIELD	MO	658040018
CANNON, DAVID M	4200 N BATTLECREEK DR	BROKEN ARROW	OK	74012
CAPECI, DOMINIC J JR	648 S MCCANN AVE	SPRINGFIELD	MO	658040016
CARROLL, NICHOLAS C	801 S MCCANN AVE	SPRINGFIELD	MO	658040019
CHRISTIAN SUPPORT CENTER	678 S NATIONAL AVE	SPRINGFIELD	MO	658040051
CONWAY, JULIANNA M	5115 CLINTON CT	SPRINGFIELD	MO	658091523
COZAD, AMANDA LYNN TRUST	736 S MCCANN AVE	SPRINGFIELD	MO	658040018
CZYZNIEJEWSKI, MICHAEL	723 S MCCANN AVE	SPRINGFIELD	MO	658040017
DALSING, ALAN M	207 N BLUEBIRD LN	NIXA	MO	657148461
DAVIS, DERIQUE M	4447 W WESTWOOD DR	BATTLEFIELD	MO	656199707
EXEC BOARD OF MO BAPTIST CONV	400 E HIGH ST	JEFFERSON CITY	MO	651013215
FIRST TEAM VENTURES LLC	2040 N ALLIANCE AVE	SPRINGFIELD	MO	658039600
HALL, DARRELL	2387 E STATE HIGHWAY KK	FAIR GROVE	MO	656488008
JOHNS, JENNY A	PO BOX 159	SEYMOUR	MO	657460159
JORDAN HOLDINGS LLC	2421 S CAMPBELL AVE	SPRINGFIELD	MO	65803
KANAKA, PROP LLC	1100 WILSHIRE BLVD ST	LOS ANGELES	CA	900171950
KILPATRIC, JAMES W	649 S MCCANN AVE	SPRINGFIELD	MO	658040015
LAMPERT, BEN	4367 E BOGEY CT	SPRINGFIELD	MO	658092415
LEIGH, DWIGHT A TR	1754 N DEFFER AVE	NIXA	MO	65714
LOOMER, RODNEY E ETAL	PO BOX 4043	SPRINGFIELD	MO	658084043
LUECKENHOFF, JAMES	207 BUSCH RD	JEFFERSON CITY	MO	651019454
MASLAK, MARY M	815 S MCCANN AVE	SPRINGFIELD	MO	658040019
MC GEE, ROBERT CLAYTON	2375 E ROSEBRIER ST	SPRINGFIELD	MO	658043956
MCKENNEY, FLORENCE RUTH	706 S MCCANN AVE	SPRINGFIELD	MO	658040018
MILLER, WORTH R	1235 E HARRISON ST	SPRINGFIELD	MO	658040005
MISSOURI STATE UNIVERSITY	901 S NATIONAL AVE	SPRINGFIELD	MO	65804
MISSOURI STATE UNIVERSITY	901 E SAINT LOUIS ST	SPRINGFIELD	MO	658062561
MISSOURI VALLEY OPERATING PART LP	2039 E INDEPENDENCE ST	SPRINGFIELD	MO	65804
MO DIST LUTHERAN CHURCH	660 MASON RIDGE CENTER DR	SAINT LOUIS	MO	631418557
NAZARENE CH OF JOPLIN DIST	PO BOX 575	CARTHAGE	MO	648360575
NICHOLS, LINDA D	PO BOX 3834	SPRINGFIELD	MO	658083834
NIEMAN, STEPHEN C	854 N SQUIRES LN	SPRINGFIELD	MO	658029202
NORMAN, CHARLES J TR	2325 W FARM ROAD 178	SPRINGFIELD	MO	658102340
NORMAN, CHARLES T	2343 W FARM ROAD 178	SPRINGFIELD	MO	658102340
NUNN, AMANDA	655 S MCCANN AVE	SPRINGFIELD	MO	658040015
NUNN, ROBERT W	5011 S PRISTINE CT	SPRINGFIELD	MO	658047753
OUTZEN, SHARON ANNE	PO BOX 3434	SPRINGFIELD	MO	65808
REED, DANNY	IJC-SOFF(TEO); N KAIA	APO	AE	9320
REGENCY TOWERS LLC	3509 E BLUFF POINT DR	OZARK	MO	65721
RUARK, SHERRI A	633 S MCCANN AVE	SPRINGFIELD	MO	65804
SCHMIDT, DAVID	701 S MCCANN AVE	SPRINGFIELD	MO	658040017
SMITH, COURTNEY R	682 S MCCANN AVE	SPRINGFIELD	MO	658040016
SPARKS, KEVIN J	811 S MCCANN AVE	SPRINGFIELD	MO	658040019
STURM, SCOTT	733 S MCCANN AVE	SPRINGFIELD	MO	658040017
SWEANEY, JERRY	659 S MCCANN AVE	SPRINGFIELD	MO	658040015
THOMPSON, GARY A	672 S MCCANN AVE	SPRINGFIELD	MO	658040016
UNITED WORLDWIDE RESOURCES LLC	714 S NATIONAL AVE	SPRINGFIELD	MO	658040024

WADE, RYAN DAVID	729 S MCCANN AVE	SPRINGFIELD	MO	658040017
WEIMER, NICHOLAS	1080 S GENESEE AVE	LOS ANGELES	CA	900192448
WHEELER, TRACY W	1012 E WALNUT ST	SPRINGFIELD	MO	658062605
WICKS WISE LLC	3460 S WOODSTOCK AVE	SPRINGFIELD	MO	658094174
WICKS-WISE LLC	3460 S WOODSTOCK DR	SPRINGFIELD	MO	65809
WILDE, ANDREW P	673 S MCCANN AVE	SPRINGFIELD	MO	65804
WILLIAMS, CHARLES M TR	4701 OPERETTA DR	HUNTINGTON BEACH	CA	926496207
WORMAN, FREDERICK SCOTT	654 S MCCANN AVE	SPRINGFIELD	MO	658040016
YOUNG, CARWIN II	730 S MCCANN AVE	SPRINGFIELD	MO	65804
ZHU, XINYUAN	1950 W CANTEBURY ST	SPRINGFIELD	MO	65810

Mary Maslak
815 S. McCann Ave.
Springfield, Missouri 65804

1/30/14

Dear Planning and Zoning Commission,

I am writing in regard to the issue of allowing a conditional use permit on South National Ave., in the 600 to 900 blocks.

My concerns and suggestions would be that there be very strict conditions as to the development of the proposed properties and conditional use. As a homeowner on McCann Ave. I have concerns of water run-off, parking, noise due to traffic and commercial use, trash, and potential construction in summer of 2014 and in the future causing noise and dust. If I had my druthers I would suggest an eight to ten foot brick wall as a retaining wall on the National side of the properties bordering the adjacent properties on McCann Ave. the whole length of 600-900 blocks. I would also be concerned that this step, is a first in a process of conditional use that is just part of a land grab and bigger plans not revealed yet.

Many of my neighbors on McCann Ave. have expressed concerns about the future of our properties, property values, and the above mentioned possibilities; of water run-off, and flooding due to improper parking lot construction and inadequate water run-off drains put in place on the properties and on National Ave.

In recent Rountree Neighborhood meetings (2011-2013) concerning the frat house/dorm "conditional use" in the 800 block of south National Ave.; it became apparent to the neighbors on McCann Ave. that interpretation of the UCD was made to fit as property owners could argue in their favor. We had many meetings about that issue only to be told that actually the frat/dorm was just a dorm and that they would comply with agreements to keep the parties down, clean up their properties, and be aware of speeding up and down McCann Ave. to get to their frat house. Even today at 800 S. National there are abandoned couches and trash behind the fraternity and frankly, we are tired of raising the same issues over and over again. So, it is with this track record of past discussions and use that I am personally wary of a new UCD plan, and hope that it is not just issued lightly and without well-defined conditions to the conditional use permit.

If a conditional use permit for retail be granted how will future issues/problems be addressed and to what extent corrected?

How will decisions be made about acquisitions of properties, and will property owners have future input on these decisions?

I look forward to seeing how this is handled and decided.

Thank you,

Mary Maslak

PLANNING AND ZONING DEPARTMENT
INTEROFFICE MEMORANDUM

DATE: January 28, 2014

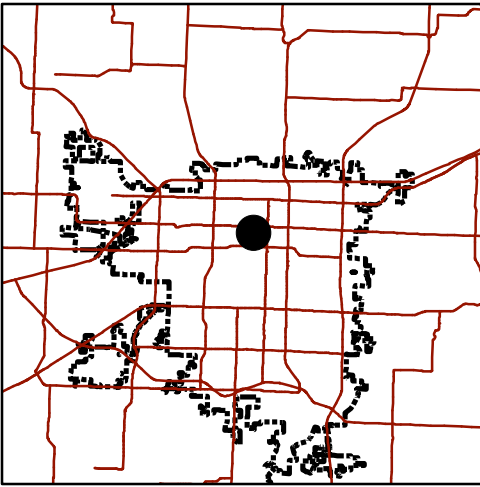
TO: Planning and Zoning Commission Members

FROM: Alana D. Owen, AICP, Senior Planner
Planning and Development

SUBJECT: Zoning Case Z-05-2014/Conditional Overlay District #67

This is a request to rezone property located at 1306 North Eldon Avenue from an R-SF, Single Family Residential District to a GM, General Manufacturing District with a Conditional Overlay District to restrict the uses on the property to non-occupied structures. This item needs to be tabled at this time because it has become evident that the requested zoning district will not accommodate the proposed development on the property. The new request will follow the normal advertising and notification procedures for rezoning and will proceed to Planning and Zoning Commission at a later date.

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



Zoning & Subdivision Report

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

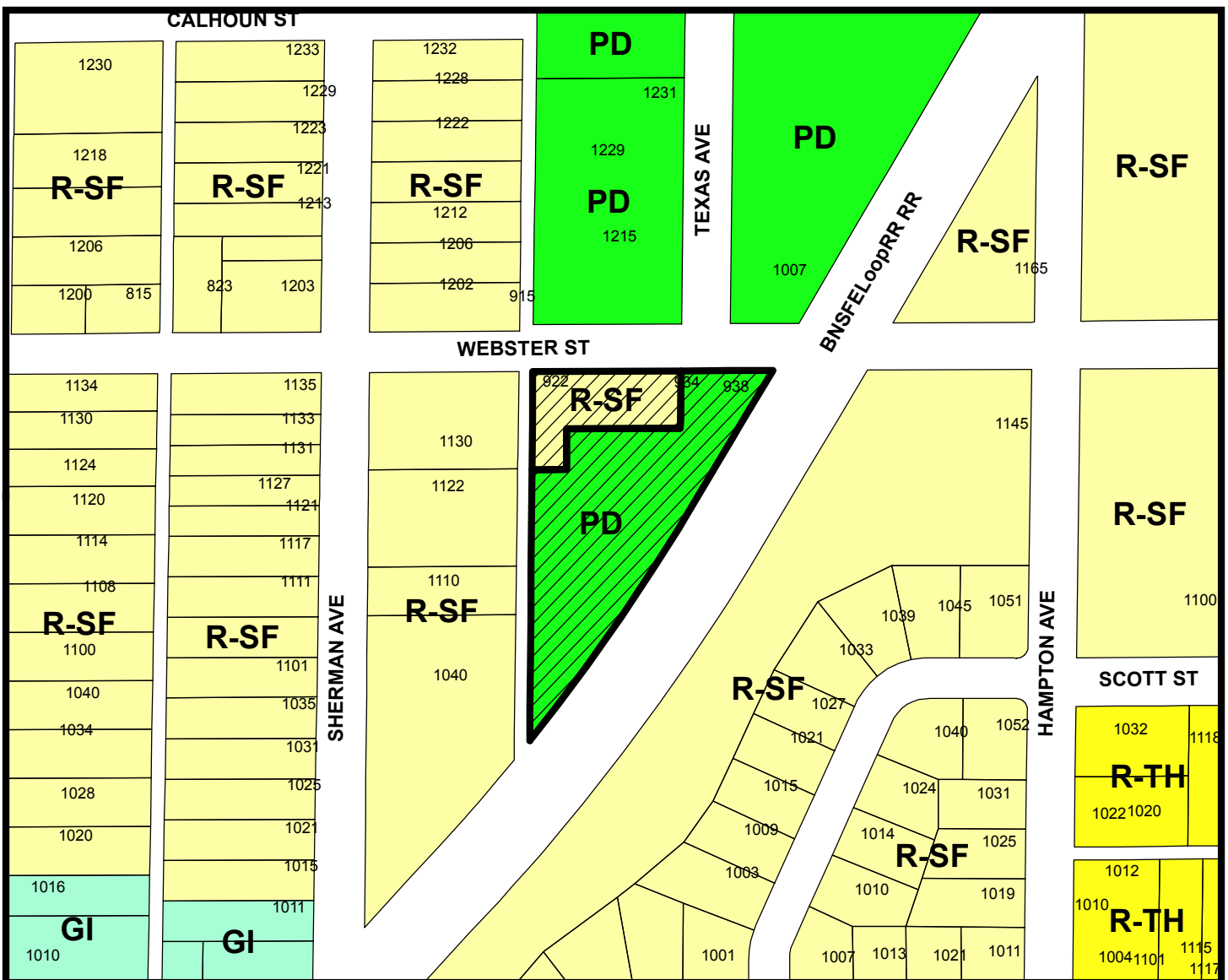
Planned Development 344

Location: 934 East Webster Street

Current Zoning: R-SF and Planned Development 38

Proposed Zoning: Planned Development 344

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

EXPLANATION TO COUNCIL BILL NO. 2014 -

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 1.61 acres of property generally located at 934 East Webster Street from R-SF, Single Family Residential District and Planned Development 38 District to a Planned Development District No. 344.

PLANNED DEVELOPMENT DISTRICT NO. 344

BACKGROUND INFORMATION:

The applicant is proposing to rezone the subject property to a Planned Development 344 to allow for 84 micro-efficiency studio apartments on property located at 934 East Webster Street.

FINDINGS FOR STAFF RECOMMENDATION:

1. The Comprehensive Plan designates this area as Medium or High Density Housing. This area is also within proximity to the Center City (Downtown, Drury/ Evangel University Activity Center which is a major mixed-use activity center. The Comprehensive plan states that Activity Centers will vary from one to another, but each should include, at a minimum, retail and office buildings and, ideally, multi-family housing, restaurants, and hotels, entertainment, and community facilities such as churches, public agencies, libraries, parks, etc. Activity Centers, are the preferred development pattern to encourage infill growth by using existing infrastructure where the city has already constructed the necessary services and facilities to accommodate growth.
2. The proposed planned development provides for the expansion of planned development zoning to the north (Park Place Apartment Complex) where multi-family uses currently exist.
3. The City of Springfield on January 13, 2014 passed ordinance # 6092 to modify the City's off-street parking requirements. This ordinance reduced off-street parking for micro-efficiency dwelling units to 1 space. It also defines a micro-efficiency dwelling as a unit 400 square feet or less. This project will also provide 28 bicycle racks throughout the site
4. The subject property is within walking and bicycling distance of the Drury and OTC campus, the downtown area and bus stops. In addition there is a good sidewalk system, greenway and marked bike routes in the area. The reduction in space dedicated to parking allows more destinations to be built closer together and with a more active walking environment which further encourages walking and other modes of transportation such as transit and bicycling and reduces congestion on the roadways.

5. This proposal did require a Multi-Family Location and Design Guidelines assessment. The request is consistent with the Multi-Family Development Location and Design Guidelines as approved by the Planning and Zoning Commission and City Council (see attached assessment).
6. The proposed planned development will mitigate the potential impact between the apartment and existing residential uses by retaining a 15 feet bufferyard "D" along adjacent property to the west, a street bufferyard along Webster Street and design requirements as outlined in Exhibit 1 and Exhibit 2. The proposed expansion will not have a significant impact on the surrounding neighborhood.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on February 6, 2013 and recommended approval, by a vote of _ to _, of the proposed zoning on the tracts of land described on the attached sheet (see the attached Record of Proceedings).

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

Submitted by:

Approved by:

Bob Hosmer, AICP
Principal Planner

City Manager

EXHIBITS:

Exhibit A, Legal Description
Exhibit B, Record of Proceedings
Exhibit C, Zoning and Subdivision Report

Attachment 1, Background Report
Attachment 2, Neighborhood Meeting Summary
Attachment 3, 185 feet property owners
Attachment 4, Traffic Study
Attachment 5, Multi-Family Guidelines
Attachment 6, Citizen Correspondences

PLANNED DEVELOPMENT 344 EXHIBITS:

Exhibit 1, Planned Development Ordinance Text
Exhibit 2, Preliminary Development Plan

EXHIBIT A
RECORD OF PROCEEDINGS
PLANNED DEVELOPMENT 344

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

EXHIBIT B
LEGAL DESCRIPTION
PLANNED DEVELOPMENT 344

PLANNED DEVELOPMENT 344 DESCRIPTION: A tract of land being all of Block 14, 15, and 18 of "Fairbanks Addition", a subdivision of record in Greene County, Missouri, lying northwesterly of the Burlington Northern Railroad right of way, and being more particularly described as follows:

Beginning at an existing iron pin at the southwest corner of Lot 1 of said Block 15; thence N01°30'10"E, 362.67 feet, to an existing iron pin at the northwest corner of Lot 6 of said Block 15; thence S89°16'01"E, along the north line of said Block 15 and the north line of said Block 18, 294.78 feet, to the westerly right of way line of said railroad; thence along said right of way line the following courses: thence S31°31'32"W, 149.96 feet; thence on a curve to the right, having a radius of 2633.52 feet, and an arc length of 281.69 feet, and a chord of S34°35'21"W, 281.56 feet, to an existing iron pin on the south line of said Lot 1 of Block 15; thence along continue along said curve to the right, having a radius of 2633.52 feet, and an arc length of 37.73 feet, and a chord of S38°03'50"W, 37.73 feet, to an the centerline of Bailey Street as shown on said plat; thence along continue along said curve to the right, having a radius of 2633.52 feet, and an arc length of 71.14 feet, and a chord of S39°14'54"W, 71.14 feet, to an iron pin on the west line of said Lot 6 of Block 14; thence N01°30'10"E, 85.67 feet, to the point of beginning. Containing 1.61 acres, more or less.

ATTACHMENT 1
BACKGROUND REPORT
PLANNED DEVELOPMENT 344

DATE: January 6, 2014

LOCATION: 934 East Webster Street

APPLICANT: Timmons Temple Church of God

TRACT SIZE: Approximately 1.61 acres

EXISTING USE: Vacant land and Church

PROPOSED USE: Micro-efficiency studio apartments

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD	Apartments
East	R-SF	Single Family uses
South	R-SF	Railroad Tracks/ Single Family uses
West	R-SF	Single-Family uses

TRAFFIC DIVISION COMMENTS:

1. No traffic issues with the rezoning.

BUILDING DEVELOPMENT SERVICES COMMENTS:

1. No issues with rezoning

STORMWATER COMMENTS:

Show the proposed amount of impervious surfacing on the Preliminary Development Plan. Include Impervious Surfacing requirements in the PD language. The proposed percent of impervious surfacing must not exceed the maximum impervious surfacing allowed for site by the Planned Development District.

1. Any increase in impervious area from 1983 aerial photo information will require the development to meet current detention and water quality requirements. Impervious surfaces in place prior to 1983 and currently in good condition can be credited as existing impervious surface. Existing gravel surfaces meeting

the above definition are only eligible for 50% credit.

Payment in lieu of construction of detention facilities may be approved on a case by case basis, depending on downstream and other conditions. A Buyout Application must be submitted for full consideration. Cost of downstream improvements may be credited towards the payment in lieu of constructing detention.

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. Such easement shall be sized for the 100-year peak flow rate.
4. Provide the location of all proposed storm water collection and detention facilities within or immediately adjacent to the site, including any existing public storm water system within adjacent right-of-ways or easements.
5. Drainage improvements serving only the subject property must be constructed, inspected, approved and operational prior to issuance of a building permit.
6. Drainage patterns for any runoff currently flowing across the site must not be blocked or altered by any future construction.
7. Connect private drainage facilities to public drainage system whenever possible, which will require a public improvement plan or excavation permit.

SANITARY SERVICES COMMENTS:

1. Public sewer is available for this development.

CITY UTILITIES COMMENTS:

All utilities are available. Note there is an existing water main running north-south through the property down to the railroad property. This main can be retired if in conflict. If any of the main stays in service an easement may be required. There could be a cost to retire the main. Single phase electric is available on the west property line. Please inform us if 3-phase is required.

ADJACENT PROPERTY OWNER COMMENTS:

Nineteen (19) property owners are within 185 feet of the subject property and were notified by mail of this request.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on October 9, 2013 and a follow up meeting with the Mid-Town Neighborhood Association on November 12, 2013. A summary of the meetings are attached (Attachment 2).

STAFF COMMENTS:

1. The Comprehensive Plan designates this area as Medium or High Density Housing. This area is also within proximity to the Center City (Downtown, Drury University/OTC Activity Center which is a major mixed-use activity center. The Comprehensive plan states that Activity Centers will vary from one to another, but each should include, at a minimum, retail and office buildings and, ideally, multi-family housing, restaurants, and hotels, entertainment, and community facilities such as churches, public agencies, libraries, parks, etc. Activity Centers, are the preferred development pattern to encourage infill growth by using existing infrastructure where the city has already constructed the necessary services and facilities to accommodate growth.
2. The proposed planned development provides for the expansion of planned development zoning to the north (Park Place Apartment Complex) where multi-family uses currently exist.
3. This property is part of the original Planned Development 38, however, it was not under the same ownership. Planned Development 38 used a portion of the Timmons Church property for their 20% open space requirement. If this property is zoned to a Planned Development 344 the original Planned Development 38 will be non-conforming as to the required open space. This would mean that if the Park Place Apartments were to redevelop they would have to meet the 20% open space requirements.
4. The Timmons Temple Church is not on the historic register of historic places.
5. A Traffic study was prepared for the proposed development. Webster is classified as a local roadway and requires 30' feet of right of way from the centerline. This project will dedicate 4.15' feet of right of way as noted on Exhibit 2 to bring Webster into compliance with the full 30 feet of right of way needed.
6. The City of Springfield on January 13, 2014 passed ordinance # 6092 to modify the City's off-street parking requirements. This ordinance reduced off-street parking for micro-efficiency dwelling units to 1 space. It also defines a micro-efficiency dwelling as a unit 400 square feet or less.
7. The current ordinance allows for up to a 10% off-street reduction for bicycle parking (one space per two bike spaces). The project is providing 28 bicycle parking spaces throughout the site for a 10% off-street parking reduction. The residential uses within the proposed planned development will not exceed more than 60 dwelling units per acre and require 76 off-street parking spaces and 28 bike parking spaces.
8. The subject property is within walking and bicycling distance of the Drury and OTC campus, the downtown area and bus stops. In addition there is a good sidewalk system, greenway and marked bike routes in the area. The reduction in space dedicated to parking allows more destinations to be built closer together and with a more active walking environment which further encourages walking and other modes of transportation such as transit and bicycling and reduces congestion on the roadways.

9. This proposal did require a Multi-Family Location and Design Guidelines assessment. The request is consistent with the Multi-Family Development Location and Design Guidelines as approved by the Planning and Zoning Commission and City Council (see attached assessment).
10. The Planned Development will require a lot combination of the two existing lots.
11. The proposed planned development will mitigate the potential impact between the apartment and existing residential uses by retaining a 15 foot bufferyard "D" along adjacent property to the west, a street bufferyard along Webster Street and design requirements as outlined in Exhibit 1 and Exhibit 2. The proposed expansion will not have a significant impact on the surrounding neighborhood.

RECOMMENDATION:

Staff recommends **approval** of this request.

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

ATTACHMENT 2
NEIGHBORHOOD MEETING SUMMARY
PLANNED DEVELOPMENT 344



September 23, 2013

VIA REGULAR US MAIL

Re: Proposed change in zoning
Timmons Temple Church of God IN Christ
934 E Webster Street

Dear Property Owner/Resident:

This letter is to invite you to attend a neighborhood meeting regarding the proposed rezoning of the above reference property. This property is located directly west of the railroad and Silver Springs Park on the south side of Webster.

The owner of the property, Timmons Temple Church of God IN Christ, is proposing a change in the existing zoning from Planned Development District 38 and Single-Family Residential to a new Planned Development. If approved, the site would be developed into Apartments.

The meeting will take place between 4:00 p.m. and 6:30 p.m. on Wednesday, October 9, 2013 in the Timmons Temple Church of God IN Christ, 934 E Webster Street. At that time you will be able to meet with representative of the owner and developer and ask any questions you may have.

If you have questions in advance of the meeting, feel free to contact Greg Whitlock at 417-582-4003.

Sincerely,
Whitlock Engineering, LLC

A handwritten signature in blue ink, appearing to read 'Greg Whitlock', is placed over a light gray rectangular background.

Greg Whitlock, P.E.

EXHIBIT 2

NEIGHBORHOOD MEETING SUMMARY

1. Request to change zoning from: R-SF and PD-38 to Planned Development
(existing zoning district) *(proposed zoning district)*

And any additional explanation that is available:

The proposed use within the planned development would be a high density multi-family use consisting of studio apartments

2. Meeting Date & Time: October 9, 2013, 4:00 pm to 6:30 pm
3. Meeting Location: Timmons Temple Church of God IN Christ, 934 E Webster
4. Number of invitations that were sent: 121
5. How was the mailing list generated: City of Springfield staff
6. Number of neighbors in attendance (attach a sign-in sheet): 40
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.)

A copy of the hand written list of verbal questions are attached.

The concerns mainly centered around increased traffic, increased density, and crime. We acknowledged that the proposed development would increase the number of trips in the area but the peak a.m. and p.m. trips are estimated to increase by 18 and 24 trips respectively. The developer cannot control the crime but generally redevelopment has a positive impact on crime.

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

No written comments were received.

We had a follow-up meeting with the Mid-Town Association Board on November 12, 2012 to hear their concerns and provide an explanation of the PD 38 green space that was deeded to the church in 1993. The developer also agreed to work with the Board to have the architect design buildings that have a Victorian look that would better fit the neighborhood.

NEIGHBORHOOD MEETING
SIGN-IN SHEET

October 9, 2013

NAME (PLEASE PRINT)	ADDRESS	CITY
Suzie Kuthman	1229 N. Sherman	Springfield
Michael Bedell	809 N. Fairfax	Springfield
Kenneth Bedell	809 N. Fairfax	Springfield
RICHARD OLIVER	1326 N TEXAS	SPRINGFIELD
F/O Noeth	1035 N Sherman	02
Christina Osborne	1001 E. Madison St.	
Dee Ogilvy	518 E Lynn	65002
Traci Segall	2641 E. Virginia St	65804
Jane Petrakis	65802 1110 N. Sherman	65802
Quince Oliver	3637 W Edgewood	65807
TINA McBRAYER	2854 W Chalkley	65807
Carolyn Knight	3037 W. Edgewood	65807
Tracy Fuller	4347 S. Jeller	65802/

NEIGHBORHOOD MEETING
SIGN-IN SHEET

October 9, 2013

NAME (PLEASE PRINT)	ADDRESS	CITY
BRANT HINRICHS	1403 N. SUMMIT AVE	SPRINGFIELD
Robin Burkett	3326 W Erie	SPFLD
HERMAN BURKETT, JR.	" " "	"
Dean Bickersstaff	428 Lombard	Springfield
Tracy L Byrd	3050 W Edgewood	SPFLD
Steve Sam	1316 N Texas 3225 South Benton	SPFLD MO
Amarda Darden	412 W. MONROE	Springfield, Mo
Ralph Plante	1337 N. Washington	SPFLD, MO
Tisha Stogali	2641 E. Verona	SPFLD. MO
KENT BEOWIV	1423 N. SUMMIT	SPFLD MO
Joseph L Williams	1111 E. Glenstone Ave Fleming University	Springfield, MO Champaign, IL

NEIGHBORHOOD MEETING
SIGN-IN SHEET

October 9, 2013

NAME (PLEASE PRINT)	ADDRESS	CITY
Martha Beaupre	2419 W Deerfield	Springfield
LARRY GILBERT	823 E. 46th	"
Dusty Emmert	888 Rivers Cove	Ozark
Ane Anderson	763 Eagle Creek Rd.	Brennan
Andy Beaupre	1544 S. W Springfield	Springfield
Danigan Bruggan	1544 S. Elm, Spring	Springfield
Wendy Lecker	1829 N. Texas Apt C	Springfield
T.J. Appleby	3443 Harwood st	Springfield
David Shipp	1122 N Sherman	Springfield
Ann Thomas Shipp	1122 N Sherman	Springfield
Erica Sealf	2122 A S Barcliff	Springfield
Ashley Reed	1373 E Divison	Springfield
NANCY HACKETT	1525 N BENTON	SPFD

SIGN-IN SHEET

October 9, 2013

[illegible]

NEIGHBORHOOD MEETING
VERBAL COMMENTS

October 9, 2013

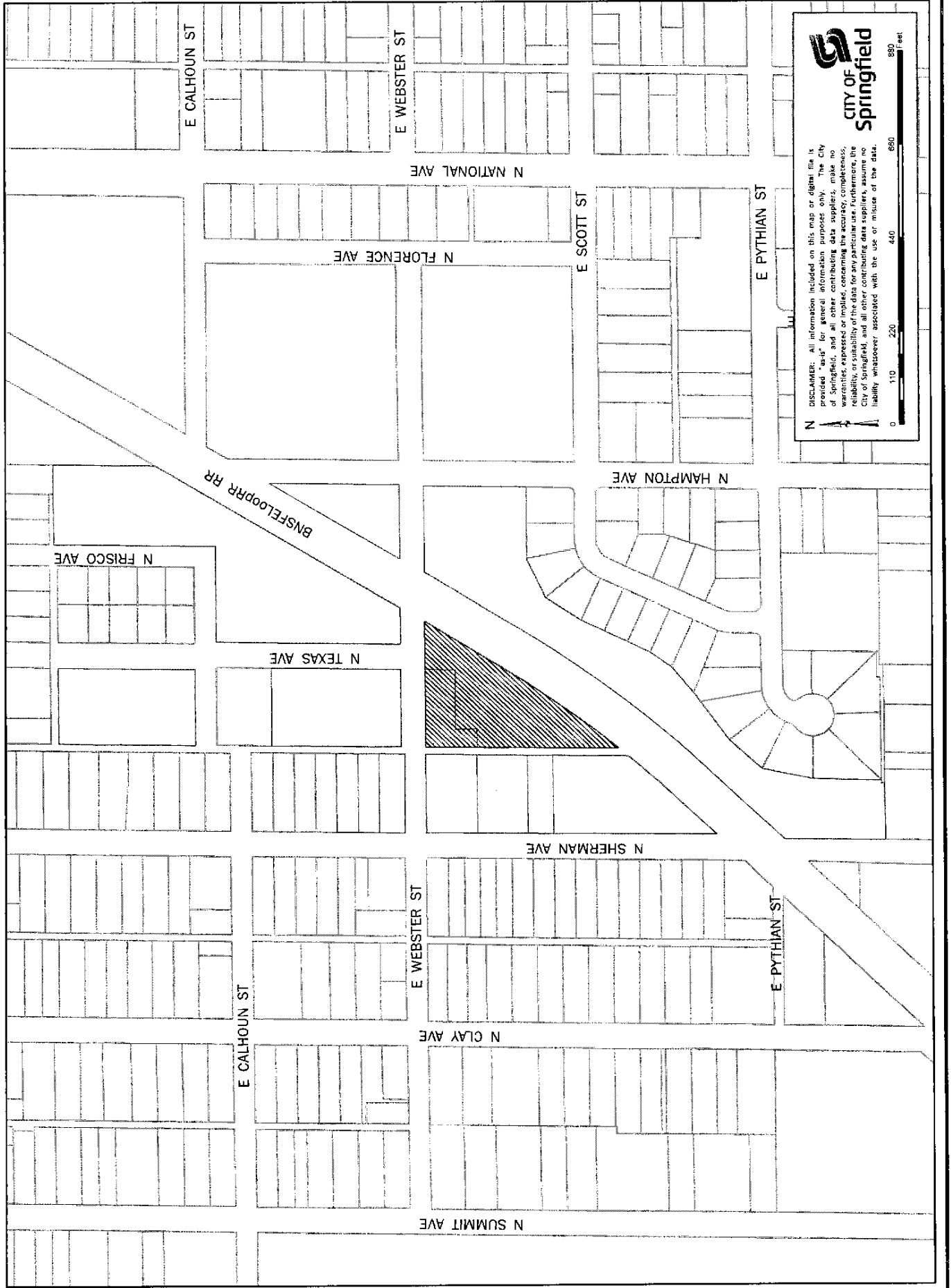
NAME	VERBAL COMMENTS
Larry Gillette	Concerned about increase traffic + Illegal activity in apartments. Also worried about property values
David Shipp	Concerned about increased density + over development. Fre. Imp. items Selling to his stepson. Lack of grocery facilities
Susie Koffman	Concerned with traffic on Sherman
Mid Town Association	Concerned w/ traffic Wanted an explanation of how PD-38 green space was sold to the church
Steve Petros	Concerned with traffic
Tim North Rep of Midtown	Concerned about traffic on Sherman
Tim Downey	Concerned about traffic on Sherman

NEIGHBORHOOD MEETING
VERBAL COMMENTS

October 9, 2013

[illegible]

Webster E. 934 - 185 foot Mailing List



OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_STAT	OWNER_ZIPC
1 ASSEMBLIES OF GOD SOUTHERN MO	528 W BATTLEFIELD ST	SPRINGFIELD	MO	658074100
2 COKER, BERTRUM OTHELLO	1202 N SHERMAN AVE	SPRINGFIELD	MO	658022050
3 ERVIN, ELENA	1212 N SHERMAN AVE	SPRINGFIELD	MO	658022050
4 PARK PLACE PROP INV NORTH LLC	730 W CENTER CIR	NIXA	MO	65714
5 REDUS, ERIC	1206 N SHERMAN AVE	SPRINGFIELD	MO	658022050
6 SHERMAN AVENUE PROJECT AREA	1228 N SHERMAN AVE	SPRINGFIELD	MO	65802
7 SHIPPS, DAVE	1122 N SHERMAN AVE	SPRINGFIELD	MO	658023741
8 SOUTHERN MO DIST COUNCIL ASSEMBLY OF GOD	528 W BATTLEFIELD RD	SPRINGFIELD	MO	65807
9 TIMMONS TEMPLE CHURCH OF GOD IN CHRIST	934 E WEBSTER ST	SPRINGFIELD	MO	65802

TRAFFIC IMPACT WORKSHEET

Parcel Size: 1.55 ac _____

Existing Development:

Zoning Classification: PD-38 and R-SF (Existing use is a church) _____

Development Intensity: Floor Area: 3,400 sq. ft. Dwelling Units: _____

Proposed Development:

Zoning Classification: PD (Studio Apartments) _____

Development Intensity: Floor Area: _____ sq. ft. Dwelling Units: 84 = 42 M-HD DUs _____

Calculation of Trip Generation:

Using the trip generation table on the back of this form for general zoning classifications or the tables for specific uses in *Trip Generation*, 7th Edition, Institute of Transportation Engineers, calculate the trip generation for a 24-hour period, the morning peak hour, and the evening peak hour for the existing and proposed development and the associated changes in trip ends.

Trip Generation Calculation							
	Development Intensity	Daily Trip Ends		AM Peak Hour		PM Peak Hour	
		Trip Rate	Trip Ends	Trip Rate	Trip Ends	Trip Rate	Trip Ends
Existing Development	3,400 sf	9.11/1000sf	31	0.87	3	0.94	3
Proposed Development	42 DU	6.6	277	0.51	21	0.62	27
Change			246		18		24

A Traffic Impact Statement is required when one of the following conditions is met:

- o The change in number of trips exceeds 100 for any peak hour, or 1,000 for the day.
- o The change in number of trips exceeds 50 for any peak hour, or 500 for the day and the City Traffic Engineer has determined that the adjacent street does not meet current design standards, has an existing traffic volume with a level of service D or lower, has identified concerns for safety, or has other identified concerns requiring improvements.

Is a Traffic Impact Statement required? _____

Signed: _____

City Traffic Engineer

Trip Generation for Zoning Classifications in Springfield, Missouri									
Zoning	Description	Trip Rate (Trips per Acre)							Explanation (Assumed intensity (units or floor area ratio) for daily / AM peak / PM Peak trip rates)
		Daily Trips	AM Peak	% In	% Out	PM Peak	% In	% Out	
R-SF	Single Family Residential	48	4	25	75	5	64	36	5 units per acre at 9.6/0.75/1.01 trips per dwelling
R-TH	Residential Townhouse	53	4	16	84	5	67	33	8 units per acre at 6.6/0.51/0.62 trips per dwelling
R-LD	Low Density Multi-Family Residential	86	7	16	84	8	67	33	13 units per acre at 6.6/0.51/0.62 trips per dwelling
R-MD	Medium Density Multi-Family Residential	132	10	16	84	12	67	33	20 units per acre at 6.6/0.51/0.62 trips per dwelling
R-HD	High Density Multi-Family Residential	198	15	16	84	19	67	33	30 units per acre at 6.6/0.51/0.62 trips per dwelling
R-MHC	Manufactured Home Community	34	3	21	79	4	62	38	7 units per acre at 4.8/0.40/0.56 trips per dwelling
O-1	Low Intensity Office	120	17	88	12	16	17	83	0.25 FAR at 11/1.6/1.5 trips per 1,000 SF
O-2	Medium Intensity Office	480	70	88	12	65	17	83	1.0 FAR at 11/1.6/1.5 trips per 1,000 SF
GI	Government and Institutional Use	Traffic Study Required for Land Use Intensity Requirements of Each Case							
L	Landmarks	Traffic Study Required for Land Use Intensity Requirements of Each Case							
PD	Planned Development	Traffic Study Required for Land Use Intensity Requirements of Each Case							
LB	Limited Business District	470	11	61	39	40	48	52	0.25 FAR at 43/1.0/3.7 trips per 1,000 SF
GR	General Retail District	720	16	61	39	67	48	52	0.30 FAR at 55/1.2/5.1 trips per 1,000 SF*
HC	Highway Commercial District	720	16	61	39	67	48	52	0.30 FAR at 55/1.2/5.1 trips per 1,000 SF*
CS	Commercial Service District	720	16	61	39	67	48	52	0.30 FAR at 55/1.2/5.1 trips per 1,000 SF*
CC	Center City District	Traffic Study Required for Planned Land Use of Each Case							
RI	Restricted Industrial	52	7	83	17	7	22	78	LI, ITE Trip Generation pp. 108, 109, 110
LI	Light Industrial	52	7	83	17	7	22	78	LI, ITE Trip Generation pp. 108, 109, 110
GM	General Manufacturing	63	10	83	17	10	21	79	Ind. Park, ITE Trip Generation pp. 151, 152, 153
HM	Heavy Manufacturing	39	7	72	28	8	48	52	MFG., ITE Trip Generation pp. 179 – 183
IC	Industrial Commercial	840	18	61	39	78	48	52	0.35 FAR at 55/1.2/5.1 trips per 1,000 SF*

* Trip generation rate for 200,000 SF using fitted curve rather than average rate

ATTACHMENT 5
MULTI FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINES
ASSESSMENT FOR PLANNED DEVELOPMENT 344

According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 15 points, thus permitting a housing density of 29-32 dwelling units/acre. The applicant is requesting 84 micro-efficiency apartments which equates to approximately 60 dwelling units per acre. Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the site is within one-half mile of a college or university with a need for additional housing. Below is an analysis of the five categories used to calculate the Matrix score.

- A. Land Use Accessibility (2/3 points)
Two points were given for land use accessibility. There is a recreational-park/greenway (Silver Springs Parks and Wilson Creek Greenway) as well as a neighborhood retail mixture and school within ½ mile of the subject property.
- B. Connectivity Analysis (5/5 points)
Five out of a maximum of five points were given for connectivity analysis. The proposed development received high scores for its proximity to a greenways, sidewalks, transit and bicycle paths.
- C. Road Network Evaluation (2/2 points)
A maximum of two points were given for the road network evaluation.
- D. Design Guidelines (6/6 points)
Six points were given for design guideline criteria. Below are some of the design considerations that have been incorporated into the proposed development.
 - 1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Pedestrian-scale lighting shall be provided within the development lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.
 - 2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall be in compliance with the attached site plan and elevations

3. Building Orientation and Interior Landscaping - Building orientation shall address Webster Street and building alignment per submitted site plan. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located throughout the parking lot. There shall be a 15 feet wide Type D bufferyard buffer yard and fence, shall be located along the western property per site plan. A landscaping plan shall be submitted conforming to these requirements for building permits.
4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features windows, entrances, arcades, arbors, awning (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations
5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system in accordance to the attached site plan.
6. Useable Recreational Area/Facility – Benches will be located throughout the common areas providing for useable tenant amenities. A minimum of 20% usable open space shall be provided in accordance with the attached site plan.
7. Amenity Calculation – The following amenities shall be provided: Outdoor recreation areas such as picnic tables and grills will be located in the two locations per the site plan. The recreation area and benches shall be in accordance with the attached site plan.
8. Preservation of Trees –All existing trees of 6” caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.
9. Water Quality and Detention – As noted on the attached site plan, a storm water detention areas that meets city requirements is located in the southern portion of the proposed site plan.
10. Maximum density (du/acre) shall not exceed maximum 60 units per acre per PD 344 zoning as indicated on the attached site plan.

Opportunities and Constraints

1. Is the site near a university/college or other use that could generate the need for additional higher density residential development that may augment the land use accessibility analysis?

Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the site is within one-half mile of a college or university with a need for additional housing. The project would have the potential to generate fewer automobile trips because residents traveling to the university or college could walk, bicycle, or take transit to campus.

Although the maximum density based on the Multi-family guidelines evaluation will not allow more than 32 dwelling units per acre, additional density can be allowed based on special circumstances as described in the Guidelines Opportunity and Constraints section. Staff can support an increase in density based on the proximity of the project to OTC and Drury campuses, adjacent multi-family developments to the north and the proposed micro-efficiency apartments. Micro-efficiency apartments are limited to not more than 400 square feet per unit. These one bedroom apartments would generate less traffic and parking impacts than a similar number of two or three bedroom apartments. Staff can support a Planned Development with 84 micro-efficiency apartments at this location.

From: [Gina Hinch](#)
To: [Hosmer, Bob](#)
Subject: Planned Property development north of OTC on Sherman
Date: Thursday, January 23, 2014 12:04:47 PM

Mr. Hosmer, I am a Midtown resident (1332 N. Washington) and wish to register my objections to the planned development on Sherman. The impact of this can only be negative on our neighborhood. There is a similar apartment complex just north of this plot. As a recent Midtown Board Member, I know that the topic of our police department coordination reports nearly monthly was activities in this area. We already have a crime problem, so why would we want to add more potential perpetrators/victims to the same area? The area is not in need of housing, as there are many existing vacancies in the immediate area for housing in all brackets. Traffic/parking is also a problem. According to the information I could obtain, there are planned parking spots for about 1/3 of the potential residents. Where are the other 140 vehicles supposed to go? I walk my dog in that area, which is just a few blocks from my home. What will happen to the green space? And finally, what is to become of the beautiful and unique Timmons Temple? Just raze it? Architecture like that cannot be replaced.

For all these reasons I am opposed to this development.

Gina Hinch, DTR
Foodservice Manager
[Kanakuk Ministries](#)
1353 Lake Shore Drive
Branson, M) 65616
Phone: (417) 266-3175
Fax: (417) 266-4175
Gina@Kanakuk.com
www.kanakuk.com

*Developing dynamic Christian leaders through
life-changing experiences, Godly relationships, and spiritual training*

SHIPPS ELECTRIC SERVICE
1122 N. Sherman Ave
Springfield, MO 65802-3741
Phone (417) 869-7816
Fax (417) 869-7816
Please call before faxing.
On the web at
shippselectricservice.com
417dl869shipps7816@sbcglobal.net

January 21, 2014

Planning and Zoning Board
Planning and Development Department
Bush Municipal Building First Floor
803 N. Booneville St.
Springfield, MO 65802

Attention Planning and Zoning Board:

I am writing this letter to inform you of my dissent for The Planned Development District 344, to rezone property at, 934 East Webster Street. I feel, as do many of my neighbors, that this development should not be approved. Issues of planning, need, and saturation of like developed properties are some of the reason for my challenges against this planned development. Though I am a business owner and agree that development would stimulate our business community as a whole this development is overreaching in it's scope and outline. If I am unable to attend the hearing on, 02/06/2014, I submit this communication to indicate my preferences.

Sincerely,

David L. Shipps

David L. Shipps

Manager/Operator, Shipps Electric Service LLC

Florence Noeth,
1035 N. Sherman
Springfield, MO 65802
417-234-6655

Jan 17th, 2014

Bob Hosmer,
Principal Planner

Reference: No. 344

I am adamantly against the rezoning of Timmons Temple from R-SF to planned development.

The developer wants only 76 parking spaces for 84 to 170 people. The developer also wants less "private parking" and more "public parking" on the street. This would create high density next to an existing high density complex.

This area is currently a designated green space with close proximity to a park and an ongoing natural walking trail. The rezoning of the property would deteriorate the nature beauty currently present.

Midtown already has many rental properties, consisting of low, moderate and high, income. Many of these properties are vacant.

I have worked hard over the years to refurbish my home. I have worked with the neighborhoods on this street to lower the crime rate.

We do not need any additional high density rental properties in Midtown.

Respectfully Submitted,



Florence Noeth,

Block Captain
Neighborhood Watch Program

EXHIBIT 1

Requirements and Standards Applicable to Planned Development District No. 344

A. APPLICATION

Building or other permits may not be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Springfield Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

B. INTENT

The intent of this planned development is to provide pedestrian friendly residential housing in the form of micro-efficiency apartments.

C. DEFINITIONS

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance. For the purpose of this ordinance, the following shall also apply:

Micro-efficiency Apartment: A dwelling unit with a total floor area of four hundred (400) square feet or less.

D. USES PERMITTED

1. Multi-family dwellings.
2. Accessory uses and structures as permitted in *Section 5-1000, Accessory Structures and Uses* to include but not limited by such as uses or structures for development offices, laundry facilities, private recreational amenities, home occupations, and clubhouses.
3. Community Gardens without retail or wholesale sales on-site in accordance with the performance standards of *Section 5-3000, Community Gardens*. (G.O. 5843, 11/9/09)

E. USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in *Section 6-1500* of the *Springfield Zoning Ordinance*.
2. No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code.

F. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards.

1. Maximum residential density shall be 60 dwelling units per acre.

G. BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to Exhibit 2 and the following standards.

1. Maximum structure height: Three (3) stories.

H. DESIGN REQUIREMENTS

The design requirements shall adhere to the standards shown on Exhibit 2 and the following:

1. Design to Encourage Pedestrian Activity
 - a. Provide pedestrian amenities such as pedestrian scale lighting and street furniture to enhance the pedestrian environment.
 - b. Orient buildings to the street or public/common open space and provide pedestrian access to the street.
 - c. Avoid blank walls along pedestrian circulation areas.
 - d. Provide bicycle parking.
2. Provide a Good Circulation System
 - a. Provide pedestrian and bicycle connections to parks, greenways, bikeways, and trails.
 - b. Provide connectivity by including direct vehicular, pedestrian and bicycle connections between abutting or adjacent developments.
 - c. Design developments around an internal street system with at least one primary street that functions as the vehicular and pedestrian spine of the development.
 - (1) Include parallel parking, street trees and sidewalks on the primary street(s). (Parking should not be located between the curb and buildings along the street.)
 - (2) Provide driveways or secondary streets to function as the main connection between parking lots and the primary street(s).
 - (3) Provide sidewalks on secondary streets, even if they are private streets.

3. Respect the Natural Environment

- a. Address the preservation of steep slopes along perennial streams or adjacent to significant natural landscape features.

4. Building Façades.

- a. All sides of buildings visible to the public, whether viewed from the public right-of-way or a nearby property, shall display a similar level of quality and architectural finish. This shall be accomplished by integrating architectural variations and treatments such as windows and other decorative features into all sides of a building design. Two or more of the following design elements shall be incorporated for each fifty (50) horizontal feet of a building façade or wall:

- (1) Changes in color, texture and material
- (2) Projections, recesses and reveals expressing structural bays, entrances or other aspects of the architecture.
- (3) Groupings of windows or fenestration.

- b. Building materials and colors.

- (1) Facade colors shall have low reflectance. High-intensity, metallic, black or fluorescent colors are prohibited.

- c. Service and Loading Areas. Off-street loading shall be regulated in accordance with *Sections 5-1600 and 6-1302 of the Springfield Zoning Ordinance*. The following requirements are supplementary.

- (1) All service and loading areas shall be located in the side or rear yard of buildings.
- (2) Service and loading areas shall be designed so that the entire service and loading operations are conducted on the building site and shall be integrated into the building architecture. The visibility of service and loading from public streets shall be minimized or eliminated.

I. OPEN SPACE, LANDSCAPING & SCREENING

The landscaping and screening provisions are intended to improve the physical appearance of the District; to improve the environmental performance by contributing to the abatement of heat, glare and noise, and by promoting natural percolation of storm water and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

1. Open space requirements

Minimum open space: Not less than twenty (20) percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with *Subsection 6-1215*.

Maximum impervious area: The combined area occupied by all main and accessory buildings or structures, parking areas, driveways and any other surfaces which reduce and prevent absorption of stormwater shall not exceed eighty (80) percent of the total lot area unless modified in accordance with *Subsection 6-1215*.

2. Bufferyards.

a. Required bufferyards.

- (1) West side yard: Fifteen (15) feet Type D bufferyard except that portion that is encumbered by the required fire lane when adjacent to R-SF.

b. Bufferyard standards.

- (1) Required bufferyards on a lot or tract shall be installed when the lot or tract is developed.
- (2) Required bufferyards in common area shall be installed when any development occurs in the District unless the installation is specifically delayed by the requirements.
- (3) Bufferyards shall be landscaped in conformance with the open space landscaping requirements listed below.

3. Vehicular use area open space.

a. Interior: Five (5) percent minimum open space.

4. Open space landscaping.

a. Landscaping plantings. In all open space areas required by this District the following landscaping shall be planted and maintained for each five-hundred (500) square feet of such open space area. Existing trees approved for preservation shall be counted toward satisfaction of this provision.

- (1) One (1) canopy tree or (2) understory, ornamental or evergreen trees.
- (2) Six (6) shrubs.

b. Landscaping standards.

- (1) Tree species, sizes and spacing shall be approved consistent with the City of Springfield's *Arboricultural Design Guidelines* on file with the

Planning and Development Director.

- (2) Tree preservation. Preservation of each healthy existing tree of an approved species that is at least four and one-half (4-1/2) inches caliper shall count as two (2) trees toward fulfillment of the tree requirements of this District.
- (3) Maintenance of required landscaping. Upon installation or preservation of required landscape materials, appropriate measures shall be taken to ensure their continued health and maintenance. Required materials that do not remain healthy shall be replaced consistent with this article.

5. Screening.

- a. Screening types. An opaque barrier at least six (6) feet in height shall be provided which visually screens the potentially offensive feature from less-intensive uses or districts as follows.

- (1) A solid wood and/or masonry fence or wall at least six (6) feet in height.

- b. Screening locations.

Screening shall be provided adjacent to the R-SF district

- c. Screening standards.

- (1) A screening fence or wall shall be installed no closer to the less intensive district than one-half the width of the required bufferyard.

- (2) Screening shall not adversely affect surface water drainage.

J. EXTERIOR LIGHTING

The requirements and standards of *Section 6-1400* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

K. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shown on Exhibit 2 shall be governed by the existing standards of the City of Springfield for the applicable street classification.

L. OFF-STREET PARKING

Sections 5-1500, 5-1600 and 6-1300 of the *Springfield Zoning Ordinance* in effect at the time of development shall apply

M. SIGNS

The requirements and standards of *Section 5-1400* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

N. REQUIRED IMPROVEMENTS

1. Public improvements to be completed. Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. Prior to building permits being issued to the applicant, or subsequent owners shall:
 - a. construct the required improvements; or
 - b. provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department shall be provided to the City.
2. Certificate of occupancy. No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:
 - a. the required improvements are completed prior to occupancy of the structures; or
 - b. the Director of Public Works has determined that:
 - (1) any incomplete required improvements have little or no effect on the occupancy of the facility; or
 - (2) conditions beyond the control of the contractor, *i.e.*, strikes, weather, etc., have delayed the completion of the improvements.

If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

3. Required improvements. Improvements necessary to adequately accommodate the intensity of development in this District include the following.
 1. Dedicate additional right-of-way along Webster Street to provide thirty (30) feet from the centerline.
 2. Construct pedestrian benches and lighting at two locations.
 3. Construct two recreational amenities of at least 900 square feet each, consisting

of picnic tables and community barbeque grills.

4. Design and construct a water quality basin.

4. Improvement Standards.

Improvements shall conform to the following standards.

- a. All utilities and utility connections shall be located underground, including, but not limited to, electrical and telephone cables, security and other telecommunication systems and wires. Transformers, meters of any type (including electric, gas or other meters), or other apparatus shall be adequately screened and landscaped.

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by the property owner.

P. PHASING

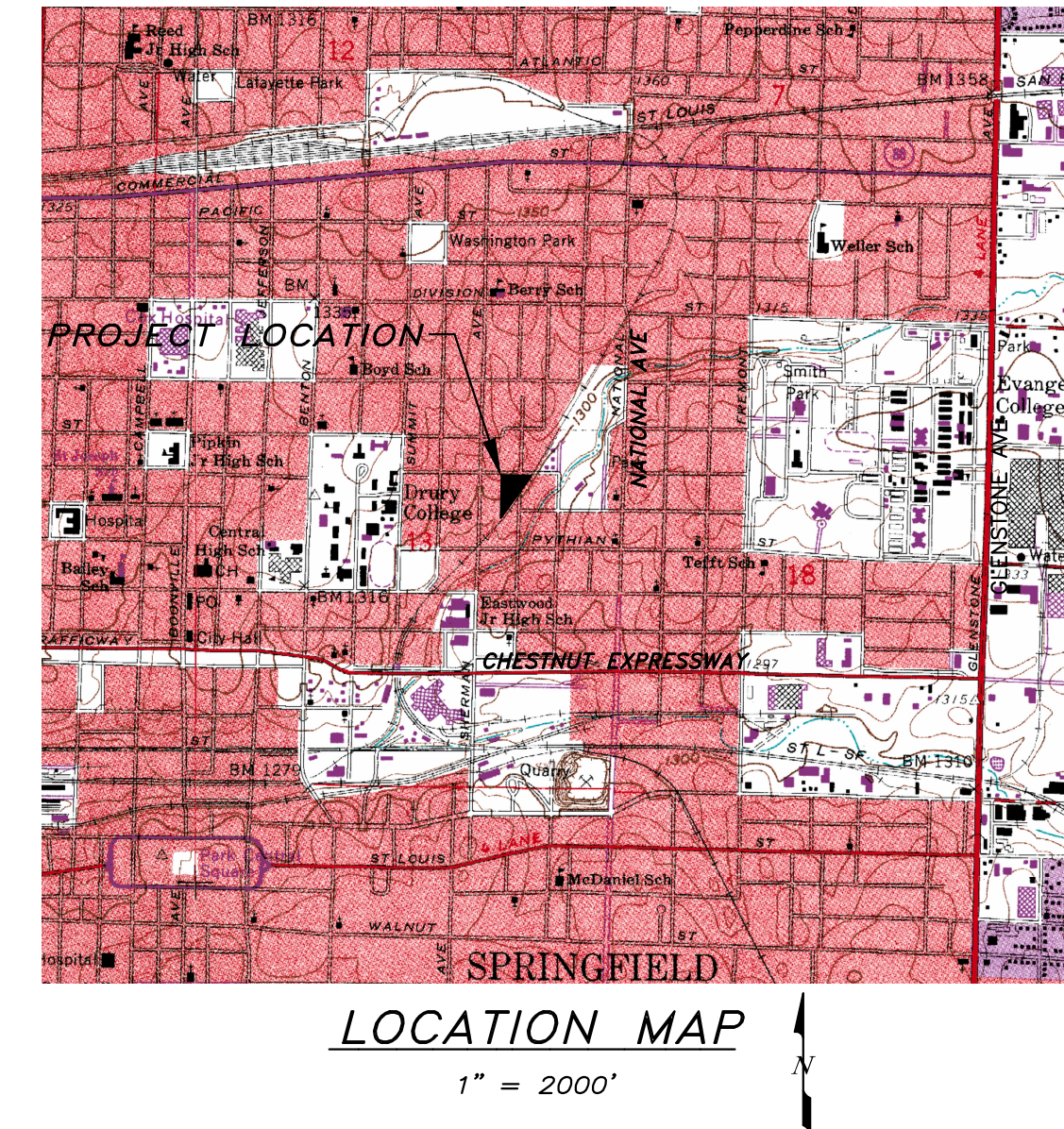
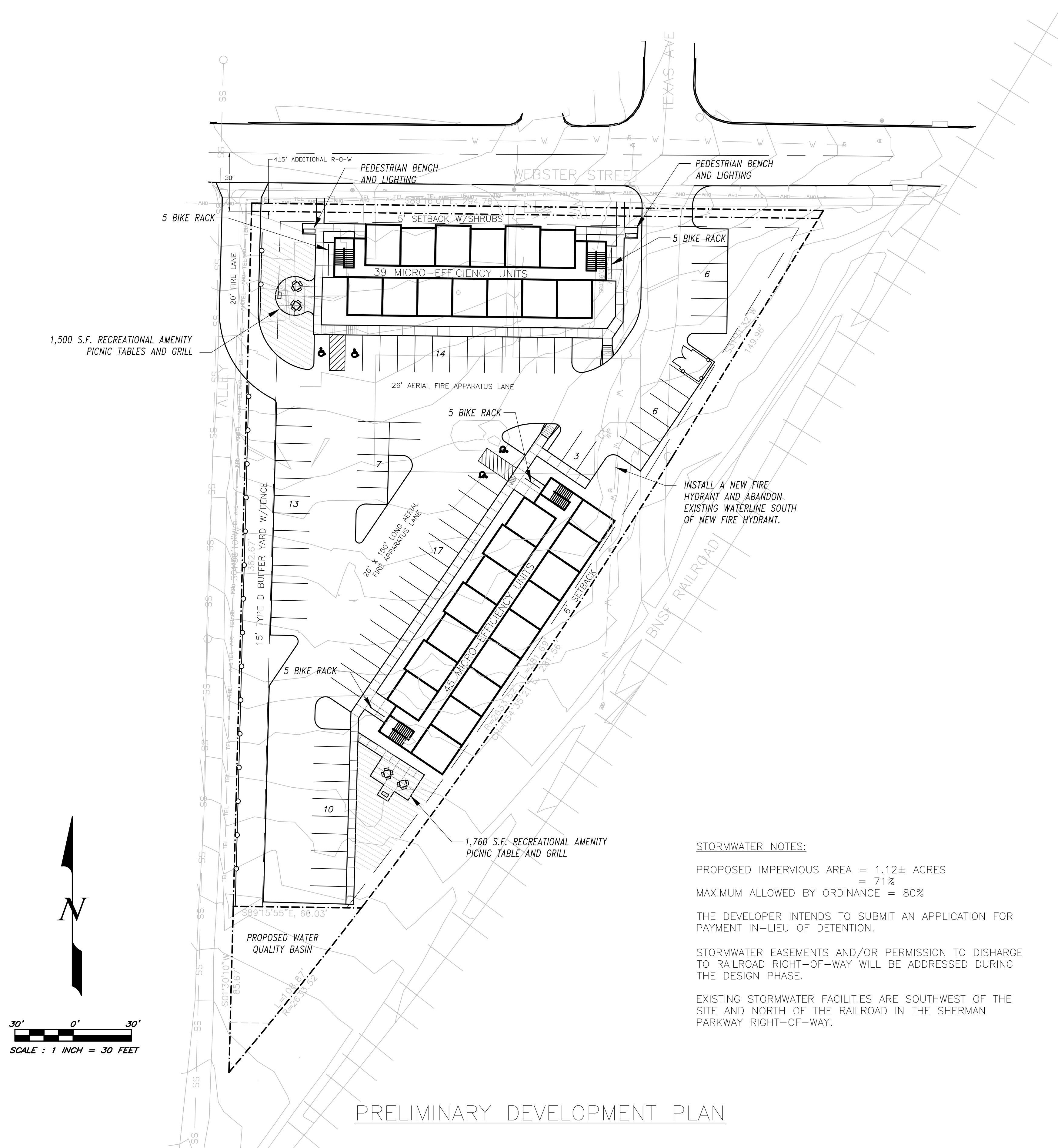
Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

Q. FINAL DEVELOPMENT PLAN

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit.

1. The intent of Exhibit 2 is to show development of this tract in conformance with the requirements of Exhibit 1. The site layout of buildings and parking may shift while still maintaining conformance with Exhibit 1. A final development plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by Subsection 4-2509.C of the Springfield Zoning Ordinance.
2. The Administrative Review Committee is hereby authorized to, acting jointly, approve the final development plan provided such plan substantially conforms to the provisions of this ordinance. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:

- a. Any uses within the District other than those specifically prescribed by the ordinance.
- b. Any increase in the intensity of use permitted within the District.



OWNER:
TIMMONS TEMPLE CHURCH OF
GOD IN CHRIST
934 E. WEBSTER
SPRINGFIELD, MO 65802

PROJECT ADDRESS:
934 E. WEBSTER
SPRINGFIELD, MO 65802

DEVELOPER:
GREENWAY STUDIOS, LLC
6470 HUNTER RIDGE LANE
OZARK, MO 65721
417-887-6897

SITE ANALYSIS

PLANNED DEV. SITE AREA = 1.58± ACRES (68,897± S.F.)
EXISTING ZONING = R-SF AND PD-38
PROPOSED ZONING = PLANNED DEVELOPMENT 344

TOTAL PROPOSED UNITS = 84 MICRO-EFFICIENCY (MAX. 400 S.F./UNIT)
MAXIMUM PROPOSED DENSITY = 60 D.U./ACRE
MAXIMUM BUILDING HEIGHT = THREE STORY CONSTRUCTION

PARKING REQUIRED PER ORDINANCE
 CAR @ 1 SPACE/UNIT = 84
 BICYCLE @ 4 SPACES PER 76-100 CAR SPACES = 4
 BICYCLE PARKING REDUCTION ALLOWANCE
 UP TO 10% CAR SPACES PER 2 BICYCLE SPACES = 8 CAR SPACES
 NET CAR SPACES REQUIRED = 76

OFF-STREET PARKING PROVIDED = 76 CAR SPACES
BICYCLE PARKING PROVIDED = 20 SPACES

GREEN SPACE = 20,000± S.F. = 29% (20% REQUIRED)

BUILDING SQUARE FOOTAGE:

	BUILDING 1	BUILDING 2
FIRST FLOOR	6,055 S.F.	7,160 S.F.
SECOND FLOOR	6,055 S.F.	7,160 S.F.
THIRD FLOOR	6,055 S.F.	7,160 S.F.
TOTAL		39,645 S.F.

USE GROUP R-2
CONSTRUCTION TYPE 5-B
FULLY SPRINKLED

ADMINISTRATIVE APPROVAL OF FINAL DEVELOPMENT PLAN

PLANNED DEVELOPMENT DESCRIPTION:

A TRACT OF LAND BEING ALL OF BLOCK 14, 15, AND 18 OF "FAIRBANKS ADDITION", A SUBDIVISION OF RECORD IN GREENE COUNTY, MISSOURI, LYING NORTHWESTERLY OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

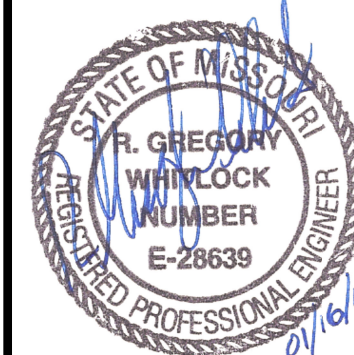
BEGINNING AT AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 15; THENCE N01°30'10"E, 362.67 FEET, TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 15; THENCE S89°16'01"E, ALONG THE NORTH LINE OF SAID BLOCK 15 AND THE NORTH LINE OF SAID BLOCK 18, 294.78 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE S31°31'32"W, 149.96 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2633.52 FEET, AND AN ARC LENGTH OF 281.69 FEET, AND A CHORD OF S34°35'21"W, 281.56 FEET, TO AN EXISTING IRON PIN ON THE SOUTH LINE OF SAID LOT 1 OF BLOCK 15; THENCE ALONG CONTINUE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2633.52 FEET, AND AN ARC LENGTH OF 37.73 FEET, AND A CHORD OF S38°03'50"W, 37.73 FEET, TO AN THE CENTERLINE OF BAILEY STREET AS SHOWN ON SAID PLAT; THENCE ALONG CONTINUE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2633.52 FEET, AND AN ARC LENGTH OF 71.14 FEET, AND A CHORD OF S39°14'54"W, 71.14 FEET, TO AN IRON PIN ON THE WEST LINE OF SAID LOT 6 OF BLOCK 14; THENCE N01°30'10"E, 85.67 FEET, TO THE POINT OF BEGINNING. CONTAINING 1.61 ACRES, MORE OR LESS.

PD DESCRIPTION PROVIDED BY MAYHEW SURVEYING AND ENGINEERING

Greenway Studios, LLC
6470 Hunter Ridge Ln
Ozark, MO 65721
417-887-6897

WHITLOCK
ENGINEERING, LLC

9648 E North View Road
Strafford, Missouri 65757
Phone: 417-582-4003



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GREENWAY STUDIOS
SPRINGFIELD, MISSOURI

PLANNED DEVELOPMENT 344
EXHIBIT 2

Project	13-00034
Date	01-24-2014
Scale	1" = 30'
Sheet	PDP-1

DEAR BOB ^{WOS}WOSMAN,

THIS LETTER IS IN OPPOSITION
TO THOMAS TEMPLE APPLICATION
TO REZONE,

TO BUILD AN APARTMENT COMPLEX
WILL BE A GREAT DISSERVICE TO
THE RESIDENTS OF THIS AREA.
ANY TIME YOU HAVE A LARGE
NUMBER OF PEOPLE MOVING INTO
AN AREA YOU HAVE A CERTAIN
NUMBER OF UNDESIRABLE AND OF COURSE
CRIME RISES. THE HOME OWNERS ALONG
SILVERMAN AND THE AREA HAVE INVESTED
A LOT OF MONEY UPGRADE THEIR
PROPERTY AND HAVE FOUGHT CRIME.
THIS WOULD LESSEN PROPERTY VALUE
AND INCREASE CRIME ALSO THIS
WOULD INCREASE CRIME RATE. DRURY
HAS LOST ENROLLMENT THE LAST COUPLE
YEARS AND DECREASED STAFF. I CAN
SEE NO NEED FOR THIS. MIDTOWN
DOES NOT NEED MORE RENTALS.

SINCERELY

Larry Gillette

823 E. WEBSTER

SPRINGFIELD, MO 65802

P.S.

IT WILL INCREASE TRAFFIC CONGESTION.

PLEASE VOTE "NO"

EXPLANATION TO COUNCIL BILL NO. 2014-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To adopt an ordinance to approve a columbarium accessory to a Church within an R-SF, Single Family Residential District at 2751 East Galloway Street (Staff recommends approval subject to conditions).

CONDITIONAL USE PERMIT NUMBER 409

BACKGROUND INFORMATION:

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

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

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

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on February 6, 2014, and recommended _____, by a vote of _____ to _____, of the proposed conditional use permit on the tract of land described on the legal description (Exhibit B) and if approved, the requirements for conditional use permit (Exhibit C, Attachment 2) shall govern and control the use and development of the land in Use Permit No. 409 in a manner consistent with the site plan (Exhibit C, Attachment 4).

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

Submitted by:



Alana D. Owen, AICP, Senior Planner

Recommended by:

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 Subdivision Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Requirements for Conditional Use Permit No. 409

Attachment 3, Standards for Conditional Use Permit

Attachment 4, Site Plan

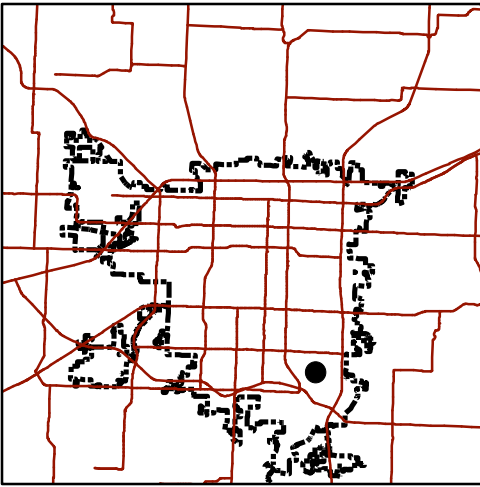
Attachment 5, Applicant's response to Standards

Attachment 6, Neighborhood Meeting Summary

EXHIBIT A
RECORD OF PROCEEDINGS
CONDITIONAL USE PERMIT NUMBER 409

EXHIBIT B
LEGAL DESCRIPTION
CONDITIONAL USE PERMIT NUMBER 409

All Beginning at the Northeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Nine (9), Township Twenty-eight (28), Range Twenty-one (21); thence South 1308 1/2 feet, more or less, to the North line of road for a Beginning Point; thence, West 467 feet; thence North 462 1/2 feet; thence East 467 feet; thence South 462 1/2 feet to beginning, in Greene County, Missouri.



Zoning & Subdivision Report

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

Conditional Use Permit No. 409

Location: 2751 East Galloway Street

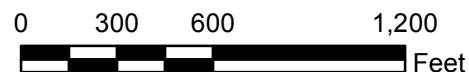
Current Zoning: R-SF, Single Family Residential

Proposed Use: Columbarium

LOCATION SKETCH



- Area of Proposal



1 inch = 600 feet

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

CONDITIONAL USE PERMIT 409

DATE: January 23, 2014

PURPOSE: To allow a columbarium to locate on church property within an R-SF, Single Family Residential District.

BACKGROUND:

LOCATION: 2751 East Galloway

APPLICANT: All Saints Anglican Church

TRACT SIZE: Approximately 4.955 acres

EXISTING USE: Church

PROPOSED USE: adding a columbarium to church property

RECOMMENDATION:

Staff recommends the request be **approved**.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed columbarium, with the standards included for the development, will not have a deleterious impact upon the health, safety and welfare of the public.
2. This application meets the approval standards for a Conditional Use Permit and is in conformance with the *Comprehensive Plan*.

CONDITIONS:

The regulations and standards on Attachment 3 shall govern and control the use and development of the land in Use Permit Number 409 in a manner consistent with Attachment 4, except as modified by Attachment 2, and except any changes made by the Planning and Zoning Commission.

FINDINGS TO RECOMMEND DENIAL:

None

STAFF CONTACT PERSON:

Alana D. Owen, AICP
Senior Planner

ATTACHMENT 1
BACKGROUND REPORT
CONDITIONAL USE PERMIT 409

APPLICANT'S PROPOSAL:

The applicant is requesting to construct a columbarium within a courtyard area on the property. A Columbarium is similar to a mausoleum, but instead of spaces for caskets, a columbarium has niche spaces for urns which contain cremated remains. The attached site plan delineates the courtyard site plan showing the area of the columbarium which would accommodate a total of 140 niche spaces.

SURROUNDING LAND USES:

Direction	Zoning	Land Use
North	R-SF	Church and residential uses
South	HM	Quarry
East	GR, LB, R-SF	Retail and residential use
West	R-SF	Single family residential dwellings

ZONING ORDINANCE REQUIREMENTS:

1. The conditional use permit procedure is designed to provide the Planning and Zoning Commission and the City Council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety and welfare of the public. In granting a conditional use, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions, safeguards and restrictions upon the premises benefited by the conditional use as may be necessary to comply with the standards set out in the Zoning Ordinance to avoid, or minimize, or mitigate any potentially adverse or injurious effect of such conditional uses upon other property in the neighborhood. The general standards for conditional use permits are listed in Attachment 3.
2. No conditional use permit shall be valid for a period longer than eighteen months from the date City Council grants the conditional use permit, unless within this eighteen months:
 - a. A building permit is obtained and the erection or alteration of a structure is started; or
 - b. An occupancy permit is obtained and the conditional use is begun.

STORMWATER COMMENTS:

No Stormwater issues with the requested Conditional Use Permit.

SANITARY SERVICE COMMENTS:

No objections to the requested Conditional Use Permit.

TRAFFIC ENGINEERING COMMENTS:

No objection to the use permit.

CITY UTILITIES:

No objection to approval of the requested Conditional Use Permit.

ADJACENT PROPERTY OWNER COMMENTS:

1. Six (6) property owners are within 185 feet of the subject property and were notified of this request.
2. The applicant held a neighborhood meeting on January 7, 2014 in conformance with City Council's policy. A summary of the meeting is attached.

STAFF COMMENTS:

1. A columbarium is considered a cemetery as defined in the City's zoning Ordinance and a cemetery requires approval of a Conditional Use Permit in an R-SF, Single Family Residential District. The conditions shown on Attachment 2 should be placed on the requested use permit to ensure activities do not occur that could be objectionable to adjoining property owners and that the design of the proposed columbarium is as shown so that it does not adversely impact adjoining properties. The columbarium is proposed to be located within a courtyard area on the northwest side of the new Church building. The columbarium area will consist of low fences and walls and will be constructed with materials to match and compliment the Church building. The niche spaces will be facing toward the Church building and will not be visible from surrounding properties. Approval of this request would be consistent with the approval of Conditional Use Permit 333 in August 1999 for a columbarium for Kings Way United Methodist Church.
2. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 3-3310 of the Zoning Ordinance.

ATTACHMENT 2
REQUIREMENTS FOR CONDITIONAL USE PERMIT 409

1. A columbarium as shown on Attachment 4 is permitted. In-ground burials, mortuaries and crematoriums are prohibited.
2. The layout of the permitted conditional use shall be as shown on Attachment 4.

ATTACHMENT 3
STANDARDS FOR CONDITIONAL USE PERMITS
CONDITIONAL USE PERMIT 409

An application for a conditional use permit shall be granted only if evidence is presented which establishes the following: (see attached Attachment 5 for the applicant's response)

1. The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan;
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;
3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district;
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent possible such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare as proposed;
7. The location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site;
8. Such signs will not have an adverse effect on any adjacent properties;
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment

of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare.

11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 - a. The location, nature and height of buildings, structures, walls and fences on the site; and
 - b. The nature and extent of landscaping and screening on the site;
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance;
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards;
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 5-1500, 5-1600 and 6-1300 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect.
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed

vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield, and;
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.



New Education Building - All Saints Anglican Church

2741 E. Galloway Street

Springfield, Missouri

PRJ2013-01105

Columbarium Addition Portion of Project - ARC Review Comments PLN2013-00372

Conditional Use Permit Application Written Reponse "A":

The proposed conditional use (Columbarium) will comply with the applicable standards in Subsection 3-3310 of the Zoning Ordinance as follows:

1. To the best of our knowledge, the proposed conditional columbarium use will be consistent with the adopted policies in the Springfield Comprehensive Plan such as strengthening the system of Neighborhood Organizations and enhancing Neighborhood Services and Facilities. This proposed use will also be consistent with past Council Bill #99-272, Resolution # 8673 which allowed a columbarium to be constructed at King's Way Church.
2. With the proposed columbarium area on the north side of the newly-constructed Church building (away from Galloway Street), as well as columbarium visitors using the Church parking area already approved by the City, our opinion is that this proposed conditional use will have no adverse affect on the motoring public or pedestrians using the facility.
3. The proposed conditional columbarium use will be constructed with the same materials and have the same level of fire protection as the newly-constructed church, which will adequately provide for safety from fire hazards. Persons visiting this proposed columbarium will be outside in the open-air, which will further reduce fire hazards to patrons.
4. To the best of our knowledge, the proposed conditional columbarium use will not increase the hazard to adjacent property from flood or water damage.
5. The proposed columbarium use will have no noise-generating components. Patrons visiting the proposed columbarium are anticipated to do so in a quiet, reverent manner.
6. Four (4) new decorative gas lights are planned in the proposed columbarium level. The lumen rating for each fixture is extremely low and listed by the manufacturer as "not measurable making it suitable for areas that recognize "Dark Sky" ordinances". With a distance of 175 feet to the north property from these light fixtures, it is not anticipated that the glare from these fixtures will affect the established character of the neighborhood.

1736 EAST SUNSHINE, SUITE 311, SPRINGFIELD, MISSOURI 65804

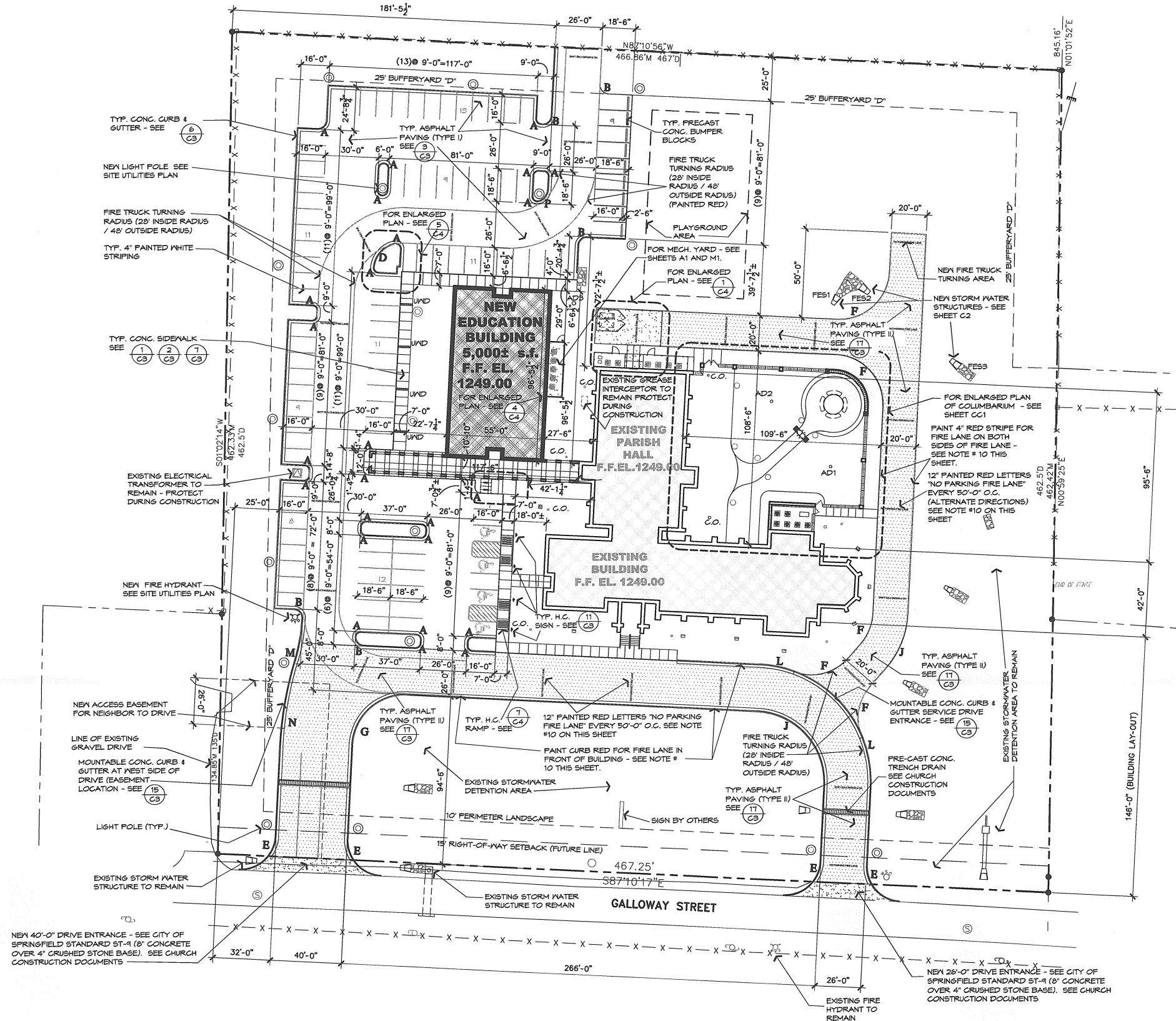
PHONE: 417-883-2720 FAX: 417-883-0161

www.mwwarch.com

7. No signs are planned for this proposed conditional columbarium use; therefore, the appropriateness of signs in relation to traffic control signs is not applicable.
8. Not applicable per item #7 above.
9. No additional vehicular traffic in excess of what is already planned for the new Church parking lot, which is currently permitted and under construction, will be generated by the proposed columbarium use.
10. To the best of our knowledge, this proposed conditional columbarium use will not have any substantial or adverse effect upon the use or enjoyment of adjacent surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare.
11. This proposed columbarium use area will be to the north (rear) of the new Church building currently being constructed. This columbarium will consist of low fences and walls (7 feet tall or less), gates and pavers. The construction of this proposed columbarium area is much lower than the new Church building and is constructed with materials to match the church building; therefore, this proposed use area will not dominate the immediate vicinity or interfere with the development and use of neighboring property.
12. To the best of our knowledge, this proposed conditional columbarium use will not destroy, damage or detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical feature of the site.
13. To the best of our knowledge, this proposed conditional columbarium use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.
14. The proposed conditional columbarium use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards.
15. It is our opinion that the proposed columbarium use will contribute to the welfare of the public in this neighborhood.
16. No additional off-street parking areas in excess of what is already planned for the new Church parking areas, which are currently permitted and under construction, are planned for the proposed columbarium use.
17. No additional access roads or entrance drives in excess of what is already planned for the new Church parking areas, which are currently permitted and under construction, are planned for the proposed columbarium use.

18. No additional vehicular circulation elements in excess of what is already planned for the new Church parking areas, which are currently permitted and under construction, are planned for the proposed columbarium use.
19. To the best of our knowledge, this proposed conditional columbarium use will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.
20. No existing structures are to be converted for this proposed conditional columbarium use; therefore, this standard is not applicable.
21. To the best of our knowledge, this proposed conditional columbarium use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water, sewers and schools.

ATTACHMENT 4
Sheet 1 of 3



SITE PLAN LEGEND:

- PROPERTY LINE OF TRACT SURVEYED
- FOUND IRON PIN (AS NOTED)
- SET 3/8" IRON PIN STAMPED "LSC 2009028050"
- MEASURED PLAT DEED RECORD
- LIGHT POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- UTILITY POLE OVERHEAD ELECTRIC UNDERGROUND ELECTRIC
- TELEPHONE/COMMUNICATION MANHOLE PHONE/COMMUNICATION LINE
- WATER VALVE WATER METER WATER LINE
- GAS VALVE GAS LINE
- CHAIN LINK FENCE
- CONC. CURB & GUTTER - SEE DETAIL (6) CS
- LIGHT POLE - SEE SITE UTILITIES PLAN ON SHT. SV1
- TYP. CLEAN-OUT - SEE (9) CS
- PRE-CAST CONCRETE FLARED END SECTION TO MATCH PIPE - SEE GRADING PLAN
- EXISTING ELECTRICAL TRANSFORMER - SEE SITE UTILITIES PLAN ON SHT. SV1
- UNDER WALK DRAIN - SEE (6) CS

SITE PLAN GENERAL NOTES:

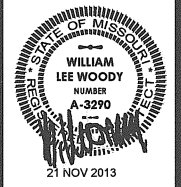
- SURVEYED TRACT AREA IS 4.955 ACRES.
- THE SURVEY WAS PREPARED BY LEE ENGINEERING OF SPRINGFIELD, MO. SEE SHEET SV1.
- FOR STORM WATER DETENTION PLAN SEE SHEET CS
- ALL DISTURBED GROUND DUE TO CONSTRUCTION SHALL BE FINE GRADED AND SODDED INCLUDING THE DETENTION AREA BY A QUALIFIED LANDSCAPER.
- ALL CONCRETE TO SLOPE AWAY FROM BUILDING AT MIN. 1/4" PER FOOT.
- THE NEW SCHOOL BUILDING AND NEW SITE IMPROVEMENTS ARE TO BE LAID OUT IN CONJUNCTION WITH THE EXISTING CHURCH AND PARISH HALL BUILDING.
- ALL PAVEMENT STRIPING TO BE 4" PAINTED WHITE. WHERE PARALLEL STRIPING OCCURS, IT SHALL BE 20' ON CENTER.
- BEARINGS ARE GRID NORTH BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE. GPS TIES TO STATION "GR-11" (STATION GR-11, N:483112.5114, E:1428591.6670, ELEV: 1322.64).
- EXISTING TOPSOIL TO BE STRIPPED AND STOCK PILED ON SITE FOR RE-USE. PROTECT FROM EROSION.
- FIRE APPARATUS ACCESS LANES SHALL BE MARKED WITH 4" RED STRIPING ON EITHER SIDE OF THE FIRE LANE ALONG THE ENTIRE LENGTH OF THE FIRE LANE. "NO PARKING FIRE LANE" SHALL BE STENCILED IN 12" TALL LETTERS EVERY 50'-0" IN THE CENTER OF THE FIRE LANE (PERPENDICULAR TO TRAFFIC FLOW AS SHOWN ON PLAN). IF A CURB IS PRESENT ALONG ONE SIDE OF THE FIRE LANE, THE CURB SHOULD BE PAINTED RED IN PLACE OF THE 4" STRIPE.

SITE DEMOLITION NOTES:

- ALL EXISTING BUILDINGS, UTILITIES, DRIVEWAYS AND LANDSCAPING TO BE REMOVED (INCLUDING BUILDINGS, PAVING, TREES AND CONCRETE) AS PART OF THE CONTRACT FOR CONSTRUCTION OF THIS BUILDING. SEE SITE SURVEY FOR LOCATION OF EXISTING IMPROVEMENTS.

CURVE DATA LEGEND:

A	3'-0" RADIUS (FACE OF CURB)
B	5'-0" RADIUS (FACE OF CURB)
C	OMITTED (NOT USED)
D	15'-0" RADIUS (FACE OF CURB)
E	20'-0" RADIUS (FACE OF CURB)
F	28'-0" RADIUS (FACE OF CURB)
G	30'-0" RADIUS (FACE OF CURB)
H	35'-0" RADIUS (FACE OF CURB)
J	48'-0" RADIUS (FACE OF CURB)
L	66'-0" RADIUS (FACE OF CURB)
M	100'-0" RADIUS (FACE OF CURB)
N	200'-0" RADIUS (FACE OF CURB)
P	8'-0" RADIUS (FACE OF CURB)



1736 E. Sunshine,
Suite 311
Springfield, Missouri 65804
Phone: (417) 883-2720
FAX: (417) 883-0161
MISSOURI STATE CERTIFICATE OF AUTHORIZATION NO. 0010728

MARSHALL WATERS WOODY
ARCHITECTURE • PLANNING

NEW EDUCATION BUILDING
ALL SAINTS ANGLICAN CHURCH
2741 E. GALLOWAY STREET
SPRINGFIELD, MISSOURI

date
21 NOV 2013
revised

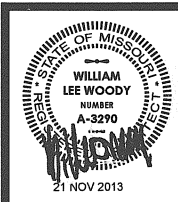
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AJP
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BLV
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no.
63.05

sheet
C1 of **5**

UTILITY NOTES:
UNDERGROUND UTILITIES HAVE BEEN LOCATED ONLY TO THE EXTENT THAT THERE IS VISIBLE SURFACE EVIDENCE OF LOCATION. UTILITIES SHOULD BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITIES.

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.





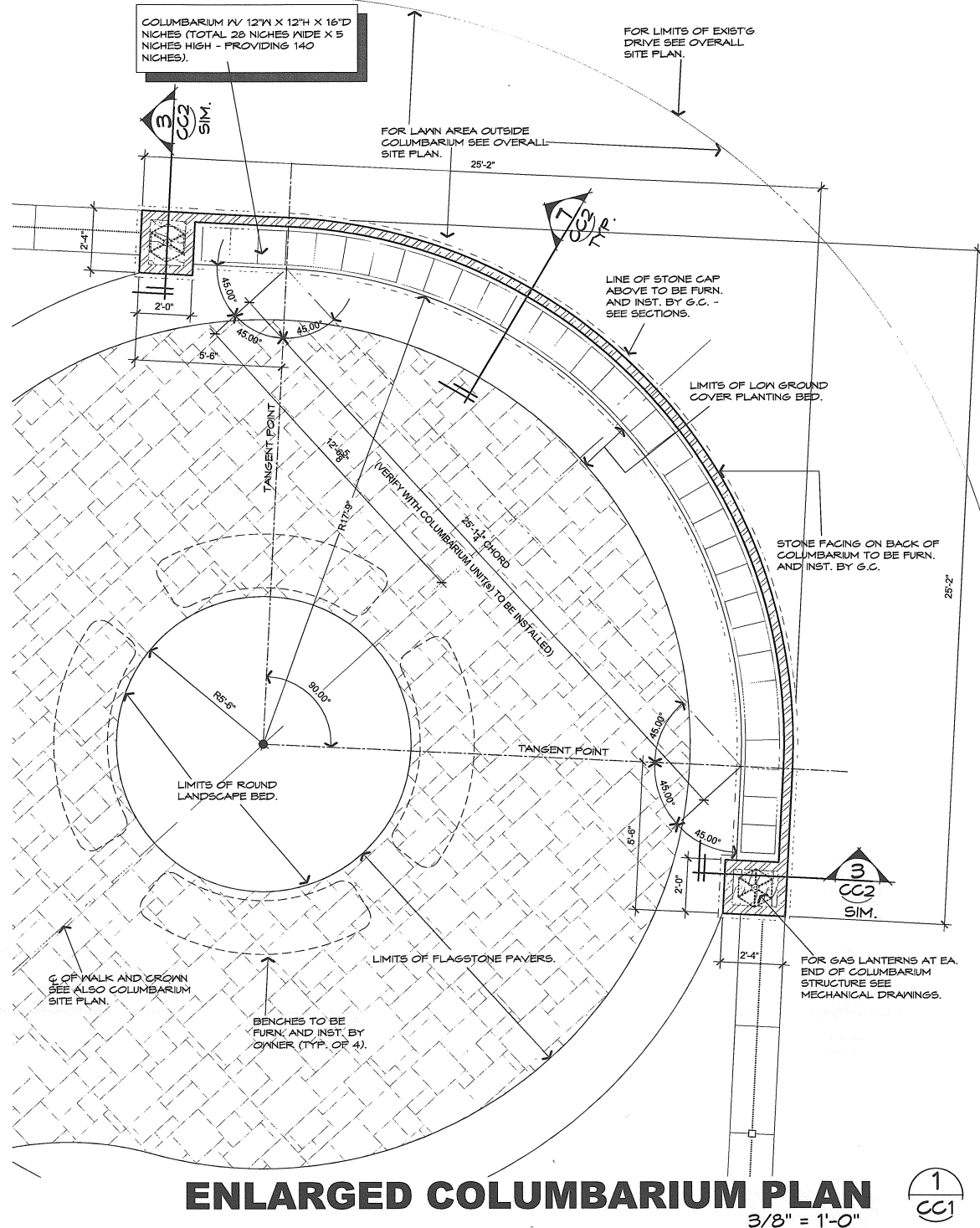
1736 E. Sunshine,
Suite 311
Springfield, Missouri
65804
Phone: (417) 883-2720
FAX: (417) 883-0161
MISSOURI STATE CERTIFICATE OF AUTHORIZATION NO. 00107128

NEW EDUCATION BUILDING
ALL SAINTS ANGLICAN CHURCH
2741 E. GALLOWAY STREET
SPRINGFIELD, MISSOURI

date
21 NOV 2013
revised

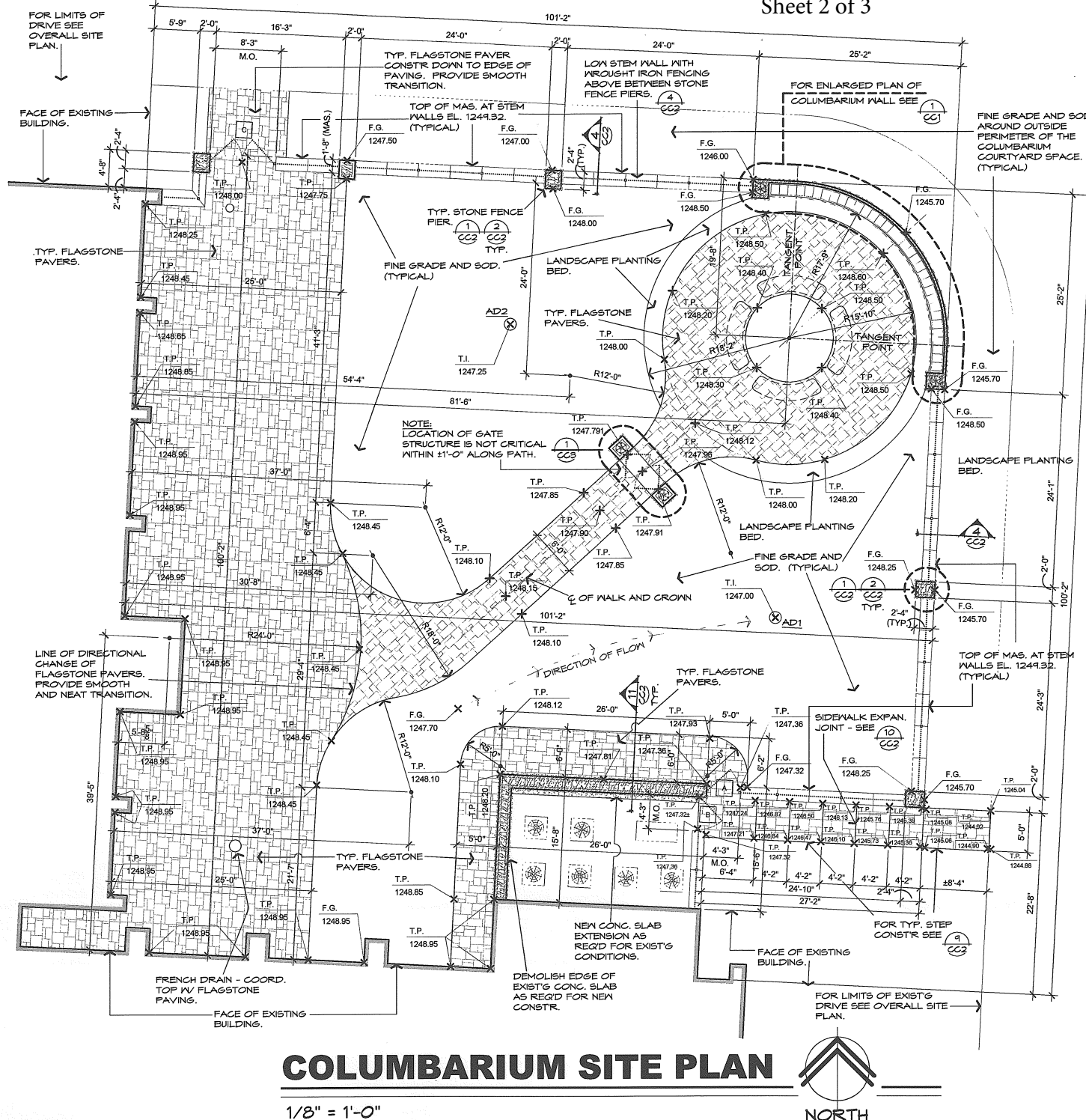
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sheet
CC1 of 3



ENLARGED COLUMBARIUM PLAN
3/8" = 1'-0"

1
CC1

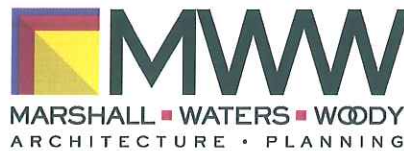


COLUMBARIUM SITE PLAN
1/8" = 1'-0"



GENERAL SHEET CC1 NOTES

- SURVEYED TRACT AREA IS 4.955 ACRES.
- THE ORIGINAL SURVEY WAS PREPARED BY LEE ENGINEERING OF SPRINGFIELD, MO. SEE SHEET SVI.
- FOR STORM WATER DETENTION PLAN SEE SHEET C5
- ALL DISTURBED GROUND DUE TO CONSTRUCTION SHALL BE FINE GRADED AND SODDED BY A QUALIFIED LANDSCAPER.
- ALL CONCRETE TO SLOPE AWAY FROM BUILDING AT MIN. 1/4" PER FOOT.
- NEW SITE IMPROVEMENTS ARE TO BE LAID OUT IN CONJUNCTION WITH THE EXISTING CHURCH AND PARISH HALL BUILDING.
- ALL DIMENSIONS ARE FROM NOMINAL FACE OF MASONRY (NOT GRANITE CAPS OR COPINGS).
- BEARINGS ARE GRID NORTH BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE. GPS TIES TO STATING "GR-II" (STATION GR-II, N: 483112.5114, E: 1428591.6670, ELEV: 1322.64).
- EXISTING TOPSOIL TO BE STRIPPED AND STOCK PILED ON SITE FOR RE-USE. PROTECT FROM EROSION.
- ALL WROUGHT IRON FENCING AND GATES ARE TO BE SELECTED BY THE OWNER FROM SAMPLES PROVIDED BY THE GC. THE GC IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL MATERIALS.
- WROUGHT IRON GATES [A], [B] AND [C] ARE TO BE FURNISHED WITH ALL HARDWARE REQ'D FOR NORMAL OPERATION INCLUDING PADLOCKS. PADLOCKS ARE TO BE KEYED TO THE ORIGINAL BUILDING MASTER KEY SYSTEM.
- GRADING INFORMATION FOR THE COLUMBARIUM AREA IS INDICATED BY SPOT ELEVATIONS (T.P. 1248.10). REFER ALSO TO THE OVERALL GRADING PLAN SHEET C2 FOR ADDITIONAL GRADING INFORMATION.
- ALL AREAS OF SITE INDICATED AS FLAGSTONE PAVERS ARE TO CONSIST OF SAND SET PAVERS ON 4" CONC. SLAB WITH 6" x 6" x 1/4" W.I.F. ON 6" COMPACTED AGGREGATE BASE ON COMPACTED SUBGRADE. PROVIDE EDGE RESTRAINT SYSTEM AT ALL EDGES NOT RESTRAINED BY SOLID CONSTRUCTION.
- THE 3" FACE OF THE GRANITE ACCENT STONES AND STEM WALL CAPS INDICATED AT EL. 1249.60 ARE INTENDED TO ALIGN ALL THE WAY AROUND THE PERIMETER OF THE COLUMBARIUM COURTYARD TO FORM A CONSTANT AND CONTINUAL VISUAL LINE.
- THE 3" FACE OF THE GRANITE FENCE PIER CAPS, COLUMBARIUM CAP AND COURTYARD GATE COLUMN CAPS INDICATED AT EL. 1254.63 ARE INTENDED TO ALIGN ALL THE WAY AROUND THE PERIMETER OF THE COLUMBARIUM COURTYARD TO FORM A SECONDARY CONSTANT VISUAL LINE.
- THE COLUMBARIUM ENCLOSURE IS BASED ON A SYSTEM AS MFR'D BY EICKHOF COLUMBARIA, INC., PH: 800-259-0487, WWW.EICKHOF-COLUMBARIA.COM. POC IS PAUL EICKHOF (paul@eickhofcolumbaria.com). ANY DEVIATION FROM THIS MFR. MUST BE REPORTED IN A TIMELY MANNER TO THE ARCHITECT FOR REVIEW AND POSSIBLE REVISIONS TO THE CONTRACT DOCUMENTS.



January 8, 2014

Mr. Daniel Neal, Senior Planner
City of Springfield
Department of Planning & Development
840 Boonville Avenue
Springfield, MO 65806

RE: Neighborhood meeting for Columbarium Conditional Use for the
All Saints Anglican Church, 2751 E. Galloway Street, Springfield, MO 65804

Dear Mr. Neal:

On January 7, 2014 at 6:00 pm, a neighborhood meeting was held at the All Saints Anglican Church facility at 2701 E. Galloway Street (North of the church project) to discuss the requested conditional use permit to allow a Columbarium on the All Saints Anglican Church property at 2751 E. Galloway. A copy of the attendance sheet is attached. There were a total of (29) letters mailed to neighbors from a list of addresses generated by the City of Springfield Planning and Zoning Department. There were four letters returned by the post office with two of those letters referencing property owned by the All Saints Anglican Church. There were a total of six (6) people in attendance at the meeting with only one (1) in attendance being a neighbor.

A preliminary drawing of the proposed Columbarium was displayed with a question and answer session.

1. Mr. Morgan Cameron (the only neighbor in attendance) was in attendance hoping to hear questions from other neighbors and draw more conclusions from their conversation.
2. There was discussion about the Columbarium and what impact it might have on the neighborhood.
3. There was also discussion about the future plans for the adjacent church property.
4. Several of the property neighbors have stopped by the construction site in the past two weeks to discuss our proposed conditional use with the general contractor.

We have received no objections to the proposed conditional use from the surrounding neighbors at this time. Refreshments were provided and the meeting was adjourned at 7:00 pm

Sincerely,

Marshall-Waters-Woody Associates, Inc.


Andrew J. Peters, Project Architect

MEETING SIGN-IN

EXPLANATION TO COUNCIL BILL NO: 2014-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To adopt an ordinance to approve a retail sales use at 852 South National Avenue within the Rountree Urban Conservation District No. 2, Area D (Planning and Zoning Commission and Staff recommends _____).

BACKGROUND INFORMATION:

CONDITIONAL USE PERMIT NO. 410

The applicant is requesting approval of a Conditional Use Permit to allow a retail sales use at 852 S. National Ave. within the Rountree Urban Conservation District No. 2, Area D. This will facilitate reuse of the existing structure for a wireless phone sales and repair business. This is a companion bill to zoning case Z-4-2014 which proposes the addition of the retail sales use to the conditional uses in the Rountree UCD, Area D.

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

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

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

FINDINGS FOR STAFF RECOMMENDATION:

1. This application meets the approval standards for a Conditional Use Permit and is in conformance with the Comprehensive Plan.
2. The proposed use will allow for the reuse of an existing non-residential structure.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on February 6, 2014, and recommended _____, by a vote of ___ to __, of the proposed conditional use permit on the tract of land described on the attached sheet and if approved, the requirements for conditional use permit "Attachment 2" shall govern and control the use and development of the land in Use Permit No. 410 in a manner consistent with "Attachment 4" (site plan).

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

Submitted by:

Approved by:

Bob Hosmer, AICP, Principal Planner

Greg Burris, City Manager

EXHIBITS:

Exhibit A, Record of Proceeding

Exhibit B, Legal Description

Exhibit C, Zoning and Subdivision Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Requirements for Conditional Use Permit

Attachment 3, Standards for Conditional Use Permit

Attachment 4, Site Plan

Attachment 5, Summary of Public Meeting and Sign-in Sheet

EXHIBIT A
RECORD OF PROCEEDING
CONDITIONAL USE PERMIT NO. 410

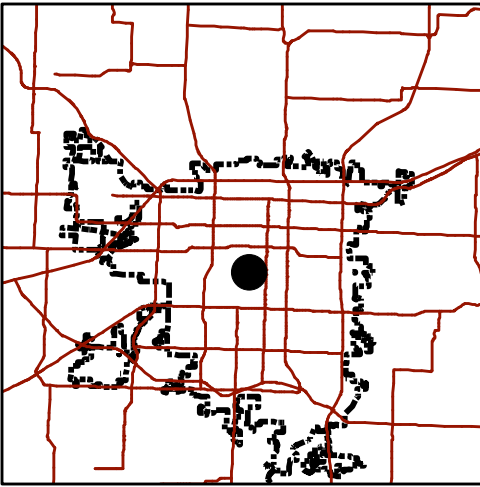
(The Record of Proceedings will be prepared for the City Council meeting)

EXHIBIT B
LEGAL DESCRIPTION
CONDITIONAL USE PERMIT NO. 410

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF LOT 8 OF GEORGE M. JONES FIRST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD GREENE COUNTY, MISSOURI.

THENCE SOUTH 89 DEGREES 12 MINUTES 52 SECONDS EAST, A DISTANCE OF 80.00 FEET TO THE EAST RIGHT OF WAY OF NATIONAL AVENUE FOR A POINT OF BEGINNING; THENCE NORTH 01 DEGREE 16 MINUTES 34 SECONDS EAST ALONG THE EAST RIGHT OF WAY OF SAID NATIONAL AVENUE, A DISTANCE OF 90.00 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 52 SECONDS EAST, A DISTANCE OF 119.0 FEET; THENCE SOUTH 01 DEGREE 16 MINUTES 34 SECONDS WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 52 SECONDS WEST, A DISTANCE OF 119.00 FEET TO THE POINT OF BEGINNING;

ALL BEING IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
CONTAINING 0.25 SQUARE FEET MORE OR LESS.



Zoning & Subdivision Report

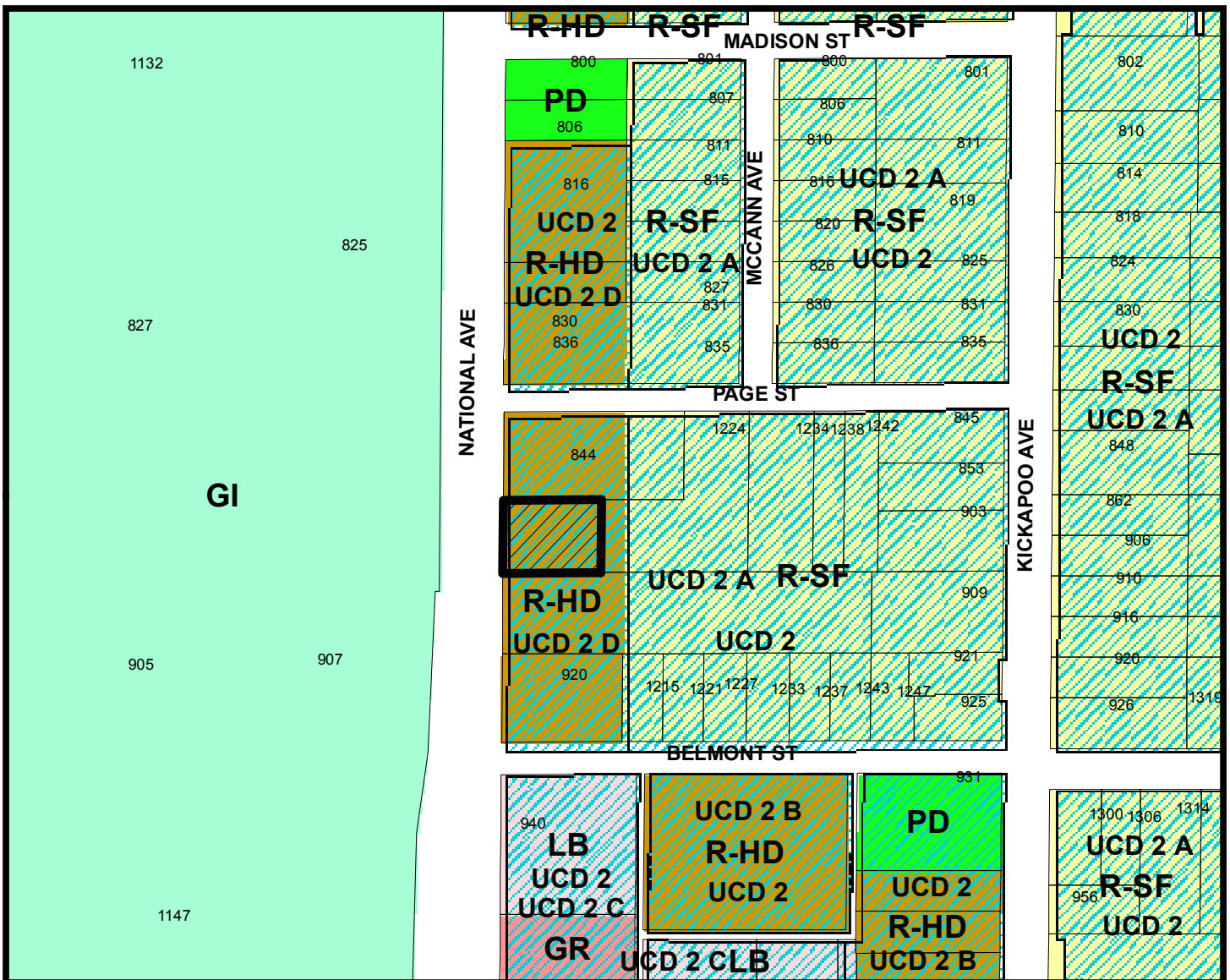
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Use Permit 410

Location: 852 S. National Ave.

Current Zoning: R-HD/UCD #2, Area D

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

ATTACHMENT 1
BACKGROUND REPORT
CONDITIONAL USE PERMIT NO. 410

DATE: January 27, 2014

LOCATION: 852 S. National Ave.

APPLICANT: Executive Board of Missouri Baptist Convention c/o Tim Leek

TRACT SIZE: Approximately 0.25 acre

EXISTING USE: Formerly a student textbook store

PROPOSED USE: Wireless phone sales and repair store

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-HD/UCD #2	Lutheran Student Center
East	R-SF/UCD #2	Off-Street parking lot
South	R-HD/UCD #2	Baptist Student Union
West	GI	Missouri State University Campus

ZONING ORDINANCE REQUIREMENTS:

1. The conditional use permit procedure is designed to provide the Planning and Zoning Commission and the City Council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety and welfare of the public. In granting a conditional use, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions, safeguards and restrictions upon the premises benefited by the conditional use as may be necessary to comply with the standards set out in the Zoning Ordinance to avoid, or minimize, or mitigate any potentially adverse or injurious effect of such conditional uses upon other property in the neighborhood. The general standards for conditional use permits are listed in Attachment 3.
2. No conditional use permit shall be valid for a period longer than eighteen months from the date City Council grants the conditional use permit, unless within this eighteen months:
 - a. A building permit is obtained and the erection or alteration of a structure is started; or

- b. An occupancy permit is obtained and the conditional use is begun.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No BDS issues if zoning amendment is approved.

FIRE DEPARTMENT COMMENTS:

No comments.

TRAFFIC COMMENTS:

All issues have been addressed.

STORMWATER COMMENTS:

No stormwater issues with Use Permit since there is no proposed increase in impervious area.

CLEAN WATER SERVICES COMMENTS:

No objections to the use permit. A public sewer easement will be filed across the parent tract to correct the existing unfilled sewer easement. A private lateral easement will be filed to provide access for the subject property to public sewer.

CITY UTILITIES COMMENTS:

No objection to the request.

NEIGHBORHOOD MEETING COMMENTS:

The applicant held a neighborhood meeting on December 30, 2013, at the Baptist Student Union (906 S. National) at 6 p.m. Two hundred ten (210) property owners, residents and neighborhood association members were notified. A summary of the meeting is included on Attachment 5.

ADJACENT PROPERTY OWNER COMMENTS:

Ten (10) property owners are located within one hundred eighty-five (185) feet of the subject property and were notified by mail of this request. No one has objected to this request to date.

STAFF COMMENTS:

1. The applicant is requesting approval of a Conditional Use Permit to allow a retail sales use at 852 South National Avenue within the Rountree Urban Conservation District No. 2, Area D. This will facilitate reuse of the existing structure for a wireless phone sales and repair business. This request is based on the approval

of Zoning Case Z-4-2014 which will amend UCD No. 2, Area D to allow retail sales uses in existing non-residential structures with a conditional use permit.

2. The site and building were previously used as a student textbook store and was considered a legal, non-conforming use in the R-HD, High Density Multi-Family Residential District. The use permit will allow for the reuse of an existing non-residential structure.
3. The applicant will be required to complete an administrative lot-line adjustment following the City's Subdivision Regulations and dedicate a private lateral easement across their adjacent property to provide public sewer access to the subject property. All other requirements of the R-HD and Rountree UCD No. 2 shall be met.
4. 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 if all conditions in Attachment 2 are followed.

FINDINGS FOR STAFF RECOMMENDATION:

1. This application meets the approval standards for a Conditional Use Permit and is in conformance with the Comprehensive Plan.
2. The proposed use will allow for the reuse of an existing non-residential structure.

CONDITIONS:

The Requirements for Conditional Use Permit No. 410 on Attachment 2 shall govern and control the use and development of the land in Use Permit No. 407 in a manner consistent with Attachment 4, except as modified by Attachment 2, and except any changes made by the Planning and Zoning Commission.

RECOMMENDATION:

Staff recommends **approval** of this request.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 2
REQUIREMENTS FOR CONDITIONAL USE PERMIT NO. 410

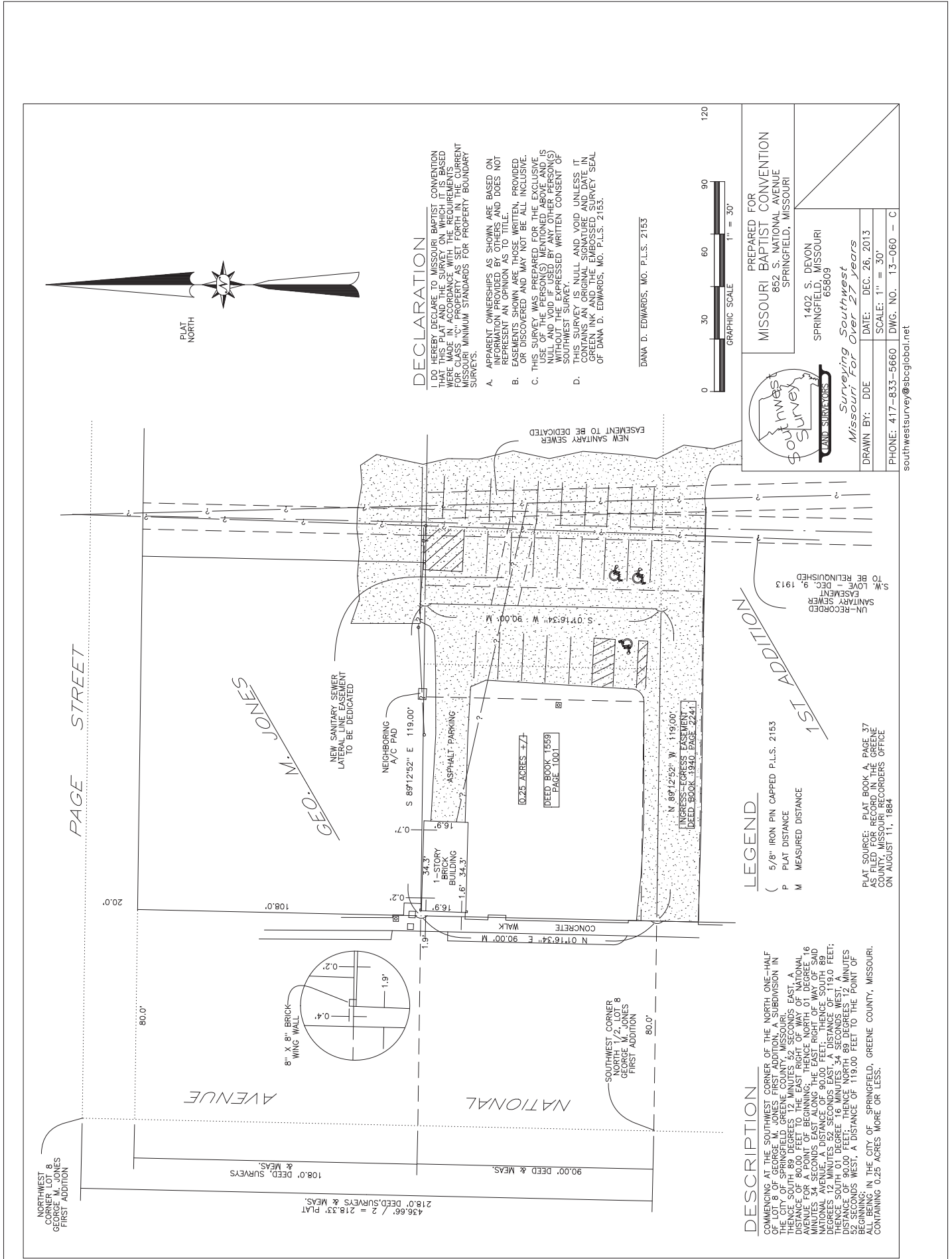
1. A retail sales use is permitted on the subject property as shown on Attachment 4 (site plan).
2. All requirements of the Rountree Urban Conservation District No. 2, Area D, shall be met.
3. A private lateral easement shall be dedicated to provide access for the subject property to public sewer as approved by Clean Water Services.
4. An administrative lot line adjustment following the Subdivision Regulations shall be submitted for review and approval to incorporate required off-street parking as shown on Attachment 4 (site plan).

ATTACHMENT 3
STANDARDS FOR CONDITIONAL USE PERMITS & RESPONSES
CONDITIONAL USE PERMIT NO. 410

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

1. The proposed conditional use will be consistent with the adopted policies in the *Springfield Comprehensive Plan*; **yes, it will.**
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site; **it will not.**
3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control; **we will comply.**
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage; **no change to site, will have no effect.**
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district; **we will not.**
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare are proposed; **we will have no effect.**
7. The location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site; **yes.**
8. Such signs will not have an adverse effect on any adjacent properties; **true.**
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use; **yes.**
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare; **it will not.**
11. The proposed conditional use will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to: **no structural changes to be made.**
 - a. The location, nature and height of buildings, structures, walls and fences on the site; and
 - b. The nature and extent of landscaping and screening on the site.
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site; **it will not.**
13. The proposed conditional use will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance; **it will not.**

14. The proposed conditional use otherwise complies with all applicable regulations of this Article, including lot size requirements, bulk regulations, use limitations and performance standards; **it does.**
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public; **yes it will.**
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 5-1500, 5-1600, and 6-1300 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect; **yes it will.**
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys; **yes.**
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel; **it will not.**
19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights- of-way; **it will not.**
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield; **yes.**
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services. **yes.**



Summary of the Meeting for: The Rountree Neighborhood Association

PLN: 2013-00371

Date of letter Mailing : 12 / 19 / 2013

Letters Mailed : 220

Attendees : 9

Meeting Date : 12 / 30 / 2013

Meeting Time: 6:00 PM

Meeting Location : Baptist Student Union 906 S. National Ave. Springfield, Mo. 65804

Host : Baptist Student Union / Bill Grady and Wireless Trendz / Tim Leek

Summary : The meeting was started at 6:15 PM to allow time for anyone who might be running late. All attendees were introduced. A presentation was given by Tim Leek. First introducing to the group to Bill Grady with B.S.U. and that they were in fact the property owners. I also introduced Wireless Trendz, explaining to the attendees who we are and what is that we do, and informing them that we were the lessees.

Presented was the history of the property at 852 S. National Ave. and the past and present zoning. Explaining to them that a Conditional Use Permit had to be applied for. In addition the Use Permit will require a rezoning of Sub Area D of the Rountree UCD, to permit retail uses in existing non-residential structures, with a Use Permit.

We then accepted any questions, concerns or comments. They all commented that they saw no problem with this. The only request was that B.S.U and or Wireless Trenze give them advanced notice of intent if the status of this lease might change. We both agreed. They also invited us to join them and get involved with the Association. They as a group were very cordial and welcoming to us. They also stated they appreciated us for keeping them informed, and looked forward to us being part of their neighborhood.

The Meeting ended at approximately 7:15 PM

Prepared by : Tim Leek WIRELESS TRENDZ

01/02/2014

Neighborhood Meeting Summary

Baptist Student Union Neighborhood Meeting
12/30/2013 PLN: 2013-00371

Guest Name	Address	Phone
John Melton ✓	707 S. Weller	831-0233
Larry Stetsby	1222 E. Cherry	864-7263
Matt Stevens ✓	RNA Chair 901 S Pickwick	417-862-4725
Nancy Evans ✓	1307 E. Dornier	849-0670
STEVE WILSON	1221 E GRAND	831-0534
Billy Grady	906 S National Ave	860-7795
Tim Lee ✓	852 S. National Ave	883-7323
Cindy Lee	852 S National Ave	827-0471
Mrs Matt Stevens	901 S. Pickwick	862-4725

Neighborhood Meeting Attendees

Comments!

Baptist Student Union Neighborhood Meeting
12/30/2013 PLN: 2013-00371

Guest Name

Address

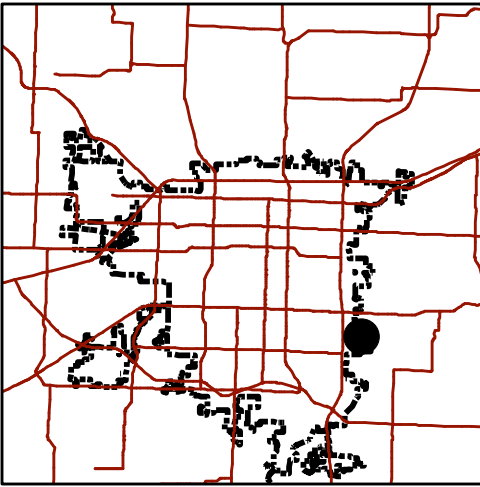
Phone

Matt Stevens - Let Rountree know if we are intending to leave.

Matt Stevens - Get involved - Association, etc
Go to meetings

Steve
Credit Union - Put ⁱⁿ cards in Credit Union
- Put a ^{new} Newsletter - give discounts to members

Neighborhood Meeting Comments



Zoning & Subdivision Report

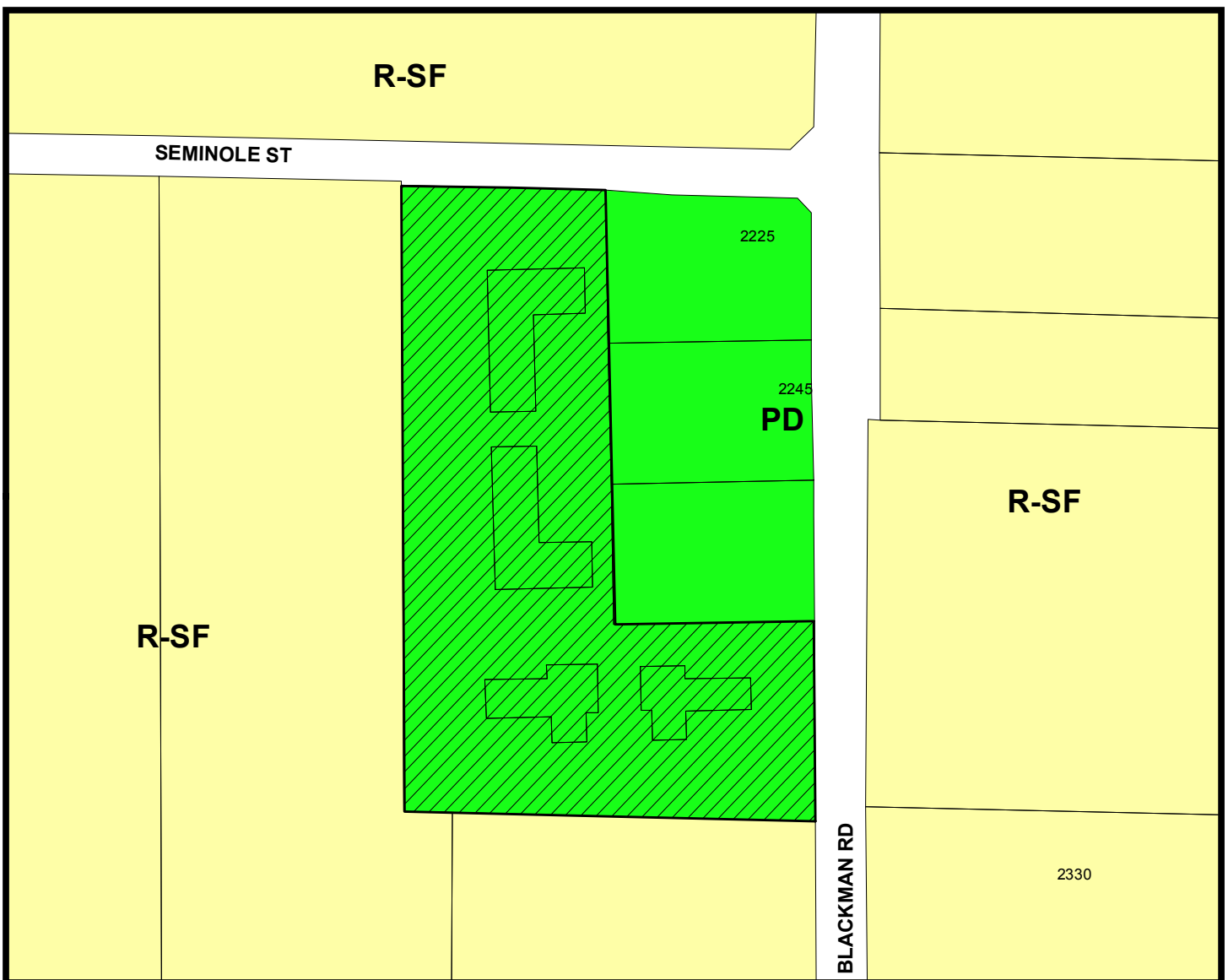
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Preliminary Plat - TerraGreen Condominium Phase II

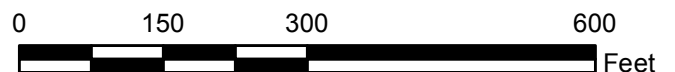
Location: 2305 S. Blackman Rd.

Current Zoning: Planned Development 313

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

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 **TERRAGREEN CONDOMINIUMS PHASE II** generally located at 4109 South National Avenue. (Planning and Zoning Commission and 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 **TERRAGREEN CONDOMINIUMS PHASE II** dated January 24, 2014, 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 February 6, 2014 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 and service laterals are available; however, since the laterals will cross common areas, an access and maintenance agreement for the sanitary sewer laterals must be in place prior to creating the subdivision. Condominium covenants need to be submitted for review and approval.
 - 2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - 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 Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65802*

PRELIMINARY PLAT– TERRAGREEN CONDOMINIUMS PHASE II

DATE: January 27, 2014

PURPOSE: To approve a preliminary plat to subdivide approximately 5.9 acres into four (4) condominium units and common area

BACKGROUND:

LOCATION: 2305 S. Blackman Rd.

APPLICANT: Blackman Road Properties, LLC and Blackman Road Building A, LLC

TRACT SIZE: Approximately 5.9 acres

EXISTING USE: Vacant

PROPOSED USE: Office condominiums

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 and service laterals are available; however, since the laterals will cross common areas, an access and maintenance agreement for the sanitary sewer laterals must be in place prior to creating the subdivision. Condominium

covenants need to be submitted for review and approval.

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

APPLICANT’S PROPOSAL:

The applicant proposes to subdivide approximately 5.9 acres into four (4) condominium units and common area.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

No objection to approval of preliminary plat. All utilities are in place to serve the units.

FIRE DEPARTMENT COMMENTS:

No comments.

TRAFFIC DIVISION COMMENTS:

No comments. All preliminary plat requirements have been met.

STORMWATER COMMENTS:

All stormwater comments have been addressed on the preliminary plat.

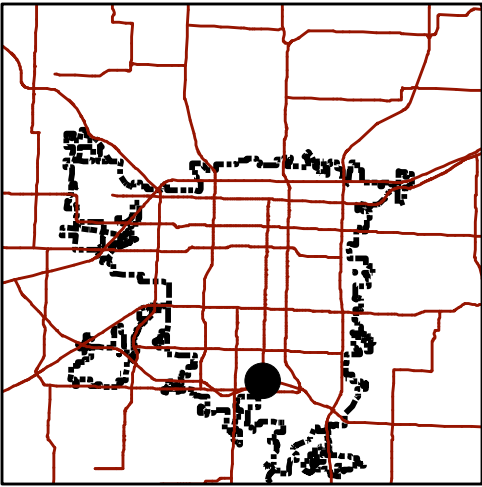
CLEAN WATER SERVICES COMMENTS:

Public sewer and service laterals are available however since the laterals will cross common areas, an access and maintenance agreement for the sanitary sewer laterals must be in place prior to creating the subdivision. Submit agreement or covenants for review and approval.

STAFF COMMENTS:

1. The applicant is proposing to modify the previously approved TerraGreen Condominiums that was final platted in 2009. The new preliminary plat has the same number of condominium pad sites/units, but increases the unit areas and reduces the amount of common area. The subject property is currently vacant, but one of the units has been purchased and another has shown interest. The new preliminary plat indicates the general location of the condominium units and common area. The proposed condominium pad sites will be decided at the final plat stage and must be in substantial conformance to the preliminary plat. The property is currently zoned Planned Development 313 which permits office uses among others.

2. If Planning and Zoning Commission approves the preliminary, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.



Zoning & Subdivision Report

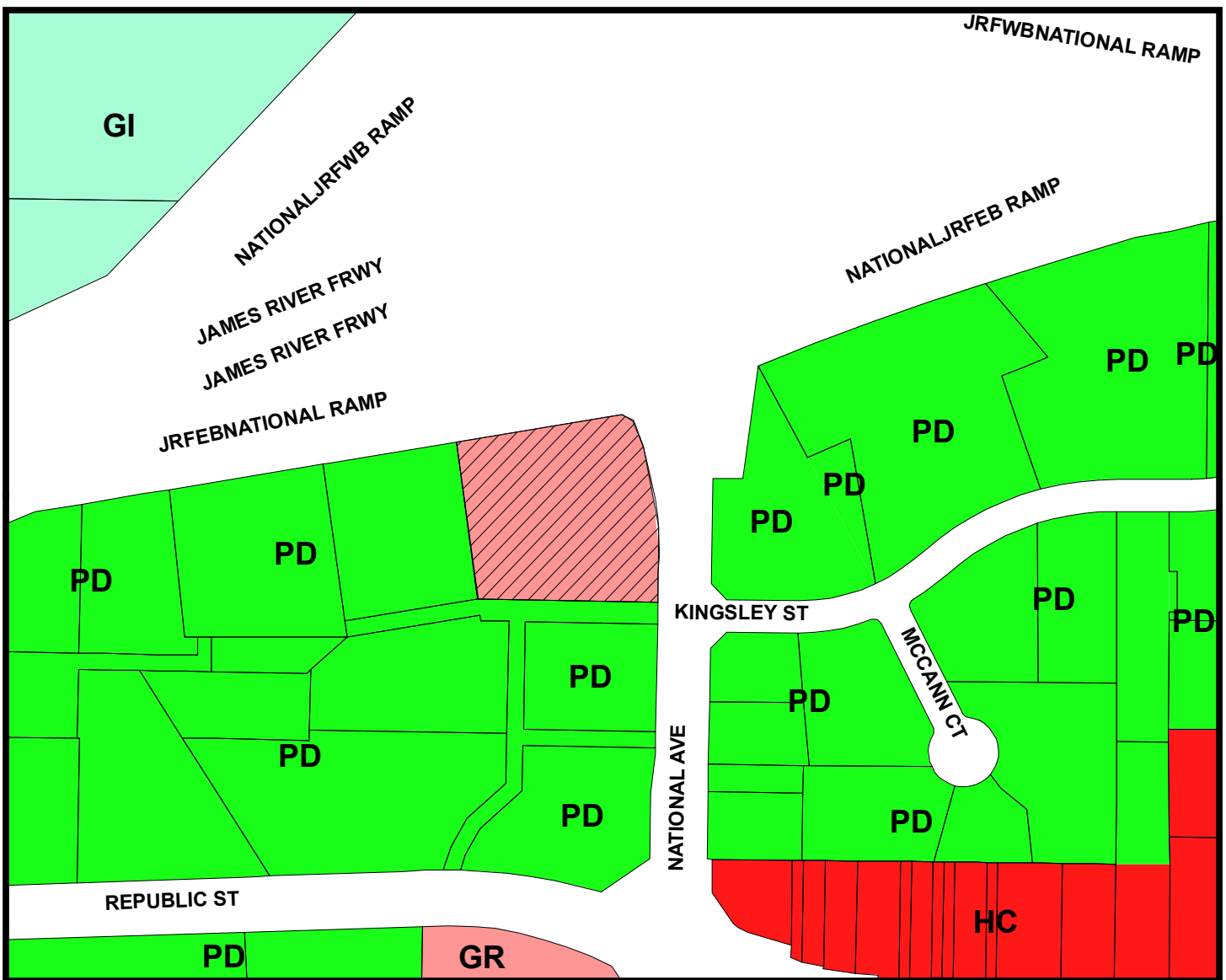
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Preliminary Plat - National Commons Condo

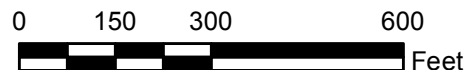
Location: 4109 S. National Avenue

Current Zoning: GR, General Retail District

LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

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 **NATIONAL COMMONS CONDOMINIUM** generally located at 4109 South National Avenue. (Planning and Zoning Commission and 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 **NATIONAL COMMONS CONDOMINIUM** dated January 22, 2014, 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 February 6, 2014 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 the lot; however, maintenance and access rights for private sewer to each unit need to be established in the condominium covenants. Condominium covenants need to be submitted for review and approval.
 - 2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. Utilities will have to be extended across the common area to provide service to the northern unit. Assure that there is appropriate language in the covenants to allow utility installation in the common area.
 - 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 Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65802*

PRELIMINARY PLAT– NATIONAL COMMONS CONDOMINIUM

DATE: January 27, 2014

PURPOSE: To approve a preliminary plat to subdivide 2.54 acres into a two (2) unit condominium and common area

BACKGROUND:

LOCATION: 4109 S. National Ave.

APPLICANT: Pasta Holding, LLC

TRACT SIZE: Approximately 2.54 acres

EXISTING USE: Restaurant

PROPOSED USE: General Retail 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 the lot; however, maintenance and access rights for private sewer to each unit need to be established in the condominium covenants. Condominium covenants need to be submitted for review and approval.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. Utilities will have to be extended across the common area to provide service to the northern unit. Assure that there is appropriate language in the covenants to allow utility installation in the common area.
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 – NATIONAL COMMONS CONDOMINIUM

APPLICANT’S PROPOSAL:

The applicant proposes to subdivide approximately 2.54 acres into a two (2) unit condominium and common area.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No additional comments.

CITY UTILITIES COMMENTS:

Utilities will have to be extended across the common area to provide service to the northern unit. Assure that there is appropriate wording to allow utility installation in the common area.

FIRE DEPARTMENT COMMENTS:

No comments.

TRAFFIC DIVISION COMMENTS:

No comments. Shared access to driveways addressed in the covenants.

STORMWATER COMMENTS:

All stormwater comments have been addressed on 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 and service lateral are available for the parent tract. Sewer and easements are shown on the plat.

2. Need to establish maintenance and access rights for private sewer in the condominium covenants. Submit covenants for review and approval.
3. It should be noted that the sewer lateral for Cantina Laredo crosses the proposed reserved tract and that it needs to be protected and maintained. Covenants need to be reviewed by Law.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 2.54 acres into a two (2) unit condominium plat named "National Commons Condominium". The first unit will consist of the Cantina Laredo restaurant while the second unit is a reservation for future development which needs not be built. The property is currently zoned GR, General Retail.
2. Planning and Zoning Commission is also considering Relinquishment Easement 802 at this meeting to relinquish an unnecessary stormwater/drainage 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.

PRELIMINARY PLAT of NATIONAL COMMONS CONDOMINIUM

A CONDOMINIUM PLAT OF LOT 1, NATIONAL COMMONS, A
SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MISSOURI



LEGEND

- 5/8" IRON PIN SET
- EXCEPT AS NOTED
- PERMANENT MONUMENT
- POWER POLE
- CONCRETE
- GAS VALVE
- WATER METER
- WATER VALVE
- SEWER MANHOLE
- SEWER LINE
- GAS LINE
- WATER LINE
- TELEPHONE LINE
- ASPHALT
- CONCRETE
- LIMITED COMMON AREA



OWNER/DEVELOPER
2002 S. STEWART AVENUE
SPRINGFIELD, MO 65804
PHONE: (417) 944-7421

LOCATION MAP
SECTION 12
TOWNSHIP 29 RANGE 22
APPROX. SCALE: 1"=2000'

BENCHMARKS
CITY OF SPRINGFIELD STANDARD MONUMENT
REPUBLIC AVENUE AND
TEMPORARY BENCHMARK NO. 1
ELEV. 1262.60
ELEV. 1262.07

COMMON AREA NOTE
ALL AREAS NOT SHOWN AS A UNIT OR LIMITED
COMMON AREA WILL BE KNOWN AS COMMON
AREA.

PARKING SCHEDULE

TOTAL PARKING REQUIRED RESTAURANT A-2 USE
OUTSIDE DINING = 70 OCC. / 2.5 = 28 SPACES REQUIRED
TOTAL PARKING STALLS REQUIRED = 110
TOTAL BICYCLE PARKING REQUIRED AND PROVIDED = 10
JANUARY 15, 2013.

SOURCE OF DESCRIPTION

BOOK AAA PAGE 251
RESOURCE MATERIALS USED
FOR BOUNDARY DETERMINATION
FINAL PLAT NATIONAL COMMONS
FINAL PLAT NATIONAL PLAZA PHASE I BOOK PG 37
FINAL PLAT NATIONAL PLAZA PHASE II
DEEDS AS SHOWN

ZONING
OR (GENERAL RETAIL)

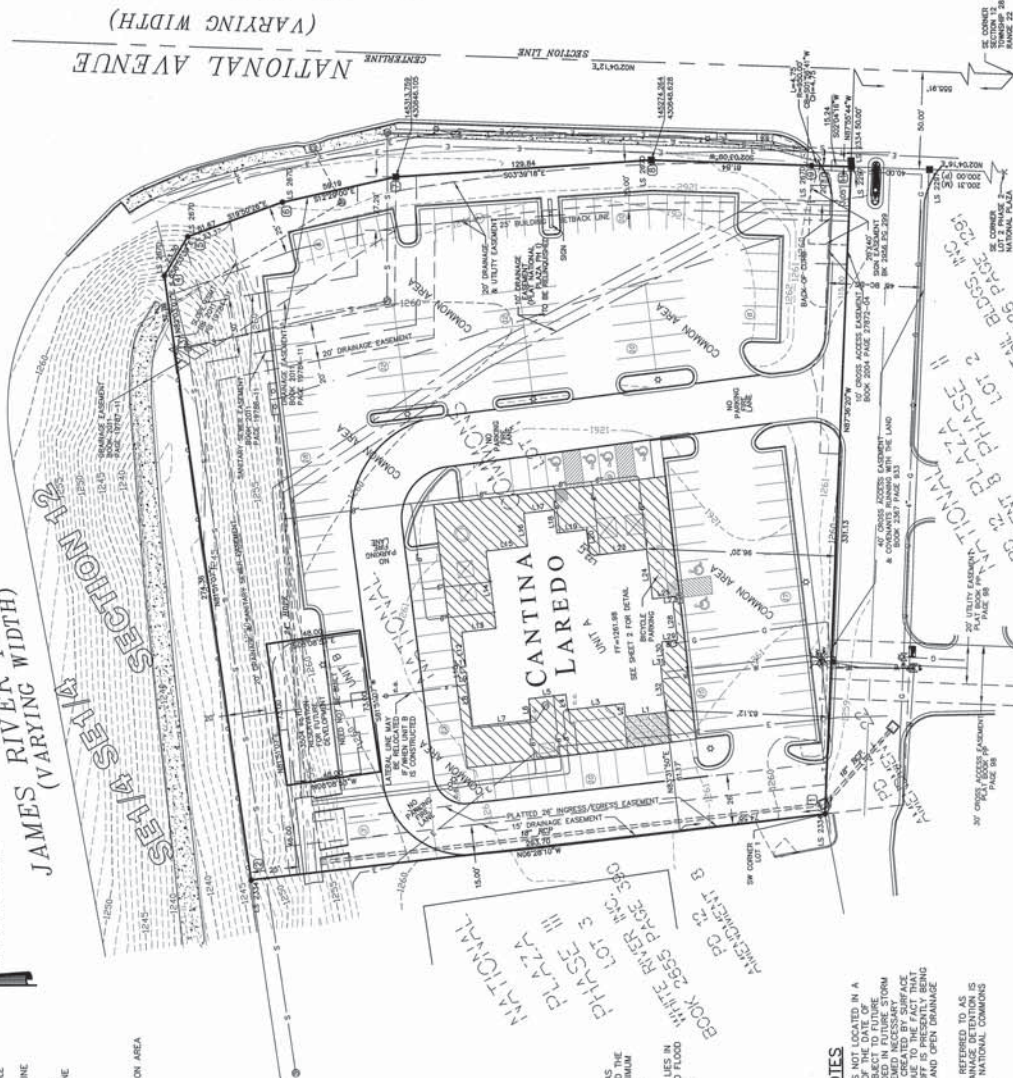
PROPERTY DESCRIPTION

ALL OF LOT 1, NATIONAL COMMONS, A SUBDIVISION IN THE CITY OF SPRINGFIELD,
GREENE COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS
THAT I, THE UNDERSIGNED, A LICENSED SURVEYOR IN THE STATE OF MISSOURI, HAVE
SUPERVISED AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, IN ACCORDANCE WITH
THE REQUIREMENTS OF THE MISSOURI SURVEYING ACT, AND HAVE CAUSED TO BE
PREPARED THIS PLAT, WHICH TRULY AND CORRECTLY REPRESENTS THE RESULTS OF
SAID SURVEY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF
OFFICE, AT SPRINGFIELD, MISSOURI, THIS 6TH DAY OF JANUARY, 2014.

SIGNATURE
DATE PREPARED: JANUARY 6, 2014
REVISED: JANUARY 22, 2014



STORMWATER NOTES

- (1) THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE STANDARDS FOR URBAN CLASS PROPERTY.
- (2) THE PROPERTY SHOWN HEREON LIES IN THE CITY OF SPRINGFIELD, MISSOURI, AND IS SUBJECT TO FLOOD INSURANCE MAP 2007703044E, EFFECTIVE DECEMBER 17, 2010.
- (3) MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE NATIONAL COMMONS CONDOMINIUM ASSOCIATION.

CAUTION:

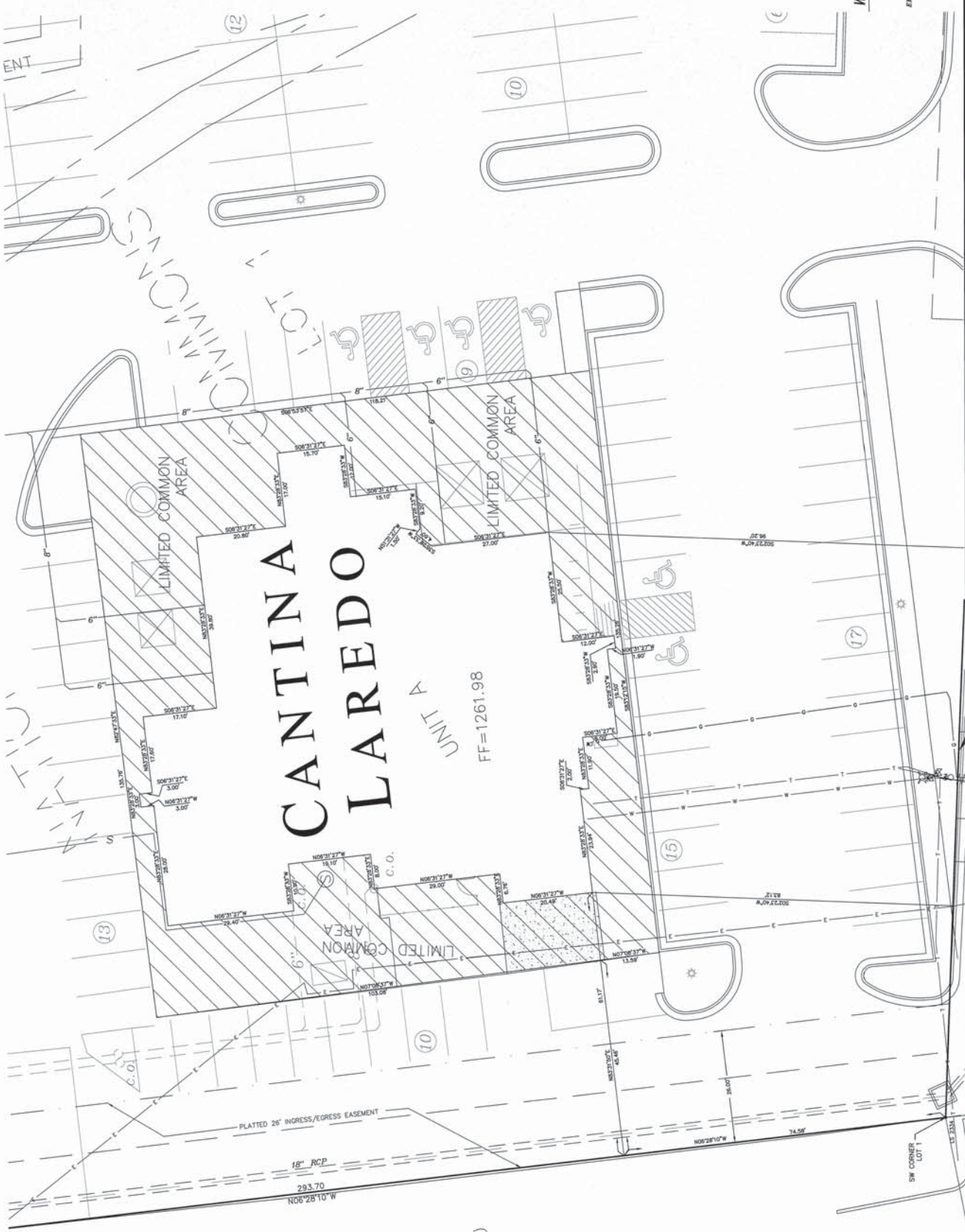
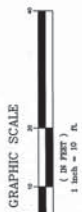
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE OWNER'S RESPONSIBILITY IS TO DETERMINE THE TYPE AND LOCATION OF UTILITIES AS THEY MAY BE NECESSARY TO AVOID DAMAGE THEREOF.





PREPARED BY
WILSON SURVEYING CO., INC.
SURVEYING / ENGINEERING / LAND PLANNING
15301 WILSON ROAD, SUITE 100
SPRINGFIELD, MISSOURI 65804
PHONE: (417) 522-7979
FAX: (417) 522-7978
EMAIL: info@wilsonsurveying.com
DRAWING NO.: WD-104-440
JOB NO.: 13201
DATE: DECEMBER 12, 2013
SHEET 2 OF 2

GRID NORTH AS DETERMINED BY
NAD 83 STATE PLANE COORDINATE
SYSTEM AND MISSOURI
STATE DEPARTMENT OF
TRANSPORTATION
BASED ON 1977 ADJUSTED
COORDINATES OF 09-06, 09-15 AND
09-20



1 **EXPLANATION TO COUNCIL BILL NO: 2014-_____**
2

3 FILED: _____
4

5 ORIGINATING DEPARTMENT: Planning and Development
6

7 PURPOSE: To adopt the *Official Zoning Map* of the City of Springfield, Missouri
8 (Planning and Zoning Commission and Staff recommend_____).
9

10 BACKGROUND INFORMATION:
11

12 CITY OF SPRINGFIELD OFFICIAL ZONING MAP
13

14 City Council passed ordinance 6069 on, August 12, 2013, to modified Section 1-1600
15 Official Zoning Map and Rules for Interpretation of the Zoning Ordinance. This
16 amendment provided for an official adoption process for the zoning map. It also
17 formalized the staff's use of our digital GIS, Geographic Information System, mapping
18 database as a resource for staff to provide zoning information to the general public.
19

20 The new process states that the *Official Zoning Map* shall be adopted or readopted in its
21 entirety by City Council annually following an advertised public hearing . Prior to its
22 adoption by Council, Planning and Zoning Commission shall review said Map after
23 conducting a public hearing in accordance with *Section 3-2004* of this Article. Notice of
24 such hearing shall be given in accordance with *Section 3-3802(B)*. Amendments to the
25 district boundaries occurring between the annual adoptions of the *Official Zoning Map*
26 shall be maintained in the office of the City Clerk. The district boundaries in the
27 ordinances amending the *Official Zoning Map* shall control over what appears on the
28 map.
29

30 It shall be the duty of the Secretary of the Planning and Zoning Commission to facilitate
31 the updating of the map.
32

33 RECOMMENDATIONS:
34

35 The Planning and Zoning Commission held a public hearing on February 6, 2014, and
36 recommended _____, by a vote of __ to __, to adopt the *Official Zoning Map* of the
37 City of Springfield, Missouri described in Exhibit A.
38

39 The Planning and Development Staff recommends **approval** of the Official Zoning Map.
40

41 Submitted by:
42
43
44

45 _____
46 Bob Hosmer, AICP
Principal Planner

Greg Burris, City Manager

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

DATE: January 21, 2014

TO: Planning and Zoning Commission

FROM: Bob Hosmer, AICP Principal Planner

SUBJECT: Official Zoning Map

On, August 12, 2013, City Council passed ordinance 6069 to modified Section 1-1600 Official Zoning Map and Rules for Interpretation of the Zoning Ordinance. This amendment provided for an official adoption process for the City's Zoning Map. It also formalized the staff's use of our digital GIS, Geographic Information System, mapping database as an official resource for staff to provide zoning information to the general public.

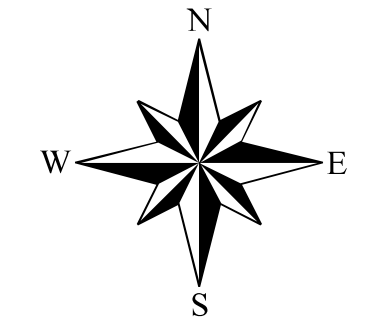
The new process will require that the *Official Zoning Map* be adopted or readopted in its entirety by City Council annually following an advertised public hearing . Prior to its adoption by City Council, the Planning and Zoning Commission shall review said Map after conducting a public hearing in accordance with *Section 3-2004*. The notice of such hearing shall be given in accordance with *Section 3-3802(B) which only requires a public notice in the newspaper*. Ordinance amendments to the district boundaries occurring between the annual adoptions of the *Official Zoning Map* shall be maintained in the office of the City Clerk. The changes to the ordinance also defined that the district boundaries in the ordinances that amend the *Official Zoning Map* shall control over what appears on the map.

It is the duty of the Secretary of the Planning and Zoning Commission (Planning and Development Department Director) to facilitate the updating of the map.

Official Zoning Map of the City of Springfield

Current as of 12-31-2013

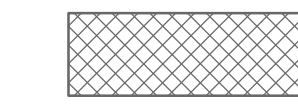
2,000 0 2,000 4,000 6,000 8,000 Feet



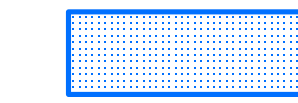
Overlay Districts

- AO-1
- AO-2
- AO-3
- L
- UC
- UN

Conditional Overlay Districts



Live/Work Overlay Districts



Zoning Districts

- R-SF
- R-TH
- R-LD
- R-MD
- R-HD
- R-MHC
- O-1
- O-2
- GI
- PD
- LB
- GR
- HC
- CS
- CC
- COM-1
- COM-2
- RI
- LI
- GM
- HM
- IC
- WC-1
- WC-2
- WC-3
- County District
- City Limits

This is to certify that this is the Official Zoning Map referred to in Section 1-1600, Article I, Chapter 36, Springfield City Code of the City of Springfield, Missouri

THE CITY OF SPRINGFIELD:

By: Mayor _____ Date _____

ATTEST: _____

By: City Clerk _____ Date _____

ATTEST: _____

By: Secretary of the Planning and Zoning Commission _____ Date _____

Map updated to December 31, 2013