

MINUTES OF THE PLANNING AND ZONING COMMISSION

Springfield, Missouri

The Planning and Zoning Commission met in regular session November 6, 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, Gabrielle White, and David Shuler.

Absent: Jason Ray, Phil Young.

Staff in attendance: Bob Hosmer, Principal Planner, Sarah Kerner, Assistant City Attorney, Dawne Gardner, Traffic, and Sandy Goddard, Administrative Assistant.

Mr. Ray arrived late.

Minutes: The minutes of October 16, 2014 were approved as presented.

Communications : Mr. Hosmer reviewed City Council's actions from the meetings of October 13, and October 27. Mr. Hosmer mentioned elections for Chair and Vice-chair will be held at the meeting on December 4, 2014.

The Consent Agenda items were approved as presented.

PUBLIC HEARINGS:

Z-25-2014 with Conditional Overlay District No. 82
(1701 S. St. Charles Avenue)

Pamela Sue Secor

Mr. Hosmer stated the purpose of this request is to rezone approximately 0.26 acres of property generally located at 1701 South Saint Charles Avenue from an R-SF, Single-Family Residential District to a GR, General Retail District; and establishing Conditional Overlay District No. 82. Previously the property to the south was rezoned from an R-SF to a GR, and the applicant needs more property to accommodate more parking. This will allow for the property at 1701 South Saint Charles to be rezoned for retail development and combined with the existing GR zoned property at 1713 South St Charles Ave and 3233 East Sunshine Street. The accompanying Conditional Overlay District will require a six (6) foot tall fence along the north property line adjacent to the residential development. In addition, the Conditional Overlay District requires a sidewalk to be constructed along St. Charles Avenue and restricts access on St. Charles Ave to the property to the south at 1701 St Charles Ave. The approval of this request will expand the existing GR, General Retail zoning an additional eighty (80) feet to the north. A twenty (20) feet minimum bufferyard will be provided on the north property line adjacent to the residential development in addition to a 30 degree bulk plane to regulate the height of structures adjacent to the residential properties. Approval of this request will allow for expansion and/or redevelopment of this property in conformance with the City's

current requirements for off-street parking, open space and design standards for lighting, landscaping and mechanical equipment.

Mr. Edwards opened the public hearing.

Ms. Cox inquired about the house directly across the street from the site, asking about buffering.

Mr. Hosmer said if they put in a parking lot there would be a street landscaping bufferyard requirement; but as far as an other bufferyard, Mr. Hosmer said no.

Ms. White asked if they combine this into one tract will the previous zoning requirements for plantings apply. Part of the previous proposition was that the applicant would have to plant foliage and make it attractive from the streetscape, so if they combine this into one tract will those same requirements apply to this additional tract.

Mr. Hosmer stated this is a separate conditional use permit and not on this tract.

Ms. White commented that the report mentions they have to treat it as one tract.

Mr. Hosmer stated it is one tract, but it has different zoning categories. There is an overlay district that is different.

Ms. White asked if this one does not require that to coordinate with what had been done previously.

Mr. Hosmer said no, adding it has the same requirements that were from the original one.

Ms. White stated her point is ascetically; from the street for the people who do live across the street that are not going to be looking at something that is not a house with a green yard.

Mr. Hosmer stated that is typically.

Mr. Edwards said that it seems that it would follow suit; it doesn't appear they are going to have two separate businesses on this tract so why would we treat it differently that one piece of land.

Mr. Hosmer said to clarify this is the same requirements that were on the previous conditional overlay district.

Mr. Edwards stated that he understands what Mr. Hosmer is stating is there were requirements along the street previously; they are adding that piece of property now, why would we not see those carry straight through to the back of the new property.

Mr. Hosmer stated these are the same requirements; we carried that over from the other conditional overlay district. There are two districts with the same requirements.

Mr. Derek Lee, Lee Engineering, 2101 W. Chesterfield Blvd., stated he is representing the owner. Mr. Lee stated they have to combine the lots and in the new buffer will be the same as what it was originally. The Zoning Ordinance requires that when you are across the street from residential property you have to have a wider buffer to account for commercial across the street from residential dwelling. This will have fifteen (15) feet of buffer along the street itself. They will put a fence along the north property line. The developer has an existing strip center going in; the reason they bought the additional eighty (80) feet was they want to get some more uses, restaurant type uses that require more parking.

Mr. Hansen asked what the buffer would consist of.

Mr. Lee stated tall trees and shrubs; two trees per every one hundred (100) feet.

Mr. Baird asked if there were any requirements to do anything along the west property line.

Mr. Lee stated no.

Mr. Ray commented he is fine with the proposed request but asked Mr. Lee to explain to Commission why the decision was made to hold the neighborhood meeting at the Library Center on South Campbell instead of closer to this neighborhood.

Mr. Lee stated they called Brentwood Library and there were no meeting rooms available for the week they needed to meet. Mr. Lee stated that Mr. Hosmer has since told him that is not good enough and in future they will do more to locate the meetings closer to the neighborhood and document the process.

Mr. Ray commented the whole point of the neighborhood meeting is to get the neighbors out so questions can be answered and mitigate any concerns before it comes before Commission. Mr. Ray expressed his appreciation to Mr. Lee for his motivation to do more.

Mr. Edwards commented that sometimes it's not necessarily impropriety, but the appearance of impropriety that gets people revved up.

Ms. Cox asked about storm water requirements and where the storm water is required to go for this development.

Mr. Lee said there is a collection system on Sunshine with underground pipes that run along the street that goes down to Sunshine and into the municipal storm sewer.

Mr. Edwards asked if this was a regional detention basin.

Mr. Lee stated no, adding the way storm water works for a site like this that's mostly impervious and you are adding a relatively small additional amount, the City allows buy-

outs in places where there is not downstream flooding. In this situation, Sunshine has storm water pipes that were adequately sized to handle the increased flow. Mr. Lee said they have already made application for a buy-out and it has met the requirements and has been approved pending the approval of the rezoning and the combination of the lots.

Mr. Edwards closed the public hearing.

Mr. Ray motioned to approve Z-25-2014 with Conditional Overlay District No. 82. Mr. Baird seconded the motion. The motion carried as follows: Ayes: Edwards, Baird, Ray, Hansen, Lawhon, White, Cox, and Shuler. Nays: None. Abstain: None. Absent: Young.

Kelly Plaza Master Sign Plan
(3300 S. National Avenue)

Wooten Company

Mr. Hosmer remarked this is a request to approve a Master Sign Plan for Kelly Plaza. The intent is to modify the existing signs to provide for better navigation through the site for motorists and pedestrians.

This application meets the requirements for establishment of a Master Sign Plan. Approval of this Master Sign Plan will allow for the existing development signage to be modified to provide uniformity of branding and to improve safety on the site by assisting motorists and pedestrians to navigate the site. The approval of a Master Sign Plan application shall not authorize the erection, placement, reconstruction, structural alteration or moving of any sign, but shall merely authorize the preparation, filing and processing of applications for any permits or approvals, which may be required by the codes and ordinances of the City, including, but not limited to, a building or sign permit. The signs shall be required to have a separate permit. Based on the street frontage of the subject property the subject property is permitted to have 800 square feet of effective sign area on the site. The total square footage of the proposed signage is 418.75 square feet distributed between five signs.

Ms. Cox clarified the applicant would be keeping the existing signs and adding a banner across the top.

Mr. Hosmer said yes.

Mr. Edwards opened the public hearing.

Mr. Derek Eckels, 2531 N. Patterson, commented they are adding on a topper and bringing it into conformity to the new owner.

Mr. Hansen asked if they were renaming this to Medical Mile Plaza asking if the signs will look like the photographs shown in the report.

Mr. Eckels said yes, that is what has been proposed. The main monument sign and the signage out by the brick wall in the corner has been tentatively approved and accepted and now before they move forward on the other signs they had to go through this process.

Mr. Edwards closed the public hearing.

Mr. Lawhon motioned to **approve** Kelly Plaza Master Sign Plan. Mr. Ray **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Baird, Ray, Hansen, Lawhon, White, Cox, and Shuler. Nays: None. Abstain: None. Absent: Young.

Preliminary Plat of Sportman's Park
(2100 N. Barnes Avenue, e/s)

Bass Pro, Inc.

Mr. Hosmer stated this is a request to approve a preliminary plat to subdivide approximately 9.74 acres into a one (1) lot subdivision with a subdivision variance located at 2100 North Barnes. Traffic is allowing the request of fee in lieu of sidewalk construction along the property. The reason for the variance request is that the lot does not have full frontage along a public street.

Mr. Hosmer noted staff is preparing to revise that because the way it was written that if you have any kind of deviation from the frontage then that would require a variance and staff will come back with revisions to the Subdivision Code to clarify that and make it simpler for the applicants.

Mr. Hansen stated the applicant proposes to form a buildable lot over what is now a sinkhole.

Mr. Hosmer stated the applicant will have to provide staff with a sinkhole report and have assured the staff they are going to stay out of that. The intent is to have a service road or guard shack into Bass Pro; it will be a new entrance way.

Mr. Hansen stated that all they applicant can do is have an access road across the northern end of the property.

Mr. Hosmer stated more or less. The reason they have to do this is because the two lots, the Pepsi lot and the Bass Pro lot were one lot and it was an illegal subdivision so they are required to do this to clean this up and to make it legal.

Ms. Kerner stated technically Commission can vote on it if they choose; agenda items not involving a change of zoning classification can be acted upon at their discretion. If you choose not to vote on the item shall automatically be continued one and you can take action after that.

Mr. Baird asked if staff knew why the applicant is not present.

Mr. Hosmer commented the representative should know as he has been here many times.

Mr. Edwards suggested Commission table the item because Commission showed up and in general it is the least they can ask of the applicants is to show up for their cases.

Mr. Hansen motioned to **table indefinitely** Preliminary Plat of Sportman's Park. Mr. Ray **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Baird, Ray, Hansen, Lawhon, White, Cox, and Shuler. Nays: None. Abstain: None. Absent: Young.

Mr. Hosmer noted the Planning and Zoning meeting scheduled for November 20, 2014 has been cancelled.

There being no further business, the meeting was adjourned at approximately 7:05 p.m.

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

Bob Hosmer, AICP
Principal Planner