Springfield Planning and Zoning Commission

City Council Chambers

Date: December 4, 2014
Time: 6:30 p.m.

Members: Matt Edwards (Chairman), Tom Baird IV (Vice-Chairman), Jim Hansen, Jason Ray, Phil Young, Shelby Lawhon, Gabrielle White, Melissa Cox, David Shuler

1. ROLL CALL

2. APPROVAL OF MINUTES

- **Minutes 11-06-2014**

  Documents: MINUTES 11-06-2014.PDF

3. COMMUNICATIONS

- **Council Summary 11-10-2014**

  Documents: SUMMARY OF COUNCIL MEETING 11-10-14.PDF

5. CONSENT ITEMS

(All items may be approved with a single motion without a public hearing, unless removed from the consent agenda)

- **5. Relinquish Easement 815**

  2400 Block E. Chestnut Expressway, Convoy of Hope

  Documents: RE 815.PDF

4. UNFINISHED BUSINESS

- **7. Preliminary Plat Sportman's Park**

  2000 North Barnes Avenue, e/s, Bass Pro, Inc.

  Documents: SPORTSMANSPARK.PDF

7. PUBLIC HEARINGS

- **9. Vacation 774**

  1600 West Medowmere, Kensington Park Apartments, LLC

  Documents: VACT74.PDF

Documents: VAC774.PDF

10. Conditional Use Permit 414

405 & 415 East Madison, One House, LLC

Documents: UP 414.PDF

11. RV Occupancy In R-MHC District Text Amendment

City-Wide, City of Springfield

Documents: RVMEMO.PDF

12. Community Garden Annual Fundraising Sale Text Amendment

City-Wide, City of Springfield

Documents: COMMUNITY GARDENS AMENDMENTS.PDF

13. Preliminary Plat The Hill

2915 South Lone Pine Avenue, John & Nancy Price

Documents: THE HILL.PDF

14. Subdivision Variance 350

2935 East Sunshine Street, Jewell Schweitzer

Documents: SUBVAR350.PDF

15. So-El District Lofts Redevelopment Plan

430 East Elm Street, So-EL District, LLC

Documents: SO-EL DISTRICT LOFTS REDEVELOPMENT PLAN.PDF

16. The One House Redevelopment Plan

405 & 415 East Madison, One House, LLC

Documents: THE ONE HOUSE REDEVELOPMENT PLAN.PDF

17. Greenways Studios Redevelopment Plan

900 block East Webster, s/s, Greenway Studios, LLC

Documents: GREENWAY STUDIOS REDEVELOPMENT PLAN.PDF

12. OTHER BUSINESS

19. Accepting The Moon City Creative District Strategic Plan & Initiating Rezoning

(Generally located north of Chase Street, west of Washington Avenue, east of Broadway Avenue, and south of Atlantic Street and including Reed Academy properties north of Atlantic)
, City of Springfield

Documents: ACCEPT MOON CITY PLAN AND INITIATE REZONING.PDF

20. REPORTS

- **21. Jordan Valley Concept Plan Graphic Update**

  City of Springfield

  Documents: JV MEMO.PDF, CONCEPT PLAN GRAPHIC 2014.PDF

- **13. OTHER MATTERS**

- **23. Approval 2015 Planning & Zoning Commission Calendar**

  Documents: 2015 COMMISSION CALENDAR.PDF

- **24. Elections 2015 Chair And Vice-Chair**

14. ADJOURN

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. **Please fill out a Speaker Card. 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
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.

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Bob Hosmer, AICP
Principal Planner

Summary of Most Recent Meeting

Nov. 10, 2014

SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On.

Council Bill 2014-212. (Rushefsky) (PASSES 5-2 WITH TWO ABSENT AND HOSMER AND RUSHEFSKY IN OPPOSITION) A special ordinance adopting the East Cherry Flats Redevelopment Plan and Blight Report for an arealocated along the north side of East Cherry Street between South National Avenue and South Kickapoo Avenue. (The Land Clearance for Redevelopment Authority, the Planning and Zoning Commission, and Staff recommend approval.)

Council Bill 2014-254. (Rushefsky) (FAILS 2-5 WITH TWO ABSENT AND SEIFRIED AND STEPHENS PRO) A special ordinance authorizing the issuance of "Conditional Use Permit 412" to reduce the front yard setback from 25 feet to 15 feet at 1235 to 1249 East Cherry Street in R-HD, High-Density Multi-Family Residential District within the Rountree Urban Conservation District No. 2, Area E on certain conditions. (Planning and Zoning Commission and staff recommend approval.)

Council Bill 2014-268. (Hosmer) (WILL VOTE IN TWO WEEKS)
A general ordinance amending the Springfield Land Development Code, Article I, Zoning Ordinance, Subsection 4-2902, WC-1, Mixed-Use Sub-area of the West College Street District to allow off-street parking of commercial vehicles. (Both Planning and Zoning Commission and staff recommend approval.)

Council Bill 2014-269. (Rushefsky) (WILL VOTE IN TWO WEEKS)
A special ordinance adopting the Hampton Townhouses Redevelopment Plan and Blight Report for an area located along the west side of South Hampton Avenue between East McDaniel Street and East Walnut Street, and declaring the Area to be a blighted area and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare. (The Land Clearance for Redevelopment Authority, the Planning and Zoning Commission, and Staff recommend approval.)

CONSENT AGENDA – SECOND READING BILLS. Citizens Have Spoken. May Be Voted On.

Council Bill 2014-250. (Seifried) (PASSES 7-0)
A general ordinance amending the Springfield Land Development Code, Section 1-1600, Zoning Maps, by rezoning approximately 0.44 acres of property, generally located at 1611 North Campbell Avenue, from a CS, Commercial Service District, to a CC, Center City District. (Planning and Zoning Commission and staff recommend approval.) (By: Neil Stenger Trust; 1611 North Campbell Avenue; Z-22-2014.)

Council Bill 2014-251. (Compton) (PASSES 7-0)
A general ordinance amending the Springfield Land Development Code, Section 1-1600, Zoning Maps, by rezoning approximately 1.3 acres of property, generally located at the 1200 to 1300 block of South Lexington Avenue from an R-SF, Single-Family Residential District, to an R-LD, Low-Density Multi-Family District; and establishing Conditional Overlay District No. 81. (Planning and Zoning Commission and staff recommend approval.) (By: Kensington Park, LLC; 1200-1300 block S. Lexington Ave.; Z-23-2014 & Conditional Overlay District No. 81.)

Council Bill 2014-252. (Fishel) (PASSES 7-0)
A general ordinance amending the Springfield Land Development Code, Section 1-1600, Zoning Maps, by rezoning approximately 0.49 acres of property, generally located at 2915 East Battlefield Road, from Planned Development District No. 140 1st Amendment to Planned Development District No. 346. (Planning and Zoning Commission and staff recommend approval.) (By: KD Concepts, LLC; 2915 East Battlefield Road; Planned Development No. 346.)

Council Bill 2014-253. (Seifried) (PASSES 7-0)
A general ordinance amending the Springfield Land Development Code, Section 1-1600, Zoning Maps, by rezoning approximately 11.89 acres of property, generally located on the north side of the 4900 block of West Chestnut Expressway from a Greene County C-2, General Commercial District, to an HC, Highway Commercial District. (Planning and Zoning Commission and staff recommend approval.) (By: Springfield City Council; North side 4900 block West Chestnut Expressway; Z-24-2014.)

Council Bill 2014-259. (Compton) (PASSES 7-0)
A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield as shown on the Preliminary Plat of Kensington Park Phase III, generally located on the east side of the 1300 block of South Kansas Expressway, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this ordinance. (Planning and Zoning Commission and Staff recommend that City Council accept the public streets and easements.

Summary of Most Recent Meeting

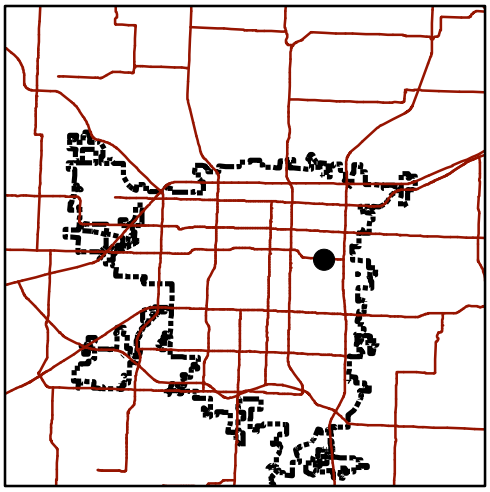
Nov. 24, 2014

SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On.

Council Bill 2014-268. (Hosmer) (PASSES UNANIMOUSLY)
A general ordinance amending the Springfield Land Development Code, Article I, Zoning Ordinance, Subsection 4-2902, WC-1, Mixed-Use Sub-area of the West College Street District to allow off-street parking of commercial vehicles. (Both Planning and Zoning Commission and staff recommend approval.)

Council Bill 2014-269. (Rushefsky) (PASSES 8-1 WITH HOSMER OPPOSED)
A special ordinance adopting the Hampton Townhouses Redevelopment Plan and Blight Report for an area located along the west side of South Hampton Avenue between East McDaniel Street and East Walnut Street, and declaring the Area to be a blighted area and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare. (The Land Clearance for Redevelopment Authority, the Planning and Zoning Commission, and Staff recommend approval.)

Council Bill 2014-280. (Rushefsky) (WILL VOTE IN TWO WEEKS)
A general ordinance amending the Springfield Land Development Code, Section 1-1600, Zoning Maps, by rezoning 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. (Planning and Zoning Commission and staff recommend approval.) (By: Pamela Sue Secor; 1701 South Saint Charles Avenue; Z-25-2014 & Conditional Overlay District No. 82.)



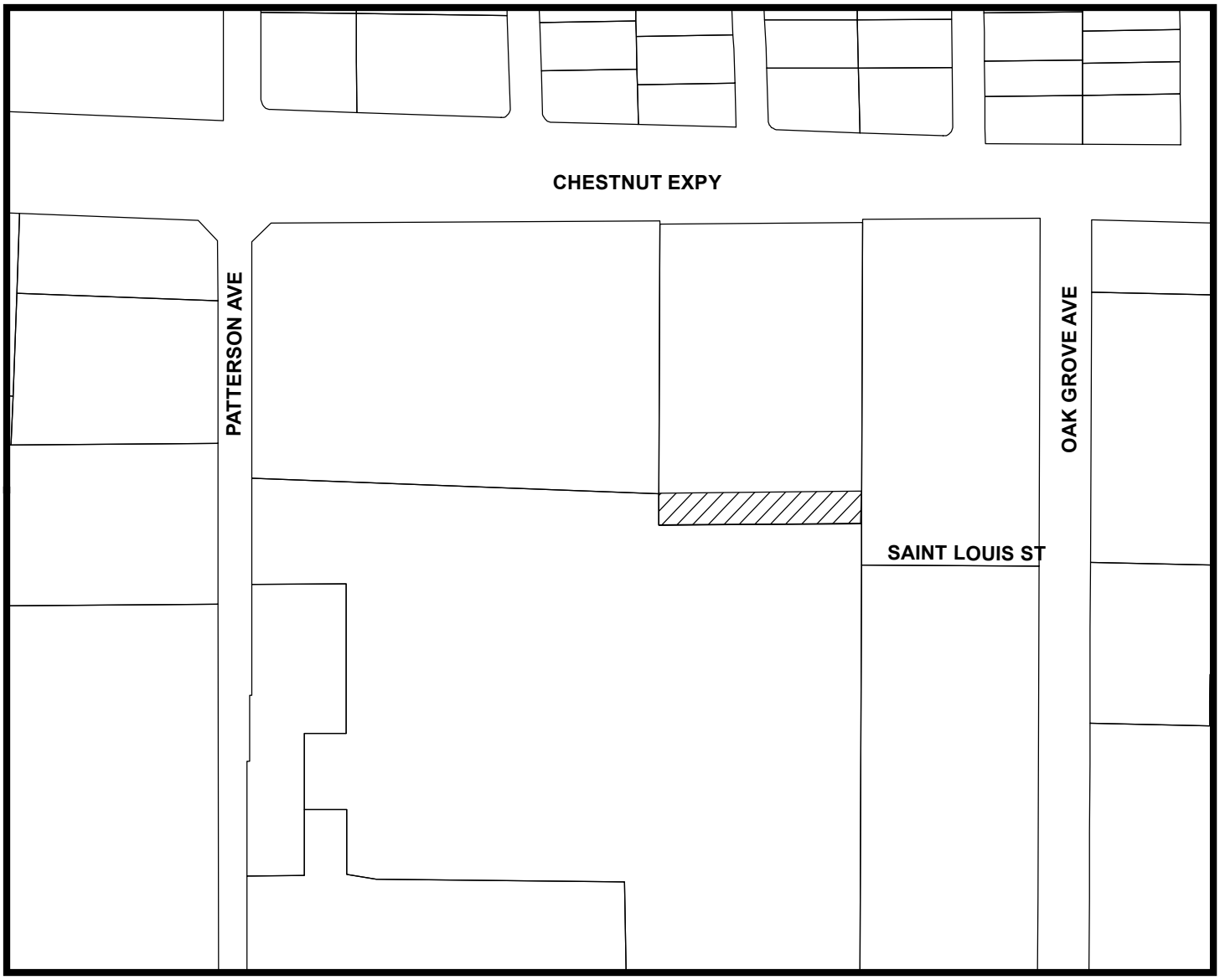
Zoning & Subdivision Report

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

Relinquish Easement 815

Location: 2400 block E. Chestnut Expressway, s/s

LOCATION SKETCH



N

- Area of Proposal

0 100 200 400 Feet

1 inch = 250 feet

Zoning & Subdivision Report

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

REQUEST TO RELINQUISH EASEMENT NUMBER 815

DATE: November 21, 2014

PURPOSE: To relinquish a private access / no build easement

LOCATION: 2400 block E. Chestnut Expressway, south-side

APPLICANT: Convoy of Hope

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment 2.

STAFF CONTACT PERSON:

Michael G. Sparlin
Assistant Planner

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

ATTACHMENT 1
RELINQUISH EASEMENT NO. 815
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish a private access / no build easement to allow for the development of the property. The applicant has combined the lot with the easement on it with the adjacent developed lot.

TRAFFIC COMMENTS:

Traffic is not opposed to the relinquishment of the private access / no build easement.

BUILDING DEVELOPMENT SERVICES COMMENTS:

Since the lots have been combined, the easement is no longer necessary. BDS has not issues with relinquishing the easement.

STAFF COMMENTS:

1. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.

2. The applicant is requesting to relinquish a private access / no build easement to allow for the development of the property. The relinquishment of this easement is no longer serves a purpose. The applicant has combined the lot with the easement on it with the adjacent developed lot, a requirement made by Building Development Services in order to accept the relinquishment of this easement.

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

ATTACHMENT 2
RELINQUISH EASEMENT NO. 815
APPROVAL CRITERIA

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings:

1. No one has objected to the relinquishment of this easement.

   STAFF RESPONSE:

   No one has objected to relinquishing the easement to date.

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

   STAFF RESPONSE:

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

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

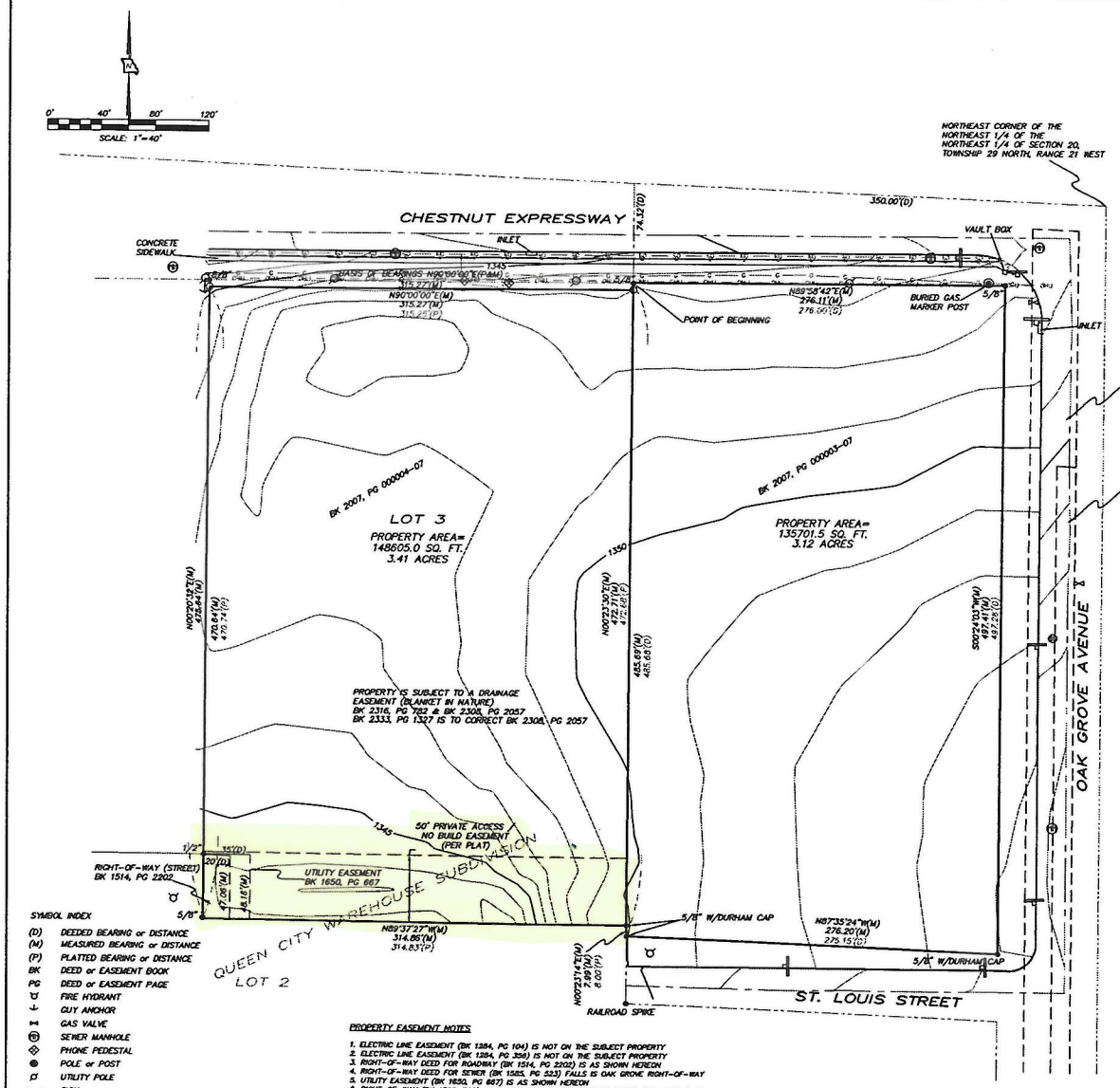
   STAFF RESPONSE:

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

RELINQUISH EASEMENT NO. 815
EXHIBIT A

RELINQUISHMENT DESCRIPTION

THE SOUTH 50’ OF ALL OF LOT THREE (3), QUEEN CITY WAREHOUSE SUBDIVISION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



SYMBOL INDEX

(D)	DEEDED BEARING or DISTANCE
(M)	MEASURED BEARING or DISTANCE
(P)	PLATTED BEARING or DISTANCE
BK	DEED or EASEMENT BOOK
PG	DEED or EASEMENT PAGE
	FIRE HYDRANT
	GUY ANCHOR
	GAS VALVE
	SEWER MANHOLE
	PHONE PEDESTAL
	POLE or POST
	UTILITY POLE
	SIGN
	EXISTING IRON PIN (AS NOTED)
	SET 1/2" IRON PIN W/CAP "WLS LSC 370"
	LAMP HOLE
FO	BURIED FIBER OPTIC LINE
E	BURIED ELECTRIC LINE
G	BURIED GAS LINE
OHU	OVERHEAD UTILITY LINE

PROPERTY EASEMENT NOTES

1. ELECTRIC LINE EASEMENT (BK 1284, PG 104) IS NOT ON THE SUBJECT PROPERTY
2. ELECTRIC LINE EASEMENT (BK 1284, PG 358) IS NOT ON THE SUBJECT PROPERTY
3. RIGHT-OF-WAY DEED FOR ROADWAY (BK 1514, PG 2202) IS AS SHOWN HEREON
4. RIGHT-OF-WAY DEED FOR SEWER (BK 1585, PG 523) FALLS IS OAK GROVE RIGHT-OF-WAY
5. UTILITY EASEMENT (BK 1650, PG 667) IS AS SHOWN HEREON
6. RIGHT-OF-WAY (BK 1709, 798) WAS ELIMINATED BY THE PLAT OF QUEEN CITY WAREHOUSE
7. RIGHT-OF-WAY (BK 1718, PG 835) FALLS IN OAK GROVE RIGHT-OF-WAY
8. RIGHT-OF-WAY DEED (BK 1718, PG 837) WAS FOR OBTAINING RIGHT-OF-WAY FOR CHESTNUT EXPRESSWAY
9. RIGHT-OF-WAY DEED (BK 1725, PG 61) IS BLANKET IS NATURE AND NOT ON THE SUBJECT PROPERTY
10. ELECTRIC LINE EASEMENT (BK 1869, PG 1755) IS NOT ON THE SUBJECT PROPERTY
11. RIGHT-OF-WAY DEED (BK 1943, PG 1142) IS NOT ON THE SUBJECT PROPERTY
12. RIGHT-OF-WAY DEED (BK 2308, PG 2057) FOR SITE DRAINAGE IS BLANKET IN NATURE AND CANNOT BE ACCURATELY DETERMINED
13. RIGHT-OF-WAY DEED (BK 2316, PG 782) FOR SITE DRAINAGE) IS BLANKET IN NATURE AND CANNOT BE ACCURATELY DETERMINED
14. RIGHT-OF-WAY DEED (BK 2333, PG 215) IS NOT O THE SUBJECT PROPERTY
15. QUIT CLAIM DEED (BK 2333, PG 1327) FOR SITE DRAINAGE) IS BLANKET IN NATURE AND CANNOT BE ACCURATELY DETERMINED
16. UTILITY EASEMENT (BK 2792, PG 1330) IS NOT ON THE SUBJECT PROPERTY

RECORD DESCRIPTIONS OF PROPERTIES SURVEYED

GENERAL WARRANTY DEED (WITH STATUTORY ACKNOWLEDGMENTS) – BOOK 2007, PAGE 000003-07

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 29 NORTH, RANGE 21 WEST; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 350.0 FEET; THENCE SOUTH AND RUNNING PARALLEL WITH THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 74.32 FEET TO THE PRESENT SOUTH RIGHT-OF-WAY LINE OF EAST CHESTNUT EXPRESSWAY FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH AND RUNNING PARALLEL WITH THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 485.68 FEET TO THE PRESENT NORTH LINE OF ST. LOUIS STREET; THENCE EAST AND ALONG THE NORTH LINE OF SAID ST. LOUIS STREET, A DISTANCE OF 276.15 FEET TO THE PRESENT WEST LINE OF OAK GROVE AVENUE; THENCE NORTH AND ALONG THE WEST LINE OF SAID OAK GROVE AVENUE, A DISTANCE OF 497.28 FEET TO THE PRESENT SOUTH RIGHT-OF-WAY LINE OF EAST CHESTNUT EXPRESSWAY; THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST CHESTNUT EXPRESSWAY, A DISTANCE OF 276.0 FEET TO THE POINT OF BEGINNING, ALL BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

GENERAL WARRANTY DEED (WITH STATUTORY ACKNOWLEDGMENTS) – BOOK 2007, PAGE 000004-07
ALL OF LOT THREE (3), QUEEN CITY WAREHOUSE SUBDIVISION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

SOURCES USED FOR SURVEY

1. PROPERTY DEEDS AND EASEMENTS AS SHOWN HEREON
2. TITLE COMMITMENT NUMBER 1203503, PREPARED BY HOGAN LAND TITLE, EFFECTIVE DATE: MARCH 28, 2012
3. VERTICAL DATUM BASED ON THE CITY OF SPRINGFIELD BENCHMARK #213, ELEVATION = 1328.27'

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES AS SHOWN HEREON HAVE BEEN MAPPED ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO, OR DISCOVERED BY THE SURVEYOR IN THE PREPARATION OF THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

TICKET NUMBER: 121292636

SURVEYORS DECLARATION

I HEREBY DECLARE TO THE DECK FAMILY, LLC:

THAT THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. LOCATIONS OF IMPROVEMENTS, IF ANY, ARE TAKEN FROM VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN, IF ANY, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS, AS SHOWN, ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION OF TITLE.

05/17/12

MICHAEL WHITE – MISSOURI PROFESSIONAL LAND SURVEYOR #2488 DATE:
WHITE LAND SURVEYING, LLC – MISSOURI PROFESSIONAL LAND SURVEYING CORPORATION #2003000370

THIS SURVEY HAS BEEN PREPARED EXCLUSIVELY FOR THE USE OF THE PERSON(S) LISTED ABOVE AND IS NOT TRANSFERABLE TO ANY OTHER PARTY. THERE IS NO IMPLIED WARRANTY OR GUARANTEE WITH THIS SURVEY.

WHITE LAND SURVEYING, LLC
1154 BEAL ROAD
REPUBLIC, MISSOURI
PHONE: 417.732.0005 FAX: 417.732.0010
email: info@whitelandsurveying.com
www.WHITELANDSURVEYING.COM

SURVEY DATE: 05/14/12
SECTION: 20
TOWNSHIP: 29N
RANGE: 21W

RESULTS OF SURVEY
PREPARED FOR THE
DECK FAMILY, LLC
PROJECT LOCATION: CHESTNUT EXPRESSWAY, SPRINGFIELD, GREENE COUNTY, MO.
PROJECT NUMBER: 2012-034

PREPARED BY:
MICHAEL WHITE– MISSOURI PROFESSIONAL LAND SURVEYOR #2488
WHITE LAND SURVEYING, LLC – MISSOURI PROFESSIONAL LAND SURVEYING CORPORATION #2003000370

SCALE: 1"=40'
DRAWN BY: MW
FIELD BOOK: DC
DWG DATE: 05/17/12

MICHAEL WHITE
NUMBER PLS-002488
PROFESSIONAL LAND SURVEYOR
05/17/12

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EXPLANATION TO COUNCIL BILL NO: 2015-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To accept the dedication of the public streets and easements as shown on the Preliminary Plat of **SPORTSMAN'S PARK** generally located at 2100 N. Barnes Avenue. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

A. The Preliminary Plat of **SPORTSMAN'S PARK** dated October 21, 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 and legal in Attachment 3.

B. The Planning and Zoning Commission held a public hearing on December 4, 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. The Final Plat will not be approved until an updated Sinkhole Evaluation Report is submitted to address the proposed filling activities and to quantify any changes to the sinkhole storage volume, discharge rate or 100-year flood elevation. Construction Plans and Pre-Development versus Post-Development Drainage Calculations also need to be submitted and approved for the proposed Entry Road and Guard Shack Project.

    b. Per Chapter 96 of the City's Municipal Code, include the "Required Plan Notes" related to sinkholes for Plats as stated below:
    a) Based upon the evidence, there shall be shown sinkhole-related non-buildable areas on this plan. However, approval of this plan is not to be interpreted as any guarantee that future sinkhole problems will not occur due to either natural or human activities.
    b) Any sinkhole-related non-buildable area identified here has been determined to be unsuitable for any construction activity and no buildings, parking areas, grading or other structures shall be permitted within this

area.
c) Any sinkhole or restricted fill information identified here has been determined to be unsuitable for soil bearing foundation and the entire structure of any building (including the floor system) constructed therein must be founded on solid rock.
d) No basement or first floor elevations shall be less than 14 inches above the sinkhole ponding elevation.

c. Sidewalks are required along the property frontage. Due to some drainage issues in this area, Traffic may support a fee-in-lieu of construction.

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

   a. A drainage easement must be provided over the 100-year sinkhole flooding 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

EXHIBITS:
Exhibit A, Record of Proceeding
Exhibit B, Zoning and Subdivision Staff Report

ATTACHMENTS:
Attachment 1, Background Report
Attachment 2, Subdivision Variance Approval Criteria
Attachment 3, Preliminary Plat

Zoning & Subdivision Report

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

PRELIMINARY PLAT – SPORTSMAN'S PARK

DATE: November 19, 2014

PURPOSE: To approve a preliminary plat to subdivide approximately 9.74 acres into a one (1) lot subdivision with a subdivision variance.

BACKGROUND:

LOCATION: 2100 N. Barnes Avenue

APPLICANT: Bass Pro, Inc.

TRACT SIZE: Approximately 9.74 acres

EXISTING USE: Stormwater detention/undeveloped land

PROPOSED USE: Manufacturing/stormwater detention uses

RECOMMENDATION:

The request be **approved**.

FINDINGS:

1. The applicant's proposal, with the conditions listed below and approval of the subdivision variance, 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. The Final Plat will not be approved until an updated Sinkhole Evaluation Report is submitted to address the proposed filling activities and to quantify any changes to the sinkhole storage volume, discharge rate or 100-year flood elevation. Construction Plans and Pre-Development versus

Post-Development Drainage Calculations also need to be submitted and approved for the proposed Entry Road and Guard Shack Project.

b. Per Chapter 96 of the City's Municipal Code, include the "Required Plan Notes" related to sinkholes for Plats as stated below:
a) Based upon the evidence, there shall be shown sinkhole-related non-buildable areas on this plan. However, approval of this plan is not to be interpreted as any guarantee that future sinkhole problems will not occur due to either natural or human activities.
b) Any sinkhole-related non-buildable area identified here has been determined to be unsuitable for any construction activity and no buildings, parking areas, grading or other structures shall be permitted within this area.
c) Any sinkhole or restricted fill information identified here has been determined to be unsuitable for soil bearing foundation and the entire structure of any building (including the floor system) constructed therein must be founded on solid rock.
d) No basement or first floor elevations shall be less than 14 inches above the sinkhole ponding elevation.

c. Sidewalks are required along the property frontage. Due to some drainage issues in this area, Traffic may support a fee-in-lieu of construction.

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

   a. A drainage easement must be provided over the 100-year sinkhole flooding 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.

ATTACHMENT 1
BACKGROUND REPORT
PRELIMINARY PLAT – SPORTSMAN'S PARK

AT&T COMMENTS:

AT&T requests 10 ft. utility easement on perimeter surrounding lots. Need 60 days notification of any construction beginning.

BUILDING DEVELOPMENT SERVICES COMMENTS:

The preliminary address for this lot will be 2100 N. Barnes Avenue.

CITY UTILITIES COMMENTS:

No objection. Any future development will require utility services appropriate for the development. Any extensions of utilities will be in accordance with CU's Extension Policy.

FIRE DEPARTMENT COMMENTS:

No issues.

TRAFFIC DIVISION COMMENTS:

Right of way is adequate and sidewalks are required. Due to some drainage issues in this area, Traffic would support a fee-in-lieu of construction. The request for a fee-in-lieu of constructing sidewalks will need to be approved by the Administrative Review Committee (ARC).

STORMWATER COMMENTS:

Stormwater does not have any issues with the Preliminary Plat. However, the Final Plat must include the following items:

1. A drainage easement must be provided over the 100-year sinkhole flooding area.

2. Per Chapter 96 of the City's Municipal Code, include the "Required Plan Notes" related to sinkholes for Plats as stated below:
   a) Based upon the evidence, there shall be shown sinkhole-related non-buildable areas on this plan. However, approval of this plan is not to be interpreted as any guarantee that future sinkhole problems will not occur due to either natural or human activities.
   b) Any sinkhole-related non-buildable area identified here has been determined to be unsuitable for any construction activity and no buildings, parking areas, grading or other structures shall be permitted within this area.
   c) Any sinkhole or restricted fill information identified here has been determined to be unsuitable for soil bearing foundation and the entire structure of any building

(including the floor system) constructed therein must be founded on solid rock.
d) No basement or first floor elevations shall be less than 14 inches above the sinkhole ponding elevation.

3. Please note that the Final Plat will not be approved until an updated Sinkhole Evaluation Report is submitted to address the proposed filling activities and to quantify any changes to the sinkhole storage volume, discharge rate or 100-year flood elevation. Construction Plans and Pre-Development versus Post-Development Drainage Calculations also need to be submitted and approved for the proposed Entry Road and Guard Shack Project.

CLEAN WATER SERVICES COMMENTS:

Since the tract is larger than 3 acres, public sewer will not be required to obtain a building permit.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 9.74 acres into a one (1) lot subdivision named “SPORTSMAN’S PARK”. The property is currently zoned HM, Heavy Manufacturing District. The applicant is proposing to establish Lot 1 as a buildable lot because it was created without following the Subdivision Regulations.

2. The applicant is also requesting a subdivision variance for a lot without full frontage on a public street (Barnes Ave.) (see ATTACHMENT 2)

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.

STAFF CONTACT:

Daniel Neal
Senior Planner

ATTACHMENT 2
SUBDIVISION VARIANCE APPROVAL CRITERIA
PRELIMINARY PLAT – SPORTSMAN'S PARK

The applicant is requesting a subdivision variance from Section 407(2) of the Subdivision Regulations which requires all lots to abut by their full frontage on a publicly dedicated street. Lot 1 will have an unusual configuration which will not have full frontage along Barnes Avenue. Staff supports the request because the extension of Barnes or Dale is not required as part of the Major Thoroughfare Plan and the property has more than fifty (50) feet of frontage along Barnes Avenue to allow for safe access onto the public street system.

Section 106 of the Subdivision Regulations states in part:

Conditions of Variance Approval. No variance shall be granted unless it is found that:

(a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this Article would deprive the owner of the reasonable use of his land and is not the mere granting of a privilege, and

APPLICANT'S RESPONSE:

Barnes and Dale Street are not being required to extended and therefore have caused the lot to function more like a cul-de-sac lot.

(b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and

APPLICANT'S RESPONSE:

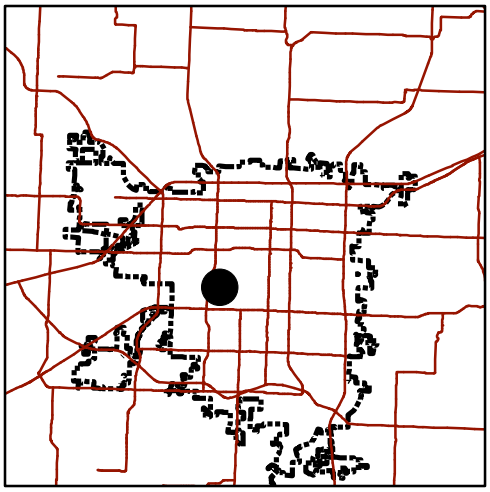
Because of the situation described above, this is necessary for the owner's property rights.

(c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.

APPLICANT'S RESPONSE:

The variance would not affect public safety, convenience or welfare of the public.

The Planning and Zoning Commission must first decide if all of these conditions are met before this variance can be approved.



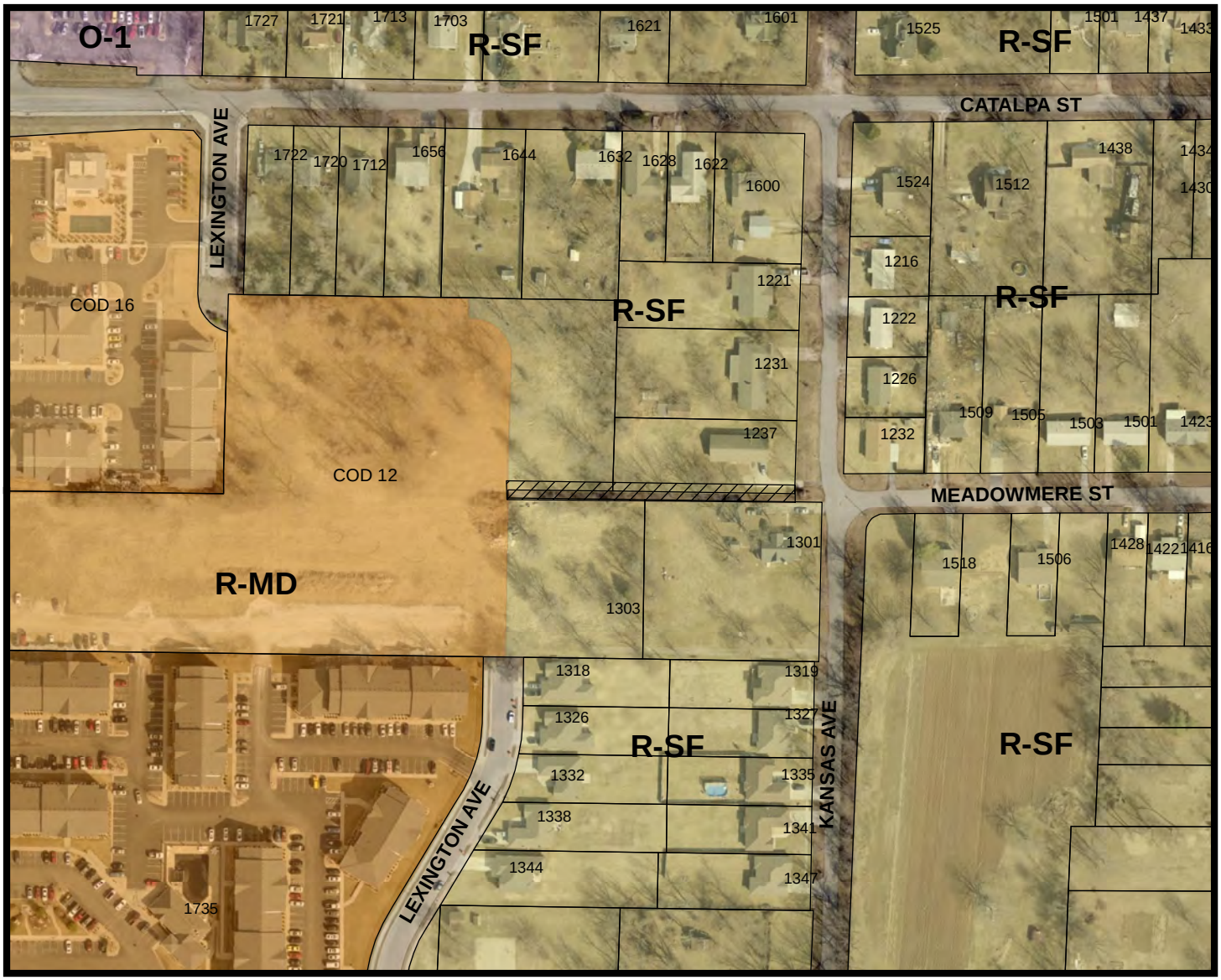
Zoning & Subdivision Report

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

Vacation 774

Location: 1600 block W. Meadowmere St.

LOCATION SKETCH



N

- Area of Proposal

0 100 200 400 Feet

1 inch = 200 feet

Zoning & Subdivision Report

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

VACATION #774

DATE: November 20, 2014

PURPOSE: To vacate the remaining right-of-way of the 1600 block of West Meadowmere Street west of Kansas Avenue.

BACKGROUND:

LOCATION: 1600 block West Meadowmere St.

APPLICANTS: Kensington Park Apartments, LLC c/o Jeff Boyce and Charles and Alice Hachtel

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS FOR STAFF RECOMMENDATION:

The requested Vacation #774 meets the approval criteria listed in Attachment 2.

STAFF CONTACT:
Daniel Neal
Senior Planner

ATTACHMENTS:

Attachment 1 - Background Report
Attachment 2 - Approval Criteria

Exhibit A - Legal Description
Exhibit B – Site Plan

ATTACHMENT 1
BACKGROUND REPORT
VACATION #774

APPLICANT'S PROPOSAL:

The applicant is requesting the vacation of a portion of right-of-way in the 1600 block of West Meadowmere Street that was dedicated in 1888, and was not constructed with a street or used for utilities.

TRAFFIC ENGINEERING COMMENTS:

Traffic is not opposed to the vacation of this right-of-way.

AT&T COMMENTS:

Our records indicate facilities paralleling Kansas as well as Lexington Avenues. Relocation will have to be addressed or right of way retained in these areas.

CITY UTILITIES COMMENTS:

City Utilities has no objection to vacation request.

STORM WATER COMMENTS:

Storm Water has no issues with the proposed vacation of W. Meadowmere Street west of S. Kansas Avenue.

FIRE DEPARTMENT COMMENTS:

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

POLICE DEPARTMENT COMMENTS:

No objection or impact to Police Department.

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:

Twenty-four (24) property owners are within three hundred (300) feet of this site and have been notified of this action. No one has objected to date.

STAFF COMMENTS:

1. The City has required the vacation of this right-of-way as a part of the rezoning and preliminary plat of Kensington Park Phase III, otherwise, the extension of West Meadowmere would be required. Staff supports not extending West Meadowmere because there is not enough dedicated right-of-way and the extension does not serve a useful purpose since the plat of Kensington Park Phase III will extend Lexington Avenue to the north and provide access to adjacent properties. The final plat of Kensington Park Phase III will dedicate additional easements and the extension of Lexington Avenue for future access of properties to the west. The proposed vacation meets the approval criteria for vacating right-of-way.
2. The applicant states that on December 17, 1888, the final plat of Young's Subdivision was filed in the Greene County Recorder's Office. On this plat, a strip of land being the south thirty (30) feet thereof was dedicated for street purposes; however, a street was never constructed and is being used by the owners of the adjacent lots of the subdivision. In the event a street were to be constructed, the property owners on each side would have a street very close to their respective residences, in addition the owner on the south of the proposed vacation could very well lose their entire house.

ATTACHMENT 2
APPROVAL CRITERIA
VACATION #774

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 owners have access to other public streets.

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:

   Yes, Kensington Park Apartments, LLC and Charles and Alice Hachtel represent more than two-thirds of the adjacent property owners.

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:

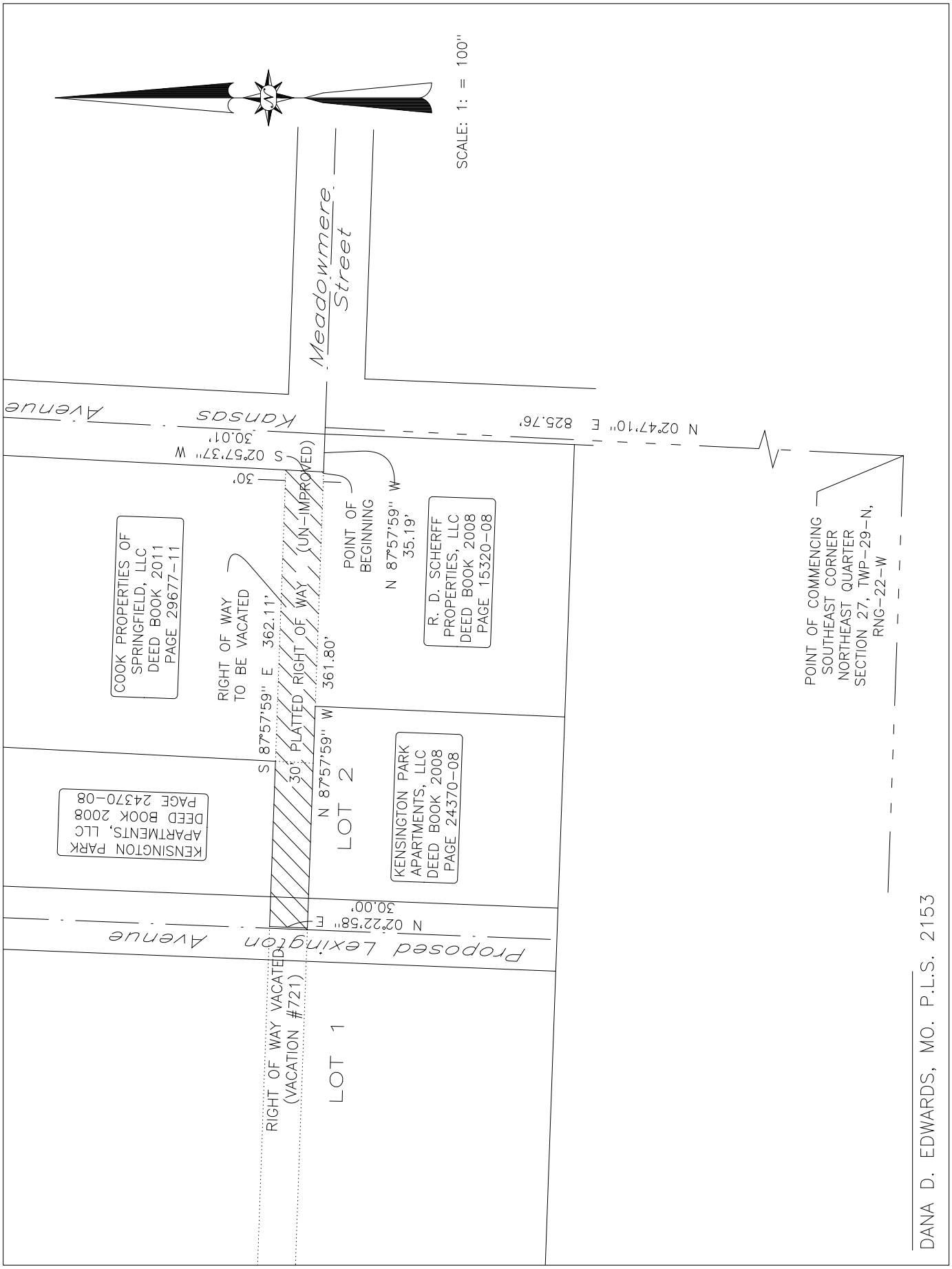
   The proposed vacation will not adversely affect the ability to use utilities, public or private.

EXHIBIT A
LEGAL DESCRIPTION
VACATION #774

DESCRIPTION FOR STREET VACATION:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OFSECTION 27, TOWNSHIP-29-N, RANGE-22-W. THENCE NORTH 02 DEGREES 47 MINUTES 10 SECONDS EAST, A DISTANCE OF 825.76 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 59 SECONDS WEST, A DISTANCE OF 35.19 FEET TO THE WEST RIGHT OF WAY LINE OF KANSAS AVENUE FOR A POINT OF BEGINNING; THENCE NORTH 87 DEGREES 57 MINUTES 59 SECONDS WEST, A DISTANCE OF 361.80 FEET; THENCE NORTH 02 DEGREES 22 MINUTES 58 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 59 SECONDS EAST, A DISTANCE OF 362.11 FEET, TO THE WEST RIGHT OF WAY LINE OF SAID KANSAS AVENUE; THENCE SOUTH 02 DEGREES 57 MINUTES 37 SECONDS WEST, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING. ALL BEING IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. CONTAINING 0.25 ACRES MORE OR LESS.

Exhibit B


SCALE: 1: = 100''
Meadowmere Street
Kansas Avenue
N 02°47'10'' E 825.76'
S 02°57'37'' W
30.01'
30'
POINT OF BEGINNING
N 87°57'59'' W
35.19'
(UN-IMPROVED)
COOK PROPERTIES OF SPRINGFIELD, LLC DEED BOOK 2011 PAGE 29677-11
RIGHT OF WAY TO BE VACATED
S 87°57'59'' E 362.11'
361.80'
30' PLATTED RIGHT OF WAY
N 87°57'59'' W
R. D. SCHERFF PROPERTIES, LLC DEED BOOK 2008 PAGE 15320-08
POINT OF COMMENCING SOUTHEAST CORNER NORTHEAST QUARTER SECTION 27, TWP-29-N, RNG-22-W
KENSINGTON PARK APARTMENTS, LLC DEED BOOK 2008 PAGE 24370-08
LOT 2
KENSINGTON PARK APARTMENTS, LLC DEED BOOK 2008 PAGE 24370-08
N 02°22'58'' E
30.00'
Proposed Lexington Avenue
RIGHT OF WAY VACATED (VACATION #721)
LOT 1
DANA D. EDWARDS, MO. P.L.S. 2153

EXPLANATION TO COUNCIL BILL NO. 2015-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To adopt an ordinance to approve a use permit to reduce the front yard setback along Jefferson Avenue from twenty-five (25) feet to ten (10) feet within an R-HD, High Density Multifamily Residential District at 405 and 415 East Madison Street. (Staff recommends approval subject to conditions).

CONDITIONAL USE PERMIT NUMBER 414

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 December 4, 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. 414 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

_____
Alana D. Owen, AICP, Senior Planner

Recommended by:

_____
Bob Hosmer, AICP
Principal Planner

Approved by:

_____
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. 414
- 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 414

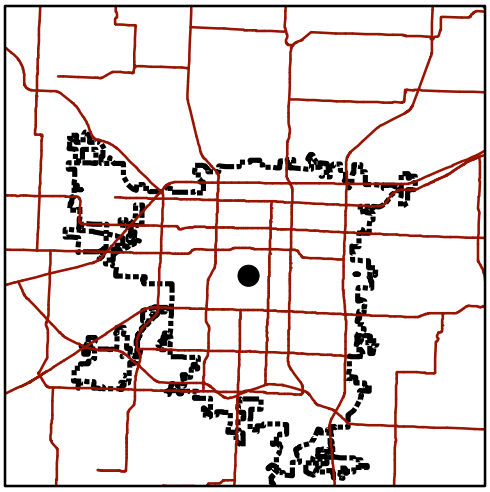
EXHIBIT B
LEGAL DESCRIPTION
CONDITIONAL USE PERMIT NUMBER 414

ALL BEGINNING AT THE NORTHEAST CORNER OF JEFFERSON AND MADISON STREETS; THENCE EAST 105 FEET; THENCE NORTH 100 FEET; THENCE WEST 105 FEET; THENCE SOUTH 100 FEET TO THE BEGINNING, BEING THE WEST 105 FEET OF LOT ONE HUNDRED TWENTY-ONE (121), AND THE WEST 105 FEET OF THE SOUTH 16.2 FEET OF LOT ONE HUNDRED TWENTY-TWO (122), IN SOUTHERN ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

and also

ALL BEGINNING ONE HUNDRED FIVE (105) FEET EAST OF THE NORTHEAST CORNER OF JEFFERSON AVENUE AND MADISON STREET; THENCE EAST FIFTY (50) FEET; THENCE NORTH ONE HUNDRED (100) FEET; THENCE WEST FIFTY (50) FEET; THENCE SOUTH ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING, BEING A PART OF LOTS ONE HUNDRED TWENTY-ONE (121) AND ONE HUNDRED TWENTY-TWO (122) IN SOUTHERN ADDITION ACCORDING TO THE RECORDED PLAT THEREOF, IN THE CITY OF SPRINGFIELD, GREENE COUNTY,MISSOURI.

EXHIBIT C



Zoning & Subdivision Report

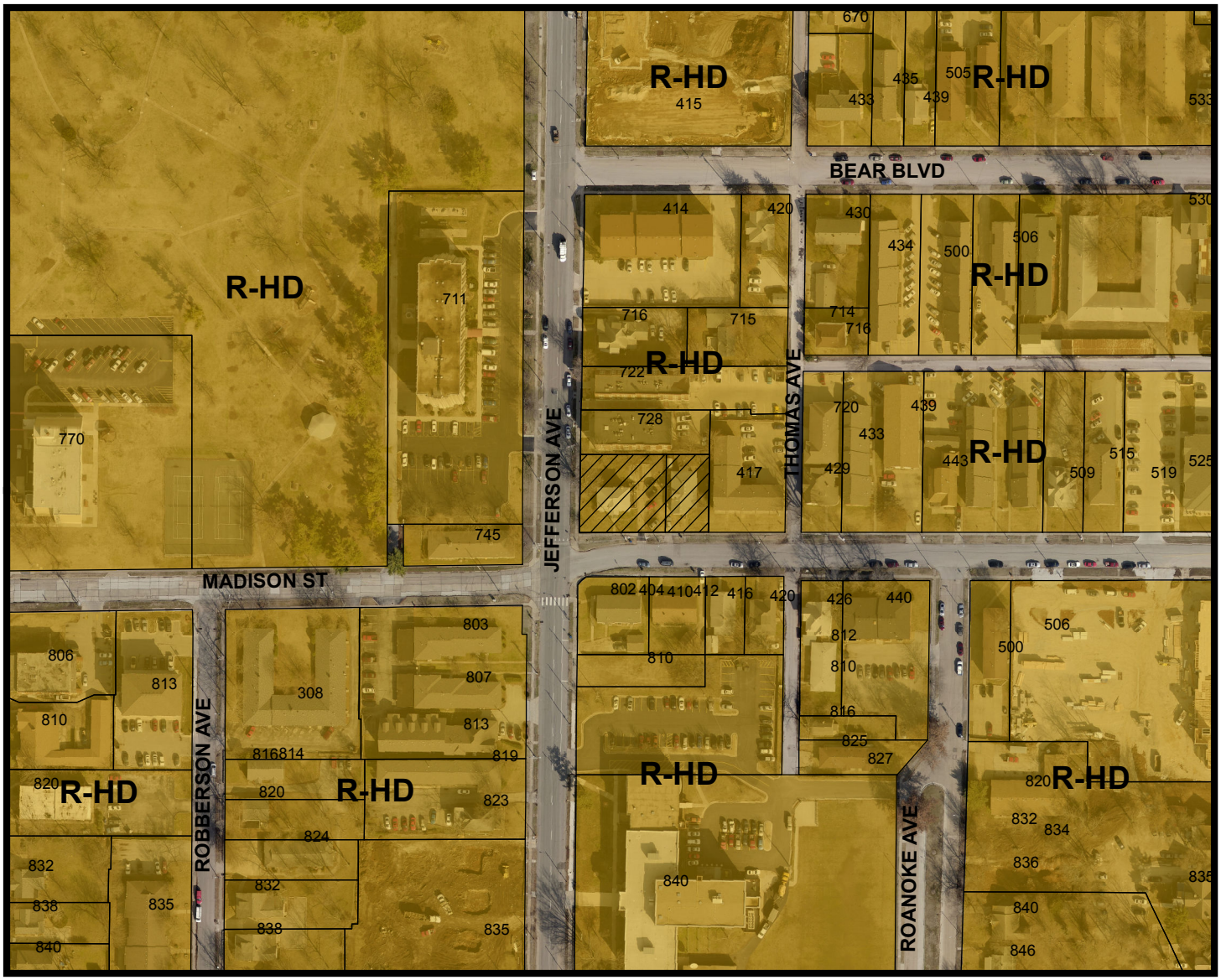
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Conditional Use Permit #414

Location: 405 and 415 East Madison Street

Current Zoning: R-HD

LOCATION SKETCH



N

- Area of Proposal

0 100 200 400 Feet

1 inch = 200 feet

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

CONDITIONAL USE PERMIT 414

DATE: November 21, 2014

PURPOSE: To allow a reduction of the front yard setback along Jefferson Avenue within an R-HD, High Density Multifamily Residential District.

BACKGROUND:

LOCATION: 405 and 415 East Madison Street

APPLICANT: One House LLC

TRACT SIZE: Approximately 0.36 acres

EXISTING USE: Single Family Residential

PROPOSED USE: Multi-Family Residential

RECOMMENDATION:

Staff recommends the request be **approved**.

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application will reduce the front yard setback along Jefferson which will allow the building to be constructed closer to the street to utilize more of the lot area for the development.

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 414 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 414

APPLICANT'S PROPOSAL:

The applicant is requesting to reduce the front yard setback along Jefferson Avenue, a secondary arterial roadway, from twenty-five (25) feet to ten (10) feet.

SURROUNDING LAND USES:

Direction	Zoning	Land Use
North	R-HD	Multifamily residential
South	R-HD	Multifamily residential
East	R-HD	Multifamily residential
West	R-HD	Multifamily residential

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

2. The applicant held a neighborhood meeting on November 10, 2014 in conformance with City Council's policy. A summary of the meeting is attached (Attachment 6).

CITY COUNCIL PUBLIC HEARING: January 12, 2015

STAFF COMMENTS:

1. In 2010 City Council passed General Ordinance 5861 to allow a reduction in the front yard setback along collector and higher classification roadways with the approval of a Conditional Use Permit. The applicant is requesting to reduce the front yard setback along Jefferson Avenue, a secondary arterial roadway, from twenty-five (25) feet to ten (10) feet. The reduced setback will allow the proposed building to be placed closer to Jefferson Avenue which will permit more of the land to be used for the proposed development. The proposed setback brings activity to the street and an edge along the sidewalk that promotes pedestrian activity and safety. The proposed setback is consistent with the existing development along Jefferson and does not create any sight or safety issues for travelers on adjacent roadways.

2. City Council has approved other similar requests for reduced front yard setbacks in this area. Conditional Use Permit Numbers 404 and 405 were approved by City Council in September 2013 to reduce the front yard setback along Kimbrough Avenue from twenty-five (25) feet to ten (10) feet for multifamily development at the northwest and southwest corners of Kimbrough Avenue and Bear Boulevard.

3. Development of this site will comply with all of the requirements of the Zoning Ordinance for the R-HD, High Density Multi-Family Residential District other than

the change to the setback being requested with this application. All requirements for parking, open space, bufferyards and height will be met with the development of this property.

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.

ATTACHMENT 2
REQUIREMENTS FOR CONDITIONAL USE PERMIT 414

1. The front yard setback along Jefferson Avenue may be reduced to ten (10) feet.

2. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.

ATTACHMENT 3
STANDARDS FOR CONDITIONAL USE PERMITS
CONDITIONAL USE PERMIT 414

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

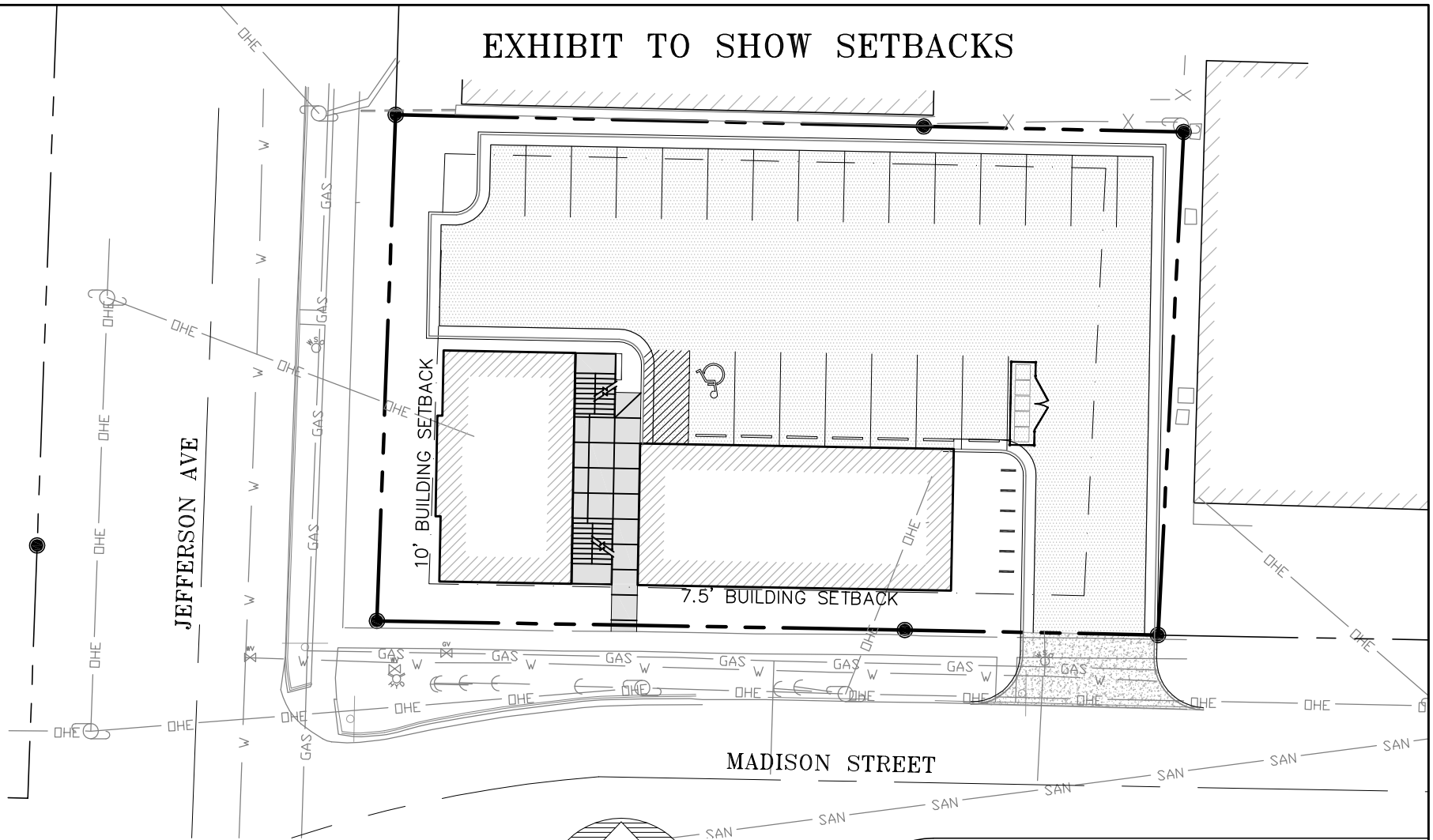
vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

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.

EXHIBIT TO SHOW SETBACKS



NOTE:
THIS EXHIBIT IS TO SHOW THE SETBACKS FOR THE BUILDING ONLY. PARKING LOTS, EXACT BUILDING LOCATIONS, AND SIDEWALKS ARE SUBJECT TO CHANGE.

SCALE=1"=30'

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

Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2009028050

"Engineering with Integrity"

DATE: 10/09/2014	405 & 415 E MADISON SETBACK EXHIBIT	PROJECT NO.: 439

ATTACHMENT 5

LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

2101 W. CHESTERFIELD BLVD., SUITE C202, SPRINGFIELD, MO 65807
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

Attachment A

Re: One House Apartments
405 & 415 E. Madison Street

October 23, 2014

The existing residential structures on 405 & 415 E. Madison Street will be demolished and student housing will be constructed. The owner would like to construct the new student housing facilities with a 10 foot front yard setback on Jefferson.

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

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

The proposed front yard setback is consistent with the Comprehensive Plan. The lot is zoned R-HD. This conditional use permit will allow for denser student housing to be developed on the lot.

2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;

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

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

The proposed front yard setback will increase fire safety by allowing the student housing facility to have access to ladder trucks from Jefferson.

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

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

5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district;

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

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

The proposed front yard setback will not affect lighting in the area.

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

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

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

The proposed front yard setback will not affect signage.

9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;

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

10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare;

Adjoining property on Jefferson and across the street on Madison have similar setbacks. The proposed setbacks will not affect the adjoining property.

11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:

a. The location, nature and height of buildings, structures, walls and fences on the site; and

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

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

The proposed front yard setback will not affect landscaping or screening.

12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;

The existing site is older rental facilities which will be demolished. The proposed front yard setback will not affect natural topographic or physical features of the site.

13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance;

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

14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards;

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

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

The proposed front yard setback will allow the student housing facilities to be constructed on site. If the setback is not granted, smaller or fewer units would be constructed rendering the job economically infeasible.

16. Off-street parking and loading areas will be provided in accordance with the standards set out in 5-1500, 5-1600 and 6-1300 of this article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect;

The proposed front yard setback will not affect parking.

17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys;

The proposed front yard setback will not affect access roads or entrances.

18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel;

The proposed front yard setback will not affect vehicular circulation elements.

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;

The proposed front yard setback 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

The proposed front yard setback is the only change.

21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

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

NEIGHBORHOOD MEETING SUMMARY

1. Conditional Use Permit for: 405 & 415 E. Madison (PLN2014-00426)
2. Meeting Date & Time: Nov 10, 2014 4-6:30pm
3. * Meeting Location: The Library Center, 4653 S. Campbell
4. Number of invitations that were sent: 77
5. How was the mailing list generated: City of Springfield
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.)

None

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

None

* 3. Meeting location - Midtown Carnegie Branch, which would have been closer to property, was not available for that date & time. See attached letter (which was previously uploaded on 10/31/14)

LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

2101 W. CHESTERFIELD BLVD., SUITE C202, SPRINGFIELD, MO 65807
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

October 31, 2014

City of Springfield
Attn: Bob Hosmer
840 Boonville
Springfield, Mo. 65801

Re: PLN2014-00426 – Conditional Use Permit

Bob:

As per your request regarding our upcoming neighborhood meeting for the above listed project, on the location of the meeting not being close to the project.

When we have our meeting depends on the City of Springfield's time schedule and also our night time schedule, therefore to meet the time schedule, we usually choose from about 3 different evenings. As far as the location of the meeting, I start with the closest library to the project and if they do not have availability, I go onto the next one and then the last one. The Midtown Carnegie Branch has only 2 rooms of which meetings can be held and The Brentwood Branch has only one room, however, the Library Center on South Campbell offers 5 or 6 meeting rooms. I have never not been able to reserve a meeting room at this location.

On the upcoming neighborhood meeting scheduled for Monday, November 10, 2014, I called the Midtown Carnegie location and the Brentwood Branch gave them 2 dates, Thursday, November 6 and Monday, November 10. The Midtown Carnegie location stated that both of their rooms were not available for the time slot that we must have the meeting, which is from 4 to 6:30pm. The Brentwood Branch's 1 meeting room was also not available for that time period. Therefore, I reserved a meeting room at the Library Center.

As far as holding the meetings at Churches or Schools, based on my past experience with trying to do that, I discovered that if you do not attend that church or have a child at said school, they do not allow a meeting to be held there. I will try though when we have another neighborhood meeting.

Thank you for your assistance with this matter.

Best Regards,

Leslie K. Chrystal
Office Manager

PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW SERVICES
MEMORANDUM

DATE: November 25, 2015

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: RV Occupancy in R-MHC Text Amendment

Staff requests that this proposed text amendment be tabled indefinitely for more internal discussion.

EXPLANATION TO COUNCIL BILL NO: 2014-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To amend Section 5-3000, Community Gardens, in the Springfield Zoning Ordinance to allow an annual two-day fundraising sale in legally established community gardens. (Staff recommends approval)

BACKGROUND INFORMATION:

ZONING ORDINANCE TEXT AMENDMENT – ANNUAL FUNDRAISING SALE IN COMMUNITY GARDENS AMENDMENTS

City Council initiated amendments to allow an annual fundraising sale in legally established community gardens at their meeting on November 24, 2014.

Currently, community gardens in the residential, office, government and institutional and some commercial districts (R-SF, R-TH, R-LD, R-MD, R-HD, R-MHC, O, GI, UN, LB, and GR) prohibit retail and wholesale sales on-site. A request to City Council was made by a citizen involved in community gardening to allow an annual on-site fundraising sale for community gardens. In 2009, the Urban Garden Task Force and staff required any retail or wholesale sales to be conducted off-site or by a community supported agriculture (CSA) subscription. A CSA subscription meant that a person(s) would be participating in the cultivation of the produce from the community garden.

Staff is proposing to add an exception to the current community garden performance standards to allow an annual two-day fundraising sale for legally established community gardens in districts where retail and wholesale sales were previously prohibited. This annual sale will allow these community gardens to promote the benefits of gardening, sell unused produce, and to generate funds for the next growing season.

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

Supports the following Field Guide 2030 goal(s): Chapter 6, Major Goal 4: Develop the community in a sustainable manner. Objectives 4a and 4b

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on December 4, 2014, and recommended _____, by a vote of __ to __, of the proposed changes to the Zoning Ordinance described in Exhibit A.

The Planning and Development Staff recommends **approval** of the proposed

amendments on Exhibit A.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendment will allow for sustainable practices within the community which is consistent with the City's Comprehensive and Strategic Plan.

Submitted by:

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

EXHIBIT A
COMMUNITY GARDEN ANNUAL FUNDRAISING SALE AMENDMENTS

Note: Language to be added is underlined.

Section 5-3000. Community Gardens. (G.O. 5843, 11/09/09)

5-3001. **Purpose**. The purpose of these requirements is to enable community gardens while minimizing any possible adverse effects of such uses on the surrounding neighborhood.

5-3002. **Community Garden Performance Standards.** Community gardens as defined shall follow the regulations of this Article except as modified herein. (G.O. 5858, 02/08/10)

A. The property owner shall file an application with Director of Building Development Services to establish the community garden use. A no or minimal cost permit is required to be issued. The property owner has the responsibility to follow all performance standards. Community Gardens shall adhere to all performance standards and shall not create any adverse impact on adjoining properties. The Director of Building Development Services is authorized to issue a cease and desist order to any party violating the performance standards listed heretofore along with any other enforcement measures available to the Director or the City.

B. Structures utilized for community gardens shall be permitted subject to the accessory structure requirements of *Section 5-1000, Accessory Structures and Uses*. If no principal structure is located on the lot, the combined area of all structures shall not exceed forty percent (40%) of the lot area.

C. No structures may be located in the required front and side yard setbacks as defined in each zoning district of this Article. The rear yard setback shall be a minimum of three (3) feet for structures.

D. Retail and wholesale sales to the general public shall be prohibited on-site, except an annual, two-day fundraising sale is allowed.

E. The hours of operation shall be limited to ½ hour before sunrise until ½ hour after sunset daily.

F. Signage shall conform to *Section 5-1400, Signs,* of this Article.

G. The City's storm water, sediment and erosion control standards shall apply.

H. No use shall emit an odor that creates a nuisance in compliance with *Springfield City Code*.

I. The community garden site shall be maintained free of high weeds and grass in compliance with *Springfield City Code*.

J. Compost bins and other material storage areas shall be maintained in such a manner as to not attract insects, vermin, reptiles and other animals or create a nuisance.

K. All uses shall operate in accordance with the lighting standards contained in *Section 6-1400, Lighting Standards,* of this Article.

L. All uses shall operate in accordance with the noise standards contained in *Section 6-1500, Noise Standards,*of this Article.

M. Community gardens shall be subject to the Vision Obstruction Restrictions as defined in *Subsection 5-1306* of this Article.

N. No parking is required unless the cultivated area exceeds one (1) acre in size. Then a minimum of two (2) off-street parking spaces shall be provided. An additional two (2) parking spaces shall be provided for each additional acre of cultivated area.

O. No bufferyards shall be required.

P. All other City Codes shall apply.

5-3003. **Review Procedure for Community Gardens.** No approval for a community garden may be given by the Director of Building Development Services unless the following procedures are followed:

A. **Application.** The Director of Building Development Services upon receipt of a complete application, and agreement by the applicant to follow and adhere to all Performance Standards contained herein shall permit a community garden.

B. **Denial or Revocation.** The Director of Building Development Services may, in writing, suspend, deny or revoke a permit issued under provisions of this section whenever the permit is issued on the basis of a misstatement of fact, fraud, or noncompliance with this Article.

When a community garden permit is denied by the Director of Building Development Services, written notice shall be given of the denial to the owner, together with a brief written statement of the reason for the denial. Such denials shall have referenced the section of this Article or other pertinent code used as a standard for the basis of denial.

C. **Appeal**. If the Director of Building Development Services denies, suspends or revokes the application, the owner may file an appeal request with the City's Board of Adjustment.

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 **THE HILL** generally located at 2915 South Lone Pine Avenue. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

A. The Preliminary Plat of **THE HILL** dated October 21, 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 and legal in Attachment 4.

B. The Planning and Zoning Commission held a public hearing on December 4, 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 must be extended to all lots. Submit public improvement plans for review and approval. Plans must be approved, filed and constructed or escrowed before the final plat can be approved.

    b. Public Improvement Plans are required for conveying off-site runoff through development. Public Improvements must be escrowed or constructed and approved prior to Final Plat approval.

    c. Private streets must be built to City of Springfield public works design street standards, any approved variances and will require public improvement plans. Please include sidewalk in the public improvement plans. Public Improvement Plans must be approved and improvements constructed or funds escrowed prior to the approval of building plans. Fees for required street signs must be paid prior to approval of the final plat.

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

a. Need to include the standard drainage maintenance and surface drainage statements on 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.

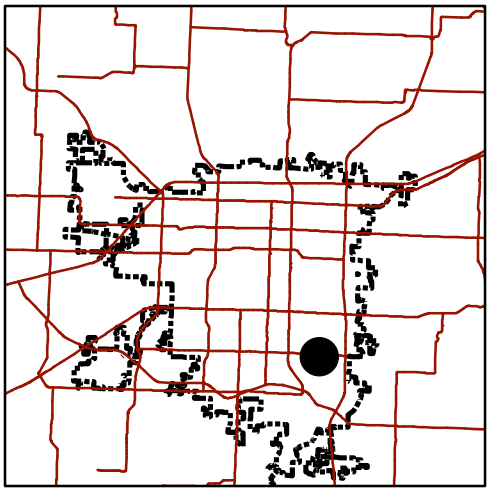
Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development Department staff report to the Planning and Zoning Commission.

Submitted by:

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

EXHIBITS:
Exhibit A, Record of Proceeding
Exhibit B, Zoning and Subdivision Staff Report

ATTACHMENTS:
Attachment 1, Background Report
Attachment 2, Subdivision Variance Approval Criteria
Attachment 3, Subdivision Variance Approval Criteria
Attachment 4, Preliminary Plat



Zoning & Subdivision Report

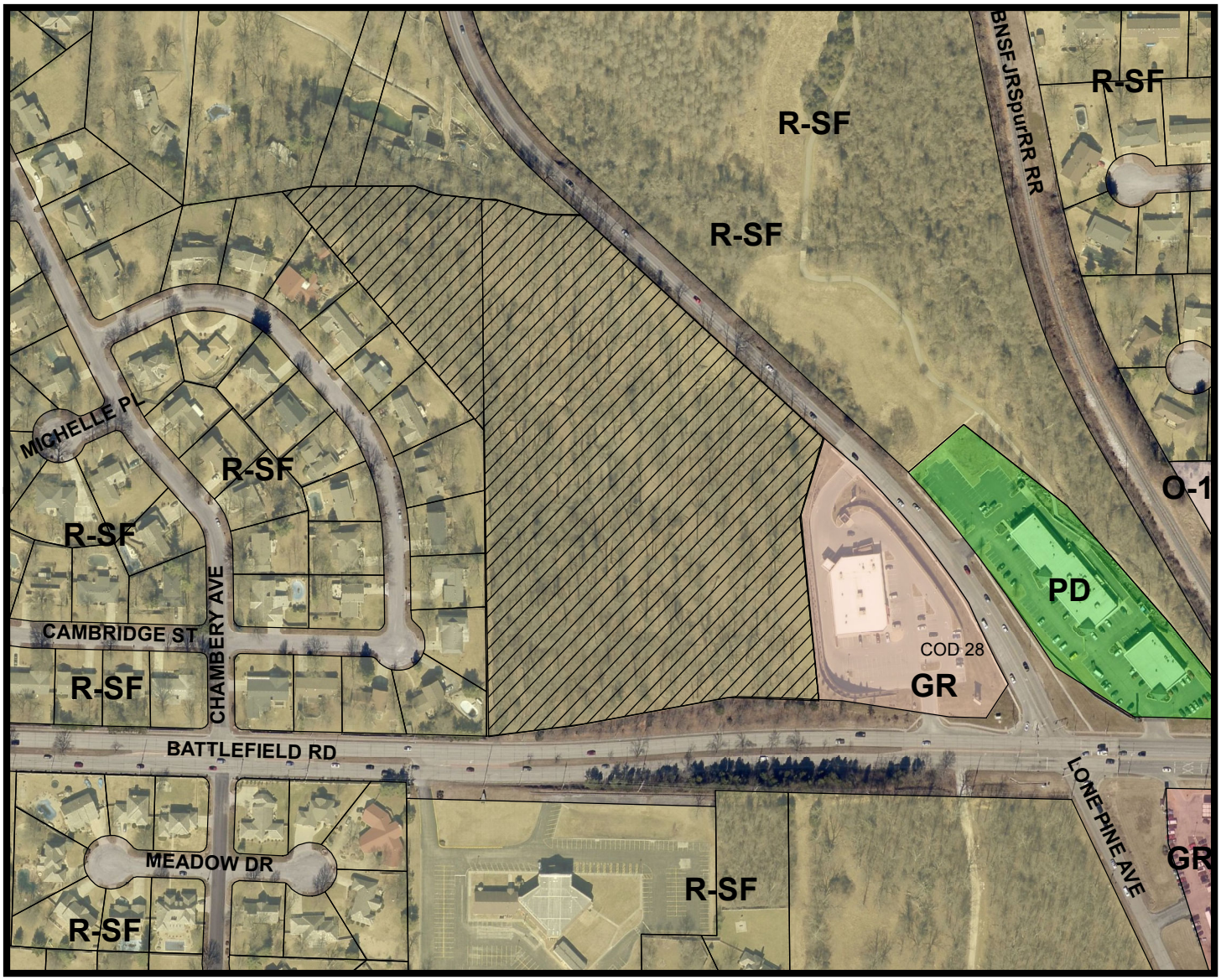
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Preliminary Plat - The Hill

Location: 2915 S. Lone Pine Ave.

Current Zoning: R-SF, Single-Family Residential

LOCATION SKETCH



N

- Area of Proposal

0 150 300 600 Feet

1 inch = 300 feet

Zoning & Subdivision Report

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

PRELIMINARY PLAT – THE HILL

DATE: November 25, 2014

PURPOSE: To approve a preliminary plat to subdivide approximately 12.89 acres into a ten (10) lot residential subdivision with subdivision variances and common area.

BACKGROUND:

LOCATION: 2915 S. Lone Pine Ave.

APPLICANT: The Hill At Lone Pine, LLC c/o John and Nancy Prine.

TRACT SIZE: Approximately 12.89 acres

EXISTING USE: Vacant/undeveloped land

PROPOSED USE: Single-family residential subdivision

RECOMMENDATION:

The request be **approved**.

FINDINGS:

1. The applicant's proposal, with the conditions listed below and approval of the subdivision variance, 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.

    d. Public sewer must be extended to all lots. Submit public improvement plans for review and approval. Plans must be approved, filed and constructed or escrowed before the final plat can be approved.

e. Public Improvement Plans are required for conveying off-site runoff through development. Public Improvements must be escrowed or constructed and approved prior to Final Plat approval.

f. Private streets must be built to City of Springfield public works design street standards, any approved variances and will require public improvement plans. Please include sidewalk in the public improvement plans. Public Improvement Plans must be approved and improvements constructed or funds escrowed prior to the approval of building plans. Fees for required street signs must be paid prior to approval of the final plat.

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

   a. Need to include the standard drainage maintenance and surface drainage statements on 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.

ATTACHMENT 1
BACKGROUND REPORT
PRELIMINARY PLAT – THE HILL

AT&T COMMENTS:

Need U/E to be continuous around all proposed road. I'm not seeing the width listed recommend 15 feet to keep us from being right on top of each other. Also will need U/E dedicated along Lone Pine for entire proposed length, recommend 15 feet. Developer has already inquired about removing our aerial run along Lone Pine and we would need a place to go. Telco Facilities on south of proposed development are in easement that isn't shown.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objections.

CITY UTILITIES COMMENTS:

No objection to preliminary plat. CU has been in discussion regarding utility extensions, easements, street light options, etc. These details will be finalized at the design stage.

FIRE DEPARTMENT COMMENTS:

No issues.

TRAFFIC DIVISION COMMENTS:

1. An application for approval of the portion of sidewalk requested for a fee in lieu of construction will need to be submitted for ARC approval.

2. A "Stop" sign with "Street" names is required to be installed and will cost $157.00. Please coordinate installation of signs with City of Springfield Sign Crew. Fees for required street signs must be paid prior to approval of the final plat.

3. Turnarounds must meet current ST-20 standard, including radii.

4. Private streets must be built to City of Springfield public works design street standards, any approved variances and will require public improvement plans. Please include sidewalk in the public improvement plans. Public Improvement Plans must be approved and improvements constructed or funds escrowed prior to the approval of building plans.

STORMWATER COMMENTS:

Stormwater does not have any issues with the Preliminary Plat. However, the Final Plat must include the following items:

1. Need to include the standard drainage maintenance and surface drainage statements on Final Plat.

2. Please note that Public Improvement Plans are required for conveying off-site runoff through development. Public Improvements must be escrowed or constructed and approved prior to Final Plat approval.

CLEAN WATER SERVICES COMMENTS:

Submit public improvement plans for review and approval. Plans must be approved, filed and constructed or escrowed before the final plat can be approved.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 12.89 acres into a ten (10) lot residential subdivision named “The Hill”. The property is currently zoned R-SF, Single-Family Residential District. The lots will be accessed by a private street system with a gate which will be dedicated as common area. The common open space requirements of Section 5-2300 and gates across private street requirements in Section 5-2800 of the Zoning Ordinance must be met.

2. The applicant is also requesting a subdivision variance for a lot without full frontage on a public street and two subdivision variances from the Public Works Design Standards for Street Design (see ATTACHMENTS 2 & 3). Staff supports the subdivision variance requests.

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.

STAFF CONTACT:

Daniel Neal
Senior Planner

ATTACHMENT 2
SUBDIVISION VARIANCE APPROVAL CRITERIA
PRELIMINARY PLAT – THE HILL

The applicant is requesting a subdivision variance from Section 407(2) of the Subdivision Regulations which requires all lots to abut by their full frontage on a publicly dedicated street. Lot 8 will have an unusual configuration which will not have full frontage along Hillside Lane, a private street. Staff supports the request because the property will have fifty (50) feet of street frontage to allow for safe access onto the residential street system which will have low volumes of traffic and speeds.

Section 106 of the Subdivision Regulations states in part:

Conditions of Variance Approval. No variance shall be granted unless it is found that:

(a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this Article would deprive the owner of the reasonable use of his land and is not the mere granting of a privilege, and

APPLICANT'S RESPONSE:

The strict application of this provision would deprive the owner of the reasonable use of his land based on topographic and access constraints. An alternate configuration to meet the regulation would require frontage and access from Lone Pine Ave., which is not desirable by staff or the Owner.

(b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and

APPLICANT'S RESPONSE:

The variance is necessary for the preservation and enjoyment of the Owner's right to provide acceptable access to all parts of the property. Access from Lone Pine Ave. would not only pose a potential hazard but would eliminate a significant portion of the natural buffer the Owner is trying to maintain along Lone Pine Ave.

(c) The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.

APPLICANT'S RESPONSE:

The granting of the variance for a lot not providing full frontage on a public street would not be detrimental to the public safety, convenience or welfare or be injurious to the other property in the vicinity. Rather, the variance would allow access from the internal subdivision street and prevent direct access from

Lone Pine Ave. thus eliminating additional drives and conflicts along Lone Pine Ave.

The Planning and Zoning Commission must first decide if all of these conditions are met before this variance can be approved.

ATTACHMENT 3
SUBDIVISION VARIANCE APPROVAL CRITERIA
PRELIMINARY PLAT – THE HILL

The applicant is requesting two subdivision variances from Section 403(15) of the Subdivision Regulations which requires street grades to be in accordance with specifications set forth in the City of Springfield Design Standards for Public Improvements (**8.1.3.2 Vertical Curves.** The length of vertical curves K-Value shall be no less than 20 for a crest and 30 for a sag condition; and **8.1.3.7 Intersections.** Intersections shall be approached on all sides by leveling areas. Where the approach grade for either or both streets exceed 3 percent, the leveling area shall be a minimum length of 100 feet measured from the intersection of the edge of gutter flag or edge of road, within which no grade shall exceed a maximum of 3 percent). Staff supports the requests due to the limitations of the existing topography and because the proposed variances will not adversely affect safety due to the low volume of traffic and speeds on the private streets in this proposed gated neighborhood (see applicant's response below).

Section 106 of the Subdivision Regulations states in part:

Conditions of Variance Approval. No variance shall be granted unless it is found that:

(a) There are special and unusual circumstances affecting said property such that the strict application of the provisions of this Article would deprive the owner of the reasonable use of his land and is not the mere granting of a privilege, and

APPLICANT'S RESPONSE:

The strict application of this provision would deprive the owner of the reasonable use of his land based on the same topographic and access constraints. Adherence to these grade requirements would not permit development of the property with accessible residential lots. Excessive excavation would be required providing inadequate access for residential lot development as well as the removal of a significant number of trees which would have a negative impact on the development.

(b) The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and

APPLICANT'S RESPONSE:

The variance is necessary for the preservation and enjoyment of the Owner's right to provide a design having minimal negative impact to the property. Meeting the design guidelines would eliminate a significant portion of the natural beauty for the residential development. The Owner is trying to maintain as much of the vegetation as possible.

(c) The granting of the variance would not be detrimental to the public safety,

convenience or welfare or be injurious to other property in the vicinity.

APPLICANT'S RESPONSE:

The granting of the variance for not meeting the Public Works required vertical curve as well as the landing distances would not be detrimental to the public safety, convenience or welfare or be injurious to the other property in the vicinity. With the two streets in the subdivision providing access only to the 10 lots and less than 300 ft. in length between intersections, the alignment and grades have been reviewed with Public Works Staff to provide for adequate safety given the anticipated traffic loads and driving speeds.

The Planning and Zoning Commission must first decide if all of these conditions are met before this variance can be approved.

Attachment 4

THE HILL

SPRINGFIELD, GREENE COUNTY, MISSOURI

PRELIMINARY PLAT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°52'17"E	569.57'
L2	N39°05'21"W	583.24'
L3	N83°20'00"E	54.06'
L4	S89°16'04"E	192.50'
L5	S68°26'52"E	46.04'
L6	S82°40'56"E	116.19'
L7	S72°52'39"E	92.44'
L8	S87°57'17"E	56.25'
L9	S46°09'24"E	534.89'
L10	S46°35'02"E	82.24'
L11	S17°14'01"W	155.89'
L12	S04°44'52"E	340.46'

LINE	BEARING	DISTANCE
L13	N84°36'35"W	55.14'
L14	N87°26'01"W	99.99'
L15	S81°15'24"W	305.94'
L16	S85°21'10"W	160.58'
L17	S44°02'43"W	15.54'
L18	N44°02'43"E	15.82'

MINIMUM YARD REQUIREMENTS:

FRONT: 25' ALONG COLLECTOR OR HIGHER
20' ALONG LOCAL STREET

REAR:

SIDE: 5' (12.5' AT CORNER LOT)

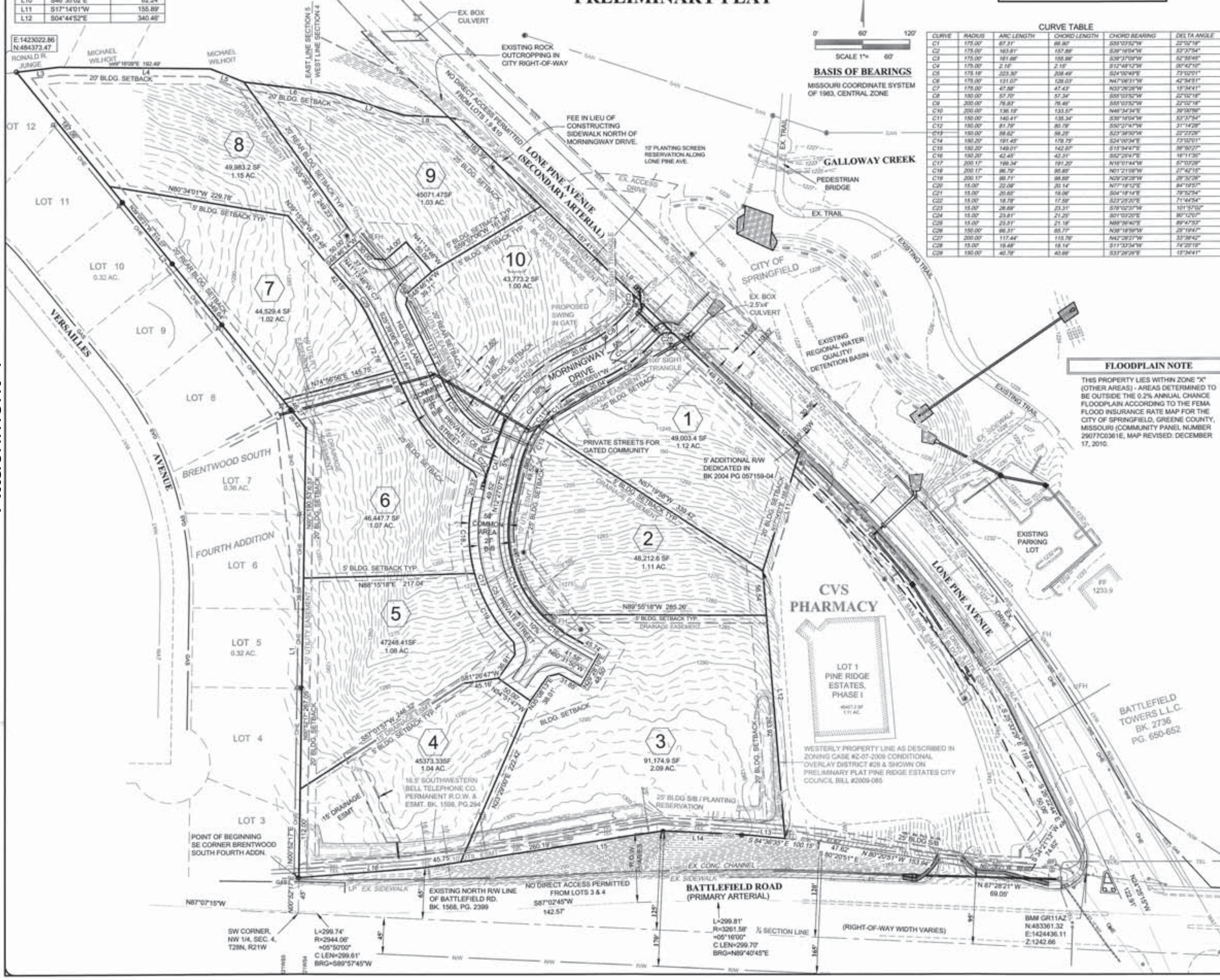
0' 60' 120'
SCALE 1"= 60'

BASIS OF BEARINGS

MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	67.31'	66.90'	S55°03'52"W	22°02'18"
C2	175.00'	163.81'	157.89'	S39°16'04"W	53°37'54"
C3	175.00'	161.66'	155.98'	S38°37'09"W	52°55'46"
C4	175.00'	2.15'	2.15'	S12°48'12"W	00°42'10"
C5	175.18'	223.30'	208.49'	S24°00'49"E	73°02'01"
C6	175.00'	131.07'	128.03'	N47°06'31"W	42°54'51"
C7	175.00'	47.58'	47.43'	N33°26'28"W	15°34'41"
C8	150.00'	57.70'	57.34'	S55°03'52"W	22°02'18"
C9	200.00'	76.93'	76.46'	S55°03'52"W	22°02'18"
C10	200.00'	136.19'	133.57'	N46°34'34"E	39°00'56"
C11	150.00'	140.41'	135.34'	S39°16'04"W	53°37'54"
C12	150.00'	81.79'	80.78'	S50°27'47"W	31°14'28"
C13	150.00'	58.62'	58.25'	S23°38'50"W	22°23'26"
C14	150.20'	191.45'	178.75'	S24°00'34"E	73°02'01"
C15	150.20'	149.01'	142.97'	S15°34'47"E	56°50'27"
C16	150.20'	42.45'	42.31'	S52°25'47"E	16°11'35"
C17	200.17'	199.34'	191.20'	N16°01'44"W	57°03'28"
C18	200.17'	96.79'	95.85'	N01°21'06"W	27°42'15"
C19	200.17'	99.71'	98.68'	N29°28'28"W	28°32'26"
C20	15.00'	22.08'	20.14'	N77°18'12"E	84°19'57"
C21	15.00'	20.65'	19.06'	S04°18'14"E	78°52'54"
C22	15.00'	18.78'	17.58'	S23°25'20"E	71°44'54"
C23	15.00'	26.69'	23.31'	S78°02'37"W	101°57'02"
C24	15.00'	23.61'	21.25'	S01°03'20"E	90°12'07"
C25	15.00'	23.51'	21.18'	N88°36'40"E	89°47'53"
C26	150.00'	66.31'	65.77'	N38°18'59"W	25°19'47"
C27	200.00'	117.44'	115.76'	N42°28'27"W	33°38'42"
C28	15.00'	19.48'	18.14'	S11°33'34"W	74°25'19"
C29	150.00'	40.78'	40.66'	S33°26'26"E	15°34'41"



FLOODPLAIN NOTE

THIS PROPERTY LIES WITHIN ZONE "X" (OTHER AREAS) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI (COMMUNITY PANEL NUMBER 29077C0361E, MAP REVISED: DECEMBER 17, 2010.

OWNER / DEVELOPER

THE HILL AT LONE PINE, LLC
John & Nancy Price
5008 E Stonegate Ct.
Springfield, MO 65809
417-343-8205
jeprice@hughes.net

SOURCE OF TITLE

Book: 2014 Page: 032708-14

LOCATION MAP
SCALE = 1" = 2000'

PROPERTY DESCRIPTION: THE HILL

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 4 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 ALL IN TOWNSHIP 28 NORTH, RANGE 21 WEST SPRINGFIELD, GREENE COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN AT THE SOUTHEASTERLY CORNER OF BRENTWOOD SOUTH FOURTH ADDITION, A RECORDED SUBDIVISION IN SAID SPRINGFIELD, MISSOURI SAID POINT BEING 45.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FOUR (4);
THENCE N00°52'17"E ALONG THE WEST LINE OF SAID NW1/4 A DISTANCE OF 569.57 FEET;
THENCE N 39°05'21" W A DISTANCE OF 583.24';
THENCE N 83°20'00" E A DISTANCE OF 54.06' TO THE NORTHWESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2013 AT PAGE 04360113 IN THE GREENE COUNTY RECORDER'S OFFICE;
THENCE ALONG THE SOUTHERLY BOUNDARY OF LAST DESCRIBED TRACT THE FOLLOWING FIVE (5) COURSES:
1.) S 89°16'04" E A DISTANCE OF 192.50';
2.) S 68°26'52" E A DISTANCE OF 46.04';
3.) S 82°40'56" E A DISTANCE OF 116.19';
4.)S 72°52'39" E A DISTANCE OF 92.44';
5.) S 87°57'17" E A DISTANCE OF 56.25' TO THE WESTERLY RIGHT-OF-WAY LINE OF LONE PINE AVENUE AS IT NOW EXISTS;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:
1.) S 46°09'24" E A DISTANCE OF 534.89';
2.) S 46°35'02" E A DISTANCE OF 82.24' TO THE NORTHEASTERLY CORNER OF PINE RIDGE ESTATES PHASE I, A RECORDED SUBDIVISION IN SAID SPRINGFIELD, MO;
THENCE ALONG THE WESTERLY BOUNDARY OF LAST DESCRIBED TRACT THE FOLLOWING TWO (2) COURSES:
1.) S 17°14'01" W A DISTANCE OF 155.89';
2.) S 04°44'52" E A DISTANCE OF 340.46' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BATTLEFIELD STREET AS IT NOW EXISTS;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:
1.) N 84°36'35" W A DISTANCE OF 55.14';
2.) N 87°26'01" W A DISTANCE OF 99.99';
3.) S 81°15'24" W A DISTANCE OF 305.94';
4.) S 85°21'10" W A DISTANCE OF 160.58' TO SAID POINT OF BEGINNING, HAVING AN AREA OF 12.89 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND/OR RIGHTS WAY.

PELIMINARY PLAT NOTES:

AREA SUMMARY:

TOTAL AREA =	12.89 AC.
STREET COMMON AREA =	- 1.15 AC.
NET AREA =	11.74 AC.

NO. OF LOTS = 10
SMALLEST LOT = LOT 10 (1.0 ACRE)

1. NO ACCESS TO LONE PINE AVE. OR BATTLEFIELD ROAD FROM ANY LOT. ALL LOTS SHALL ACCESS WEST OF ENTRY GATE FROM PRIVATE STREETS.

2. SIDEWALK REQUIRED ON ONE SIDE OF PRIVATE STREETS.

3. EXISTING PLANTING SCREEN RESERVATION SHALL BE PRESERVED ALONG BATTLEFIELD ROAD WITHIN THE 25' BUILDING SETBACK. A 10' PLANTING SCREEN RESERVATION IS REQUIRED ALONG LONE PINE AVENUE IN ACCORDANCE WITH THE CITY'S SUBDIVISION REGULATIONS DESIGN AND DEVELOPMENT STANDARDS FOR SCREENING AND FENCING, LANDSCAPING AND BUFFERYARDS AND AS MAY BE REVISED AT THE TIME THE LANDSCAPE PLAN IS SUBMITTED FOR APPROVAL.

5. PUBLIC SEWER WILL BE EXTENDED TO EACH LOT.

6. ALL PORTIONS OF A BUILDING SHALL BE WITHIN 400 FEET FROM A FIRE HYDRANT ON AN APPROVED FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. 600 FEET IF THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.

7. THE GATE ON MORNINGWAY DRIVE SHALL COMPLY WITH SECTION 5-2800, GATES ACROSS PRIVATE STREETS, OF THE ZONING ORDINANCE AND SHALL BE EQUIPPED WITH FIRE DEPARTMENT ACCESS IN ACCORDANCE WITH CITY REQUIREMENTS AT THE TIME OF INSTALLATION.

8. PER THE CITY OF SPRINGFIELD'S SPECIAL ORDINANCE NO. 24685, OFFSITE REGIONAL DETENTION HAS BEEN PROVIDED FOR THIS RESIDENTIAL SUBDIVISION BASED ON AN AVERAGE LOT SIZE 2.0 ACRES. DETENTION AND WATER QUALITY TO TO ACCOMMODATE THE INCREASE IN DENSITY TO AN AVERAGE LOT SIZE OF 1.29 ACRES IN ACCORDANCE WITH CITY PUBLIC WORKS REQUIREMENTS. PER TABLE RO-9 OF THE CITY OF SPRINGFIELD DRAINAGE CRITERIA MANUAL, THE PERCENT IMPERVIOUS FOR 2 ACRE VS. 1.17 ACRE AVERAGE LOT SIZE IS 12% VS. 18.6%, RESPECTFULLY.

9. ALL INTERNAL STREETS TO BE PRIVATE STREETS AND LAY WITHIN COMMON AREAS. COMMON AREAS TO BE UTILIZED FOR ROAD, DRAINAGE, SANITARY SEWER & UTILITY EASEMENT PURPOSES.

SURVEYOR'S ACKNOWLEDGEMENT

THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY, AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE.

KENNETH M. HEITHAUS
P.L.S. 1918

STATE OF MISSOURI
KENNETH MICHAEL HEITHAUS
NUMBER
LS-1918
REGISTERED LAND SURVEYOR

Rev	Date	Description	DwnBy	App

HEI
535 W. Battlefield St.
Springfield, MO 65807
(417) 887-3238
FAX (417) 887-1940
http://www.heiweb.com
HEI@heiweb.com
Heithaus Engineering & Assoc., Inc.
MO COA #2010021970 (E), #2010018087 (LS)

THE HILL AT LONE PINE, LLC

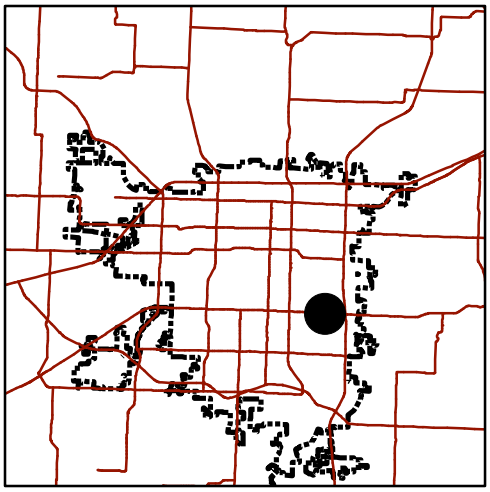
THE HILL

SPRINGFIELD, GREENE COUNTY, MISSOURI

PRELIMINARY PLAT

Design:
Drawn: ANB/TAD
Checked: KMH/TAD
Date: 11/21/2014
Job No. 202053JP
Dwg#202053JP
Scale: 1" = 60'

SHEET 1 OF 1 SHEETS



Zoning & Subdivision Report

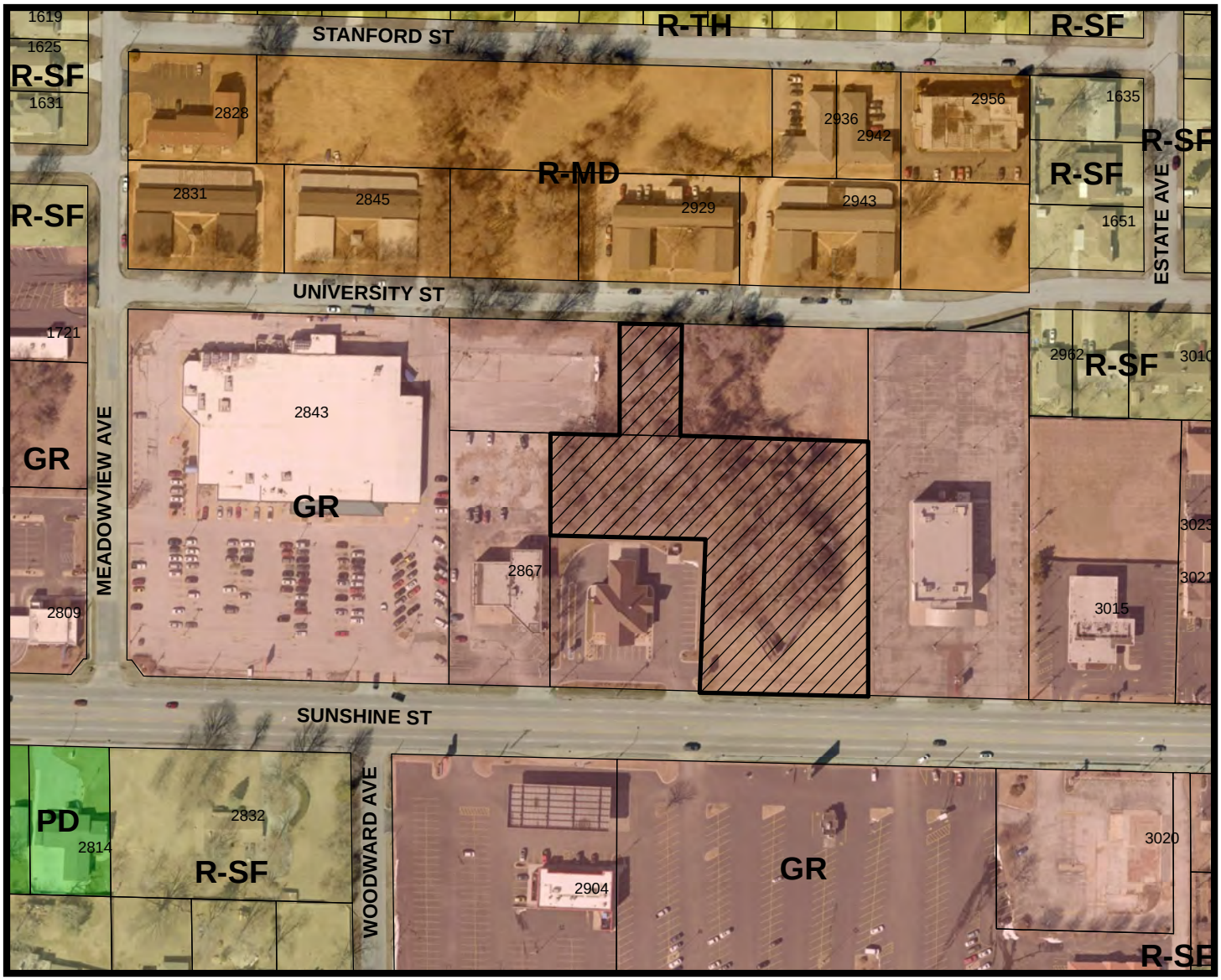
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Subdivision Variance 350

Location: 2935 E. Sunshine St.

Current Zoning: GR, General Retail

LOCATION SKETCH



N

- Area of Proposal

0 100 200 400 Feet

1 inch = 200 feet

Zoning & Subdivision Report

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

SUBDIVISION VARIANCE NUMBER 350

DATE: November 17, 2014

PURPOSE:

The applicant is requesting a variance from Section 407(2) of the Subdivision Regulations, which requires all lots to abut by their full frontage on a publicly dedicated street.

BACKGROUND:

LOCATION: 2935 E. Sunshine St.

APPLICANT: JAFCO, Inc.

TRACT SIZE: 2.28 Acres (Approximately)

EXISTING USE: vacant/undeveloped land

PROPOSED USE: General Retail uses

RECOMMENDATION:

Staff recommends the Subdivision Variance be **approved** to allow the subject property to be subdivided, thus creating lots that abut by less than its full frontage on a publicly dedicated street.

FINDINGS:

1. The requested subdivision variance satisfies the conditions for variance approval outlined in Section 106(3) of the Subdivision Regulations.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

Attachment A – Staff Background Report
Attachment B – Approval Criteria
Exhibit 1 – Proposed Administrative Re-plat of Lot 95 of Forest Hills Subdivision

ATTACHMENT A
BACKGROUND REPORT
SUBDIVISION VARIANCE NUMBER 350

APPLICANT'S PROPOSAL:

The applicant is proposing a subdivision variance that will allow a portion of Tract 2 of AS3685 to be reconfigured with Lots 6 and 7 of Forest Hills Center final plat.

BUILDING DEVELOPMENT SERVICES COMMENTS:

BDS has no issues with variance.

CLEAN WATER SERVICES COMMENTS:

No objections to variance.

CITY UTILITIES COMMENTS:

CU has no objection to the variance.

FIRE DEPARTMENT COMMENTS:

No comments.

TRAFFIC ENGINEERING COMMENTS:

No traffic issues with the variance.

STORMWATER COMMENTS:

No Stormwater issues with subdivision variance.

STAFF COMMENTS:

1. The proposed administrative re-plat will allow a portion of Tract 2 of AS3685 to be reconfigured with Lots 6 and 7 of Forest Hills Center final plat (Exhibit 1). Planning staff supports the request for a lot without full frontage on a public street because the proposed administrative re-plat will increase the street frontage that will serve this property. The proposed area is also more conducive to being developed with the property to the east due to topography.

ATTACHMENT B
APPROVAL CRITERIA
SUBDIVISION VARIANCE NUMBER 350

Section 106 of the Subdivision Regulations states in part:

Conditions of Variance Approval. No variance shall be granted unless it is found that:

1. There are special and unusual circumstances affecting said property such that the strict application of the provisions of this Article would deprive the owner of the reasonable use of his land and is not the mere granting of a privilege;

   APPLICANT'S RESPONSE:
   The original administrative subdivision did not provide full frontage access to a public street and the lot is better served and suited to be developed in combination with the lots to the east due to topography and the availability of increased frontage access along Sunshine Street. Without the requested subdivision variance the owner is unable to obtain the governmental approvals necessary for the development of the subject property and would be deprived reasonable use of its land.

2. The variance is necessary for the preservation and enjoyment of a substantial property right of the owner, and;

   APPLICANT'S RESPONSE:
   The proposed subdivision variance is required for the owner's preservation and enjoyment of a substantial property right of the owner, including but not limited to use and development of its property as currently zoned.

3. The granting of the variance would not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity.

   APPLICANT'S RESPONSE:
   The granting of the variance will not be detrimental to the public safety, convenience or welfare or be injurious to other property in the vicinity as the request for variance will allow property to have increased street frontage access to a public street.

STAFF COMMENTS: The Planning and Zoning Commission must first decide if all of these conditions are met before this variance can be approved.

Exhibit 1

NO NAME SUBDIVISION

ADMINISTRATIVE REPLAT

LOT 95 OF FOREST HILLS SUBDIVISION
AND A PART OF LOT 5 AND ALL OF LOTS 6 AND 7 OF FOREST HILLS CENTER
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

RECORDER'S SPACE

LOCATION SKETCH

SEC. 28, T-29-N, R21-W
SCALE: 1"=2000'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

BENCHMARK

TBM IS A SQUARE CUT IN THE TOP CONCRETE CURB AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY WITH AN ELEVATION OF 1334.94. VERTICAL DATUM = NAVD 1988.

ZONING DATA

SUBJECT PROPERTY IS ZONED GR (GENERAL RETAIL DISTRICT).

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

MINIMUM YARD REQUIREMENTS:
FRONT YARD: 25 FEET.

SIDE YARD: NONE

REAR YARD: NONE

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

STREET CLASSIFICATION	REQUIRED SETBACK FROM RIGHT-OF-WAY CENTER LINE
PRIMARY ARTERIAL	50 FEET PLUS REQUIRED YARD SETBACK
RESIDENTIAL LOCAL	25 FEET PLUS REQUIRED YARD SETBACK

UTILITY NOTE:

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

LEGEND

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

OWNER & DEVELOPER

JAFCO INC
2550 S. LUSTER AVENUE
SPRINGFIELD, MO. 65804

PREPARED BY

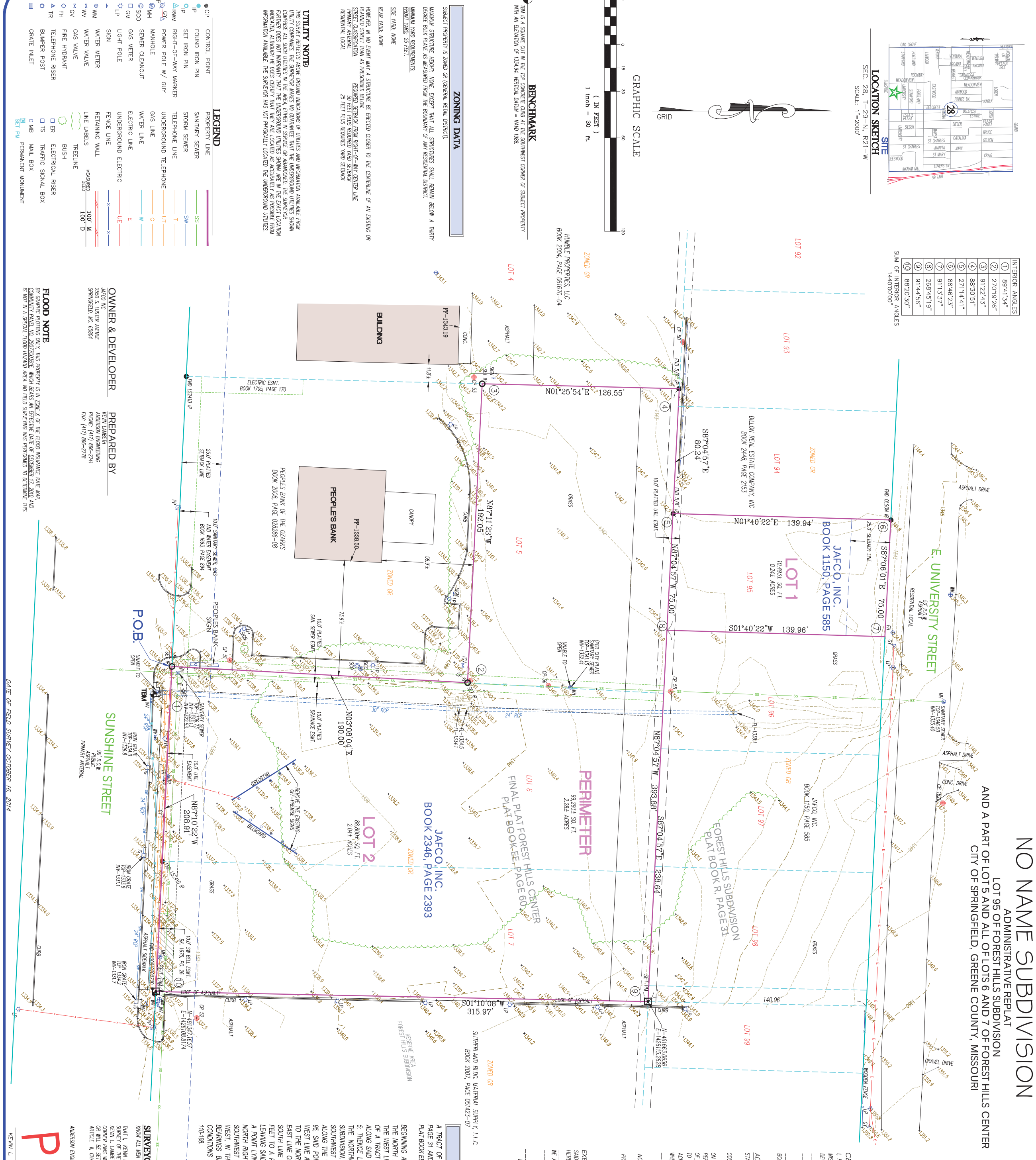
KEVIN LAMBETH
ANDERSON ENGINEERING
PHONE: (417) 866-2741
FAX: (417) 866-2778

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29077C0361E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

INTERIOR ANGLES	
1	89°41'34"
2	270°19'26"
3	91°22'43"
4	88°30'51"
5	271°14'41"
6	88°46'23"
7	91°13'37"
8	268°45'19"
9	91°44'56"
10	88°20'30"

SUM OF INTERIOR ANGLES 1440°00'00"



PERIMETER DESCRIPTION

A TRACT OF LAND AS BEING ALL OF LOT 95, OF FOREST HILLS SUBDIVISION AS DESCRIBED IN PLAT BOOK R, PAGE 31 AND ALSO A PART OF LOT 5 AND ALL OF LOTS 6 AND 7 OF FOREST HILLS CENTER AS DESCRIBED IN PLAT BOOK EE, PAGE 60 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 OF FOREST HILLS CENTER SAID POINT ALSO LYING ON THE NORTH RIGHT-OF WAY OF SUNSHINE STREET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND ALONG THE WEST LINE OF LOT 6, NORTH 03°08'04" EAST, 190.00 FEET TO A POINT LYING AT THE NORTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN BOOK 2008, PAGE 028286-08; THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH LINE, NORTH 87°11'23" WEST, 192.05 FEET TO A POINT LYING ON THE WEST LINE OF LOT 5; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, NORTH 01°25'54" EAST, 126.55 FEET TO THE NORTHWEST CORNER OF LOT 5 SAID POINT ALSO LYING ON THE SOUTH LINE OF FOREST HILLS SUBDIVISION; THENCE ALONG THE NORTH LINE OF LOT 5, SOUTH 87°04'57" EAST, 80.24 FEET TO THE SOUTHWEST CORNER OF LOT 95 OF FOREST HILLS SUBDIVISION; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF LOT 95, NORTH 01°40'22" EAST, 139.94 FEET TO THE NORTHWEST CORNER OF LOT 95, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY OF UNIVERSITY STREET; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH RIGHT-OF-WAY OF UNIVERSITY STREET, SOUTH 87°06'01" EAST, 75.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 95; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY AND ALONG THE EAST LINE OF SAID LOT 95, SOUTH 01°40'22" WEST, 139.96 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTH LINE OF FOREST HILLS SUBDIVISION; THENCE ALONG SAID SOUTH LINE, SOUTH 87°04'57" EAST, 238.64 FEET TO A POINT LYING AT THE NORTHEAST CORNER OF LOT 7 OF FOREST CENTER SUBDIVISION; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID LOT 7, SOUTH 01°10'08" WEST, 315.97 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF SUNSHINE STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 87°10'22" WEST, 208.91 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. CONTAINING 2.28 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.. CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER WB 110-198.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KEVIN L. LAMBETH, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY ANDERSON ENGINEERING, INC. DATED OCTOBER 20, 2014, AND SIGNED BY KEVIN L. LAMBETH PLS NO. 2695, AND THAT THE PERIMETER CORNER MONUMENTS WERE FOUND OR SET AS SHOWN AND THE LOT CORNER PINS WILL BE SET WITHIN ONE (1) YEAR OF THE FILING OF THE PLAT, AND THE LOT AND OR BOUNDARY CORNERS WERE OR WILL BE SET UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. DATE OF LAST REVISION NOVEMBER 03, 2014

ANDERSON ENGINEERING, INC. LC 62 BY

KEVIN L. LAMBETH, PLS 2695

11-03-2014
DATE PREPARED

DATE OF FIELD SURVEY OCTOBER 16, 2014

PRELIMINARY

CERTIFICATE OF APPROVAL BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT

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

____
BOB HOSMER – PRINCIPLE PLANNER

ACKNOWLEDGEMENT

STATE OF MISSOURI)
)SS
COUNTY OF GREENE)

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

NOTARY PUBLIC: ____________________

PRINT NAME: ____________________

"NOTARY SEAL"

EXECUTION AND DEDICATION OF PLAT

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

____
DATE OF EXECUTION

____
DATE OF EXECUTION

DRAWING NO.	
WB 110-198	
SHEET NUMBER 1 OF 1	

DL ROGERS CORP.

BOUNDARY & TOPOGRAPHIC SURVEY

2935 E. SUNSHINE STREET
SPRINGFIELD, MISSOURI

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DRAWING INFO.	
FIELD BY:	BH
DRAWN BY:	BAC
CHECK BY:	KLL
DATE:	10-20-2014
FIELD BOOK:	
JOB NUMBER:	30188-14

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ANDERSON ENGINEERING, INC
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
2045 W. WOODLAND • SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741
COA # 000062

Zoning & Subdivision Report

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

Redevelopment Plan for the So-El District Lofts Redevelopment Area

DATE: November 18, 2014

PURPOSE: To approve the Redevelopment Plan for the So-El District Lofts Redevelopment Area.

LOCATION: Along the south side of East Elm Street between South Jefferson Avenue and South Kimbrough Avenue (430, 438, and 444 East Elm Street).

APPLICANT: So El District, LLC

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the So-El District Lofts Redevelopment Area be **approved**.

FINDINGS:

The proposed Redevelopment Plan for the So-El District Lofts Redevelopment Area is in conformance with the *Springfield-Greene County Comprehensive Plan*.

STAFF CONTACT:

Matt D. Schaefer
Senior Planner
417-864-1100

ATTACHMENTS:

Attachment A: Background Report
Exhibit I: Legal Description
Exhibit II: Location Map
Exhibit III: Redevelopment Plan

ATTACHMENT A
Background Report
Redevelopment Plan for the So-El District Lofts Redevelopment Area

Applicant's Proposal:

So El District, 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 (LCRA) Law, for a redevelopment project generally located along the south side of East Elm Street between South Jefferson Avenue and South Kimbrough Avenue (*Exhibits I&II*). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan (*Exhibit III*) for conformance with the City's general plan for the development of the City as a whole.

The purpose of the Redevelopment Plan for the So-El District Lofts Redevelopment Area is to remove blight and redevelop the area into a multi-family residential and commercial mixed-use development that will be marketed primarily to Missouri State University students. The Redevelopment Area consists of three parcels of land (0.63 acres), which are currently occupied by three multi-family residential structures, two of which were constructed in1896 and 1904 (430 and 438 E Elm St) for single-family occupancy and later converted into fourplexes. The third structure (444 E Elm St) is a triplex that was constructed in 1981 for multi-family occupancy. The Plan proposes to demolish the existing structures within the Redevelopment Area and construct a new four-story mixed-use building that will contain a combination of commercial space and multi-family residential dwelling units on the first floor and multi-family residential dwelling units on the upper floors. The project will include up to 50 dwelling units consisting of a mixture of studio, one-bedroom, two-bedroom, and four-bedroom units, which will accommodate up to 64 residents. Off-street parking will be provided onsite as required by the existing zoning (CC, Center City District with Conditional Overlay District No. 80).

Comprehensive Plan:

1. The Redevelopment Area is located within the area included in the *Center City Plan Element* of the *Springfield –Greene County Comprehensive Plan.* The Plan mentions the Center City area suffers from physical deterioration and economic obsolescence. It also states that although there are several properties within Center City that have been well maintained or recently constructed, the overall tone is one of an area that could use revitalization and new investment. The Redevelopment Plan addresses those issues by proposing to remove existing blight and redevelop the area into a new multi-family residential development that will be marketed to students.

2. The *Center City Plan Element* envisions the Greater Downtown District, which includes Park Central Square, University Plaza, and parts of Walnut Street and

Missouri State University, as an area that will be alive with business, shopping, and visitors. It will be the place to be for people of all ages – a well maintained, attractive, and inviting environment. The Redevelopment Plan supports this vision by providing additional housing within the Greater Downtown District.

3. The *Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan* also targets the Missouri State University Campus and surrounding area as a Major Activity Center. One of the Plan's objectives relating to Activity Centers is to promote additional or new employment, intensified retail business, higher density housing and convenient transit service. The Redevelopment Plan supports this objective by providing new housing that will accommodate up to 64 residents.

4. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* designates the land located in and around the Redevelopment Area for Medium- or High-Density Residential Housing. The *Growth Management and Land Use Element* also mentions urban growth inside Springfield should be compact and contiguous. This serves to promote efficient land use, continued investment in older areas, pedestrian activity and increased use of transit and bicycling, and stronger neighborhood cohesiveness.

<u>Staff Comments:</u>

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

   The applicant is required to submit an application that includes a redevelopment plan as well as a blight report if the redevelopment area is not currently declared a blighted area. The Planning and Zoning Commission's responsibility is to review the redevelopment plan for conformance with the City's general plan for the development of the City as a whole and make a recommendation regarding the same to City Council.

2. The Redevelopment Area is located within the South Central "A" Urban Renewal Area. City Council declared the Area a blighted area in 1964 (Resolution No. 4282) and adopted an Urban Renewal Plan for the Area in 1967 (Resolution No. 4794). The requirements of the Urban Renewal Plan have become obsolete and are impractical by today's standards for new multi-family residential construction

in Center City. In order to facilitate redevelopment, the Developer has submitted a new redevelopment plan for the So-El District Lofts Redevelopment Area, which will replace the existing Urban Renewal Plan within said Redevelopment Area.

3. The Redevelopment Area was recently rezoned from R-HD, High-Density Multi-Family Residential District to CC, Center City District with Conditional Overlay District No. 80 to allow for a mixed-use development (General Ordinance No. 6144). The CC, Center City District does not contain any off-street parking requirements. In order to ensure adequate off-street parking will be provided for the proposed redevelopment, Conditional Overlay District No. 80 requires the proposed redevelopment meet the off-street parking requirements for residential uses. However, the number of parking space can be reduced by 20% by providing bicycle parking spaces at a rate of two bicycle spaces for each required off-street automobile parking space.

4. The Redevelopment Plan is consistent with City policy, which encourages off-campus student housing be constructed near college and university campuses. This may help reduce vehicular traffic by allowing more students to walk and bike to class, as opposed to driving.

5. The City of Springfield and Missouri State University have worked collaboratively on plans to direct university and university-related growth to the northwest towards downtown. The Redevelopment Plan is consistent with those efforts.

6. The location of the proposed multi-family residential development will offer its tenants convenient access to public transit and designated pedestrian and bicycle routes. Located within a two-block radius of the Redevelopment Area are several Missouri State University Bear Line Shuttle and City Utilities bus stops, as well as university- and city-designated bicycle and pedestrian routes.

EXHIBIT I
Legal Description
Redevelopment Plan for the So-El District Lofts Redevelopment Area

430 E. Elm St.

All of the East Thirty-six (36) feet of Lot Seven (7) and the West Ten (10) feet of Lot Nine (9) in JOHN LAIR'S ADDITION to the City of Springfield, Greene County, Missouri, according to the recorded plat thereof . Together with driveway easement on the adjoining Four (4) feet on the East side of West Forty-eight (48) feet of Lot Seven (7) and Subject to driveway easement Four (4) feet wide on West side of East Thirty-six (36) feet of said Lot Seven (7).

438 E. Elm St.

All of Lot Nine (9), Except the East Sixteen (16) feet and Except the West Ten (10) feet thereof, in JOHN LAIR'S ADDITION, in the City of Springfield, Greene County, Missouri according to the recorded plat thereof.

444 E. Elm St.

The East Sixteen (16) feet of Lot Nine (9) and the West Thirty-Four (34) feet of Lot Eleven (11) in JOHN LAIR'S ADDITION, in the City of Springfield, Greene County, Missouri according to the recorded plat thereof.

EXHIBIT II
Location Map
Redevelopment Plan for the So-El District Lofts Redevelopment Area

EXHIBIT III

REDEVELOPMENT PLAN
FOR
THE SO-EL DISTRICT LOFTS
REDEVELOPMENT AREA

SPRINGFIELD, MISSOURI

November ___, 2014

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Addenda

Map of Blighted Area ..... Exhibit A

Map of Redevelopment Area ..... Exhibit B

Legal Description of Redevelopment Area ..... Exhibit C

Land Use Plan ..... Exhibit D

Redevelopment Plan

I. Introduction

So El District, LLC, a Missouri limited liability company (the "***Developer***"), has prepared the following plan (the "***Redevelopment Plan***") for the development of a mixed use commercial building, including a combination of commercial space and multi-family residential housing on the first floor and multi-family residential housing on the other three (3) floors. The Redevelopment Area (as defined below) is in the vicinity of Missouri State University's campus and residential units will be marketed primarily to students. The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below) by constructing a four-story building and on-site parking lot (the "***Project***"). Upon completion of the Project, the Developer will lease the units in the building primarily for residential use with a portion of the first floor to be used for commercial uses. As further set forth below, partial real property tax abatement will be available for redevelopment in the Redevelopment Area that is consistent with this Redevelopment Plan.

In 1964, pursuant to Resolution No. 4282, the Springfield City Council (the "***City Council***") blighted an area generally bounded on the south by E. Grand St., on the east generally by the back lot lines of properties that face S. Kimbrough Ave., on the north by the Downtown Redevelopment Plan Area (with some portions that overlap), and on the west by S. Market Ave. and then S. Campbell Avenue (the "***Blighted Area***"). The City Council reaffirmed the blight for the Blighted Area pursuant to Resolution No. 4794 which was adopted in 1967. A map identifying the Blighted Area is attached hereto as Exhibit A.

II. Description of the Project

A. *Boundaries of the Redevelopment Area*

The area to be redeveloped includes 430 E. Elm Street ("***430 Elm***"), 438 E. Elm Street ("***438 Elm***"), and 444 E. Elm Street ("***444 Elm***" and collectively with 430 Elm and 438 Elm, the "***Redevelopment Area***"), which consists of approximately 0.63 acres of land and is situated on the south side E. Elm Street between S. Jefferson Avenue and S. Kimbrough Avenue. A map identifying the Redevelopment Area is attached hereto as Exhibit B and the Redevelopment Area is legally described on Exhibit C attached hereto.

B. *Need for Redevelopment*

The Redevelopment Area and other surrounding property were initially blighted in 1964 by the City Council due to a predominance of deteriorating conditions. The prosecution of this Redevelopment Plan will eliminate such conditions and create a desirable living environment for residents while increasing the taxable revenues to the City of Springfield.

C. *Redevelopment Plan Objectives and Strategies*

1. Goals of the Springfield - Greene County Comprehensive Plan.

The Redevelopment Area is located within the Center City Study Area (as defined by the City of Springfield's Center City Plan Element (the "***CCPE***"), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan). The CCPE is a long-term guide for private investments and public improvements for a major part of central Springfield ("***Center City***").[1] One of the goals of the CCPE is that Center City will continue to be the focal point for higher education and

[1] *See* page 1-1 of the CCPE.

technology development and that Springfield and Center City will be known as "an education and communications city" fulfilling the needs of businesses and students of tomorrow.[2]

Additionally, the City of Springfield and Missouri State University (formerly Southwest Missouri State University, the "***University***") executed an agreement establishing direction for the future physical growth of the University.[3] This agreement evolved from the desire to redirect the physical expansion of the University's campus away from the neighborhoods located to the south and east of the University and to direct it instead toward Greater Downtown's core area around Park Central Square.[4]

The Redevelopment Area is also within the vicinity of the University. The Growth Management and Land Use Plan ("***Land Use Plan***"), which is another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area and surrounding property is an appropriate area for medium or high density housing. The Land Use Plan also identifies the University and surrounding areas as an Activity Center.[5] The Land Use Plan states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.[6]

2. Redevelopment Plan Objectives and Conformance with the Goals of the Springfield - Greene County Comprehensive Plan.

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the Redevelopment Area for both commercial and multi-family housing uses. The Project involves the construction of a building four (4) stories in height that will serve as a residence for up to sixty-four (64) people with a portion of the first floor for commercial uses. The Project may have up to four (4) different types of residential units: studio/micro one-bedroom units, traditional one-bedroom units, two-bedroom units, and four-bedroom units.

The Project is anticipated to be built using certain "green" building standards to maximize energy savings and water efficiency.

The Project will further the objectives of the Springfield - Greene County Comprehensive Plan in several different ways. It will provide for additional student housing in Center City which will help to further the CCPE's goal that Center City be a focal point for higher education and fulfill the needs of students. It also complies with the City's goals for the University's growth since the Redevelopment Area is located to the northwest of the University's main campus. In addition, the Project will provide for higher density housing within the University Activity Center and will have convenient access to transit services, which advances the Land Use Plan's goals for Activity Centers.

III. Land Use Plan

A. *Former and Existing Land Use*

There are currently two (2) vacant single-family residences that were previously converted into fourplexes and one (1) triplex that is occupied located in the Redevelopment Area.

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[2] *See* page 1-2 of the CCPE.
[3] *See* page 3-38 of the CCPE.
[4] *See* page 3-38 of the CCPE.
[5] *See* page 18-34 of the Land Use Plan.
[6] *See* page 18-28 of the Land Use Plan.

B. *Proposed Land Use*

The proposed land use for the Redevelopment Area is as a mixed use commercial building with a combination of commercial space and multi-family residential units on the first floor and multi-family residential units on the other three (3) floors in addition to on-site parking. The building will contain up to fifty (50) units and will serve as a residence for up to sixty-four (64) residents. Land use plans showing proposed site plans for the Redevelopment Area are attached hereto as Exhibit D. The Project will substantially conform to the attached proposed plans.

C. *Existing and Proposed Zoning*

On October 13, 2014, the City Council passed General Ordinance No. 6144 which rezoned the Redevelopment Area from High-Density Multi-Family Residential (R-HD) to a CC, Center City District, and establishing a Conditional Overlay District No. 80- to allow for a mixed used development with businesses and residential uses to be developed in the Redevelopment Area in accordance with those requirements and standards set forth in the ordinance which govern and control the use and development of land in the Redevelopment Area. The City Council evaluated the Project and determined that the Center City Zoning District with a Conditional Overlay District to provide for residential parking to accommodate a mixed use development was an appropriate use for the Redevelopment Area. There is no new zoning proposed for the Redevelopment Area.

D. *Regulations and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances.

IV. Execution of the Project

A. *Execution*

The Developer or its successors in interest will be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. *Land Acquisition*

The Developer owns 430 Elm, 438 Elm, and 444 Elm. There will be no additional land acquisition required to implement the Redevelopment Plan.

C. *Financing*

The Developer is utilizing conventional financing to finance the Project.

D. *Disposition of Property*

No property is proposed to be disposed of within the Redevelopment Area.

E. *Plan for Relocation Assistance*

If there are residents living within the Redevelopment Area pursuant to leases, the Developer may allow the leases to terminate at the end of the lease term or buy out leases on terms that are mutually agreeable to both parties.

F. *Redevelopment Schedule and Estimated Dates of Completion*

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- Pre-Construction (Inspections/Permits): Completed by January 2015
- Site Work (Demolition): Completed by April 2015
- Construction of Building: Completed by July 2015

G. *Taxation*

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

H. *Covenants*

The Redevelopment Plan shall run with the land for a period of twenty (20) years from the date of final approval (at which point it shall expire and shall be of no further force or effect) and shall, during such time, require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

V. Other Provisions

A. *Compliance with State and Local Law*

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

B. *Population Density*

The Project will provide housing for up to sixty-four (64) residents on a 0.63 acre site.

C. *Public Facilities*

The Project will not require any additional public facilities or utilities.

VI. Procedure for Changes or Modification of Plan

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

EXHIBIT A

Map of Blighted Area

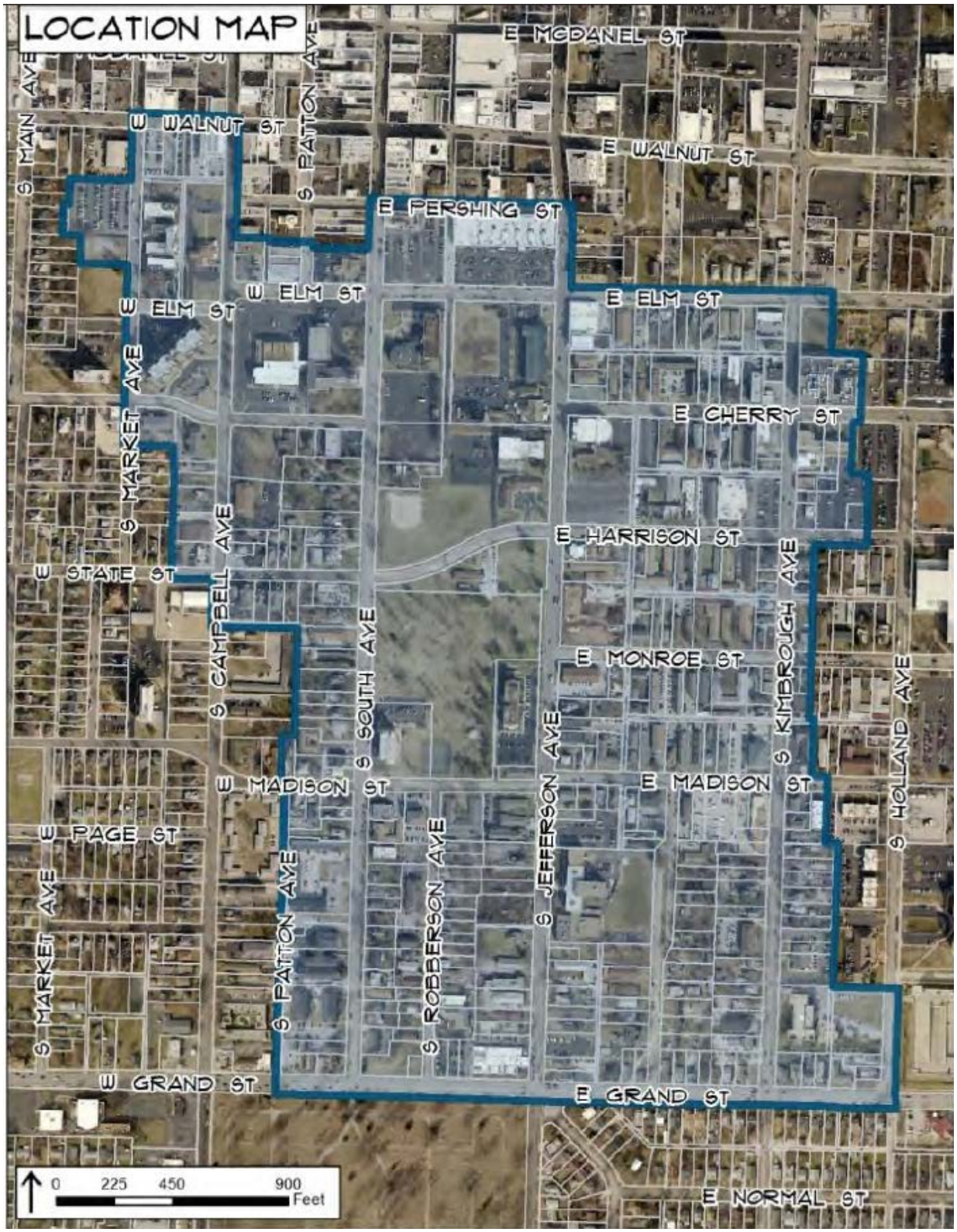


EXHIBIT B

Map of Redevelopment Area

SPH-2110421-2

EXHIBIT C

Legal Description of the Redevelopment Area

430 E. Elm St.

All of the East Thirty-six (36) feet of Lot Seven (7) and the West Ten (10) feet of Lot Nine (9) in JOHN LAIR'S ADDITION to the City of Springfield, Greene County, Missouri, according to the recorded plat thereof . Together with driveway easement on the adjoining Four (4) feet on the East side of West Forty-eight (48) feet of Lot Seven (7) and Subject to driveway easement Four (4) feet wide on West side of East Thirty-six (36) feet of said Lot Seven (7).

438 E. Elm St.

All of Lot Nine (9), Except the East Sixteen (16) feet and Except the West Ten (10) feet thereof, in JOHN LAIR'S ADDITION, in the City of Springfield, Greene County, Missouri according to the recorded plat thereof.

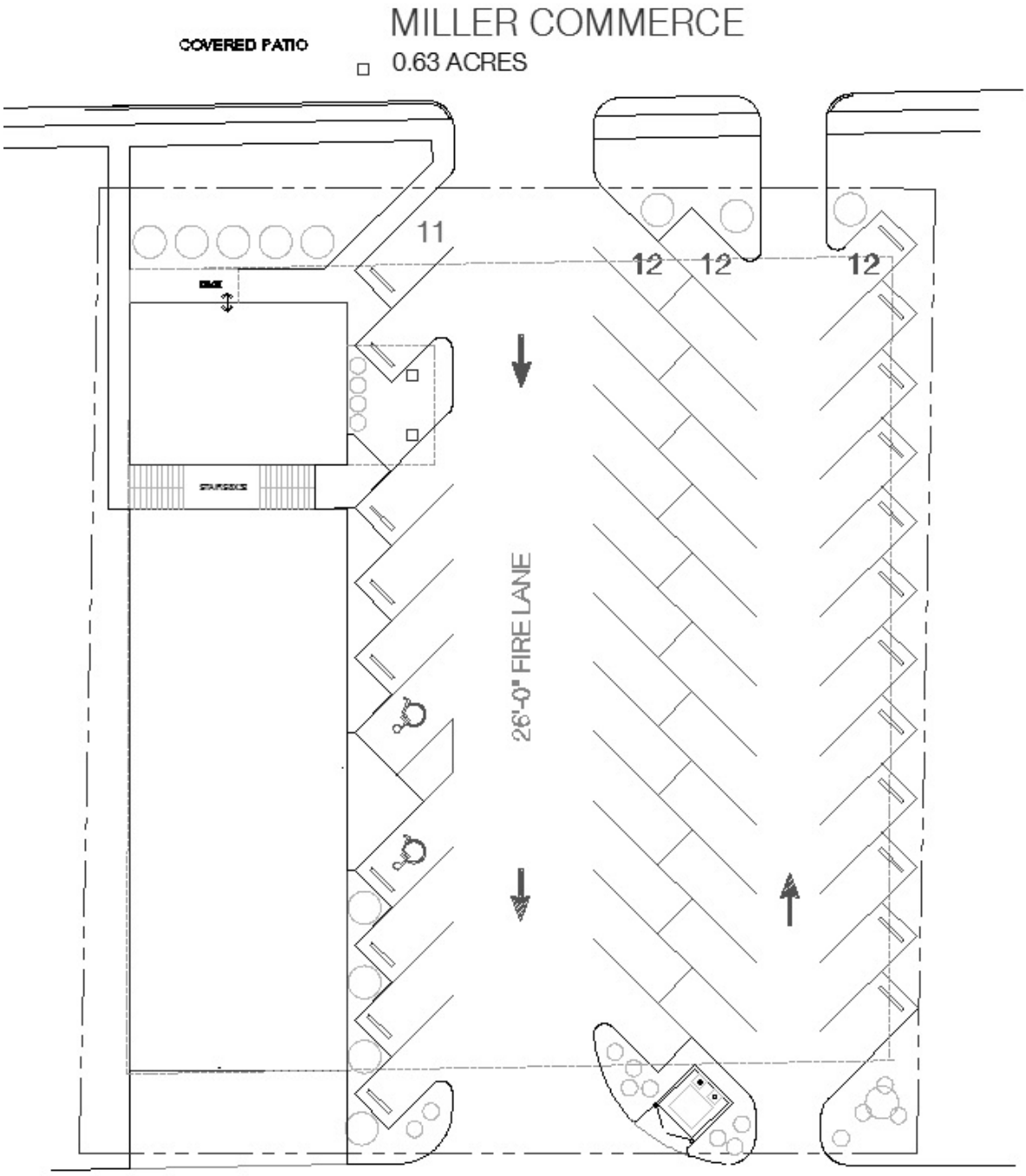
444 E. Elm St.

The East Sixteen (16) feet of Lot Nine (9) and the West Thirty-Four (34) feet of Lot Eleven (11) in JOHN LAIR'S ADDITION, in the City of Springfield, Greene County, Missouri according to the recorded plat thereof.

EXHIBIT D

Land Use Plan

ELM STREET



Zoning & Subdivision Report

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

Redevelopment Plan for the One House Redevelopment Area

DATE: November 18, 2014

PURPOSE: To approve the Redevelopment Plan for the One House Redevelopment Area.

LOCATION: Northeast corner of the intersection of South Jefferson Avenue and East Madison Street (405 and 415 East Madison Street).

APPLICANT: One House, LLC

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the One House Redevelopment Area be **approved**.

FINDINGS:

The proposed Redevelopment Plan for the One House Redevelopment Area is in conformance with the *Springfield-Greene County Comprehensive Plan*.

STAFF CONTACT:

Matt D. Schaefer
Senior Planner
417-864-1100

ATTACHMENTS:

Attachment A: Background Report
Exhibit I: Legal Description
Exhibit II: Location Map
Exhibit III: Redevelopment Plan

ATTACHMENT A
Background Report
Redevelopment Plan for the One House Redevelopment Area

Applicant's Proposal:

One House, 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 (LCRA) Law, for a redevelopment project generally located at the northeast corner of the intersection of South Jefferson Avenue and East Madison Street (*Exhibits I&II*). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan (*Exhibit III*) for conformance with the City's general plan for the development of the City as a whole.

The purpose of the Redevelopment Plan for the One House Redevelopment Area is to remove blight and redevelop the area into a multi-family residential development that will be marketed primarily to Missouri State University students. The Redevelopment Area consists of two parcels of land (0.36 acres) that are currently occupied by two vacant residential structures, both of which were constructed in 1927. The structure at 405 East Madison Street was originally constructed for single-family occupancy, but was later converted into a triplex. The structure at 415 East Madison Street is a single family residential structure. The Plan proposes to demolish the existing structures within the Redevelopment Area and construct a new multi-family residential development consisting of two, four-story structures. Each structure will contain six units. Combined, the 12 proposed units will accommodate up 36 residents. The development will include off-street parking as required in the R-HD, High-Density Multi-Family Residential District.

Comprehensive Plan:

1. The Redevelopment Area is located within the area included in the *Center City Plan Element* of the *Springfield –Greene County Comprehensive Plan.* The Plan mentions the Center City area suffers from physical deterioration and economic obsolescence. It also states that although there are several properties within Center City that have been well maintained or recently constructed, the overall tone is one of an area that could use revitalization and new investment. The Redevelopment Plan addresses those issues by proposing to remove existing blight and redevelop the area into a new multi-family residential development that will be marketed to students.

2. The *Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan* also targets the Missouri State University Campus and surrounding area as a Major Activity Center. One of the Plan's objectives relating to Activity Centers is to promote additional or new employment, intensified retail business, higher density housing and convenient transit service.

The Redevelopment Plan supports this objective by providing new housing that will accommodate up to 36 residents. According to the Activity Centers map, which was adopted in 2001 as part of the Growth Management and Land Use Element, the Redevelopment Area is located outside the Missouri State University Activity Center. However, the University has since experienced significant growth. If the Activity Centers map were updated today, it is likely the Redevelopment Area would be located within the Activity Center.

3. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* designates the land located in and around the Redevelopment Area for Medium- or High-Density Residential Housing. The *Growth Management and Land Use Element* also mentions urban growth inside Springfield should be compact and contiguous. This serves to promote efficient land use, continued investment in older areas, pedestrian activity and increased use of transit and bicycling, and stronger neighborhood cohesiveness.

<u>Staff Comments:</u>

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

   The applicant is required to submit an application that includes a redevelopment plan as well as a blight report if the redevelopment area is not currently declared a blighted area. The Planning and Zoning Commission's responsibility is to review the redevelopment plan for conformance with the City's general plan for the development of the City as a whole and make a recommendation regarding the same to City Council.

2. The Redevelopment Area is located within the South Central "A" Urban Renewal Area. City Council declared the Area a blighted area in 1964 (Resolution No. 4282) and adopted an Urban Renewal Plan for the Area in 1967 (Resolution No. 4794). The requirements of the Urban Renewal Plan have become obsolete and are impractical by today's standards for new multi-family residential construction in Center City. In order to facilitate redevelopment, the Developer has submitted a new redevelopment plan for the One House Redevelopment Area, which will replace the existing Urban Renewal Plan within said Redevelopment Area.

3. The Redevelopment Plan is consistent with City policy, which encourages off-campus student housing be constructed near college and university campuses.

This may help reduce vehicular traffic by allowing more students to walk and bike to class, as opposed to driving.

4. The City of Springfield and Missouri State University have worked collaboratively on plans to direct university and university-related growth to the northwest towards downtown. The Redevelopment Plan is consistent with those efforts.
5. The location of the proposed multi-family residential development will offer its tenants convenient access to public transit and designated pedestrian and bicycle routes. The Redevelopment Area is located within 200 feet of a Missouri State University Bear Line Shuttle stop (southwest corner of South Thomas Avenue and East Madison Street) and a City Utilities bus stop (southwest corner of South Jefferson Avenue and East Madison Street). The Redevelopment Area is also served by sidewalks and is located adjacent to a designated bicycle route running along East Madison Street.

EXHIBIT I
Legal Description
Redevelopment Plan for the One House Redevelopment Area

ALL BEGINNING AT THE NORTHEAST CORNER OF JEFFERSON AND MADISON STREETS; THENCE EAST 105 FEET; THENCE NORTH 100 FEET; THENCE WEST 105 FEET; THENCE SOUTH 100 FEET TO THE BEGINNING, BEING THE WEST 105 FEET OF LOT ONE HUNDRED TWENTY-ONE (121) AND THE WEST 105 FEET OF THE SOUTH 16.2 FEET OF LOT ONE HUNDRED TWENTY-TWO (122) IN SOUTHERN ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND ALSO

ALL BEGINNING 105 FEET EAST OF THE NORTHEAST CORNER OF JEFFERSON AVENUE AND MADISON STREET; THENCE EAST 50 FEET; THENCE NORTH 100 FEET; THENCE WEST 50 FEET; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING, BEING A PART OF LOTS ONE HUNDRED TWENTY-ONE (121) AND ONE HUNDRED TWENTY-TWO (122) IN SOUTHERN ADDITION ACCORDING TO THE RECORDED PLAT THEREOF IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

EXHIBIT II
Location Map
Redevelopment Plan for the One House Redevelopment Area

EXHIBIT III

REDEVELOPMENT PLAN
FOR
THE ONE HOUSE
REDEVELOPMENT AREA

SPRINGFIELD, MISSOURI

November ____, 2014

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Redevelopment Plan

I. Introduction

One House, LLC, a Missouri limited liability company (the "***Developer***"), has prepared the following plan (the "***Redevelopment Plan***") for the development of multi-family residential housing which will be in the vicinity of Missouri State University's campus and marketed primarily to students. The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below) by constructing two four-story buildings and on-site parking lot (the "***Project***"). Upon completion of the Project, the Developer will lease the units in the buildings for residential use. As further set forth below, partial real property tax abatement will be available for redevelopment in the Redevelopment Area (as defined below) that is consistent with this Redevelopment Plan.

In 1964, pursuant to Resolution No. 4282, the Springfield City Council (the "***City Council***") blighted an area generally bounded on the south by E. Grand St., on the east generally by the back lot lines of properties that face S. Kimbrough Ave., on the north by the Downtown Redevelopment Plan Area (with some portions that overlap), and on the west by S. Market Ave. and then S. Campbell Avenue (the "***Blighted Area***"). The City Council reaffirmed the blight for the Blighted Area pursuant to Resolution No. 4794 which was adopted in 1967. A map identifying the Blighted Area is attached hereto as Exhibit A.

II. Description of the Project

A. *Boundaries of the Redevelopment Area*

The area to be redeveloped includes 405 E. Madison and 415 E. Madison (the "***Redevelopment Area***"), which consists of approximately 0.356 acres of land and is situated on the northeast corner of S. Jefferson Avenue and E. Madison Street. A map identifying the Redevelopment Area is attached hereto as Exhibit B and the Redevelopment Area is legally described on Exhibit C attached hereto.

B. *Need for Redevelopment*

The Redevelopment Area and other surrounding property were initially blighted in 1964 by the City Council due to a predominance of deteriorating conditions. The prosecution of this Redevelopment Plan will eliminate such conditions and create a desirable living environment for residents while increasing the taxable revenues to the City of Springfield.

C. *Redevelopment Plan Objectives and Strategies*

1. Goals of the Springfield - Greene County Comprehensive Plan.

The Redevelopment Area is located within the Center City Study Area (as defined by the City of Springfield's Center City Plan Element (the "***CCPE***"), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan). The CCPE is a long-term guide for private investments and public improvements for a major part of central Springfield ("***Center City***").[1] One of the goals of the CCPE is that Center City will continue to be the focal point for higher education and technology development and that Springfield and Center City will be known as "an education and communications city" fulfilling the needs of businesses and students of tomorrow.[2]

[1] *See* page 1-1 of the CCPE.
[2] *See* page 1-2 of the CCPE.

Additionally, the City of Springfield and Missouri State University (formerly Southwest Missouri State University, the "***University***") executed an agreement establishing direction for the future physical growth of the University.[3] This agreement evolved from the desire to redirect the physical expansion of the University's campus away from the neighborhoods located to the south and east of the University and to direct it instead toward Greater Downtown's core area around Park Central Square.[4]

The Redevelopment Area is located within the vicinity of the University. The Growth Management and Land Use Plan ("***Land Use Plan***"), which is another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area and surrounding property is an appropriate area for medium or high density housing. The Land Use Plan also identifies the University and surrounding areas as an Activity Center.[5] The Land Use Plan states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.[6] While the Redevelopment Area is located outside the official Activity Center according to the Activity Center Map, the University has experienced significant growth since the Activity Center Map was adopted. If the Map was updated today, it is likely the Redevelopment Area would be located within the official Activity Center boundaries. In addition, the Redevelopment Area conforms to the guidelines for multi-family residential housing set forth in the Land Use Plan. The Redevelopment Area meets both the accessibility and connectivity criteria described in the Land Use Plan. The Redevelopment Area is accessible due to its location along Jefferson Avenue, which is classified as a secondary arterial. In addition, the Redevelopment Area is located along a bus transit route in close proximity to the University, is served by good sidewalks for pedestrian access and is located to several nearby parks and the Center City.

2. Redevelopment Plan Objectives and Conformance with the Goals of the Springfield - Greene County Comprehensive Plan.

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the area for multi-family residential housing marketed primarily to college students. The Project involves the construction of two (2) buildings each three (3) stories in height that will serve as a residence for up to thirty-six (36) residents. The Project will have both two bedroom and four-bedroom residential units.

The Project is anticipated to be built using certain "green" building standards to maximize energy savings and water efficiency.

The Project will further the objectives of the Springfield - Greene County Comprehensive Plan in several different ways. It will provide for additional student housing in Center City which will help to further the CCPE's goal that Center City be a focal point for higher education and fulfill the needs of students. The Project also complies with the City's goals for the University's growth since the Redevelopment Area is located to the northwest of the University's main campus. In addition, the Project meets the guidelines for multi-family residential housing set forth in the Land Use Plan as a result of the vehicle and pedestrian accessibility of the Redevelopment Area to the University, Center City and nearby parks and other City amenities via the bus transit route and the sidewalks in the area.

III. Land Use Plan

A. *Former and Existing Land Use*

[3] *See* page 3-38 of the CCPE.
[4] *See* page 3-38 of the CCPE.
[5] *See* page 18-34 of the Land Use Plan.
[6] *See* page 18-28 of the Land Use Plan.

There are currently two (2) vacant single-family residences located in the Redevelopment Area.

B. *Proposed Land Use*

The proposed land use for the Redevelopment Area is as two (2) multi-family residential buildings each four (4) stories in height with on-site parking. Each building will contain six (6) units units and will serve as a residence for up to thirty-six (36) residents. Land use plans showing proposed site plans for the Redevelopment Area are attached hereto as Exhibit D. The Project will substantially conform to the attached proposed plans.

C. *Existing and Proposed Zoning*

The existing zoning for the Redevelopment Area is High-Density Multi-Family Residential (R-HD). There is no new zoning proposed for the Redevelopment Area. Any new zoning sought for the Redevelopment Area will be consistent with uses contemplated in this Redevelopment Plan.

D. *Regulations and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances.

IV. Execution of the Project

A. *Execution*

The Developer or its successors in interest will be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. *Land Acquisition*

The Developer owns both 405 E. Madison and 415 E. Madison and does not require any additional land.

C. *Financing*

The Developer is utilizing conventional financing to finance the Project.

D. *Disposition of Property*

No property is proposed to be disposed of within the Redevelopment Area.

E. *Plan for Relocation Assistance*

The structures within the Redevelopment Area are vacant. No tenants or other occupants will need to be relocated from the Redevelopment Area in connection with the Project.

F. *Redevelopment Schedule and Estimated Dates of Completion*

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- Pre-Construction (Inspections/Permits): Completed by January 2015
- Site Work (Demolition): Completed by January 2015
- Construction of Building: Completed by May 2015

G. *Taxation*

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

H. *Covenants*

The Redevelopment Plan shall run with the land for a period of twenty (20) years from the date of final approval (at which point it shall expire and shall be of no further force or effect) and shall, during such time, require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

V. Other Provisions

A. *Compliance with State and Local Law*

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

B. *Population Density*

The Project will provide housing for thirty-six (36) residents on a 0.356 acre site.

C. *Public Facilities*

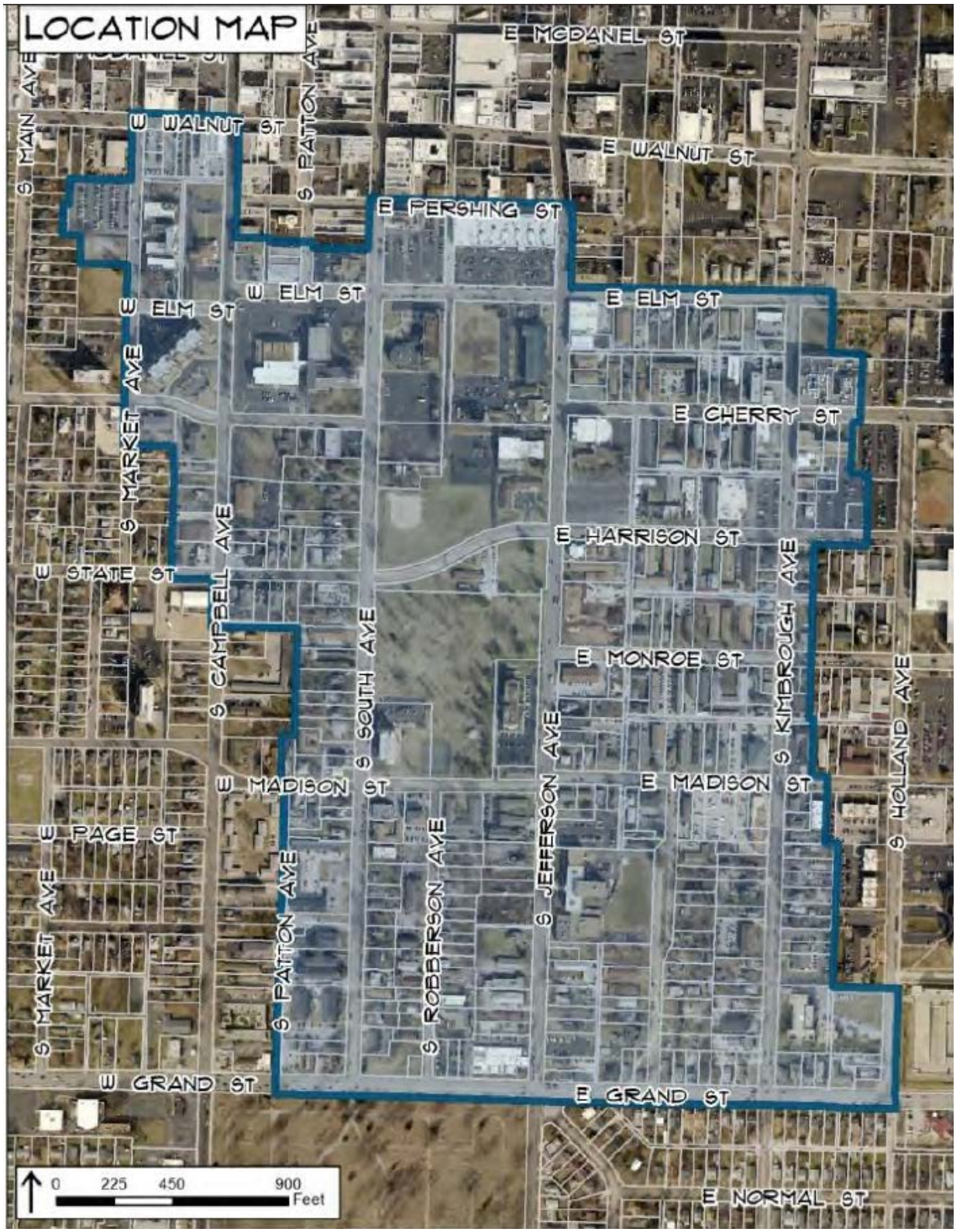
The Project will not require any additional public facilities or utilities.

VI. Procedure for Changes or Modification of Plan

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

EXHIBIT A

Map of Blighted Area



WA 6000625.2

EXHIBIT B

Map of Redevelopment Area

The One House Redevelopment Area

EXHIBIT C

Legal Description of the Redevelopment Area

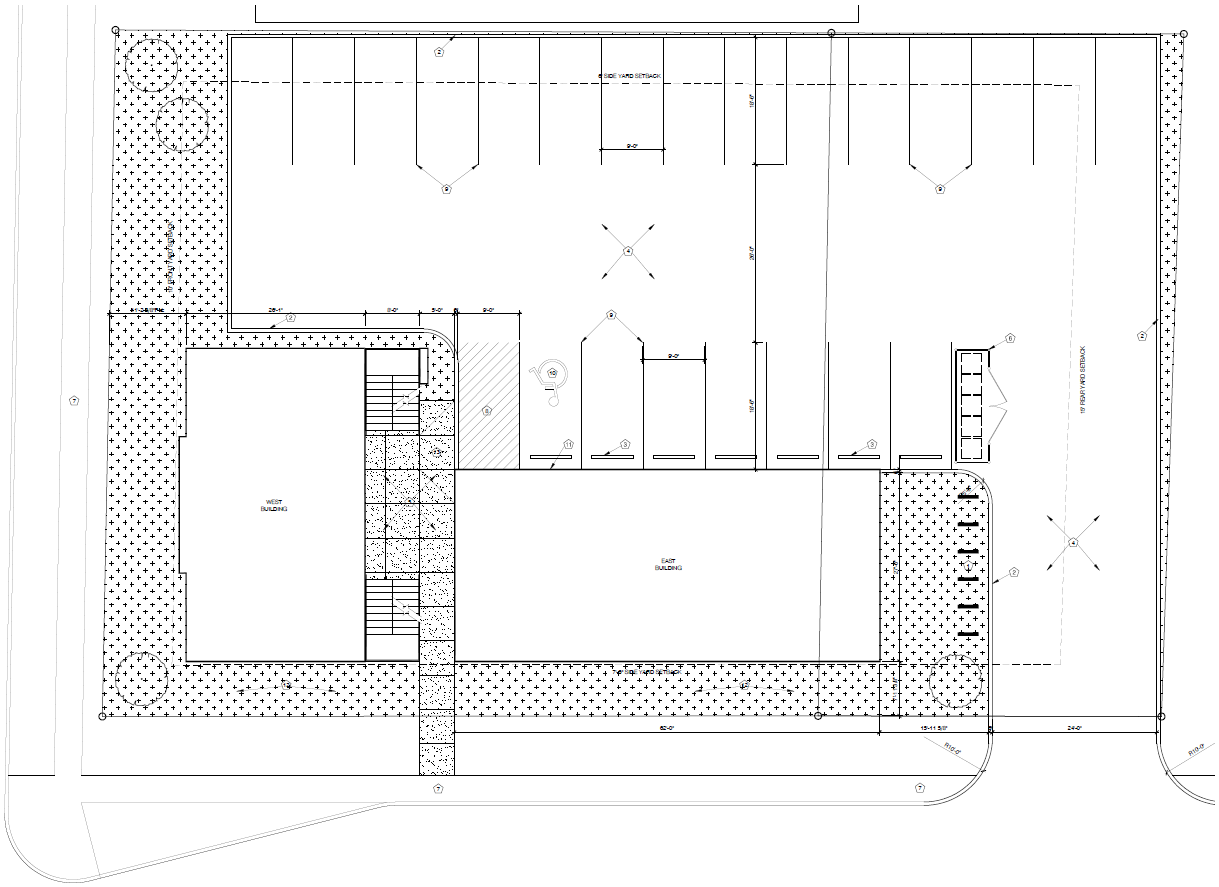
ALL BEGINNING AT THE NORTHEAST CORNER OF JEFFERSON AND MADISON STREETS; THENCE EAST 105 FEET; THENCE NORTH 100 FEET; THENCE WEST 105 FEET; THENCE SOUTH 100 FEET TO THE BEGINNING, BEING THE WEST 105 FEET OF LOT ONE HUNDRED TWENTY-ONE (121) AND THE WEST 105 FEET OF THE SOUTH 16.2 FEET OF LOT ONE HUNDRED TWENTY-TWO (122) IN SOUTHERN ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND ALSO

ALL BEGINNING 105 FEET EAST OF THE NORTHEAST CORNER OF JEFFERSON AVENUE AND MADISON STREET; THENCE EAST 50 FEET; THENCE NORTH 100 FEET; THENCE WEST 50 FEET; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING, BEING A PART OF LOTS ONE HUNDRED TWENTY-ONE (121) AND ONE HUNDRED TWENTY-TWO (122) IN SOUTHERN ADDITION ACCORDING TO THE RECORDED PLAT THEREOF IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

EXHIBIT D

Land Use Plan



E. Madison Street

Zoning & Subdivision Report

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

Redevelopment Plan for the Greenway Studios Redevelopment Area

DATE: November 20, 2014

PURPOSE: To approve the Redevelopment Plan for the Greenway Studios Redevelopment Area.

LOCATION: Along the south side of East Webster Street near the intersection of East Webster Street and North Texas Avenue.

APPLICANT: Greenway Studios, LLC

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the Greenway Studios Redevelopment Area be **approved**.

FINDINGS:

The proposed Redevelopment Plan for the Greenway Studios Redevelopment Area is in conformance with the *Springfield-Greene County Comprehensive Plan*.

STAFF CONTACT:

Matt D. Schaefer
Senior Planner
417-864-1100

ATTACHMENTS:

Attachment A: Background Report
Exhibit I: Legal Description
Exhibit II: Location Map
Exhibit III: Existing Urban Renewal Areas
Exhibit IV: Redevelopment Plan

ATTACHMENT A
Background Report
Redevelopment Plan for the Greenway Studios Redevelopment Area

Applicant's Proposal:

Greenway Studios, 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 (LCRA) Law, for a redevelopment project generally located along the south side of East Webster Street near the intersection of East Webster Street and North Texas Avenue (*Exhibits I&II*). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan (*Exhibit IV*) for conformance with the City's general plan for the development of the City as a whole.

The purpose of the Redevelopment Plan for the Greenway Studios Redevelopment Area is to remove blight and redevelop the area into a multi-family residential development that will be located in the vicinity of the Drury University and Ozarks Technical Community College campuses. The Redevelopment Area consists of two parcels of land (approx. 1.61 acres) that are currently occupied by a single-family residential dwelling and a church (formerly the Timmons Temple Church of God in Christ), both of which are vacant. The church was constructed in 1932 and has historic and architectural significance worth preserving. With the help of private donations from both concerned citizens and the developer, the church will avoid demolition and be relocated to nearby Silver Springs Park prior to redevelopment. After the church has been moved, the Plan proposes to demolish the remaining structures and construct two, three-story multi-family residential structures containing micro efficiency studio apartments and/or multi-family apartments in accordance with Planned Development District No. 344.

Planned Development District No. 344 was adopted by City Council on March 10, 2014 (General Ordinance No. 6104). It allows construction of micro efficiency studio apartments and multi-family residential apartments with maximum densities of 60 dwelling units per acre for micro efficiency studio apartments and 30 dwelling units per acre for multi-family apartments, provided all other applicable regulations are met (e.g. off-street parking, minimum open space, building setbacks, design requirements, etc.). The Developer's current plans include constructing 84 micro efficiency studio apartments (52.17 dwelling units per acre).

Comprehensive Plan:

1. The Redevelopment Area is located within the area included in the *Center City Plan Element* of the *Springfield –Greene County Comprehensive Plan.* The Plan mentions the Center City area suffers from physical deterioration and economic obsolescence. It also states that although there are several properties within Center City that have been well maintained or recently constructed, the overall

tone is one of an area that could use revitalization and new investment. The Redevelopment Plan addresses those issues by proposing to remove existing blight and redevelop the area into a new multi-family residential development that will be marketed to students.

2. The *Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan* also targets Center City and surrounding area as a Major Activity Center. One of the Plan's objectives relating to Activity Centers is to promote additional or new employment, intensified retail business, higher density housing and convenient transit service. The Redevelopment Plan supports this objective by providing up to 84 new residential dwelling units.

3. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* designates the land located in and around the Redevelopment Area for Medium- or High-Density Residential Housing. The *Growth Management and Land Use Element* also mentions urban growth inside Springfield should be compact and contiguous. This serves to promote efficient land use, continued investment in older areas, pedestrian activity and increased use of transit and bicycling, and stronger neighborhood cohesiveness.

4. The Redevelopment Area is located within the *Mid-Town Neighborhood Plan* area. The Neighborhood Plan identifies actions aimed at protecting and improving the single-family character of the neighborhood, improving safety, preserving architecturally significant structures, and managing the expansion of institutional uses in the neighborhood. Staff believes the proposed Redevelopment Plan conforms to the Neighborhood Plan. The proposed redevelopment will not damage the neighborhood's single-family character, since it is located on the edge of the neighborhood along a railroad track and faces a street with apartments located on the other side. Also, the former Timmons Temple Church will be relocated to Silver Springs Park prior to redevelopment, thus avoiding demolition and facilitating the preservation of this architecturally significant structure. The Neighborhood Plan also serves as the basis for establishing the Mid-Town Urban Conservation District (UCD No. 3). There are no requirements within UCD No. 3 governing development within the Redevelopment Area.

<u>Staff Comments:</u>

1. The proposed Redevelopment Plan is one component of the applicant's request to obtain partial real property tax abatement pursuant to the Land Clearance for Redevelopment Law ("Chapter 99, RSMo"). Chapter 99 tax abatement is an economic development incentive used to encourage redevelopment within blighted areas through partial real property tax abatement. Within Council-approved redevelopment areas, the Land Clearance for Redevelopment Authority may authorize partial real property tax abatement for projects that

conform to an approved redevelopment plan. Real property tax abatement is based on 100% of the assessed value of qualified new construction or rehabilitation for 10 years.

The applicant is required to submit an application that includes a redevelopment plan as well as a blight report if the redevelopment area is not currently declared a blighted area. The Planning and Zoning Commission's responsibility is to review the redevelopment plan for conformance with the City's general plan for the development of the City as a whole and make a recommendation regarding the same to City Council.

2. The Redevelopment Area is located within the Sherman Avenue and Silver Springs Urban Renewal Areas (Exhibit III). City Council declared these Areas as blighted areas in 1964 and 1972 (Resolution Nos. 4282 and 5463) and adopted Urban Renewal Plans for these Areas in 1967 and 1976 (Resolution No. 4794 and Special Ordinance No. 17370), respectively. Both Urban Renewal Plans are outdated and obsolete and do not provide for new multi-family residential construction in Center City. In order to facilitate redevelopment, the Developer has submitted a new redevelopment plan for the Greenway Studios Redevelopment Area, which will supersede the existing Urban Renewal Plans within said Redevelopment Area.

3. The Redevelopment Area was recently rezoned from R-SF, Single-Family Residential District and Planned Development District No. 38 to Planned Development District No. 344 to allow for a multi-family residential development (General Ordinance No. 6104). The proposed redevelopment will be constructed and used in accordance with the adopted Planned Development District.

4. The Redevelopment Plan is consistent with City policy, which encourages off-campus student housing be constructed near college and university campuses. This may help reduce vehicular traffic by allowing more students to walk and bike to class, as opposed to driving.

5. The location of the proposed multi-family residential development will offer its tenants convenient access to public transit and designated pedestrian and bicycle routes. The Redevelopment area is served by public sidewalks and is located near a designated bicycle route along North Sherman Avenue, as well as adjacent to the Jordan Creek Greenway. These facilities will provide good connectivity to Drury University, Ozarks Technical College, Downtown Springfield, and the surrounding neighborhood.

EXHIBIT I
Legal Description
Redevelopment Plan for the Greenway Studios Redevelopment Area

A TRACT OF LAND BEING ALL OF BLOCK 14, 15, AND 18 OF “FAIRBANKS ADDITION”, A SUBDIVISION OF RECORD IN GREENE COUNTY, MISSIOURI, 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 NO1°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.

EXHIBIT II
Location Map
Redevelopment Plan for the Greenway Studios Redevelopment Area

EXHIBIT III
Existing Urban Renewal Areas
Redevelopment Plan for the Greenway Studios Redevelopment Area

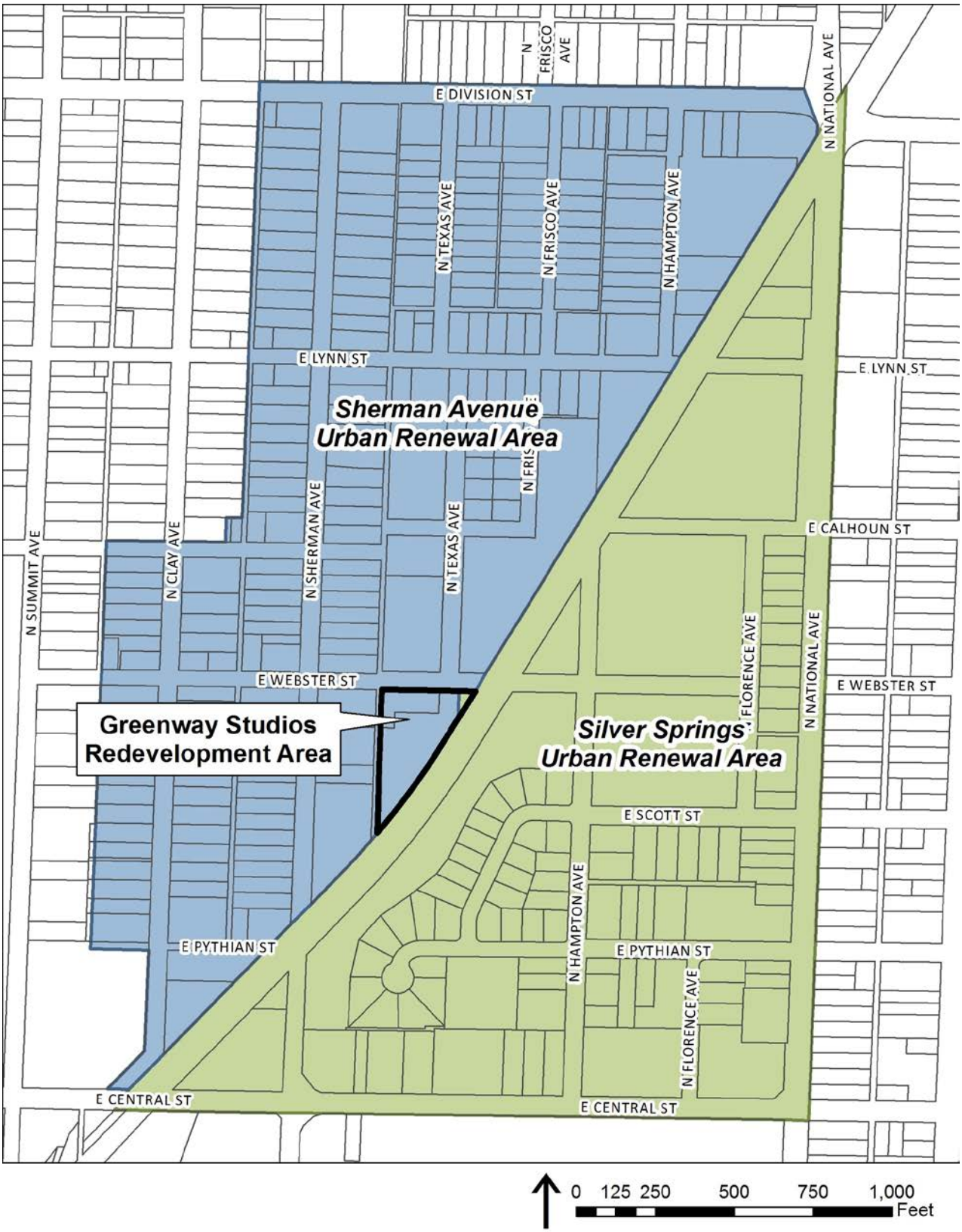


EXHIBIT IV

REDEVELOPMENT PLAN
FOR
GREENWAY STUDIOS
REDEVELOPMENT AREA

SPRINGFIELD, MISSOURI

November 21, 2014

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Legal Description of Redevelopment Area ..... Exhibit C

Site Plan ..... Exhibit D

Redevelopment Plan

I. Introduction

Greenway Studios, LLC, a Missouri limited liability company (the "***Developer***"), has prepared the following plan (the "***Redevelopment Plan***") for the development of multi-family residential housing which will be in the vicinity of the campuses of both Ozarks Technical Community College ("***OTCC***") and Drury University ("***Drury***"). The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below) by constructing two (2) three-story multi-family buildings and an on-site parking lot (the "***Project***"). Upon completion of the Project, the Developer will lease the units in the building for residential use. As further set forth below, partial real property tax abatement will be available for redevelopment in the Redevelopment Area (as defined below) that is consistent with this Redevelopment Plan.

In 1979, pursuant to Special Ordinance No. 18542, the Springfield City Council (the "***City Council***") adopted the Urban Renewal Plan for the Sherman Avenue Urban Renewal Area and blighted an area generally bounded by Division Street on the north, the St. Louis-San Francisco Railroad, now known as the BNSF Railway, on the east and south, both sides of Clay Avenue to Calhoun Street and both sides of Sherman Avenue to Division Street (the "***Blighted Area***"). A map identifying the Blighted Area is attached hereto as Exhibit A. At the time the plan was adopted, the plan allowed only single-family and two-family residential development. In June of 1985, the plan was amended by General Ordinance No. 3621 to allow a multi-family residential use within the Blighted Area through a Planned Development District. As shown on Exhibit A, a small triangular area on the easternmost portion of the Redevelopment Area which is located east of the vacated right-of-way for Texas Avenue is located in the Silver Springs Urban Renewal Area. In 1976, pursuant to Special Ordinance No. 17370, the City Council adopted the Urban Renewal Plan for the Silver Springs Urban Renewal Area and blighted an area as depicted on Exhibit A.

II. Background:

In March of 2014, the Developer acquired the property and improvements which comprise the Redevelopment Area from the Church of God in Christ, Timmons Temple Church of God in Christ and the City of Springfield (the "Redevelopment Area"). Immediately prior to the time the Developer acquired the subject property, the property was being used as a church, a residence and related parking. As of the date hereof, there are three (3) vacant structures in the Redevelopment Area and a small paved parking lot. All three (3) structures, a building formerly utilized by the Timmons Temple Church of God in Christ, a residence and a storage shed, are located on the parcel commonly known as 922 E. Webster. A small paved parking lot is located on the parcel commonly known as 934 E. Webster. Because of the historical significance of the church, a citizen's group raised money through private donations to move the church structure to Silver Springs Park. The Springfield-Greene County Park Board has accepted the proposal for the relocation of the building and has plans to convert the building into a community center and event venue. Therefore, the Project will not involve the demolition of the church structure.

III. Description of the Project

A. *Boundaries of the Redevelopment Area*

The Redevelopment Area consists of an approximately 1.61 acre triangular parcel of land which is situated on the south side of Webster Avenue between the BNSF Railway and an alley located one block east of and running parallel to Sherman Avenue (the "Redevelopment Area"). A map identifying

the Redevelopment Area is attached hereto as Exhibit B and the Redevelopment Area is legally described on Exhibit C attached hereto.

B. *Need for Redevelopment*

As discussed above, most of the Redevelopment Area and other surrounding properties were initially blighted in 1979 by the City Council due to a predominance of deteriorating conditions. The small portion of the Redevelopment Area which is part of the Urban Renewal Plan for the Silver Springs Urban Renewal Area was blighted in 1976. The prosecution of this Redevelopment Plan will eliminate such conditions and create a desirable living environment for residents while increasing the taxable revenues to the City of Springfield.

C. *Redevelopment Plan Objectives and Strategies*

1. Goals of the Springfield - Greene County Comprehensive Plan.

The Redevelopment Area is located within the Center City Study Area (as defined by the City of Springfield's Center City Plan Element (the "***CCPE***"), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan (the "***Comprehensive Plan***"). The CCPE is a long-term guide for private investments and public improvements for a major part of central Springfield ("***Center City***").[1] One of the goals of the CCPE is that Center City will continue to be the focal point for higher education and technology development and that Springfield and Center City will be known as "an education and communications city" fulfilling the needs of businesses and students of tomorrow.[2] Center City includes some of the oldest parts of the Springfield community and certain areas within Center City suffer from problems commonly resulting from physical deterioration and economic obsolescence.[3] The CCPE describes the overall tone of the area as one that needs revitalization and new investment.[4]

The Redevelopment Area is also located near both OTCC and Drury. The Growth Management and Land Use Plan ("***Land Use Plan***"), which is another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area and surrounding property is an appropriate area for medium or high density housing. The Land Use Plan also identifies the Drury and surrounding areas, including the campus of OTCC, within the Center City Activity Center.[5] The Land Use Plan states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.[6]

2. Current Condition of the Redevelopment Area

The Redevelopment Area, which is located within the Center City, exhibits the deterioration and economic obsolescence that is evident in certain areas throughout the Center City. As noted in Exhibit A, the Redevelopment Area is included in the Blighted Area. The Redevelopment Area suffers from much physical deterioration, insanitary and unsafe conditions, and is afflicted by conditions which may endanger life or property. Substantial capital investment will be needed to fully rehabilitate and revitalize

[1] *See* page 1-1 of the CCPE.
[2] *See* page 1-2 of the CCPE.
[3] *See* page 2-10 of the CCPE.
[4] *See* page 2-10 of the CCPE.
[5] *See* page 18-30 of the Land Use Plan.
[6] *See* page 18-28 of the Land Use Plan.

the Redevelopment Area, which further compounds the economic obsolescence of the Redevelopment Area.

Further, the Redevelopment Area is not capable of providing housing accommodations to its utmost potential. Currently, only one (1) building in the Redevelopment Area is a residential structure, Without the redevelopment, the Redevelopment Area allows for residential living for only a single family. Almost half of the Redevelopment Area is open space, comprised of a parking lot, and overgrown trees and shrubbery. The configuration of the Redevelopment Area does not support its highest and best use, which due to its proximity to OTCC and Drury, is medium to high density housing. The underutilization prevents the Redevelopment Area from generating taxes to its utmost potential and from fully contributing to the potential vitality of Center City.

3. Conformance of Redevelopment Plan with the Comprehensive Plan and CCPE

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the area for multi-family residential housing. The Project involves the construction of two buildings, each three (3) stories in height, which is anticipated to serve as a residence for approximately eighty-four (84) people. The Project will consist of micro-efficiency studio apartments and/or traditional multi-family residential units, or a combination of both types of units, and a vehicle parking lot and bicycle parking for use by apartment residents and their guests.

The Comprehensive Plan designates the Redevelopment Area and the surrounding areas of the Center City as appropriate for medium or high density housing uses. This area is also within the proximity to the Center City Activity Center (Downtown, Drury, and OTCC), 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, ideally, multi-family housing, restaurants, hotels, entertainment, and community facilities. 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.

The Project will further the objectives of the Comprehensive Plan in several different ways. It will provide for additional housing in Center City which will help to further the CCPE's goal that Center City be a focal point for higher education and fulfill the needs of City residents, including students. In addition, the Project will provide for higher density housing within the Center City Activity Center and will have convenient access to transit services, including a good sidewalk system, greenway and marked bike routes, and bus stops, which advances the Land Use Plan's goals for Activity Centers,.

The Redevelopment Plan provides for the construction of housing for City residents, particularly students given the close proximity to both the Drury and OTCC campuses. The new construction will remedy blight by creating a desirable living environment for students, increasing the taxes generated by the Redevelopment Area, and encouraging further investment in the area. The Redevelopment Plan will increase density by providing housing for approximately eighty-four (84) residents, which will in turn increase the area's pedestrian traffic and level of activity.

Portions of Center City have begun to revitalize through the addition of loft apartments, restaurants, and entertainment, but the continued decline of the Redevelopment Area negatively impacts this revitalization by discouraging reinvestment in the surrounding area. Without the comprehensive renovation and rehabilitation of the Redevelopment Area, its physical condition will continue to deteriorate and detract from the area. Thus, implementation of the Redevelopment Plan is needed to remediate blight in the Redevelopment Area, to create a safe and desirable living environment that more

fully utilizes the property, increases the taxable revenues to the City, and places a greater portion of the City in conformance with the visions set forth in the CCPE.

IV. Land Use Plan

A. *Former and Existing Land Use*

There are currently three (3) vacant buildings, a building formerly utilized as a church, a residence and a storage shed, located in the Redevelopment Area.

B. *Proposed Land Use*

The proposed land use for the Redevelopment Area is two (2) multi-family residential buildings three (3) stories in height with on-site parking. Collectively, the buildings will contain micro-efficiency studio apartments and/or traditional multi-family residential units, or a combination of both types of units, and a vehicle parking lot and bicycle parking for use by apartment residents and their guests. The proposed site plan for the Redevelopment Area is attached hereto as Exhibit D. The Project will substantially conform to the attached proposed plans.

C. *Existing and Proposed Zoning*

On March 10, 2014, the City Council passed General Ordinance No. 6104 which rezoned the Redevelopment Area from R-SF, Single-Family Residential District, and Planned Development District No. 38 to a Planned Development District No. 344 to allow for micro-efficiency studio apartments and traditional multi-family residential units to be developed in the Redevelopment Area in accordance with those requirements and standards set forth in the ordinance which govern and control the use and development of land in the Redevelopment Area. The City Council evaluated the Project and determined that high density residential apartment buildings were an appropriate use for the Redevelopment Area. There is no new zoning proposed for the Redevelopment Area.

D. *Regulations and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances.

V. Execution of the Project

A. *Execution*

The Developer or its successors in interest will be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. *Land Acquisition*

There will be no land acquisition required to implement the Redevelopment Plan, as the Developer owns the land within the Redevelopment Area.

C. *Financing*

The Developer is utilizing conventional financing to finance the Project.

D. *Disposition of Property*

No property is proposed to be disposed of within the Redevelopment Area.

E. *Plan for Relocation Assistance*

The structures within the Redevelopment Area are vacant. No tenants or other occupants will need to be relocated from the Redevelopment Area in connection with the Project.

F. *Redevelopment Schedule and Estimated Dates of Completion*

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- Pre-Construction (Inspections/Permits): Completed by November 14, 2014.
- Site Work (Demolition): Completed by January 1, 2015.
- Construction of Buildings: Completed by July 17, 2015.

G. *Taxation*

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

H. *Covenants*

The Redevelopment Plan shall run with the land for a period of twenty (20) years from the date of final approval (at which point it shall expire and shall be of no further force or effect) and shall, during such time, require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

VI. Other Provisions

A. *Compliance with State and Local Law*

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

B. *Population Density*

The Project is anticipated to provide housing for approximately eighty-four (84) residents on a 1.61 acre site.

C. *Public Facilities*

It is not anticipated at this time that the Project will require any additional public facilities or utilities.

VII. Procedure for Changes or Modification of Plan

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

EXHIBIT A

Map of Blighted Area

EXHIBIT B

Map of Redevelopment Area

Greenway Studios Redevelopment Area

EXHIBIT C

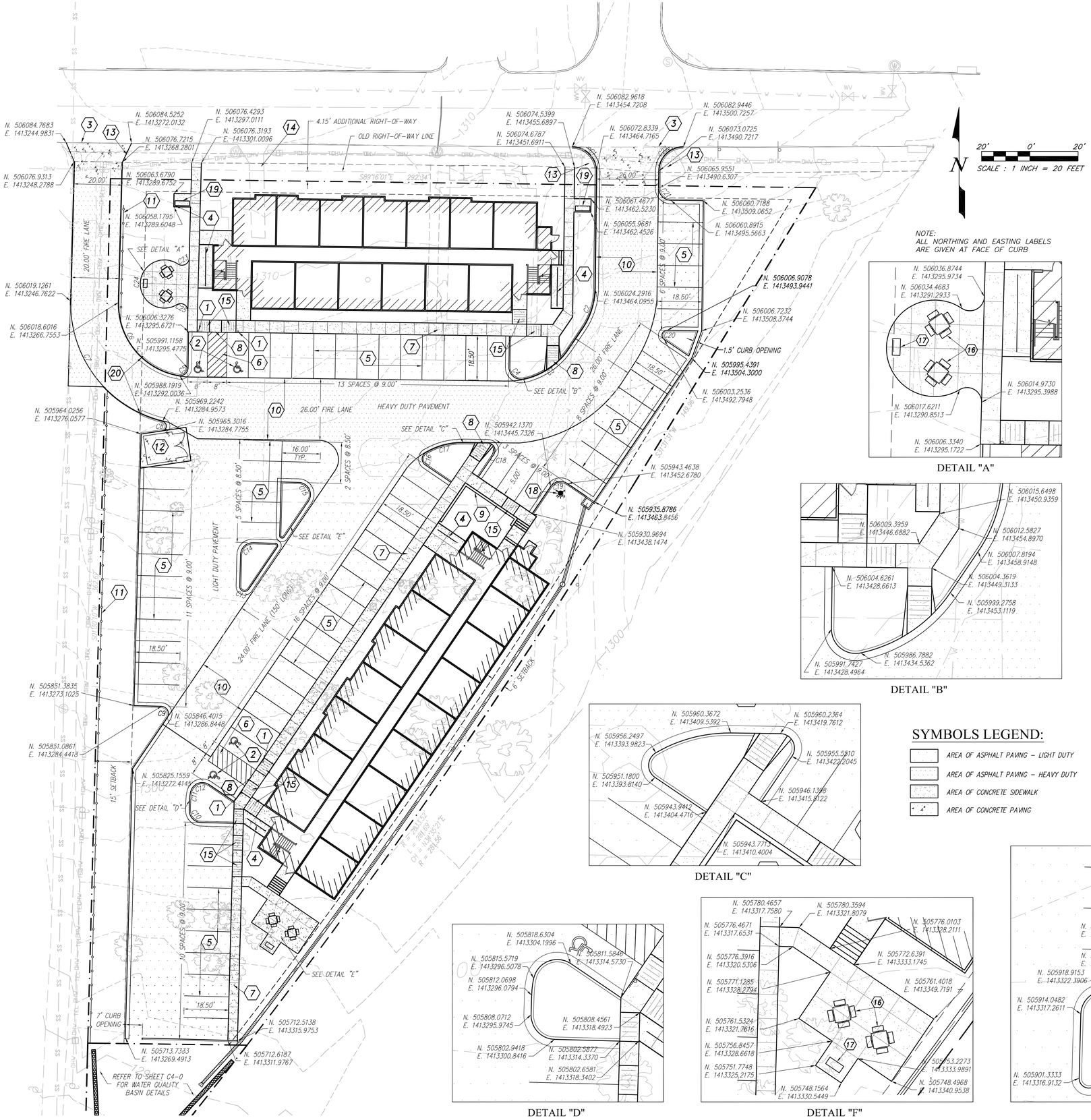
Legal Description of the Redevelopment Area

A TRACT OF LAND BEING ALL OF BLOCK 14, 15, AND 18 OF "FAIRBANKS ADDITION", A SUBDIVISION OF RECORD IN GREENE COUNTY, MISSIOURI, 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 NO1°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.

EXHIBIT D

Land Use Plan



NOTE:
ALL NORTHING AND EASTING LABELS ARE GIVEN AT FACE OF CURB

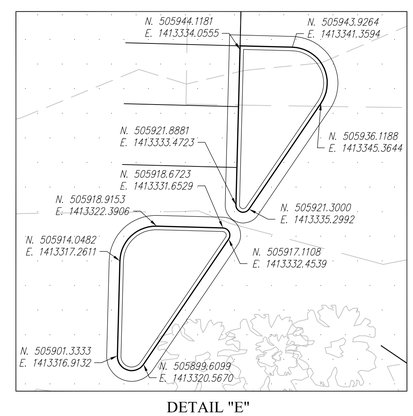
DETAIL "A"

DETAIL "B"

DETAIL "C"

DETAIL "D"

DETAIL "F"



DETAIL "E"

SYMBOLS LEGEND:

- AREA OF ASPHALT PAVING – LIGHT DUTY
- AREA OF ASPHALT PAVING – HEAVY DUTY
- AREA OF CONCRETE SIDEWALK
- AREA OF CONCRETE PAVING

GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY, AND APPLICABLE STATE AND FEDERAL REGULATIONS.

2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND CORRECT ANY DAMAGES TO EXISTING UTILITIES CAUSED BY CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS OF LOCATION OR DEPTH OF EXISTING UTILITIES FROM THOSE SHOWN ON THESE DRAWINGS.

4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION. SOME PERMITS MAY HAVE ALREADY BEEN OBTAINED BY THE OWNER BUT IT IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR TO BE SURE ALL NECESSARY PERMITS ARE IN PLACE PRIOR TO CONSTRUCTION.

5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT APPLIES CONTINUOUSLY, AND IS NOT JUST LIMITED TO NORMAL WORKING HOURS.

6. THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR SAFETY MEASURES ON OR NEAR THE CONSTRUCTION SITE.

7. ALL ABANDONED UTILITY LINES SHALL BE CAPPED IN ACCORDANCE WITH MISSOURI DEPARTMENT OF NATURAL RESOURCES REGULATIONS.

8. EXISTING SITE CONDITIONS ARE BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY MAYHEW SURVEYING & ENGINEERING.

9. CONTACT THE CITY OF SPRINGFIELD AT LEAST 24 HOURS PRIOR TO CONSTRUCTION WITHIN THE RIGHT-OF-WAY.

10. CONSTRUCTION ACCESS SHALL BE LIMITED TO THE TEMPORARY CONSTRUCTION ENTRANCE SHOWN ON THE EROSION CONTROL PLAN.

11. MANHOLE COVERS, VALVE BOXES AND OTHER UTILITY APPURTANANCES SHALL NOT ENCROACH ON SIDEWALK, CURBS OR PAVEMENT. CONTACT THE ENGINEER WHEN CONFLICTS ARE DISCOVERED.

12. ALL SITE DIMENSIONS ARE TO THE INSIDE FACE OF CURB, CONCRETE, EDGE OF ASPHALT OR PROPERTY LINE UNLESS NOTED.

13. FIRE APPARATUS ACCESS LANES SHALL BE MARKED WITH 4" RED STRIPING ON EACH SIDE OF THE FIRE LANE ALONG THE ENTIRE LENGTH OF THE LANE. "NO PARKING–FIRE LANE" SHALL BE STENCILED IN 12" LETTERS EVERY 50 FT. PERPENDICULAR TO THE FIRE LANE. WHERE CURBS ARE PRESENT, THE CURB SHOULD BE PAINTED IN LIEU OF THE STRIPING.

KEY SITE NOTES:

1. HANDICAP PARKING SIGN: REFER TO DETAIL
2. HANDICAP PARKING SYMBOL: REFER TO DETAIL
3. LIMITS OF NEW PAVING. REFER TO SPRINGFIELD COMMERCIAL DRIVE DETAIL No. ST–9
4. 5 SPACE BICYCLE RACK. GALVANIZED WINDER LOOP TYPE COMMERCIAL RACK.
5. STRIPPING: PROVIDE 4" WIDE PARKING LOT STRIPING AS SHOWN ON PLANS. USE HIGHWAY MARKING PAINT – WHITE (2 COATS).
6. HANDICAPPED LOADING AREA: SLOPE 2% MAX. IN ALL DIRECTIONS.
7. CONCRETE SIDEWALKS WITH TOOLED JOINTS @ MAXIMUM 5' SPACING. SLOPE AWAY FROM BUILDINGS @ 1.5% MINIMUM AND 2% MAXIMUM UNLESS NOTED.
8. TRUNCATED DOME DETECTABLE WARNING MAT, CAST–IN–PLACE.
9. SEGMENTAL RETAINING WALL, 2' MAXIMUM HEIGHT.
10. FIRE APPARATUS LANE.
11. 6' HIGH SOLID BOARD WOOD FENCE.
12. 14' x 20' CONCRETE PAVING FOR 12' x 12' X 12' TRASH ENCLOSURE.
13. TRUNCATED DOME DETECTABLE WARNING MAT SURFACE MOUNT.
14. REMOVE EXISTING DRIVE. INSTALL CURB & GUTTER TO MATCH EXISTING AND FILL TO MATCH SURROUNDING GRADES AND RESEED.
15. 6' LONG ACCESSIBLE RAMP.
16. HIGHLANDS PRODUCTS GROUP ITEM 154–1154 TABLE OR EQUAL.
17. HEAVY DUTY PEDESTAL CHARCOAL GRILL.
18. NEW FIRE HYDRANT.
19. PRECAST CONCRETE PARK BENCH.
20. TERMINATE CURB & GUTTER.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	15.83	10.00	90°42'47"
C2	17.52	30.00	33°27'07"
C3	22.94	30.00	43°48'27"
C4	8.97	5.00	102°44'26"
C5	5.02	3.26	88°16'17"
C6	43.15	30.00	82°24'34"
C7	67.95	50.00	77°52'00"
C8	5.52	2.00	158°02'12"
C9	6.42	3.00	122°40'56"
C10	7.85	5.00	90°00'00"
C11	3.53	18.50	10°56'17"
C12	9.75	5.00	111°44'18"
C13	5.14	2.00	147°19'04"
C14	7.85	5.00	90°00'00"
C15	10.71	5.00	122°40'56"
C16	6.04	3.00	115°25'52"
C17	16.29	30.00	31°56'56"
C18	6.46	3.00	123°27'07"
C19	7.85	5.00	90°00'00"
C20	5.12	2.00	146°32'53"
C21	7.85	5.00	90°00'00"
C22	15.58	10.00	89°17'41"
C23	6.42	3.00	122°34'44"
C24	42.79	10.00	245°09'29"
C25	6.42	3.00	122°34'44"

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REVISIONS

NO.	DATE	Revision Description

STATE OF MISSOURI, DAVID L. WHITLOCK, NUMBER E-29339, REGISTERED PROFESSIONAL ENGINEER

bates & associates architects

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433 west walnut street
springfield missouri 65806
Missouri Certificate of Authority # 645

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GREENWAY STUDIO APARTMENTS

GREENWAY STUDIOS LLC, DEVELOPER
NEW HOUSING DEVELOPMENT

Construction Document Phase

934 E. WEBSTER STREET, GREENE COUNTY, SPRINGFIELD, MO 65802

Job Number:	02850
Release Date:	MAY 15, 2014
Drawn By:	DLB

C1-0

SITE PLAN

EXPLANATION TO COUNCIL BILL NO. 2014-_____

FILED: 11/28/14

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To adopt a resolution accepting the Moon City Creative District Strategic Plan and initiating two rezoning applications for: (1) properties located generally along Chase Street and Washington Avenue and at the intersection of Lyon Avenue and Atlantic Street from a R-SF, Residential Single-Family District; LB, Limited Business, District; CS, Commercial Services District; LI, Light Industrial District; and HM, Heavy Manufacturing District to a Planned Development District; and (2) properties zoned R-SF, Residential Single-Family District, generally located north of Chase Street, west of Washington Avenue, east of Broadway Avenue and South of Atlantic Street and including Reed Academy properties north of Atlantic to apply a Live/Work Overlay District. (Staff recommends approval)

BACKGROUND: The Woodland Heights Neighborhood Association has endorsed the attached Moon City Creative District Strategic Plan (Exhibit A) prepared by residents of the neighborhood. The residents prepared the attached Background Report (Exhibit B) and held neighborhood meetings to get input on the plan. Springfield Planning and Development Department staff assisted the neighborhood residents with drafting the strategic plan; the proposed Planned Development District; and the Live/Work Overlay District.

The vision of the Plan is:

> "To establish the Moon City Creative District as a *vibrant, unique* and *livable* area that provides a wide range of arts, cultural, employment and living opportunities for artists, artisans, residents, workers and visitors and supports the continued revitalization of the Woodland Heights Neighborhood."

The district residents are responsible for taking the lead on most of the action steps contained in the Plan. The City is only responsible for the two rezoning proposals (Map 1, Exhibit A) if Council approves this resolution.

The Planned Development District is proposed for the properties that front on both sides of Chase Street and Washington Avenue and the properties centered round the intersection of Atlantic Street and Lyon Avenue. Most of the properties are currently zoned industrial and commercial services. A few are zoned residential. The proposed

Planned Development District generally preserves the uses currently permitted in the existing non-residential zoning districts while permitting commercial and residential uses that add to the vitality of the Moon City Creative District. There are two areas, A & B, defined in the Planned Development District. Area A generally includes the properties currently zoned Heavy Manufacturing (HM). Area B generally includes the properties that are zoned Commercial Services (CS).

The Live/Work District is proposed for the area zoned Single-Family Residential District (R-SF) north of Chase Street. The live/work creative district seeks to attract artists on a local, regional, and national basis to relocate to Moon City and the surrounding historic neighborhood by allowing expanded business opportunities in the residences. The objectives of this program are to revitalize and preserve neglected structures, increase the City's tax revenues, expand tourism, financially benefit our existing businesses, and continue to revitalize the historic Woodland Heights neighborhood.

REMARKS: By accepting this plan, City Council recognizes that this is primarily a neighborhood effort and that the City will assist the neighborhood in achieving the vision. Accepting the Plan does not commit any City resources. Initiating the two rezoning applications does commit staff time and funds for advertising to complete the rezoning process.

This bill will only initiate the zoning applications. Approval of the resolution will not rezone the properties but will bring the zoning applications forward to the Planning and Zoning Commission for recommendation and to City Council for approval.

Staff recommends approval.

Submitted by:	Approved by:
Ralph Rognstad	
Planning and Development	City Manager

N:\ADMIN\Projects-Current\Moon City Creative District\Accept Moon City Plan and initiate rezoning_exp.doc

EXHIBIT A

MOON CITY CREATIVE DISTRICT STRATEGIC PLAN: 2015 to 2018

INTRODUCTION

This Strategic Plan is intended to establish Moon City Creative District (MCCD) priorities, identify community resources, and provide an outline for the zoning district changes necessary to achieve those priorities.

VISION

To establish the Moon City Creative District as a *vibrant, unique* and *livable* area that provides a wide range of arts, cultural, employment and living opportunities for artists, artisans, residents, workers and visitors and supports the continued revitalization of the Woodland Heights Neighborhood.

Vibrant – there will be varying degrees of activity throughout the district. The level of activity will vary depending based on the setting, i.e. more intense on Chase Street and less so in the residential areas.

Unique - there will be a variety of living and working opportunities not found anywhere else in the community. While arts will be the focus, other employment opportunities and non-artist residents will be welcome.

Livable - there will be a variety of living arrangements that do not require residents to be artists and the impacts of the non-residential activities will not be significantly different than what would be expected in an urban neighborhood.

GOALS

The goals of the Moon City Creative District are to impact:

1. The physical environment - by preserving and occupying vacant and abandoned properties, reducing blight and facilitating proactive property maintenance and improvement.
2. The social environment – by reducing crime, nuisances and increasing neighborhood pride, a sense of community, identity and quality of life.
3. The economic environment – by creating a place that provides creative and economic growth opportunities for artisans and innovative/cultural small-business entrepreneurs, in addition to increasing homeownership and property value.
4. Cultural environment – by creating an art district that will entice residents, artisans, small business and civic leaders to program events, exhibits and further foster an atmosphere that celebrates art and other creative works.

ACTION PLAN

The Action Plan provides specific action steps that will be initiated over the next three years to accomplish the Goals listed above and to realize the Vision for the District. The Action Plan can be amended if necessary during the next three years.

Year 1 **-** The first year participants will focus on laying the foundation for Moon City and continue to work on targeting the underlying social troubles in the neighborhood, as well as working to improve the built environment and create a more inviting and welcoming atmosphere within the district.

a. Acceptance of the Moon City Creative District Strategic Plan by the Springfield Planning and Zoning Commission and City Council.
   Strategic Partners: Woodland Heights Neighborhood Association, Springfield Planning & Development Department, Planning & Zoning Commission, and City Council

b. Adoption of the Live/Work Overlay District and the Chase Street Planned Development District by the Springfield City Council.
   Strategic Partners: Woodland Heights Neighborhood Association, Springfield Planning & Development Department, Planning & Zoning Commission and City Council

c. Call to artist to design, create and install public art pieces; e.g. sculpture at the landing of Jefferson Ave. Footbridge, adopt a pole; canvass the Underpasses. Set up crowd sourcing for financing.
   Strategic Partners: Woodland Heights Neighborhood Association, Springfield Planning and Development Department, Planning and Zoning Commission, City Council, City Utilities, BNSF Railway, Inc. and Reed Academy.

d. Recruit and establish a Moon City advisory board (7-9 members).
   Strategic Partners: Woodland Heights Neighborhood Association, Springfield Police Department, Springfield Regional Arts Center, (KC Law Firm for Artists), Parks Department, City Council, Media Partners, Chamber of Commerce, UDA, C-Street, Springfield Public Schools, Drury University and other civic organizations.

e. Continue to participate in Neighborhood Teams Program (on-going).
   Strategic Partners: Woodland Heights Neighborhood Association, CAPS Volunteers, and City of Springfield

f. Identify a neighborhood real estate agent that will help to market the MCCD to homeowners and artists.
   Strategic Partners: Greater Springfield Board of Realtors

g. Target foreclosure literacy in the MCCD to existing homeowners.
   Strategic Partners: Springfield Community Land Trust, CPO Financial Literacy, and Guaranty Bank

h. Proactively target MCCD landlords to improve and better manage their rental properties.
   Strategic Partners: Springfield Renters Association, CPO Landlord Training

i. Begin work on 501c3 status for Moon City Creative District and explore grant opportunities.

Strategic Partners: Board CPA, Lawyer, City of Springfield, Drury University, and Missouri Arts Alliance

j. Continue to participate and promote the Neighborhood's involvement in the Police Department's Community Action Patrol (CAP).
Strategic Partners: Woodland Heights Neighborhood Association, Springfield Police Department, and CAP Volunteers

k. Initiate the inclusion of a streetscape project for Chase Street in the Capital Improvements Program.
Strategic Partners: City of Springfield Planning and Development and Public Works Departments

Year 2 – Participants will pursue actions that help to improve and create Moon City's identity and atmosphere, both on the ground and within the community, in addition to growing participation, membership and funding for promotional events and activities.

a. Creation of promotional (educational) brochures and social media venues that advertise the MCCD.
Strategic Partners: MCCD resident artists

b. Research and develop an artist relocation program.
Strategic Partners: Existing Creative Districts, Springfield Planning and Development Department, University Intern, Habitat for Humanity, and Springfield Community Land Trust

c. Coordinate landscaping, signage, Neighborwoods plantings and other neighborhood beatification projects (year 2 through 3) throughout the district.
Strategic Partners: City of Springfield Public Works, Parks Department, Landscape Company, Green House, Woodland Heights Community Garden, Master Gardeners

d. Request the City Traffic Engineer to conduct speed studies in area where the neighborhood perceives speeding is a problem.
Strategic Partners: Springfield Traffic Engineering Department, Springfield Police Department, Springfield Planning and Development Department

e. Continue and increase the frequency of MCCD events that grow membership, enthusiasm and public awareness (continuous process).
Strategic Partners: Woodland Heights Neighborhood Association, Parks Department, UDA/C-Street, Media partner

f. Initiate the inclusion of streetscape project(s) into the City's Capital Improvements Plan.
Strategic Partners: Woodland Heights Neighborhood, Springfield Planning and Development Department, and Public Works Department.

Year 3 – Participants will pursue actions that will help to revitalize the public infrastructure and enhance the cultural fabric of the district.

a. Conduct lighting survey, detail dark areas in the MCCD and present lighting request(s) to City Utilities (enhance and improve streetscapes within the district with special emphasis on Chase St.) (continuous process).
Strategic Partners: City of Springfield, City Utilities

b. Initiate the design and construction of a streetscape project for Chase Street, including traffic calming improvements at major intersections along Chase Street (year 2 through 3).
   Strategic Partners: City of Springfield Planning and Development Department, Public Works, and City Utilities

c. Initiate the development of an art center within the district (possibly the Ice house).
   Strategic Partners: Brick and Mortar Campaign Development, Springfield Planning and Development Department, Public Works, and the Community Foundation of the Ozarks

d. Pursue the creation of a trolley line connecting Moon City to downtown and Commercial Street. (year 2 through 3).
   Strategic Partners: City Utilities, City of Springfield, and UDA

Propose Live/Work Overlay District Requirements

The Live/Work District below is proposed for the area zoned Single-Family Residential District (R-SF) north of Chase Street (Map 1). The live/work creative district seeks to attract artists on a local, regional, and national basis to relocate to Moon City and the surrounding historic neighborhood with financial, business, and cultural incentives. The objectives of this program are to revitalize and preserve neglected structures, increase the City's tax revenues, expand tourism, financially benefit our existing businesses, and revitalize the depressed, historic Woodland Heights neighborhood.

EXHIBIT __
LIVE/WORK OVERLAY DISTRICT PROVISIONS
LIVE/WORK OVERLAY DISTRICT NO. __

The requirements of *Section 4-1000* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district. The district is intended to facilitate live/work arrangements for artists.

4-1002. Permitted Uses.

Live/Work Units as defined and regulated by the *Building Code* as adopted, and in effect, by the City of Springfield, except as modified below. The following uses are permitted in the nonresidential area of the live/work units.

A. Two and three-dimensional artists, artisans, designers and craft persons.
B. Music and art teachers or other tutoring services.
C. Computer programming and web design.
D. Weavers, spinners, dressmakers, seamstresses, and tailors.
E. Offices for architects, engineers, and similar design occupations.
F. Home crafts, model making, rug weaving, woodworking, ceramics (with a kiln up to seven cubic feet) and similar activities.
G. Literary Artists – writers and composers of all kinds.
H. Performing artists – Musicians, actors and traditional dancers.

4-1003. Conditional Uses.

No additional conditional uses are permitted.

4-1004. Use Limitations.

A. Maximum floor area of the live/work unit: Three thousand (3,000) square feet.
B. Maximum percentage of nonresidential floor area: Fifty (50) percent
C. Maximum number of nonresidential workers or employees permitted to occupy the nonresidential area at any one time: Two (2) employees.
D. Certain types of equipment, not customarily found in a home, will be allowed in the home studios of the artists so that they may create and produce their work. The equipment may not pose a danger to inhabitants or the structure or disturb the peace of the home (multi-family) or neighbors. The equipment employed shall not produce offensive noise, fumes, electrical interference, excessive heat, dust, or odors that are detectable beyond the property lines. The installation, maintenance

and use of equipment must comply with all safety, building and fire codes of the City of Springfield, MO.

E. All activities conducted by the uses permitted by this district shall be conducted entirely on/in the principal residential property, housing structure or in a permitted accessory building. Incomplete works shall be located inside of a permitted structure or in the rear yard with no front or street side exposure. All materials shall be stored in a permitted structure or in the rear yard with no front or street side exposure. When stored in the rear yard, materials shall be kept in an orderly manner so as not to cause an eyesore to neighbors or alley traffic.
F. Group Classes: Group teaching in any visual, literary and performing art is permitted in conjunction with a home studio so long as the following requirements are met.
    1. Group classes shall only be conducted between the hours of 9:00 a.m. and 10:00 p.m.
    2. Group classes shall not disturb the peace of the neighborhood.
    3. Group classes shall not produce offensive noise, fumes, electrical interference, dust or odors that are detectable beyond the property lines.
    4. Group classes shall not exceed five (5) persons at any one time, provided all occupancy requirements are also met.
    5. No more than two (2) classes shall be conducted at any one location per week.
G. Retail Sales

4-1008. Design Requirements.

A. The entrance to the nonresidential area shall be located on a façade facing a street frontage.

Signage. The following signage shall be permitted on each site.

A. One (1) detached sign shall be permitted on each property.
B. Signs shall not exceed a maximum effective sign face area of six (6) square feet.
C. Freestanding signs shall not exceed a height of four (4) feet measured from the base of the sign.
D. Signs shall not be illuminated.
E. Signs shall not be displayed or mounted in public space or impair/impede foot or vehicular traffic.
F. Building mounted signs may be hung from the wall of the home or porch but may not be mounted above the roof line.

Parking.

No additional off-street parking for a live/work unit.

Proposed Moon City Planned Development District

The Planned Development District below is proposed for the properties that front on both sides of Chase Street and Washington Avenue and the properties centered round the intersection of Atlantic Street and Lyon Avenue (Map 1). Most of the properties are currently zoned industrial and commercial services. A few are zoned residential. The proposed Planned Development District generally preserves the uses currently permitted in the existing non-residential zoning districts while permitting commercial and residential uses that add to the vitality of the Moon City Creative District. There are two areas, A & B, defined in the Planned Development District. Area A generally includes the properties currently zoned Heavy Manufacturing (HM). Area B generally includes the properties that are zoned Commercial Services (CS).

DRAFT - EXHIBIT 1

Requirements and Standards Applicable to
Planned Development District No.

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.

NOTE: Unless specified, the requirements of this District apply to all Areas of the District.

B. INTENT

The intent of this District is to facilitate the development of the Moon City Creative District as a space within the community where people want to live, visit, shop or work. This District is intended to be a mixed-use, urban district that accommodates a wide range of arts, cultural, employment and living opportunities for artists, artisans, residents, workers and visitors. This District is also designed to promote active transportation (walking, biking and transit) by encouraging buildings to be located on street frontages and reducing the required off-street parking for retail, personal services, office and residential uses.

<u>Area A:</u> This Area consists primarily of properties zoned for heavy industrial uses. Many of these uses will still be permitted while allowing for retail, services and multi-family uses that will encourage development consistent with the Moon City Strategic Plan.

<u>Area B:</u> This Area consists primarily of properties zoned for commercial services uses. Many of these uses will still be permitted while allowing for retail, services and residential uses that will encourage development consistent with the Moon City Strategic Plan.

C. DEFINITIONS

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance.

D. USES PERMITTED

1. Accessory Uses, as permitted by *Section 5-1000, Accessory Structures and Uses*.

2. Ambulance services.

3. Any establishment which provides supplies and/or services primarily to commercial and industrial customers, such as janitorial services, sign shops, packaging or shipping service, locksmith or printing, lithographing, engraving, photocopying, blueprinting, publishing and binding establishments.

4. Art and craft establishments such as ceramics, painting, photography, sculpture, woodwork, and similar cottage industries.

5. Auction sales, flea markets, and swap meets.

6. Automobile service garages including body and fender repair and paint shops.

7. Automobile service stations.

8. Awning and canvas sales and rental.

9. Carpenter and cabinet shops.

10. Churches and other places of worship, including parish houses, and Sunday schools.

11. Catering businesses.

12. Commercial laundry and dry cleaning establishments.

13. Commercial Gardens and/or Farmers Markets with retail and/or wholesale sales on-site.

14. Commercial off-street parking lots and structures.

15. Eating and Drinking Establishments Use Group.

16. Entertainment-Oriented Use Group.

17. Furniture refinishing/antique restoration.

18. General Office Use Group.

19. General or Medical Office/Retail Sales/Warehouse combinations.

20. Glass and mirror sales.

21. Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with *Section 6-1000, Screening and Fencing*.

22. Linen, towel and diaper services.

23. Medical Office Use Group.

24. Monument sales.

25. Multi-family dwellings.

26. Newspaper and magazine distribution agencies.

27. Noncommercial, non-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices of property owners associations and maintenance facilities operated by a neighborhood or community organization or property owners association in accordance with the provisions of *Section 5-2700, Noncommercial Not-for-Profit Neighborhood Facilities.*

28. Nurseries, greenhouses and garden stores.

29. Personal Services Use Group.

30. Pest control services.

31. Police and fire stations.

32. Private clubs and lodges.

33. Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

34. Public service and public utility uses, as follow:

    1. Tier I wireless facilities in accordance with *Section 5-2600, Telecommunications Towers*.

    2. Tier III wireless facilities in accordance with *Section 5-2600, Telecommunications Towers*, provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.

    3. Tier IV wireless facilities in accordance with *Section 5-2600, Telecommunications Towers*, provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional provider's facilities if the tower height is one-hundred-twenty (120) feet or greater.

4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

35. Repair shops, home appliance.

36. Repair shops, small engine.

37. Retail Sales Use Group.

38. Schools or development centers for persons with handicaps or development disabilities.

39. Schools, industrial and business.

40. Self-service storage facilities.

41. Swimming pool sales and display.

42. Taxidermists.

43. Temporary uses, as permitted by *Section 5-1200, Temporary Uses*.

44. Temporary vendors as permitted under *Subsection 5-1203.B.2.*

45. Towers other than wireless facilities, less than one-hundred (100) feet in height, and related facilities.

46. Upholstery shops.

47. Veterinary clinics and animal hospitals excluding outdoor kennels.

48. Wholesale Sales Use Group.

<u>Area A Only:</u>

1. Any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales offices accessory thereto.

2. Bus garages.

3. Entertainment Oriented Use Group.

4. Feed stores.

5. Grain elevators.

6. Railroad terminals, railroad switching and classification yards, and railroad cars and locomotive repair shops.

7. Recycling centers.

8. Vehicle rental, towing and storage services.

9. Warehouses, storage and distribution centers.

<u>Area B Only:</u>

1. Live/Work Units as defined and regulated by the *Building Code* as adopted, and in effect, by the City of Springfield.

2. Single-family, detached dwellings.

3. Single-family, semi-detached dwellings, such as patio-court homes and twin houses.

4. Townhouses.

5. Zero-lot-line construction, in accordance with *Section 3-3200, Zero-Lot-Line Construction*.

6. Day care centers in accordance with Chapter 36, Article XI, Springfield City Code.

E. USE LIMITATIONS

1. No motor vehicle repair or maintenance work shall take place outdoors within two hundred (200) feet of the boundary of any residential district.

2. All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries or garden centers where living plants are located, shall be paved or otherwise improved with an all-weather, dust-free surface.

3. No dust, particulate matter or noxious or toxic matter of any sort shall be emitted or discharged at any time.

4. All uses shall operate in accordance with the noise standards contained in *Section 6-1500 of the Springfield Zoning Ordinance.*

5. Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets and from other property.

6. All outdoor storage shall be at least one hundred (100) feet from any residential district boundary.

7. No use shall emit an odor that creates a nuisance as determined by *Chapter 2A, Article X, Springfield City Code.*

8. No junk, scrap, salvage, or automobile wrecking yard shall be located within five-hundred (500) feet of any residential district.

9. There shall be a separate platted lot of record for each single family semi-detached or townhouse dwelling unit.

F. BULK, AREA AND HEIGHT REQUIREMENTS

Area A:

1. Maximum structure height: None
2. Yard requirements:
   a. Front yard: None
   b. Side yard: None
   c. Rear yard: None

Area B:

1. Maximum structure height:
   a. Two and one-half (2½) stories or thirty-five (35) feet above the finished street grade.
2. Yard requirements:
   a. Front yard: None
   b. Side yard: None
   c. Rear yard: None
3. Open space requirements:
   a. Minimum open space: Not less than ten (10) percent of the total lot area shall be dedicated to open space including required yards and bufferyards unless modified in accordance with *Subsection 6-1215*. Open space shall not include areas covered by buildings, structures, parking areas, driveways and internal streets. Open space shall contain living ground cover and other landscaping materials.
   b. Maximum impervious surface: 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 ninety (90) percent of the total lot area unless modified in accordance with *Subsection 6-1215*.

G. BUFFERYARDS

A minimum six (6) foot solid wood fence, solid masonry/brick wall or solid evergreen hedge shall be provided along any boundary adjacent to any residential district.

H. EXTERIOR LIGHTING

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

I. DESIGN REQUIREMENTS

1. All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with *Section 6-1000, Screening and Fencing*.

2. Refuse storage areas shall be screened from view in accordance with *Section 6-1000, Screening and Fencing*.

3. Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with *Section 6-1000, Screening and Fencing*.

4. Accessory buildings and structures shall meet the requirements of *Section 5-1000, Accessory Structures and Uses*.

5. No dwelling unit, except for a caretaker residing on the property, shall be located within one hundred (100) feet of a property line adjoining property with an active rail line unless the dwelling unit is located in a building, or there is an intervening building, that contains non-residential uses in not less than the first twenty-five (25) feet of the building between the dwelling unit and the property line adjoining property with an active rail line. The non-residential uses may include uses accessory to the dwelling unit, such as laundry and fitness facilities. The intent is to provide the dwelling unit a structural buffer from the noise of the rail line.

<u>Area B Only:</u>

1. The maximum length of any cluster of townhouse dwelling units within Area B shall not exceed six (6) units, or two hundred (200) linear feet.

2. Storage of maintenance or other equipment incidental to any permitted use except single-family detached and single-family-semi-detached dwellings shall be screened from view in accordance with the provisions of *Section 6-1000, Screening and Fencing*.

J. OFF-STREET PARKING

The City's off-street parking requirements, off-street loading requirements as well as the off-street parking and loading area design standards, *Sections 5-1500, 5-1600 and 6-1300* from the *Springfield Zoning Ordinance* in effect at the time of development shall apply to development as permitted in this district, except as follows.

1. Retail, Personal Services and Office Uses: One-half (1/2) the off-street parking required by *Section 5-1500*. If off-street parking is located on the property within twenty (20) feet of a street frontage without an intervening building, a fence, wall, or hedge at least four (4) feet in height, which screens the parking from the street, shall be provided except at approved driveways.
2. Dwelling Unit: One (1) off-street parking space.

K. SIGNS

Signage within this district shall comply with *Section 5-1400, Signs,* in effect at the time of development.

L. 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. Development of this District shall be in accordance with the approved final development plan.

1. The intent of Exhibit 2 is to show the boundary of this district and define Areas A and B.
2. A final development plan shall only be approved if it is in substantial conformance with Exhibit 1 as defined by *Subsection 4-2509.C* of the *Springfield Zoning Ordinance*.
3. The Administrative Review Committee is hereby authorized to, acting jointly; approve the final development plan(s) provided such plan substantially conforms to the provisions of this ordinance. The ARC 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 this District other than those specifically prescribed by the ordinance.

   B. Any increase in the intensity of use permitted within this District.

MAP 1. Proposed Live/Work District and Planned Development District Boundaries.

PLANNED DEVELOPMENT & LIVE WORK DISTRICTS

Map 1

City of Springfield, Missouri

0 125 250 500 750 1,000 Feet

Planned Development District - Area A

Planned Development District - Area B

Live/Work Overlay District & Single Family Residential

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.

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EXHIBIT B

MOON CITY CREATIVE DISTRICT BACKGROUND REPORT

INTRODUCTION

The intent of this document is to provide a guide for further development of the Moon City Creative District and Woodland Heights Neighborhood and to restore the area as a desirable and safe place to live, work, raise a family, shop and play. This document is meant to be a living document that can adapt to the needs of the area as it grows and changes and when assessment can be made as to which strategies work and which ones need to be modified based on the goals of the planning effort.

VISION

Residents and neighborhood leaders of the Woodland Heights Neighborhood and the Moon Creative District have envisioned the creation of a become a vibrant, unique and livable corridor that provides a wide range of arts, cultural, employment and living opportunities for artists, artisans, residents, workers and visitors.

BACKGROUND

The initial idea of establishing a creative district was considered about five years ago following a historic preservation project in the neighborhood. A Queen Anne style house on Lyon Street was 'saved from the wrecking ball' and moved to its current location across from the north

landing of the Jefferson Avenue Footbridge. The relocation was part of an effort to accelerate neighborhood revitalization through the attraction of artists and creative endeavors. However, the project did not move forward and was shelved for later consideration.

In January 2013, the Board of Directors of Woodland Heights Neighborhood Association held its' annual strategic planning session for the calendar year 2013. In review of 2012 goals, actions, and accomplishments, it was determined that many of the previous year's concerns and issues

(addressed in this document) continued to exist with little opportunity for significant positive improvement. In fact, many of the goals had been brought forward for several years running because they had not been accomplished previously. Real estate values in the neighborhood remained static or depressed; non-owner occupied residential property continued to hover at the 50% level; and there were multiple blighted properties sprinkled throughout the area. The board also agreed that there was a lingering negative community perception of North Springfield in terms of personal safety and crime that impacts Woodland Heights.

Board members decided that 'box thinking' was not working and they must reach outside the time-worn solution box for a better, more successful way to pull Woodland Heights out of the problems in which it had been mired for decades. The board determined that without a significant means of funding, the best way to address the problems at hand - reduce crime, stabilize and increase property values, improve public perception and enhance the quality of life in the Woodland Heights neighborhood would be to reinvent and redefine the area through the establishment and use of a long-time historic brand for North Springfield – MOON CITY. And, Moon City would be promoted as a space within the community where interesting, creative and fun things happen. In short, Moon City will be a place where people want to live, visit, shop or work.

In 2013, the timing was right for Moon City Creative District (MCCD). Research provided strong supportive evidence that a creative district in a neighborhood such as Woodland Heights could be successful. Springfield had experienced a successful major redevelopment in the downtown area and interest and support of the arts had become solid with the citizens. With more than 90 districts located throughout the United States, there was ample case study information to provide data and templates to develop a creative district without the high costs of hiring a consulting firm to develop and write a start-up plan.

Why Moon City Creative District and Neighborhood Revitalization for Woodland Heights?

North Springfield is an unusual area. The majority of local residents consider most of it to be an undesirable area of town in which to live and past its prime as a desirable residential neighborhood. However, at the same time, there is much loyalty to the area from those longtime residents as well as newer urban pioneers who have made it their home. This is due largely to its unique and historical building stock, proximity to a revitalized downtown, affordable real estate prices, and other unique features.

During the 1970's retail trade moved from the core of the City to the suburban shopping malls and created an urban donut effect in Springfield. In more recent times, Springfield has seen a gradual revitalization of Downtown and Commercial Street (C-Street).

A host of new projects have located in Center City and transformed the area into a more vibrant area. These developments include millions of dollars of private and public investments in loft apartments, restaurants, bakeries, retail shops and small businesses. The City has supported the

re-development with expenditures for public projects and infrastructure maintenance and improvements.

According to the website, itsalldowntown.com, the Center City area of Springfield is vital, vibrant, inviting, bursting with activities, commerce and things to explore. Three specific districts comprise the area, each with its own unique characteristics, history and culture.

Commercial Street, *affectionately known as C-Street, was where North Springfield began, where the railroads brought the people and goods that started an upstart community, a jumping off point to the West. Exciting in its re-gentrification, this district is home to a world-renowned chocolate company, vintage shopping, cafes, chic lofts and America's oldest and longest footbridge.*

Historic Walnut Street*, designated a National Historic District for its architectural history, is a magnificent three block neighborhood of late 19th Century homes with decorated Queen Annes as the centerpiece. One can imagine the clip-clop of horse-drawn wagons, well-kept lawns and splendid gardens. Now, some of the structures house restaurants and fine shops, and the district hosts two lively festivals each year – ArtsFest and Cider Days.*

Downtown *is built around the charm of the old city square, recently updated with waterfalls and a performing stage. Here reside movie theatres, a wide range of casual and fine dining, live music, unique shops and this district's share of 6,000 parking places, making everything convenient. The Discovery Center is a great destination for kids with lots of hands-on learning. Founder's Park, Jordan Valley Park, the Mediacom Ice Park and Hammon's Field, home of the Springfield Cardinals all welcome visitors. First Friday attracts hundreds each month to galleries in the district. And, historic theaters provide stages for the community's robust performing arts.*

First Friday Art Walk

The first Friday of each month brings hundreds of people to historic downtown Springfield for First Friday Art Walk, a Springfield cultural happening. Art lovers "Walk the Walk" throughout the Downtown Arts District, enjoy original art, music, demonstrations and performances in 28 gallery venues.

First Friday Art Walk is a grassroots event established by downtown's art galleries, art venues, sponsoring businesses and the arts community. The first Arts Walk took place in the late '90s, and the Walk became a monthly event beginning in 2001. A program of the Springfield Regional Arts Council, First Friday Art Walk is dedicated to promoting fine art and economic sustainability in the Downtown Art District.

Springfield Arts – Creamery

The Creamery Arts Center, a City-owned building located in Jordan Valley Park, opened in 2002 as a headquarters for community arts groups. More than 30 organizations no w use the building and about 30,000 people use the Creamery annually. The 35,000 square-foot building includes offices for the Springfield Regional Arts Council, Springfield Ballet, Springfield Regional Opera Lyric Theatre, Springfield Symphony Orchestra, Springfield Community Center, Men's Chorus of the Ozarks, Missouri Film Alliance of Springfield, First Friday Art Walk, and Care to Learn, as well

as a shared costume shop and set design/fabrication studio managed by Springfield Little Theatre, an exhibition hall, board room, arts library, arts classrooms, and a film editing bay.

Heer's Rises – Again!

The latest plans to make over the old Heer's building on Springfield's Park Central Square include adding a police satellite station. The entire project, which will include luxury apartments, a swimming pool and two-story rooftop lofts and gardens, has a price tag at the moment of $15.7 million.

(Greg Brock – KTTS June 7, 2013)

Drury on C-Street

The Drury on C-Street Project is a partnership between Drury University and local organizations. The center includes an art gallery, a business resource center, space for weaving looms, and architecture classrooms, and a multi-use area for additional classes and seminars. The Drury Art Gallery also hosts a featured artist each month.

As evidenced above, Springfield Center City and C-Street's growth and vibrancy are strong indicators of the community's support, interest in and enjoyment of our unique urban footprint and support that it is appropriate timing for successfully developing an artist live/work creative district in Woodland Heights.

Moon City History

The name, Moon City, has had its place in the history of Springfield, Missouri since the late 1860's when Sempronius Boyd, Charles Harwood and E. T. Robberson struck a deal with the Atlantic & Pacific Railroad to bring the railroad from St. Louis to Springfield through the north side of the city instead of at the edge of the town square. Angry over the location of the depot, city fathers declared that those men might just as well try to build a railroad to the Moon! And thus, the moniker stuck as hard feelings drove a wedge in the community and North Springfield ultimately seceded from Springfield proper for several years.

Woodland Heights is one of Springfield's oldest residential neighborhoods. In 1873 the area that is designated as Moon City Creative District was platted as part of the original town of North Springfield. Subsequently, the Woodland Heights subdivision was developed in the early 1880's and continued to experience significant housing growth until the late 1920's. The neighborhood grew as the St. Louis–San Francisco Railroad (Frisco) grew. Woodland Heights was a neighborhood mixed with leading citizens of the community, merchants and business owners, Frisco management, and a substantial population of the railroad's blue collar workers. It is said that the Frisco railroad was built from the sweat and labor of Woodland Heights' residents.

Building Stock and Demographics

Traveling through the neighborhood, one will find a diverse assortment of architectural styles. There are several impressive houses in the Italianate, Queen Anne and Classical styles with the majority of the structures made up of

worker bungalows. A few shotgun style houses remain in the area. Most of the housing is intact with a small percentage of single and multi-family infill.

Chase Street is the most industrial/commercial area of the neighborhood. Several buildings, such as Standard Electric Steel Casting Co. and the old Ice House, are left over remnants of the booming railroad days. On the west end of Chase Street, there are commercial and manufacturing buildings. An automotive repair business, electric company, auto body repair, and mattress company are located near the vacant Eisenmeyer Grain Elevators.

Woodland Heights is home to one of Springfield's two oldest parks. Lafayette Park, originally Lafayette Square, was create d in 1868. It has long been a neighborhood landmark. With improvements over the past few years, Lafayette Park has become a popular gathering spot for residents of the neighborhood. It was listed on the Springfield Register of Historic Sites in 1978.

Bowerman Elementary School and Reed Academy (middle school) are located in the Woodland Heights Neighborhood. Doling Elementary School on Atlantic Street was closed in 2003.

There are several churches of various denominations located throughout the neighborhood.

Also of importance, Woodland Heights is linked to Commercial Street via the Jefferson Ave. Footbridge. Commercial St. has experienced excellent growth and revitalization over the past few years due to a strategic plan for the street that has been supported by the City.

In 1999, the Woodland Heights Neighborhood Association was re-organized to encourage revitalization, preservation and restoration efforts in the area. The City of Springfield recognizes the neighborhood as a part of the urban neighborhood footprint and as a historic district but does not provide protective zoning in that capacity. In 2013, Woodland Heights was recognized by the city of Springfield and awarded a 'Great Neighborhood' designation.

There are many indicators of the interest in and eminent success of Moon City Creative District. Moon City Jam, a showcase of regional music talent has regularly 'filled the house' at Big Momma's on Commercial St. since April 2013. A Facebook page, launched in spring 2013 (without the benefit of advertising or marketing) gains weekly interest and has surpassed 300 likes. The website receives routine inquiries from artists and realtors for information about the district. With solid neighborhood, community and City support, Moon City will shine again in North Springfield.

ISSUES

Unfortunately, due to economic downturn, aging housing stock, urban sprawl with residential development to the south side of the city, Woodland Heights has experienced decline. Today, according to the following statistics, it is an area that is designated as blighted per federal guidelines:

• 72% of the residents live in poverty.

• The unemployment rate is about 14%.

• The per capita income is just over $18,000 per year.

• The renter occupancy rate is at 50%.

• 13% of structures in the area are considered dilapidated and in need of correction.

• The third highest number of law enforcement service calls in Springfield.

• Property values are estimated at one-half to one-third lower in comparison to other areas.

*These statistics are derived from census tract information which encompasses a somewhat larger area. There is no exact data specific to each category for Woodland Heights and estimates had to be made in some.

The Woodland Heights Neighborhood is at a crossroads. The neighborhood association and residents have struggled with blight for more than a decade. Many early gains have been eroded by hard economic times. The area cannot withstand more years of neglect; without a successful plan for revitalization, the opportunity to stabilize and reinvigorate this historic neighborhood will be lost. If the neighborhood is not stabilized, it most likely will see higher crime rates, more blight and more cost to the City for services to the area.

Where Woodland Heights is Today: Existing Conditions

Housing Stock

Woodland Heights is an old residential neighborhood. There are many structures that have been consistently maintained throughout their existence and show pride of ownership. However, there are many other structures in need of immediate attention, ranging from regular maintenance and repairs to complete renovation or even demolition.

The decline of the neighborhood over the years has created the usual problems associated with abandonment of older neighborhoods and urban sprawl. Homeowner's age, children grow up and leave the home and neighborhood for the suburbs and other communities.

As they age, the structure's maintenance requirements grow, as does the cost of that maintenance. When original owners die or move away, the structures pass into the hands of second or third generation owners who often do not have the wherewithal or interest to properly maintain the structures. Some homes sit vacant and neglected for many years while

property owner live in nursing homes. Or, properties are tied up in court as estates may take years to settle. As the cycle progresses, the neighborhood becomes less well-kept and less desirable. This, in turn, creates a downward pressure trend in property values.

Consequently, declining property values make the spaces attractive to rental investors who have bought up single-family homes in Woodland Heights for relatively low prices and sometimes have cut them up into multiple apartments to maximize the return on investment. The change from owner occupied to rental occupied helps fuel the further decline of the neighborhood. While there are some landlords who do an excellent job of maintaining their structures, there are other landlords who defer maintenance for as long as possible to maximize their return on investment. They spend money on their properties only when forced to because of tenant complaints or safety issues.

Unfortunately, these kinds of landlords will invest only the minimum necessary to get by and often only when forced. The neighborhood has become overburdened with structures that receive little or no regular maintenance and sub-par remodeling is done in hopes of increasing the opportunities for rental space.

As the decline continues, there are more rental units in Woodland Heights which cannot be rented for a reasonable rate of return because of the declining neighborhood. Landlords react to declining values by eliminating maintenance of their structures because it costs more to maintain them than they can bring in rent. This creates the situation where a neighborhood needs a massive infusion of investment but has no chance of attracting that investment because of bargain-basement property values and the reputation in the community of being 'on the wrong side of the tracks'.

Woodland Heights is caught up in the cycle of residential decline. Presently, there is a 50/50 split of owner occupied vs. rental in the neighborhood. Over the last three years, several owner occupied homes were lost in foreclosure and left to sit empty as banks could not sell them. We are beginning to see a trend of investor purchases of some of those properties. If the neighborhood is not stabilized, it most likely will see higher crime rates, more blight and more cost to the City for public services to the area.

Crime

As with many neighborhoods in North Springfield, Woodland Heights struggles with a steady stream of criminal activity. Based on the most recent statistics (4th quarter – 2013) there have been 53 police calls for incidents related to neighborhood scale crimes (stealing from a vehicle, drugs, domestic violence, and burglary) in Woodland Heights. Statistically, there are more assaults and domestic disturbances than other, more violent crimes. However, since April 2013, there have been two drive-by shootings in Woodland Heights, an increase of burglaries and robberies, and nine fires set by suspected arsonist. While crime statistics for the neighborhood may not be considered by authorities to be extreme, it must be noted that it is the opinion of many residents that there is a much greater presence of crime related activities in the neighborhood than what is reported. Residents argue that these statistics represent just the tip of a much greater problem.

Woodland Heights is involved with the Springfield Police Department's community oriented policing program and routinely interacts and communicates with the PAR officer to address the concerns of residents. In addition, the neighborhood was recently selected to participate in a pilot program, Citizen Alert Patrol (CAP), with the Springfield Police Dept. that uses trained citizens in the neighborhood to patrol the neighborhood after hours. Additionally, there is much interest in the Neighborhood Watch Program (NWP). Approximately 150 people would be required to attend and receive certification in the program before Woodland Heights can become a registered Neighborhood Watch area, per requirements of the program. At this time, there are 12 to 15 trained.

Plans for organizing this effort and training individuals in Moon City Creative District need to be stepped up in light of crime increases in the area, an escalation of problems associated with a high population of homeless individuals and vagrants, and the surge of arson related home fires in 2012 and 2013.

Traffic

According to residents of Woodland Heights, excessive traffic speed along Atlantic and Chase streets is a problem. A traffic circle was installed about seven years ago at the intersection of Robberson and Atlantic in an attempt to slow traffic near Lafayette Park. That measure has met with modest success. Along Chase St. the issue is much the same as motorists travel at a high rate of speed between Washington and Lyon. The safety concern here is for pedestrian traffic coming off the Footbridge and walking in the roadway due to broken and missing sidewalks. A three-way stop sign (with a marked crosswalk) at the intersection of Jefferson and Chase would slow speeders and provide safer crossing of Chase St. for pedestrians coming from the Footbridge to the sidewalk on the north side of the street. Improvement and replacement of missing sidewalks on the north side of Chase St. is necessary to make it safe and pedestrian friendly.

Lighting

A review of existing street lighting in the Moon City Creative District reveals lighting deficiencies which consist of several factors including the type, height, number and pattern of street fixtures. Increased and/or more efficient use of lighting deters crime and improves public safety.

Transportation

Moon City Creative District is located in a low traffic area of the City. Most sidewalks are intact on all streets within the district except for Chase St. Many of the sidewalks are the original brick walks that enhance and lend historic charm to this area. The Link (a planned inner city route to encourage and promote walking and biking) and City Utilities public transit system present MCCD with viable alternative transportation modes. Existing streets are adequate to effectively

move vehicular traffic through the district. A bicycle rack at the Jefferson Ave. Footbridge landing would be a convenience for individuals in the neighborhood traveling to and from Commercial St.

Moon City Creative District and Commercial St. would benefit greatly from the initiation of a trolley route to serve the two districts as well as Downtown Springfield. The trolley would provide nostalgic but effective service to the three areas. The trolley could be routed by historic homes and sites within the urban neighborhoods footprint, through the Downtown business district, down Commercial St. and into Moon City past the galleries and homes/studios that are being restored as part of the development of the district. Weekends, First Friday Art Walk, and special events that bring residents and visitors to these areas would provide ridership.

Contributing Revitalization Strategy

Artist Relocation Program

The most important component for a Woodland Heights revitalization effort is to initiate the Moon City Creative District. With it comes the means for attracting an influx of new residents and homeownership, focus on the rehabilitation of structures, new investment both of time and money, and the ability to attract commercial and retail elements that can provide a healthy financial foundation currently missing in this area. Thus, MCCD presents an opportunity for the City to begin a comprehensive revitalization program of an entire neighborhood on a relatively fast track. If we are successful here, the Moon City revitalization effort can provide a blueprint to be emulated in other neighborhoods throughout the City.

We expect that the promotion of Moon City Creative District on a community level will add cultural and economic diversity to the City as well as encourage and establish the co-location of artistic and creative individuals to a centralized, synergistic community. It has been well documented that many cities that adopted and developed creative/artist districts, have experienced higher revenues from them in terms of higher property tax bases, increased sales taxes, lodging and entertainment taxes, tourism dollars, and new building and re-development investments.

Moon City Creative District will begin an Artist Relocation Program. The idea of this process is patterned after the success of a similar program in Paducah, KY. There, several artists have purchased structures – residential, commercial and industrial for re-development. This has produced excellent results for the community. The City of Springfield may consider a partnership in this initiative upon reviewing the achievements for Paducah.

The Artist Relocation Program will expand upon the activities that are attracting residents and commercial development to the Springfield Downtown and Commercial St. and duplicate those efforts in Moon City. Opportunities abound for working with the Springfield Visitors Bureau; Springfield – Greene County Park Board; Convention and Event Planners; Springfield Arts Council as well as other state and regional organizations to market the artists, their work, and Moon City events.

Setting Boundaries and Land Use

The first task was to delineate a study area. Careful consideration for inclusion in the study was given to the area that was directly linked to Commercial Street via the Jefferson Ave. Footbridge and the three underpasses that provide access to Commercial St. The proximity to this eclectic business district is vital to the collaborative success of the creative district and Commercial Street's gallery spaces. The study area for this plan extends from N. Washington Ave. to N. Broadway Ave. and from E. Chase St. to E. Atlantic St. Roughly, Moon City Creative District is a 12 square block area. The boundary is shown below (See Map # 1).

A comprehensive existing inventory for MCCD was assembled next. A database of information was gathered on approximately 250 parcels of land in the study area to determine the number of single family, multi-family, industrial, commercial units and vacant lots in the area. The data provided the foundation for this analysis. Existing Land Use Map (See Map # 2).

For the purpose of this analysis we have simplified the land uses into 4 categories: Single Family, Multi-Family, Commercial, and Vacant lots. Table 1 is a land use summation of the Moon City Creative District study area inventory.

Table 1			
Land Use	Frequency	Percent	Rank
Single Family	185	74.0%	1
Multi – Family	24	9.6%	2
Commercial/Industrial	32	12.8%	3
Vacant Lots	9	3.6%	4
Total	250	100%	

When completing a detailed review of the land use inventory, several patterns of commercial and residential land uses distinguish them. In the area from Washington to Broadway, and between Chase and Atlantic, a majority of all lots contain single family residences. However, on Chase, a majority of the structures are industrial and commercial in character. Lastly, a final pattern exists in the three-block area of Atlantic between Campbell and Grant and the Atlantic and Broadway intersection, both of which are a mix of residential, institutional and commercial properties.

The residential pattern in the neighborhood is largely concentrated in the north/south area between Washington Ave. and Broadway Ave. Ninety percent of the residential structures in the MCCD are concentrated in this section. Of the 209 total residential units in the district, 185 (88.5 %) are represented as single family, while 24 (11.5 %) are represented as multi-family.

Of the 185 single-family structures in the district, 139 are 1-story structures. 46 single-family structures have 2 or more floors. The total square feet of the 185 single-family structures in the district is 222,000 square feet with an average of 1,200 per unit.

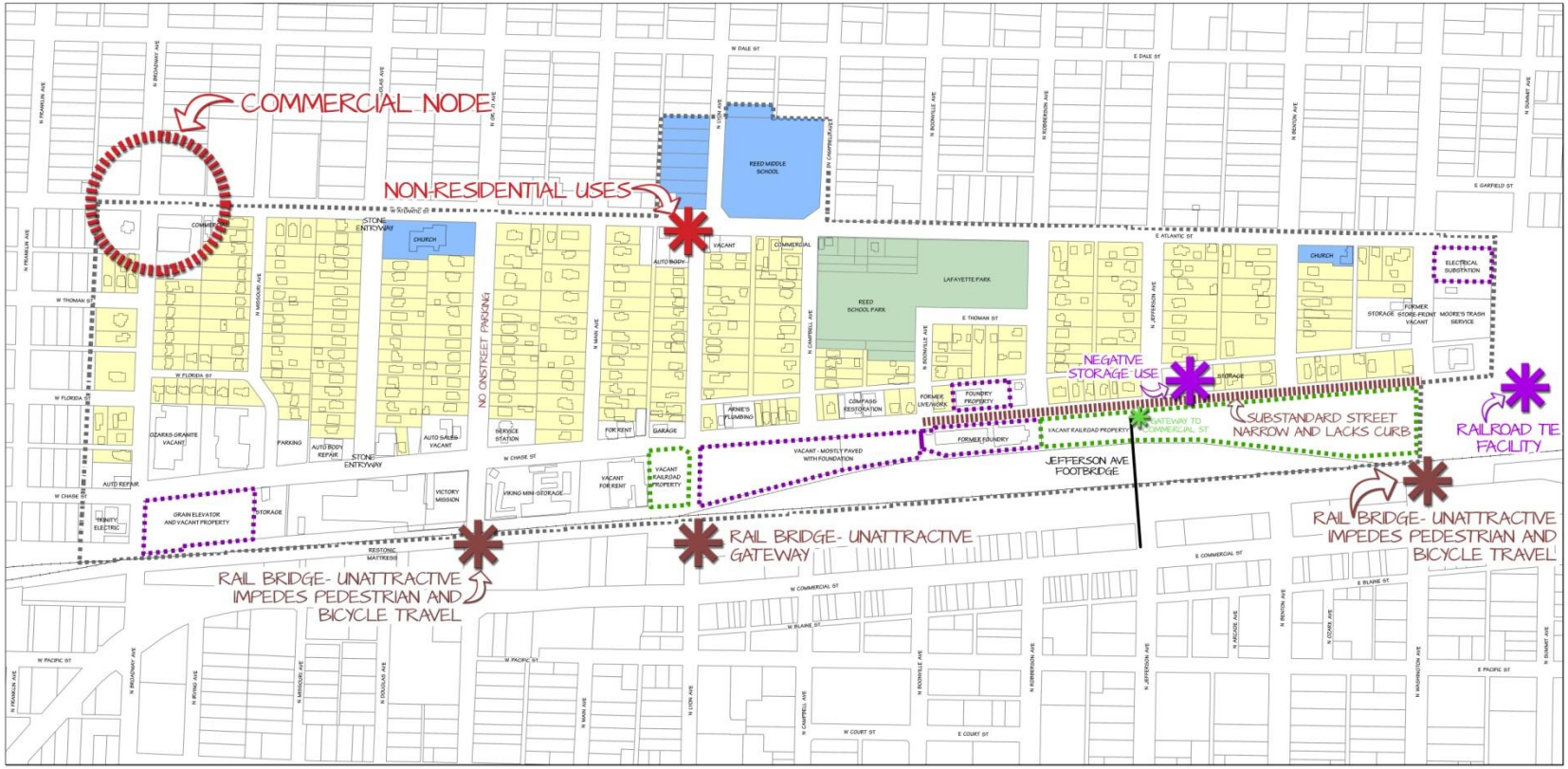
Of the 24 multi-family structures in the district, 8 are 1-story structures. 16 multi-family structures have 2 or more floors.

The Commercial land uses are found around the perimeter of the district. Of the 32 commercial structures identified, 31 have one story and 1 has two or more floors.

Adjacent Land Uses

The adjacent fringe areas surrounding Moon City Creative District are defined by the Robberson Neighborhood to the east and commercial districts to the north (Kearney St.) and south (Commercial St.). The most western neighborhood boundary is Kansas Expressway. The 13 Burlington Northern–Sante Fe rail lines dissect the district from Commercial St. on the south.

August 21, 2014



EXISTING CONDITIONS

City of Springfield, Missouri

0 125 250 500 750 1,000 Feet

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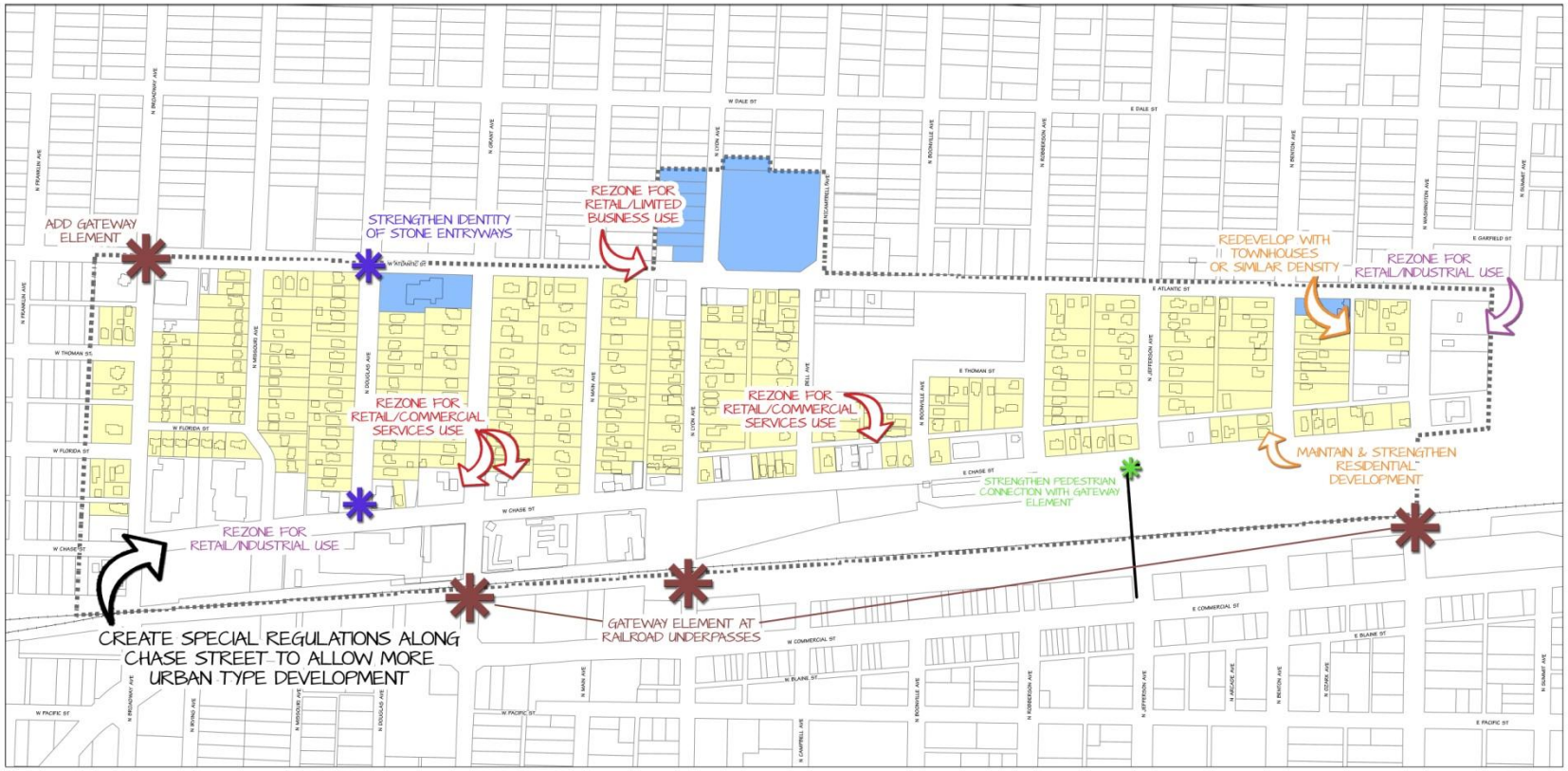
City of Springfield GREAT NEIGHBORHOODS

Moon City CREATIVE DISTRICT Springfield,MO



PLANNING CONSIDERATIONS

City of Springfield, Missouri

0 125 250 500 750 1,000 Feet

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City of Springfield GREAT NEIGHBORHOODS

Moon City CREATIVE DISTRICT Springfield,MO

MEMORANDUM

To: Springfield Planning and Zoning Commission

From: Olivia Hough, Department of Planning and Development

Date: November 20, 2014

Subject: Jordan Valley Concept Master Plan Graphic

PURPOSE: To adopt a resolution recommending City Council adopt the amended Jordan Valley Concept Plan Graphic

BACKGROUND INFORMATION:

The *Jordan Valley and Jordan Valley Park Concept Plan and Design Guidelines* were most recently updated and adopted by City Council in 2010. This update included a Concept Master Plan graphic. Since 2010, implementation progress, additional planning efforts, and new nomenclature have facilitated the need to revise the Concept Master Plan graphic to bring it up to date reflecting these advancements.

The Jordan Valley planning area is bounded by Central Street to the north, Elm Street to the south, Kansas Expressway to the west, and National Avenue to the east. The vision for Jordan Valley originated from the roots of the citizen driven Vision 20/20 planning process in the mid-1990's. Citizens sought a better quality of life, revitalized center city and the creation of Jordan Valley Park, sports facilities, public gathering spaces, trails, arts and economic development to revive the heart of the community. The vision statement says that Jordan Valley will "*… create a "sense of place" or "identity," commemorate and reflect unique qualities of the region, integrate and connect amenities, revive a sense of civic importance, add value to the community, reinvent and re-energize itself with each generation, and remain timeless…*" Community engagement, planning and implementation efforts have continued since the original plan was adopted in 2005. However, this most recent update only addresses the graphic portion of the plan. No changes have been made to the narrative plan document. The spirit of the Concept Plan has been retained in the graphic changes which continue to reflect the recommendations within the Concept Plan document.

Staff worked with the Jordan Valley Advisory Committee (JVAC) and Jordan Valley Staff Team over the past year to revise the Jordan Valley Concept Master Plan graphic. The process included discussions at monthly JVAC public meetings, and smaller sub-committee meetings with staff and JVAC representation. The input received at these meetings was taken into consideration and incorporated into the graphic.

Primary updates to the Concept Plan graphic include:

- 2014 aerial photography
- Addition of:
    - CU Transit Transfer Station
    - IDEA Commons planning boundary
    - Route 66 Roadside Park
    - The Link
- Updates to the proposed greenway trail configuration and Renew Jordan Creek! projects
- Labeling and terminology edits

This graphic allows both staff and the community to quickly interpret and understand the plan, which helps ensure its continued use in the future (*Attachment A*).

STAFF COMMENTS:

Several plans and studies affecting Jordan Valley were considered throughout the revision process to ensure consistency. They included:

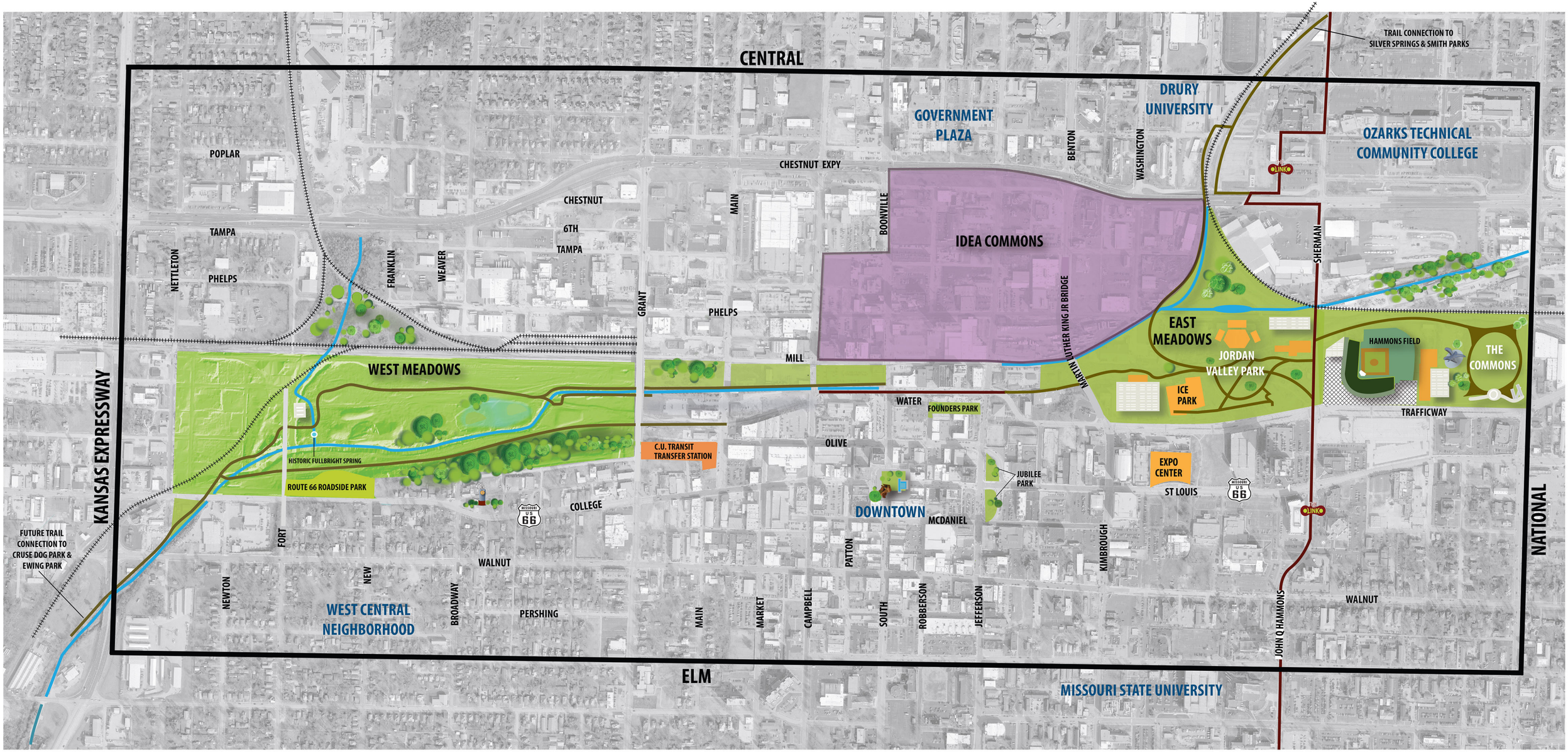
- *IDEA Commons Plan*
- *Jordan Creek Feasibility Study*
- *Railroad Reconfiguration and Grade Separation Study*
- *The Link*

RECOMMENDATION:

Staff recommends the Springfield Planning and Zoning Commission approve a resolution recommending the Springfield City Council adopt the *revised Jordan Valley Concept Master Plan graphic*. The Jordan Valley Advisory Committee also recommends approval.

Enclosures

Attachment A – Jordan Valley Concept Master Plan Graphic 2014



LEGEND

- PLANNING AREA BOUNDARY
- RAILROAD
- GREENWAY TRAIL
- JORDAN CREEK
- PUBLIC SPACE
- THE LINK
- PARKING
- WETLAND

N W E S

JORDAN VALLEY CONCEPT MASTER PLAN

UPDATED 2014

2015
OFFICIAL NOTICE
PLANNING AND ZONING COMMISSION

NOTICE is hereby given to all citizens and interested parties that the Planning and Zoning Commission of the City of Springfield, Missouri, has scheduled the following regular meeting dates for the year 2015. Meetings are scheduled for 6:30 P.M. in the City Council Chambers, third floor of City Hall.

REGULAR MEETINGS

FIRST MEETING	SECOND MEETING
January 8, 2015	January 22, 2015
February 5, 2015	February 19, 2015
March 5, 2015	March 19, 2015
April 9, 2015	April 23, 2015
May 7, 2015	May 21, 2015
June 4, 2015	June 18, 2015
July 9, 2015	July 23, 2015
July 6, 2015	August 20, 2015
September 10, 2015	September 24, 2015
October 8, 2015	October 22, 2015
November 5, 2015	November 19, 2015
December 10, 2015	Cancelled

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