

## **MINUTES OF THE PLANNING AND ZONING COMMISSION Springfield, Missouri**

The Planning and Zoning Commission met in regular session October 16, 2014 in City Council Chambers at Historic City Hall. The meeting was called to order by Chairman Matt Edwards.

**Roll Call:** Present: Matt Edwards (Chairman), Tom Baird, (Vice-chair), Jim Hansen, Shelby Lawhon, Phil Young, Gabrielle White, and David Shuler.

Absent: Jason Ray, and Melissa Cox.

**Staff in attendance:** Ralph Rognstad, Director of Planning, Matt Schaefer, Planner, Sarah Kerner, Assistant City Attorney, and Sandy Goddard, Administrative Assistant.

**Minutes:** The minutes of October 2, 2014 were approved as presented.

**Communications :** None.

### **PUBLIC HEARINGS:**

College Street WC-1 District Amendments

City of Springfield

Mr. Rognstad said this is to amend Subsection 4-2902, WC-1, Mixed-Use Sub-area of the West College Street District in the Springfield Zoning Ordinance to allow off-street parking of commercial vehicles. Currently, the Live/Work Sub-Area of the West College Street District allows off-street parking of commercial vehicles. The Mixed-Use Sub-area prohibits off-street parking of commercial vehicles for some commercial uses. There have been some issues with property owners who want to park their commercial vehicle on the site. This is an inconsistency that needs to be corrected to allow all uses to have off-street parking of commercial vehicles. These are the vehicles that businesses use in their daily operations.

By deleting the prohibition of outdoor storage of equipment, materials and commercial vehicles under permitted use No. 20 in the WC-1, Mixed-Use Sub-Area (Exhibit A), all permitted uses in the WC-1 will be allowed have off-street parking for commercial vehicles. This is consistent with the WC-2, Live/Work Sub-area of the West College Street District which allows commercial vehicles accessory to the business activity to be kept on site.

Mr. Edwards opened the public hearing. As there were no speakers to the issue, the public hearing was closed.

Mr. Lawhon motioned to **approve** College Street WC-1 District Amendments. Mr. Young **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Baird, Hansen, Young, Lawhon, White, and Shuler. Nays: None. Abstain: None. Absent: Ray and Cox.

Mr. Matt Schaefer stated 311 S. Hampton, LLC has filed an application requesting approval of a redevelopment plan pursuant to Sections 99.300-99.715, RSMo, the Land Clearance for Redevelopment Authority Law, for a redevelopment project generally located along the west side of South Hampton Avenue between East McDaniel Street and East Walnut Street. The proposed Redevelopment Plan is one component of the applicant's request to obtain partial real property tax abatement pursuant to the Land Clearance for Redevelopment Law. Chapter 99 tax abatement is an economic development incentive used to encourage redevelopment within blighted areas through partial real property tax abatement. Real Property tax abatement is based on 100% of the assessed value of qualified new construction or rehabilitation for 10 years. The Planning and Zoning Commission's responsibility is to review the redevelopment plan for conformance with the City's Comprehensive Plan.

The Redevelopment Area and surrounding properties are currently zoned R-HD, High-Density Multi-Family Residential District. The proposed redevelopment is permitted under the existing zoning.

The purpose of the Redevelopment Plan for the Hampton Townhouses Redevelopment Area is to remove blight and redevelop the area into a townhouse style multi-family residential development. The Area consists of three parcels that comprise approximately 0.58 acres. One of the parcels located at 325 South Hampton Avenue is vacant, while the two other parcels at 311 and 319 South Hampton are occupied by single-family residential structures that were built in 1903 and 1923, respectively. These structures have since fallen into disrepair and have become contributing sources of blight in the Area. The Redevelopment Plan proposes to demolish the structures and construct a new townhouse style multi-family residential development that will consist of nine units located among three structures. Most of the units will have two bedrooms and include an attached garage. However, in order to afford flexibility as building plans are finalized, the Plan will allow up to 15 units among four structures with a maximum height of three stories.

Mr. Hansen asked if someone on Hampton wanted to a finer home could they receive a tax abatement.

Mr. Schaefer commented technically that could occur however there is an upfront cost to preparing the plan, paying the applicant fee and going through the process and what the expected return is going to be with the abatement. A single family residence might not provide enough of a tax savings to justify going through the process.

Mr. Edwards opened the public hearing.

Mr. Kelly Byrne, 916 E. Meadowlark, commented he is available for questions.

Mr. Lawhon asked the size of the proposed structures and the number of units.

Mr. Byrne stated they would be two-story with individual access to each unit. The way they are designed in the plan is nine (9) units with attached garages. Parking has been an issue in the area and doing the garages will be a benefit.

Mr. Lawhon asked if the tax abatements were not available would they be able to move forward with the project.

Mr. Byrne commented likely no.

Mr. Lawhon motioned to **approve** Hampton Townhouses Redevelopment Plan for recommendation to City Council. Mr. Baird **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Baird, Hansen, Young, Lawhon, White, and Shuler. Nays: None. Abstain: None. Absent: Ray and Cox.

There being no further business, the meeting was adjourned at approximately 6:45 p.m.

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

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Bob Hosmer, AICP  
Principal Planner