



Springfield Planning and Zoning Commission

City Council Chambers

Date: January 8, 2015

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

12-04-2014 Minutes

Documents: [MINUTES 12-04-2014.PDF](#)

3. COMMUNICATIONS

4. FINALIZATION AND APPROVAL OF CONSENT ITEMS

(These consent cases will be approved by Commission unless a Commissioner or someone else wishes to speak to them. If so, those cases will be moved to the appropriate place on the agenda and they may be spoken to, and voted on, at that time.)

5. Relinquish Easement 816

Magers Ridgeview Complex, LLC, 2915 E. Battlefield Road

Documents: [RE 816.PDF](#)

6. Relinquish Easement 817

Genesis Health Clubs Springfield, LLC, 1249 E. Battlefield Road

Documents: [RE 817.PDF](#)

7. Initiate Amendment To Correct Inconsistent Language In The Zoning Ordinance For Churches And Church

City of Springfield, City-Wide

Documents: [INITIATETEXTCHURCHES.PDF](#)

8. PUBLIC HEARINGS

9. Community Garden Annual Fundraising Sale Text Amendment

City of Springfield, City-Wide

Documents: [ANNUAL FUNDRAISING COMMUNITY GARDENS AMENDMENTS REVISED.PDF](#)

. **10. Z-01-2015 W/Conditional Overlay District No. 83**

Great Southern, 1841 E. Walnut Street

Documents: [Z-01-2015.PDF](#)

. **11. Z-02-2015**

LowerDeck94, LLC, 4058 S. Lone Pine Avenue

Documents: [Z-2-2015.PDF](#)

. **12. Z-03-2015 W/Conditional Overlay District No. 84**

Gillenwaters Developers, Inc., 3700 S. Jefferson Avenue

Documents: [Z-03-2015 COD84.PDF](#)

. **13. Walmart Master Sign Plan**

Walmart Corporation, 3720 E. Sunshine Street

Documents: [MASTERSIGN WALMART.PDF](#)

. **14. Woodruff Redevelopment Plan Amendment**

Woodruff Redevelopment Corp., West side of N. Jefferson Avenue between E. Olive Street and Park Central Square

Documents: [AMENDED WOODRUFF REDEVELOPMENT PLAN.PDF](#)

. **21. ANY OTHER MATTERS UNDER COMMISSION JURISDICTION**

. **23. ADJOURNMENT**

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 December 4, 2014 in City Council Chambers at Historic City Hall. The meeting was called to order by Chairman Matt Edwards.

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

Staff in attendance: Ralph Rognstad, Director Planning & Development, Mary Lilly Smith, Director Economic Development, Bob Hosmer, Principal Planner, Sarah Kerner, Assistant City Attorney, Matt Schaefer, Senior City Planner, Olivia Hough, Senior City Planner, Dawne Gardner, Public Works, Rodney Colson, Public Works, and Sandy Goddard, Administrative Assistant.

Minutes: The minutes of November 6, 2014 were approved as presented.

Communications : Mr. Hosmer reviewed City Council's actions from the meetings of November 10, and November 24, 2014.

The Consent Agenda items were approved as presented.

UNFINISHED BUSINESS:

Preliminary Plat Sportsman's Park

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 for property located at 2100 N. Barnes Avenue. 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. Sidewalks are required along the property fronting the subdivision however Traffic will support a fee-in-lieu of this. This was an illegal lot split and this is to clarify and clean this up and make it a legal conforming lot of record. The applicant is requesting a subdivision variance; the lot does not have a full frontage on a public street and staff is in support of that.

Mr. Hansen asked about the building on this lot and the restrictions.

Mr. Hosmer stated the applicant is proposing to build a guard shack and an entry way into the Bass Pro warehouses with limited access due to the sinkhole.

Mr. Edwards opened the public hearing.

Mr. Neil Brady, Anderson Engineering, 2045 W. Woodland, commented they are attempting to fix a problem that was created twenty (20) years ago when the tracts were illegally split. Bass Pro is attempting to secure their facility and as part of that will eliminate some entrances into the facility and create an entrance at this site. The intent is to create an access off of Barnes, fence off the entire area, have gates with a guard shack that would control access. There will be an access off Turner as well as Barnes.

Mr. Edwards closed the public hearing.

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

PUBLIC HEARINGS:

Vacation 774
LLC

Kensington Park Apartments,

Mr. Hosmer remarked this is a request to vacate the remaining right-of-way of the 1600 block of West Meadowmere Street west of Kansas Avenue. Twenty-four (24) property owners are within three hundred (300) feet of this site and have been notified. There is one property owner that submitted a protest petition residing at 1226 Kansas Avenue. Mr. Hosmer confirmed he has spoken with this person who has now withdrawn the protest petition request; she misunderstood what the vacation was all about. 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 proposed vacation meets the approval criteria for vacating right-of-way and staff supports the request.

Mr. Edwards opened the public hearing.

Mr. Dana Edwards, 1402 S. Devon Road, stated he represents the applicant and is available for questions.

Mr. Edwards closed the public hearing.

Mr. Lawhon motioned to **approve** Vacation 774. Mr. Hansen **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Baird, Hansen, Young, Lawhon, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ray and White.

Conditional Use Permit 414

One House, LLC

Mr. Hosmer commented this is a request to allow a reduction of the front yard setback along Jefferson Avenue within an R-HD, High Density Multi-Family Residential District which will allow the building to be constructed closer to the street to utilize more of the lot area for the development. 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 is consistent with the existing development along Jefferson and does not create any sight or safety issues for travelers on adjacent roadways. 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. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 3-3310 of the Zoning Ordinance.

Mr. Edwards opened the public hearing.

Mr. Derek Lee, Lee Engineering, 2101 W. Chesterfield Blvd commented the ten foot setback lines up more with the rest of the developments on Jefferson in that area. None of the other developments are currently setback at twenty-five (25) feet and this would align more closely with current development. Mr. Lee commented he followed Commissions request for meetings closer to the neighborhood and he scheduled another meeting closer to this site, adding that is why there are two (2) neighborhood meeting notifications in the packet.

Commission members expressed appreciation to Mr. Lee's for his gesture on behalf of the neighborhood.

Mr. Edwards closed the public hearing.

Mr. Baird motioned to **approve** Conditional Use Permit 414. Mr. Young **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Baird, Hansen, Young, Lawhon, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ray and White.

RV Occupancy in R-MHC District Text Amendment
Springfield

City of

Mr. Hosmer stated staff would like to request Commission table this item indefinitely to do more research and get more information.

Mr. Hansen motioned to **table indefinitely** RV Occupancy in R-MHC District Text Amendment. Mr. Baird **seconded** the motion. The motion **carried** as follows: Ayes:

Edwards, Baird, Hansen, Young, Lawhon, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ray and White.

Community Garden Annual Fundraising Sale Text Amendment
Springfield

City of

Mr. Hosmer noted this is a request 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. 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. 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. Staff recommends approval.

Mr. Hansen asked about the number of community gardens in the city and if there are permits for them.

Mr. Hosmer stated there are five (5).

Mr. Edwards asked who initiated this request.

Mr. Hosmer stated it was a representative from the Community Gardens adding this request has gone through City Council to initiate.

Mr. Edwards opened the public hearing.

Mr. Richard Napieralski, 800 W. Calhoun Street, commented he is Vice-president of the Springfield Community Gardens stating their focus is to create as many community gardens as possible in the city of Springfield. The gardens are not allowed to sell anything off of community gardens grounds so there are a lot of plants given away. Their purpose is outreach and encouraging others to grow gardens at home. Mr. Napieralski stated that they do need money and the way things are set up now, they rely on donations adding they would like to do an annual fundraiser once a year or in this case they could have a spring and fall fundraiser. Mr. Napieralski requested two words be stricken from the language in Section 5-3002 of the ordinance, paragraph A, the second sentence, citing a provision there for a "no or minimal cost permit is required to be issue." Mr. Napieralski stated what they have found in practice is that if there is an option of charging fees or not, they will charge the fee and unfortunately the minimal cost is one hundred (100) dollars. This is a significant amount of money for the gardeners' because a typical fundraiser raises approximately forty (40) dollars through

small donations. Mr. Napieralski asked to strike the words, or minimal, from the regulations.

Mr. Edwards asked staff what their position is on the permit cost.

Mr. Rognstad commented this issue just came up today and there has not been sufficient opportunity to discuss it with Building Development Services as they are the ones who do the review and provide the permit. Since this is new and has not been advertised it is really not something Commission can take up and make a decision on at this time. Mr. Rognstad commented they could amend the request, open the public hearing with it amended and then that could go to Council for recommendation and staff can do more background research between now and then.

Mr. Edwards put that forward to Commission to determine if they wish to amend the request.

Mr. Baird asked who makes the determination if there is no cost or a minimal cost.

Mr. Rognstad commented that ultimately City Council would decide that, adding every year there is a fee study done to look at what the cost is to issue a permit and that is typically what would be charged, but there are permits that do not require fees even though there is a cost to the City and there are permits where the City does not recover the full cost. There are issues with people who would not come in and get a permit as well as safety issues and the City would want to insure that an unsafe situation is not created.

Mr. Baird commented he is not comfortable with the cost issue simply because there is staff time allocated to that and without BDS available to speak to the issue he is not comfortable voting for an amendment to that effect. However, there seems to be some confusion on the wording on item D. It appears it is written as one (1) two (2) day sale per year, asking if staff could clarify that. Would it be two (2) consecutive days or one in the fall and one in spring.

Mr. Hosmer stated he thinks the intent was to have one in the fall and one in the spring.

Mr. Edwards commented he tends to sympathize with the applicant about a one hundred (100) dollar permit for a plant sale. Mr. Edwards asked if they could look at tabling this issue and getting the answers to these questions and come back as it would be worth investigation if it would help out the applicant.

Mr. Rognstad suggested Commission table the item and continue the public hearing to the January 8, 2015 meeting.

Mr. Napieralski expressed concern about tabling the request.

Mr. Edwards noted to clarify that if this request is tabled it will be taken up in short order at the next Commission meeting adding that he believes people are sympathetic to Mr. Napieralski's position and to get something Mr. Napieralski can work with.

Ms. Cox clarified this request can be tabled and come back corrected at the next meeting.

Mr. Rognstad stated that is correct.

Mr. Lawhon motioned to **table** the Community Garden Annual Fundraising Sale Text Amendment to the January 8, 2015 meeting. Mr. Hansen **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Baird, Hansen, Young, Lawhon, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ray and White.

Mr. Edwards noted to staff that Commission will look for clarification on the permitting and also on the days available for the sale at the next meeting.

Preliminary Plat The Hill

John & Nancy Price

Mr. Hosmer said the purpose of this request is to approve a preliminary plat to subdivide approximately 12.89 acres into a ten (10) lot residential subdivision with subdivision variances and common area located at 2915 S. Lone Pine Ave. There is also a request for two (2) subdivision variances. 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. 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. Staff supports the subdivision variance requests. If Planning and Zoning Commission approves the preliminary plat, 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.

Mr. Hansen asked if the streets are dedicated to the City.

Mr. Hosmer stated they are private streets but they are built to city standards in case they were to be dedicated at a later date.

Mr. Edwards opened the public hearing.

Mr. John Price, 5008 E. Stonegate Court commented he and his wife Nancy are the applicants. They are proposing to put ten (10) lots of an one acre or more on this property. Mr. Price noted he has contacted all the neighboring property owners either by letter, telephone, or in person and has received a lot of support and no objections from anyone.

Mr. Edwards closed the public hearing.

Mr. Lawhon motioned to **approve** Preliminary Plat the Hill. Mr. Baird **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Baird, Hansen, Young, Lawhon, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ray and White.

Subdivision Variance 350

Jewell Schweitzer

Mr. Hosmer stated the applicant is requesting a variance at 2935 East Sunshine Street from Section 407(2) of the Subdivision Regulations, which requires all lots to abut by their full frontage on a publicly dedicated street. 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.

Mr. Edwards asked if there is a better site plan available in line with what the applicant wants to do.

Mr. Hosmer put the site plan on the overhead display adding that staff is in process of reviewing the subdivision regulations on the definition of a frontage.

Mr. Hansen asked if there would be an entry or exit on lot one (1) to the street.

Mr. Hosmer said lot one (1) will have access to University Street and lot two (2) will have access to Sunshine Street.

Mr. Hansen asked if they will have connectivity.

Mr. Hosmer said there will be no connections between the two lots.

Mr. Edwards opened the public hearing.

Mr. Neil Brady, Anderson Engineering, 2045 W. Woodland commented they are correcting some issues that occurred a long time ago and that's why lot one is included in this request.

Mr. Hansen asked if there is a prospective project for the site.

Mr. Brady stated there is a commercial facility that is looking at lot two (2), pointing out that it would be on the long piece of property with stormwater facilities being in the elbow shape area.

Mr. Hansen asked about the elevation.

Mr. Brady stated there is a significant amount of water coming from the north so they will compensate and hold the water and allow the other water to go so the net impact to Sunshine would be less than what is there now.

Mr. Edwards closed the public hearing.

Mr. Baird asked if there is an issue in allowing access to University Street from lot one (1) even though it is zoned General Retail.

Mr. Hosmer said no. There is access from Dillon's at that location so they have access to University.

Mr. Baird stated they also have access to Meadowmere and Sunshine and that is the concern. This business would only have access to University and not cross access.

Mr. Hosmer pointed out there are already two (2) lots that are adjacent to this property zoned commercial and they only have access to University.

Mr. Hansen motioned to **approve** Subdivision Variance 350. Mr. Lawhon **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Baird, Hansen, Young, Lawhon, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ray and White.

So-El District Lofts Redevelopment Plan

So-El District, LLC

Mr. Schaefer explained 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. 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 in 1896 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). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan for conformance with the City's general plan for the development of the City as a whole. 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. 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. Staff recommends approval.

Mr. Edwards opened the public hearing.

Mr. Kevin Hoffmeyer, 3259 E. Ridgeview Street, commented he is the applicant's representative and highlighted some of Mr. Schaefer's comments, namely the property being blighted in 1964 while adding the plan conforms to the Comprehensive Plan.

Mr. Baird asked staff once the property is redeveloped if the blight designation automatically goes away.

Mr. Schaefer stated the blight remains; once an area is declared blighted, the blight designation remains in place until City Council declares the area to be not blighted.

Mr. Baird asked if that process is consistent with other cities and municipalities adding that it is his understanding that there is tax abatement for this piece of property. If the developer develops the property and at the time the tax abatement goes away he does a new addition or something like that; is that a possibility.

Mr. Schaefer stated that technically yes there could be a new development reapproved however the City would discourage that. There is discussion about modifying the City's policy with regard to renewing abated properties. The abatement is intended to encourage removal of blight and if the redevelopment occurs and the blight is removed and a developer wants to come in and do a new project they have to go through the application process. Mr. Schaefer clarified that the blight is not automatically removed.

Mr. Edwards asked when was the last time City Council went through the blighted areas and removed the blight designation on what has now been redeveloped.

Mr. Schaefer commented there have been a couple of cases approximately two (2) years ago on Downing Street and Hammons Tower Redevelopment area; both of those were successfully redeveloped, staff requested the plan be repealed and the area declared not blighted.

Ms. Mary Lilly Smith added staff does look at all the areas that have been blighted on an annual basis and it's much easier when it is a single site blight, like with a Chapter 353 and when it's been redeveloped we can definitively say the blight has been remediated. In these bigger areas, you have the same tests you have when you first blighted the property. In order to declare it no longer blighted we would have to prove that blight predominance no longer existed. That would require an extensive study so that has not been done in these broad older areas and right now what we are looking at is there are pockets in those areas that have been redeveloped. We could go in and shave those off, but there would still be a large area that still has a predominance of blight.

Mr. Edwards closed the public hearing.

Mr. Baird motioned to **approve** So-El District Lofts Redevelopment Plan. Mr. Young **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Baird, Hansen, Young, Lawhon, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ray and White.

The One House Redevelopment Plan

One House, LLC

Mr. Schaefer stated 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. 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 to 36 residents. The development will include off-street parking as required in the R-HD, High-Density Multi-Family Residential District. 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. 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. Staff recommends approval.

Mr. Edwards opened the public hearing.

Mr. Kevin Hoffmeyer, 3259 E. Ridgeview Street, commented he is available for questions.

Mr. Edwards closed the public hearing.

Mr. Lawhon **motioned** that The One House Redevelopment Plan is in conformance with the Comprehensive Plan and be forwarded to City Council for approval. Mr. Baird **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Baird, Hansen, Young, Lawhon, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ray and White.

Greenways Studios Redevelopment Plan

Greenway Studios, LLC

Mr. Young recused himself from the public hearing.

Mr. Schaefer stated 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. 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. 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). The Redevelopment Area is located within the Mid-Town Neighborhood Plan

Area and 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. Staff recommends approval.

Mr. Baird questioned a map of the redevelopment asking if the two outlines for Greenways Studios are two lots.

Mr. Schaefer stated yes, that is highlighting the two parcels that comprise the area.

Mr. Edwards opened the public hearing.

Mr. Kevin Hoffmeyer, 3259 E. Ridgeview Street, commented this proposed site is located in the Center City activity area and doesn't have a lot of housing options around the Drury and OTC area and one of the goals of being the Center City activity area is to promote student housing and this will do that for both institutions.

Mr. Baird commented that when this property was discussed in March, there was a lot of opposition with the majority of that from the folks at Timmons Temple, and asked Mr. Hoffmeyer if there are neighbors that still object to this proposal.

Mr. Hoffmeyer stated he is not personally aware of any objections.

Mr. Edwards closed the public hearing.

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

OTHER BUSINESS:

Moon City Creative District Strategic Plan & Initiate Rezoning
Springfield

City of

Mr. Rognstad explained that the Moon City Creative District Plan has been discussed before Commission on two previous occasions. This is a project that staff has been working on with neighbors in the Woodland Heights Neighborhood for a couple of years now. Mr. Rognstad referred to the map display showing the neighborhood, which is north of the railroad tracks, or north of Commercial Street, and reviewed an outline of the boundaries of the area. The neighborhood put together the strategic plan and outlines what the vision of the plan is which 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. Mr. Rognstad reviewed the goals of the Moon City Creative District, the action plan and the specific action steps that will be initiated over the next three years to accomplish those goals and to realize the Vision for the District. The Action Plan can be amended if necessary during the next three years. This is to accept the plan, not to adopt the plan because most of the actions in the plan are things that the neighborhood needs to do. Mr. Rognstad asked Commission to recommend City Council initiate the rezoning as those are the major steps the City will take to support the creation of this district. Mr. Rognstad stated the City is proposing two (2) rezonings, outlining the proposed areas on the display map, and use the new Live/Work Overlay District that was adopted a few months ago for the area. Mr. Rognstad mentioned that during this process the property owners were told that the City would try to maintain the existing uses that are allowed there but through a planned development the City would allow commercial uses that would be supportative to the artists and also allow residential uses. Mr. Rognstad stated they are trying to accommodate the industrial and commercial service uses particularly along Chase Street that are currently already there. Mr. Rognstad reviewed the differences between the Live/Work District from a home occupation.

Mr. Rognstad clarified that what Commission will be doing is accepting the plan and then recommending City Council accept the plan and initiate the two zoning cases. If this is accepted by Council and they initiate the zoning cases the neighborhood meeting would be held at the end of January, 2015 and Commission will see the zoning cases in March, 2015. Mr. Rognstad said he is available for questions.

Mr. Baird asked for a clarification regarding the residential verses the non-residential floor area and percentages.

Mr. Rognstad remarked the ordinance sets up this basic criteria so you could have up to a maximum of three thousand (3000) square feet of the whole building and up to fifty (50) percent of it could be the non-residential floor area.

Mr. Baird noted that it limits the area to fifteen hundred (1500) square feet.

Mr. Rognstad said yes with the thought being that there could be homeowners or renters who would have small galleries, and with the success of the district, people who choose to do larger studios or dedicated galleries, that would occur along Chase Street.

Mr. Young asked about the governing or policing of the potential studio or gallery.

Mr. Rognstad stated the City would need to know about it and potentially a ticket could be issued. The City would not do systematic inspections, it would be the same way the City does anything else, if there is a complaint then the City would investigate.

Ms. Cox asked if there are any blighted areas in the boundary area that has been discussed that would provide incentive.

Mr. Rognstad stated he does not believe there are any official blighted areas.

Mr. Edwards opened the public hearing.

Ms. Phyllis Ferguson, 1920 N. Robberson, commented this project has been in the works for two (2) years. The Woodland Heights Neighborhood Association Board of Directors tried to think of a way to make Woodland Heights Neighborhood a better place to live, safer, healthier, reduce crime, and be fun. They came up with Moon City and the Moon City Creative District is in the heart of the original north Springfield which was called Moon City. Ms. Ferguson stated she hopes Commission will support the Moon City Creative District.

Mr. Hansen stated he would like to compliment Ms. Ferguson and her Board for coming up with such a comprehensive and well written plan. Mr. Hansen stated he enjoyed reading about the proposed district.

Mr. Edwards extended congratulations to Ms. Ferguson and Mr. Rognstad for their hard work on this project adding it's been fun to watch this proposal move forward adding he is pleased to see the project move forward.

Mr. Steve Miller, 1865 N. Jefferson, expressed his support for the Moon City Creative District and his pleasure at how the neighborhood is supporting this plan with the creation of a district like this within Woodland Heights.

Mr. Kevin Dwight Richardson, 707 S. Orchard Crest Avenue, commented that as a creative professional and an artist himself, he sees this as a real extension of how the City has embraced the arts with things like Art Walk and the Art Festivals and to put this in a permanent commitment to creativity is an affirmative, positive thing for the

community, for people who come here or want to move here. Mr. Richard expressed his support of Moon City.

Mr. Edwards closed the public hearing.

Mr. Hansen expressed that this will be a positive project adding he cannot see any negative aspects to this project as it will be a positive asset for the community and the City of Springfield.

Mr. Lawhon stated that one of the things that satisfy him the most is having projects like this presented to Commission where it is a real example of grass roots action of the community seizing their own destiny and creating their own neighborhood and defining their own future adding he believes it is an outstanding project.

Mr. Lawhon motioned to **accept** the Moon City Creative District Strategic Plan and initiating rezoning. Mr. Young **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Baird, Hansen, Young, Lawhon, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ray and White.

REPORTS:

Jordan Valley Concept Plan Graphic Update

City of Springfield

Mr. Baird recused himself from the public hearing.

Ms. Olivia Hough stated staff is asking Commission to adopt a resolution recommending City Council adopt the amended Jordan Valley Concept Plan Graphic. Ms. Hough reviewed the boundaries of Jordan Valley and gave an overview of its past history and current revitalization and implementation efforts. 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...”

Ms. Hough presented 2014 aerial photography with an update addition of the CU Transit Transfer Station, IDEA Commons planning boundary, Route 66 Roadside Park and the Link as well as updates to the proposed greenway trail configuration. Ms. Hough asked Commission to approve the resolution recommending the Springfield City Council adopt the revised Jordan Valley Concept Master Plan graphic.

Mr. Hansen expressed interest in the solar powered methane mitigation system.

Ms. Hough explained how the system worked with a pipe system below the surface where the methane is supposed to ventilate upward and the solar powered system has an ignition switch and it will ignite and burn off any methane that collects within the pipe itself.

Ms. Cox questioned how long the monitoring time lines have been in place.

Ms. Hough stated the first phase of the project was completed in the fall of 2010 and so the site has had time to settle. The city surveyor installed monuments in April of this year, after the freeze and thaw cycle and it was installed and a baseline survey was taken and have shot surveys from a point that is near the corner of National and Trafficway and they are seeing no settling.

Mr. Edwards questioned how the remediation is progressing in the West Meadows.

Ms. Hough stated they have made significant progress. The site work has been completed for the cleanup, completed in two separate phases funded primarily through EPA Competitive Cleanup Grants which was funding for approximately eighty (80) percent of the cleanup. The match has been through the City's ¼ cent sales tax and some CDBG funds. Ms. Hough reviewed the project benefits from the environmental cleanup including the discovery of the historic Fullbright Springs and three natural springs.

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

Mr. Lawhon motioned to accept and **approve** the Jordan Valley Concept Plan Graphic Update. Mr. Young **seconded** the motion. The motion **carried** as follow: Ayes: Edwards, Hansen, Young, Lawhon, Cox, and Shuler. Nays: None. Abstain: Baird. Absent: Ray and White.

ANY OTHER MATTERS UNDER COMMISSION JURISDICTION:

Approval 2015 Planning & Zoning Commission Calendar

Mr. Hosmer noted an error on the Calendar for July 6, 2015 meeting; it should reflect August 6, 2015.

Mr. Baird motioned to **approve** the 2015 Planning & Zoning Calendar with the stated change. Mr. Hansen **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Baird, Hansen, Young, Lawhon, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ray and White.

Elections 2015 Chair and Vice-chair

Mr. Edwards stated he would recuse himself from being nominated again so the gavel could be passed on to another member. Mr. Edwards asked for nominations.

Mr. Lawhon **nominated** Mr. Tom Baird as Chair. Ms. Cox **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Baird, Hansen, Young, Lawhon, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ray and White.

Mr. Baird **nominated** Ms. Gabrielle White as Vice-chair. Mr. Lawhon **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Baird, Hansen, Young, Lawhon, Cox, and Shuler. Nays: None. Abstain: None. Absent: Ray and White.

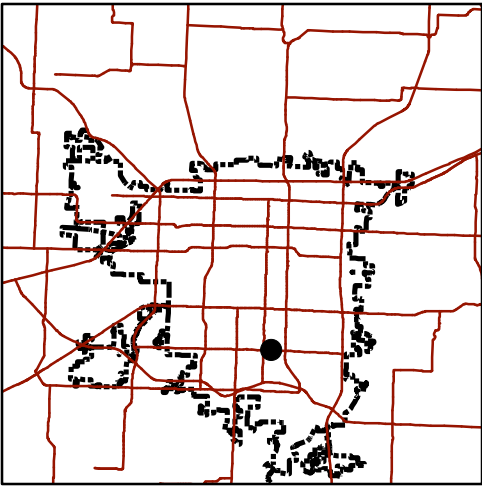
Mr. Hosmer made a presentation of plaques acknowledging their service on the Planning and Zoning Commission to Mr. Shelby Lawhon, Mr. Jim Hansen, and Mr. Phil Young as their terms as members of the Planning and Zoning Commission end January 1, 2015.

Mr. Hosmer disclosed that this would be Mr. Ralph Rognstad last meeting as Director of Planning and Development due to his retirement in January. Mr. Hosmer introduced Ms. Mary Lilly Smith as the new Director of Planning and Development effective January 2015.

There being no further business, the meeting was adjourned at approximately 8:45 p.m.

A handwritten signature in dark ink, appearing to read 'Bob Hosmer', written over a horizontal line.

Bob Hosmer, AICP
Principal Planner



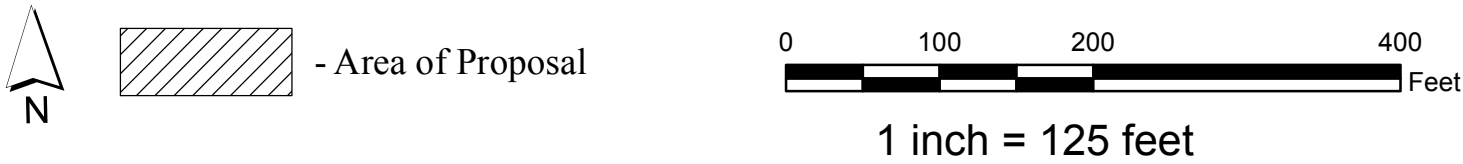
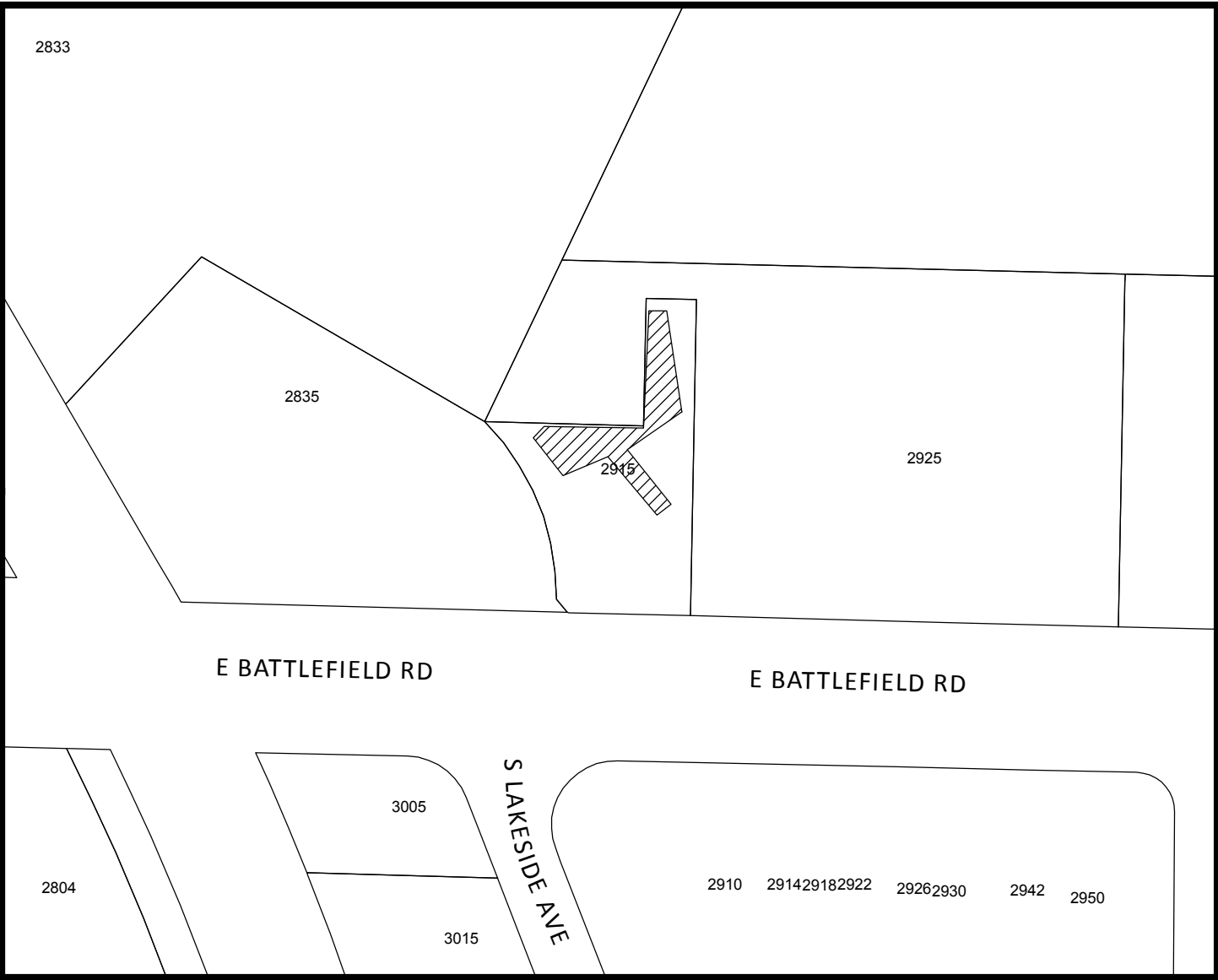
Zoning & Subdivision Report

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

Relinquish Easement 816

Location: 2915 E. Battlefield Road

LOCATION SKETCH



Zoning & Subdivision Report

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

REQUEST TO RELINQUISH EASEMENT NUMBER 816

DATE: December 29, 2014
PURPOSE: To relinquish a drainage easement
LOCATION: 2915 E. Battlefield Rd.
APPLICANT: Magers Ridgeview Complex, LLC

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Michael G. Sparlin
Assistant Planner

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

ATTACHMENT A
RELINQUISH EASEMENT NO. 816
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish a drainage easement to facilitate the development of the property. The applicant will provide a replacement easement.

STORMWATER ENGINEERING COMMENTS:

1. The relinquishment of the easements is acceptable. No issues. A replacement easement has been provided by the applicant.

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 drainage easement to facilitate the development of the property. The applicant will provide a replacement easement. The replacement easement will provide adequate storm water conveyance.
3. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 816
APPROVAL CRITERIA

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

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

STAFF RESPONSE:

No one has objected to relinquishing the drainage 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.

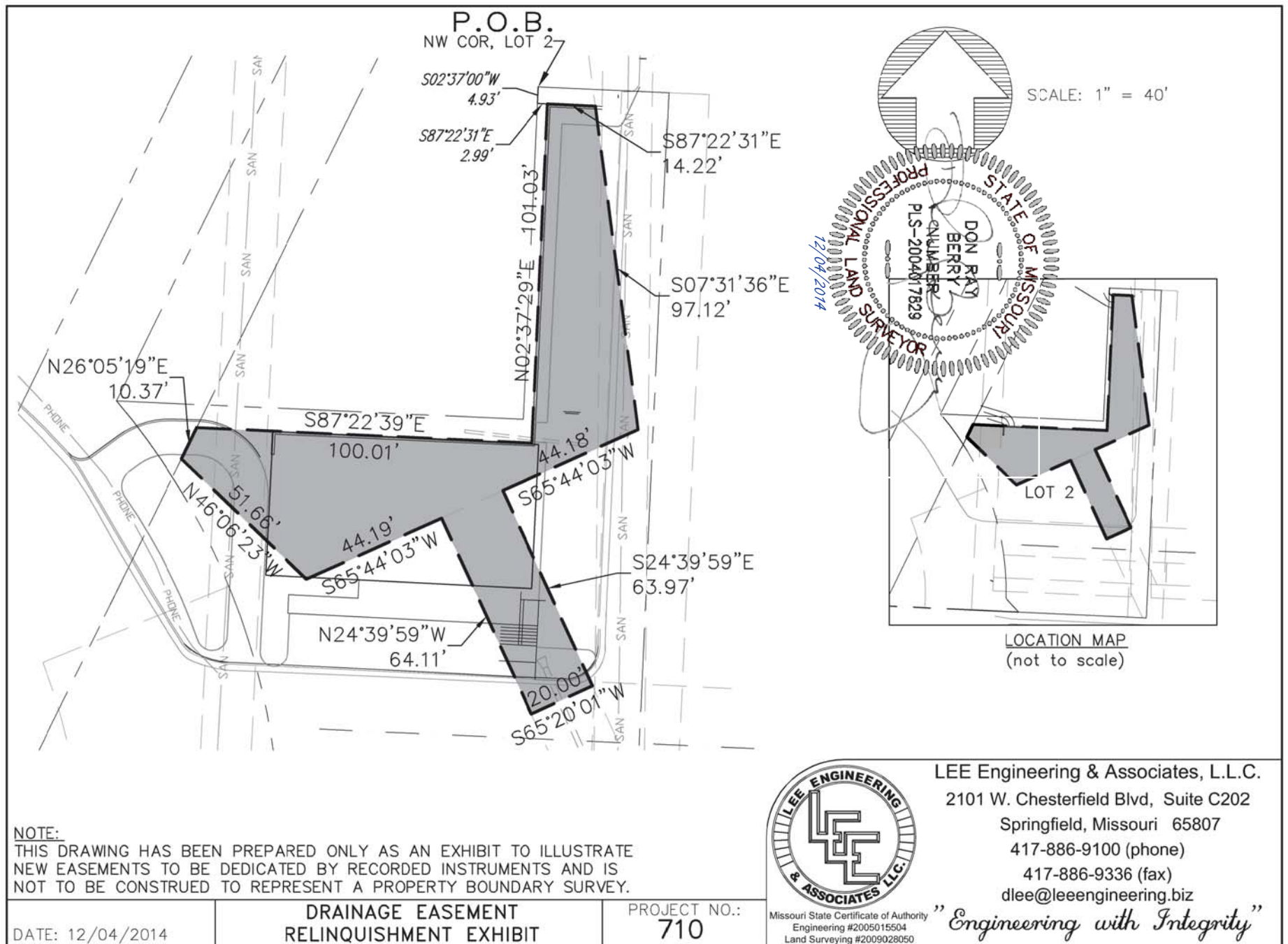
STAFF RESPONSE:

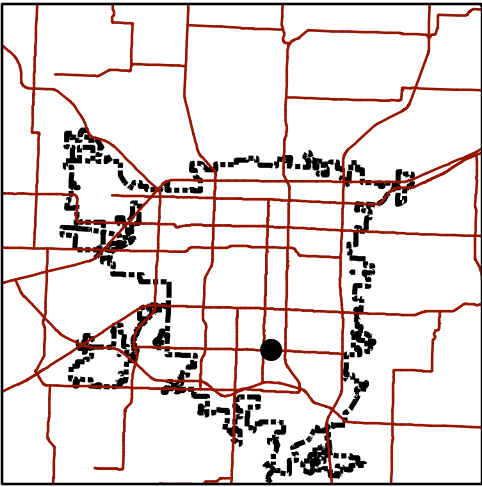
The retention of the subject easement no longer serves a public purpose.

RELINQUISH EASEMENT NO. 816
EXHIBIT 1

DRAINAGE EASEMENT:

All that part of Lot 2 of Ridgeview Heights Subdivision, Phase II, in the City of Springfield, Greene County, Missouri, being more particularly described as follows: Commencing at the Northwest corner of Lot 2 of Ridgeview Heights Subdivision, Phase II, as shown on the plat recorded in Plat Book "AAA" at Page 210 of the Greene County Deed Records; thence, South 02°37'00" West, along and with the West line of said Lot 2, a distance of 4.93 feet; thence, South 87°22'31" East, leaving said West line, a distance of 2.99 feet to the Point of Beginning; thence, South 87°22'31" East, a distance of 14.22 feet to an existing storm drainage & detention easement, as shown on the recorded final plat of Ridgeview Heights Subdivision, thence, South 07°31'36" East, along and with said easement line, a distance of 97.12 feet; thence, South 65°44'03" West, along and with said easement line, a distance of 44.18 feet to the East line of a platted 20-foot drainage easement; thence, South 24°39'59" East, along and with said East line, a distance of 63.97 feet; thence, South 65°20'01" West, across said easement, a distance of 20.00 feet to the West line of said easement; thence, North 24°39'59" West, along and with said West line, a distance of 64.11 feet to the intersection of said West line with the South line of the aforementioned storm drainage and detention easement; thence, South 65°44'03" West, along and with said easement line, a distance of 44.19 feet; thence, North 46°06'23" West, along and with said easement line, a distance of 51.66 feet to the Easterly line of an existing 25-foot drainage easement; thence, North 26°05'19" East, along and with said Easterly line, a distance of 10.37 feet; thence, South 87°22'39" East, leaving said line, a distance of 100.01 feet; thence, North 02°37'29" East, a distance of 101.03 feet to the point of beginning, containing 6,484 square feet, more or less.





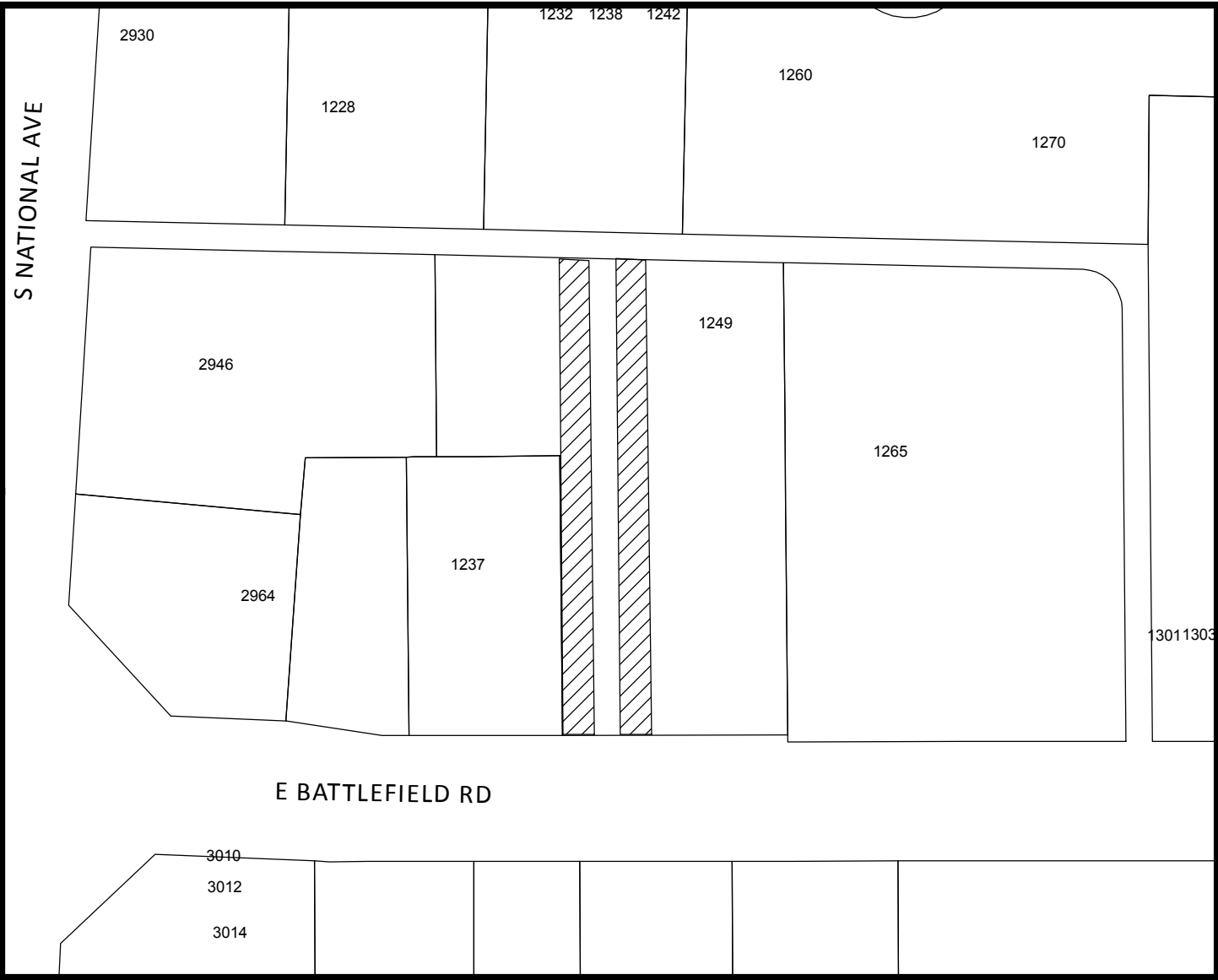
Zoning & Subdivision Report

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

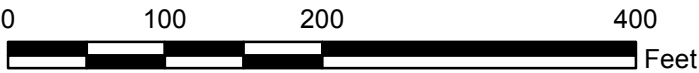
Relinquish Easement 817

Location: 1249 E. Battlefield Road

LOCATION SKETCH



- Area of Proposal



1 inch = 122.261661 feet

Zoning & Subdivision Report

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

REQUEST TO RELINQUISH EASEMENT NUMBER 817

DATE: December 29, 2014

PURPOSE: To relinquish two cross access easements

LOCATION: 1249 E. Battlefield Rd.

APPLICANT: Genesis Health Clubs Springfield, LLC

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Michael G. Sparlin
Assistant Planner

Attachment A: Background report

Attachment B: Approval criteria

Exhibit 1: Legal description

Exhibit 2: Drawing

ATTACHMENT A
RELINQUISH EASEMENT NO. 817
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish two cross access easements. The easements are no longer necessary as both properties have access to public right-of-way.

TRAFFIC COMMENTS:

1. The two easements that are being relinquished do not serve a purpose as they both have obstructions through them. The city is not opposed to relinquishing these two easements.

STAFF COMMENTS:

1. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
2. The applicant is requesting to relinquish two cross access easements. The easements are no longer necessary as both properties have access to public right-of-way.
3. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 817
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 cross access 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. 817
EXHIBIT 1

A "Proposed Relocation for Ingress & Egress Easement" as shown on the Amended Final Plat of South-Side Condominiums, a recorded Final Plat in Springfield, Greene County, Missouri, being more particularly described as follows:

COMMENCING at the Southeast Corner of Lot Five (5) of Fremont Park Estates 2nd Addition, a recorded Final Plat in Springfield, Greene County, Missouri; Thence North 01 Degrees 19 Minutes 16 Seconds East, along the East line of said Lot Five (5), a distance of 5.00 feet to a point on the North Right-of-Way line of Battlefield Road, as it now exists; Thence North 88 Degrees 51 Minutes 28 Seconds West, along said Right-of-Way line, a distance of 174.94 feet to an existing cotton spindle for the POINT OF BEGINNING; Thence North 01 Degrees 00 Minutes 25 Seconds East, leaving said Right-of-Way line, a distance of 361.04 Feet to a point on the South Right-of-Way line of an un-named alley; Thence South 87 Degrees 30 Minutes 59 Seconds East, along said South line, a distance of 20.01 Feet; Thence South 01 Degrees 00 Minutes 25 Seconds West, leaving said South Right-of-Way line, a distance of 360.58 Feet to a point on the said North Right-of-Way line of Battlefield Road; Thence North 88 Degrees 51 Minutes 28 Seconds West, along said North Right-of-Way line, a distance of 20.00 Feet to the POINT OF BEGINNING, containing 7216.20 Square Feet, more or less.

AND

Ingress-Egress Easement described in Book 1546, at Page 552:

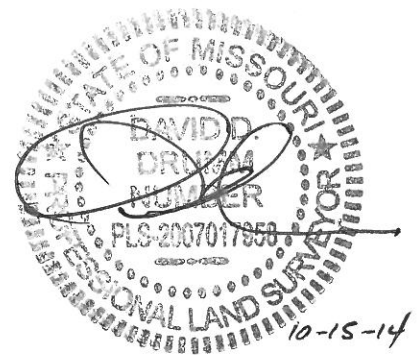
All of the West Five (5) feet of Lot Five (5) and the East Fifteen (15) feet of Lot Six (6), in FREMONT PARK ESTATES SECOND ADDITION, according to the recorded plat thereof, in the City of Springfield, Greene County, Missouri.

Easement 1 of 2

EXHIBIT A

A "Proposed Relocation for Ingress & Egress Easement" as shown on the Amended Final Plat of South-Side Condominiums, a recorded Final Plat in Springfield, Greene County, Missouri, being more particularly described as follows:

COMMENCING at the Southeast Corner of Lot Five (5) of Fremont Park Estates 2nd Addition, a recorded Final Plat in Springfield, Greene County, Missouri; Thence North 01 Degrees 19 Minutes 16 Seconds East, along the East line of said Lot Five (5), a distance of 5.00 feet to a point on the North Right-of-Way line of Battlefield Road, as it now exists; Thence North 88 Degrees 51 Minutes 28 Seconds West, along said Right-of-Way line, a distance of 174.94 feet to an existing cotton spindle for the POINT OF BEGINNING; Thence North 01 Degrees 00 Minutes 25 Seconds East, leaving said Right-of-Way line, a distance of 361.04 Feet to a point on the South Right-of-Way line of an un-named alley; Thence South 87 Degrees 30 Minutes 59 Seconds East, along said South line, a distance of 20.01 Feet; Thence South 01 Degrees 00 Minutes 25 Seconds West, leaving said South Right-of-Way line, a distance of 360.58 Feet to a point on the said North Right-of-Way line of Battlefield Road; Thence North 88 Degrees 51 Minutes 28 Seconds West, along said North Right-of-Way line, a distance of 20.00 Feet to the POINT OF BEGINNING, containing 7216.20 Square Feet, more or less.



F:\Projects\014-2530\SRVY\Exhibits\142530_EV-2.dwg USER: dmcandrews
DATE: Oct 15, 2014 3:15pm XREFS: 14-142-r 142530_xtopo

Ex. Utility Easement
Book 2279, Page 2403

S87°30'59"E
20.01'

Platted Alley

South Right-of-Way
line of Platted Alley

Sanitary Sewer Easement
Plat Book HH, Page 60

Ex. Ingress/
Egress Easement
Book 1546, Page 552
Vacated by separate
instrument

Existing
Building

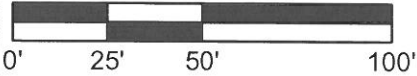
Lot 6
Fremont Park
Estates 2nd
Addition
Plat Book Z,
Page 48

South Side Condominiums
Amended Plat
Plat Book HH, Page 60

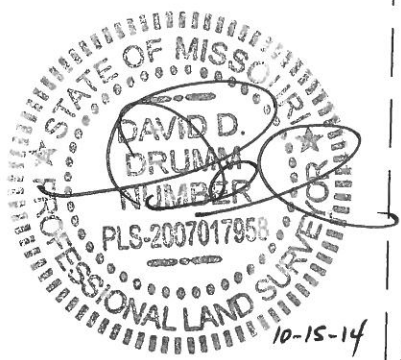
Lot 5
Fremont Park
Estates 2nd
Addition
Plat Book Z,
Page 48



1" = 50'



SCALE IN FEET



N01°00'25"E

S01°00'25"W

Ex. Ingress/Egress
Easement to be Vacated
containing: 7,216.2± Sq. Ft.

Additional R/W
granted to City of
Springfield
Book 2660, Page 135 &
Book 2605, Page 660

POB-
Found Existing
Cotton Spindle

N88°51'28"W 174.94'

North R/W Line of
Battlefield Road

N88°51'28"W
20.00'

Battlefield Road

N1°19'16"E
5.00'
POC-SE Corner Lot 5
Fremont Park Estates
2nd Addition

This sketch is not a boundary survey. It is intended to show the configuration of proposed easement. It should not be used to locate property lines and does not meet the Minimum Standards for Property Boundary Surveys.

PROJECT NO:	14-2530
DRAWN BY:	DRM
DATE:	01.14.2014

Vacation of Ingress and Egress Easement



550 St. Louis Street
Springfield, MO 65806
TEL 417.890.8802
FAX 417.890.8805

EXHIBIT
B

Easement 2 of 2

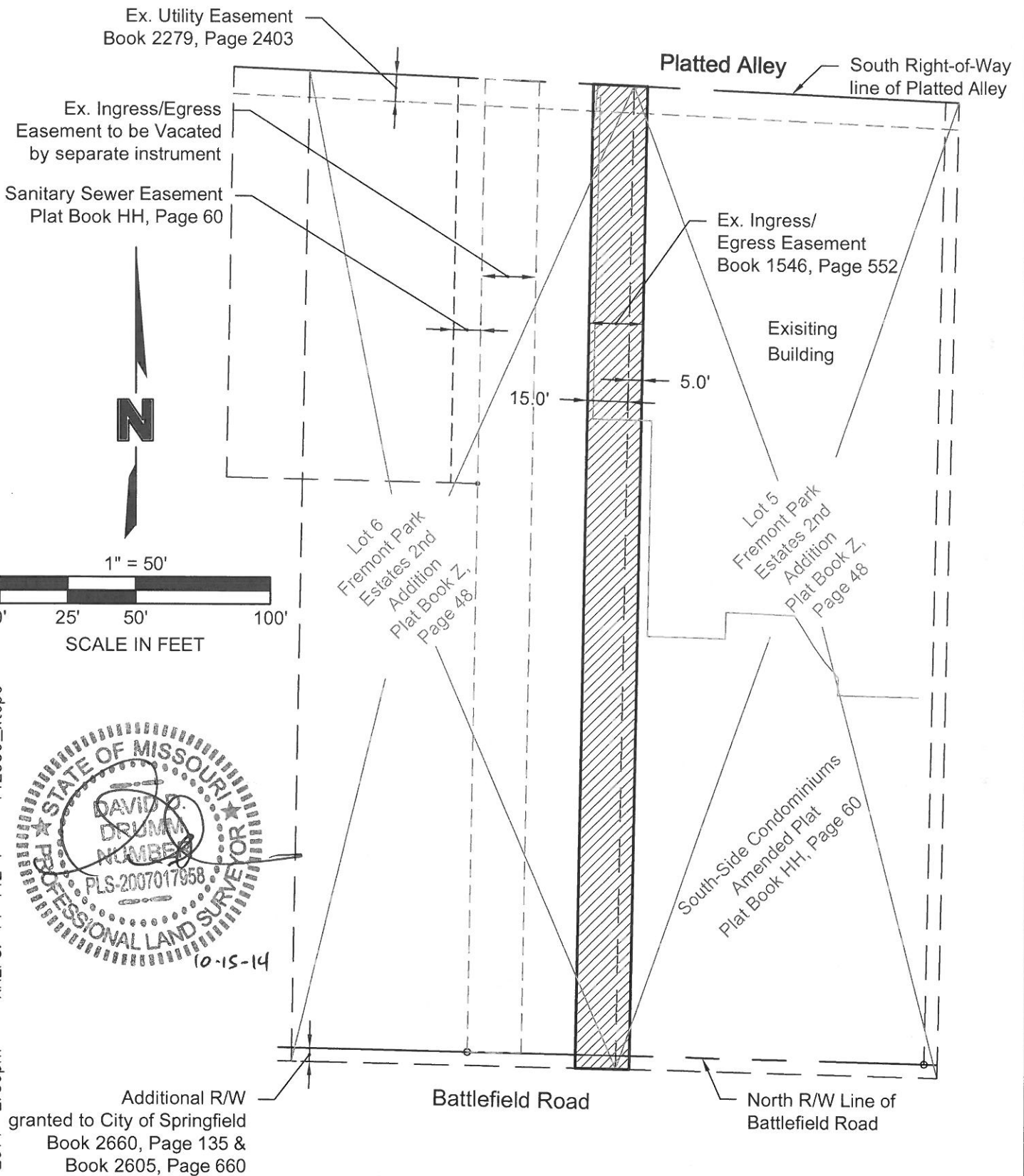
EXHIBIT A

Ingress-Egress Easement described in Book 1546, at Page 552:

All of the West Five (5) feet of Lot Five (5) and the East Fifteen (15) feet of Lot Six (6), in FREMONT PARK ESTATES SECOND ADDITION, according to the recorded plat thereof, in the City of Springfield, Greene County, Missouri.



F:\Projects\014-2530\SRVY\Exhibits\142530_EV-1.dwg USER: dmcandrews
 DATE: Oct 15, 2014 2:39pm XREFS: 14-142-r 142530_xtopo



This sketch is not a boundary survey. It is intended to show the configuration of proposed easement. It should not be used to locate property lines and does not meet the Minimum Standards for Property Boundary Surveys.

PROJECT NO: 14-2530

DRAWN BY: DRM

DATE: 01.14.2014

Vacation of Ingress and Egress
Easement
Book 1546, Page 552

OLSSON
ASSOCIATES

550 St. Louis Street
Springfield, MO 65806
TEL 417.890.8802
FAX 417.890.8805

EXHIBIT

B

FINAL PLAT

Date Prepared: October 20, 1983
Signature: Donald F. Rich
Missouri L.S. No. 1215 - Donald L. Rich

A repack of part of Lot 3 and part of Lot 6 of Fremont Park Estates Second Addition, and part of Lot 14 of Fremont Park Estates Third Addition, more particularly described as follows:

[illegible]

Said land has been subdivided as shown on this Plat, Easements are, relinquished and dedicated to the public. Witness our hands and seals, as sole owners, this 25th day of October, 1983

Ray L. Summers
Ray L. Summers

Richard Summers
Richard Summers

Grant Gymnastics Empire, Inc.
Bill Anderson
 Bill Anderson - President
Donlen Anderson
 Donlen Anderson - Secretary

Subject to condominium declarations recorded Feb 15, 1984 in book 183, page 120 at the records office, Greene County Court House, in the city of Springfield, Missouri.

CAUTION

The above storm sewer is not located in a storm sewer district as of the date of recording and may be subject to future assessment costs if included in a future storm water drainage benefit district deemed necessary resulting from problems created by surface water runoff. This is due to the fact that the surface water runoff is presently being accommodated by street and open drainage facilities.

ACKNOWLEDGEMENT

State of Missouri
County of Greene
S.S.

On the 25th day of October 1885, before me personally came Bill Anderson & Charles Anderson to me known, who being by me duly sworn did depose and say that they reside at Springfield, Missouri, that they are President and Secretary of Clark-Sumasters Engine Works, The corporation described in and which executed the foregoing instrument, that they saw the seal of said corporation, that the seal affixed to said instrument is a steel seal, that it was so affixed by order of the Board of Directors of said corporation, and that they signed their names thereto by this order, Bill Anderson & Charles Anderson, acknowledge as such to be their act and deed. In testimony whereof I set my hand and affixed my official seal at my office in Springfield, Missouri, the day and year first above written.

Filly Commission Expires: Sept. 3, 1985

Stephen L. Mumert
Stephen L. Mumert
Notary Public

SURVEYOR'S CERTIFICATION

know all men by these persons:
That I, Donald L. Rich, do hereby
attest survey of land herein described, prepared by Hood-Rich attested
and signed by Donald L. Rich, L.S. No. 1215, and that the corner monument
corner pins shown herein were placed under the personal supervision of
Rich, L.S. No. 1215, in accordance with section 410.5, of the Subdivision Law
Missouri, Article 11, Chapter 36, of the City of Springfield, Greene
County, Missouri.

Date Prepared: October 20, 1983
Signature: Donald F. Rich
Missouri L.S. No. 1215 - Donald L. Rich

State of Missouri
County of Greene } S.S.

ACKNOWLEDGEMENT

On this 25th day of October, 1968, before me personally appeared Gerard L. Summers, a Realizing Summers, to me known to be described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. In testimony whereof, I set my hand and affixed my official seal, at my office in Springfield, day and year first above written.

My Commission Expires: Sept. 3, 1985

Stephen L. Mumert
Stephen L. Mumert

**CERTIFICATE OF APPROVAL BY THE
CITY COUNCIL**

I, Donald H. Kelly, City Clerk of Springfield, Greene Co., do hereby certify that the Plat of South-Side Condominiums, Amerides was presented to, accepted and approved by the council of said City, and approved by ordinances # 1982-5 on the 12TH day of 1982.

City Clerk - Donald H

CERTIFICATE OF APPROVAL BY THE
PLANNING & ZONING COMMISSION

Approved the 21st day of December, 1983 by the Planning Commission of Springfield, Missouri.

Executive Secretary

IN THE RECORDER'S OFFICE

State of Missouri }
County of Greene } S.S.

1, Rebecca H. Keller, Recorder of Greene County do hereby certify that the within instrument of writing was on the 15 day of May, A.D. at 1 o'clock P.M. duly filed for record and is a record of this office in Book H.H. at Page 60. In testimony hereunto, set my hand and affixed my seal of Springfield, Missouri, this 15 day of May, 1904.

Russell H Keller
Recorder - Russell H. Keller

Dennis S
Deputy

Deputy Shirley S.

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

DATE: December 17, 2014

TO: Planning and Zoning Commission

FROM: Bob Hosmer, AICP
Principal Planner

SUBJECT: Initiate amendments to the (COM) Commercial Street District for churches and in the O-1, GI, CS, CC, COM, RI, LI, GM, and IC Districts for emergency shelters.

Staff has recently discovered inconsistent language in the Zoning Ordinance in relation to churches and church accessory uses.

Currently our (COM) Commercial Street District does not allow churches as a permitted use. Staff believes this was an oversight since the COM district was previously zoned Center City District, which does allow churches as a permitted use.

Staff is proposing amendments to (COM) Commercial Street District Subsection 4-3502 to include churches as a permitted use and Subsection 4-3503 to remove number 8 Churches as a conditional use.

Staff has also found inconsistent language in our O-1, Office District, GI, Governmental and Institutional, CS, Commercial Services, CC, Center City, COM Commercial Street, RI, Restricted Industrial, LI, Light Industrial, GM, General Manufacturing, IC, Industrial Commercial Districts in relation to defining emergency shelters. City Council passed General Ordinance 6058 on June 17, 2013, to refine the definitions of Emergency Shelters and Overnight Shelters in various Districts. This ordinance, however, did not rename emergency shelters to overnight shelters in these districts as intended.

Staff is proposing amendments to the O-1, GI, CS, CC, COM, RI, LI, GM, and IC Districts to change Emergency Shelters to Overnight Shelters in the permitted and conditional use sections.

Staff requests that Commission initiate amendments to the Zoning Ordinance to consider modifying of these Districts as specified.

EXPLANATION TO COUNCIL BILL NO: 2015-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

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

BACKGROUND INFORMATION:

ZONING ORDINANCE TEXT AMENDMENT – FUNDRAISING SALES 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 and Planning and Zoning Commission was made by a citizen involved in community gardening to allow an on-site fundraising sale for community gardens twice a year. 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 on-site two consecutive day fundraising sale twice a calendar year for legally established community gardens in districts where retail and wholesale sales were previously prohibited. These sales will allow community gardens to promote the benefits of gardening, sell unused produce, and to generate funds for the next growing season.

Staff is also proposing to remove the word “minimal” from the inspection fee process. This will require all fees associated with legally established community gardens to be of no cost to the applicant(s). Since locally grown foods are a benefit to the community, staff supports this request.

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 January 8, 2015, 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 fundraising sales limited to no more than two events in a calendar year and no more than two consecutive days are 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: 2015-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 0.20 acres of property generally located at 1841 East Walnut Street from an R-TH, Residential Townhouse District to an HC, Highway Commercial District; and establishing Conditional Overlay District No. 83.

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-01-2015/CONDITIONAL OVERLAY DISTRICT NO. 83

The applicant, Great Southern Bank, is proposing to rezone the property from an R-TH, Residential Townhouse District to an HC, Highway Commercial District with Conditional Overlay District #83. Approval of this application would be consistent with City Council's approval of the rezoning of property east and north of the subject property from R-TH to HC. The applicant is proposing to use the property for parking for the Great Southern Bank Operations Facility to the north and for future office development. The Conditional Overlay District will limit the uses on the subject property to commercial off-street parking lots and the general office use group.

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

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on January 8, 2015, and recommended , by a vote of to , of the proposed zoning on the tract of land described on the attached sheet (see the attached Record of Proceedings).

The Planning and Development staff recommends the application be **approved** with the requirements of Conditional Overlay District No. 83 (see the attached Zoning and Subdivision Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with City Council's approval of the rezoning of property to the east and north from R-TH, Residential Townhouse to HC, Highway Commercial with a Conditional Overlay District to limit the uses.
2. The Conditional Overlay District will mitigate the potential impact between the commercial and residential uses by retaining the existing bulk, area, height and bufferyard requirements as exists in the HC, Highway Commercial District as well

as limiting the permitted uses to commercial off-street parking lots and general office uses.

Submitted by:



Alana D. Owen, AICP, Senior Planner

Reviewed by:

Approved by:

Bob Hosmer, AICP, Principal Planner

Greg Burris, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Legal Description

Exhibit C, Conditional Overlay Provisions

Exhibit D, Zoning and Subdivisions Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Neighborhood Meeting Summary

EXHIBIT A
RECORD OF PROCEEDINGS
ZONING CASE Z-01-2015 & CONDITIONAL OVERLAY DISTRICT NO. 83

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

EXHIBIT B
LEGAL DESCRIPTION
ZONING CASE Z-01-2015 & CONDITIONAL OVERLAY DISTRICT NO. 83

THAT CERTAIN PARCEL OR TRACT OF LAND BEING ORIGINALLY PLATTED AS A PORTION OF LOT 20 OF BLOCK 5, EASTLAND ADDITION, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING PIPE AT THE SOUTHWEST CORNER OF SAID LOT 20;
THENCE, N01°12'21"E, ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 170.00 FEET;
THENCE, S88°40'53"E, A DISTANCE OF 49.43 FEET TO A POINT ON THE EAST LINE OF SAID LOT 20;
THENCE, S00°58'53"W, ALONG SAID EAST LINE, A DISTANCE OF 170.00 FEET TO AN EXISTING PIPE AT THE SOUTHEAST CORNER OF SAID LOT 20;
THENCE, N86°42'40"W, ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 50.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,454.1 SQUARE FEET (0.19 ACRES) MORE OR LESS.

EXHIBIT C
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-01-2015 & CONDITIONAL OVERLAY DISTRICT NO. 83

The requirements of *Section 4-3200* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

4-3202. Permitted Uses

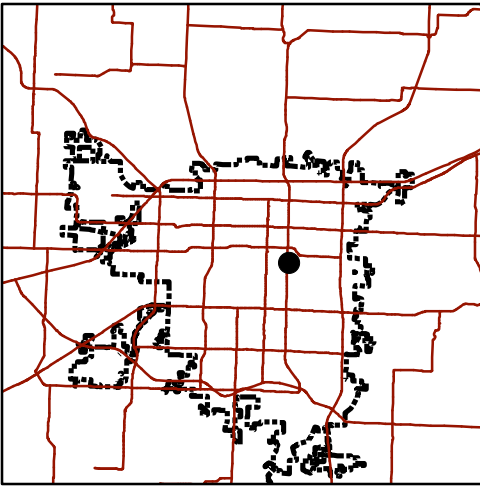
- S. Commercial Off-street parking lots
- X. General Office Use Group

4-3203. Conditional Uses

No conditional uses are permitted.

Additional Design Requirements

1. Sidewalks are required along the Walnut Street frontage of the subject property.
2. The subject property shall be combined with the existing HC, Highway Commercial zoned property to the east or a cross access easement shall be provided between the two lots.



Zoning & Subdivision Report

Planning & Development - 417/864-1031

840 Boonville - Springfield, Missouri 65802

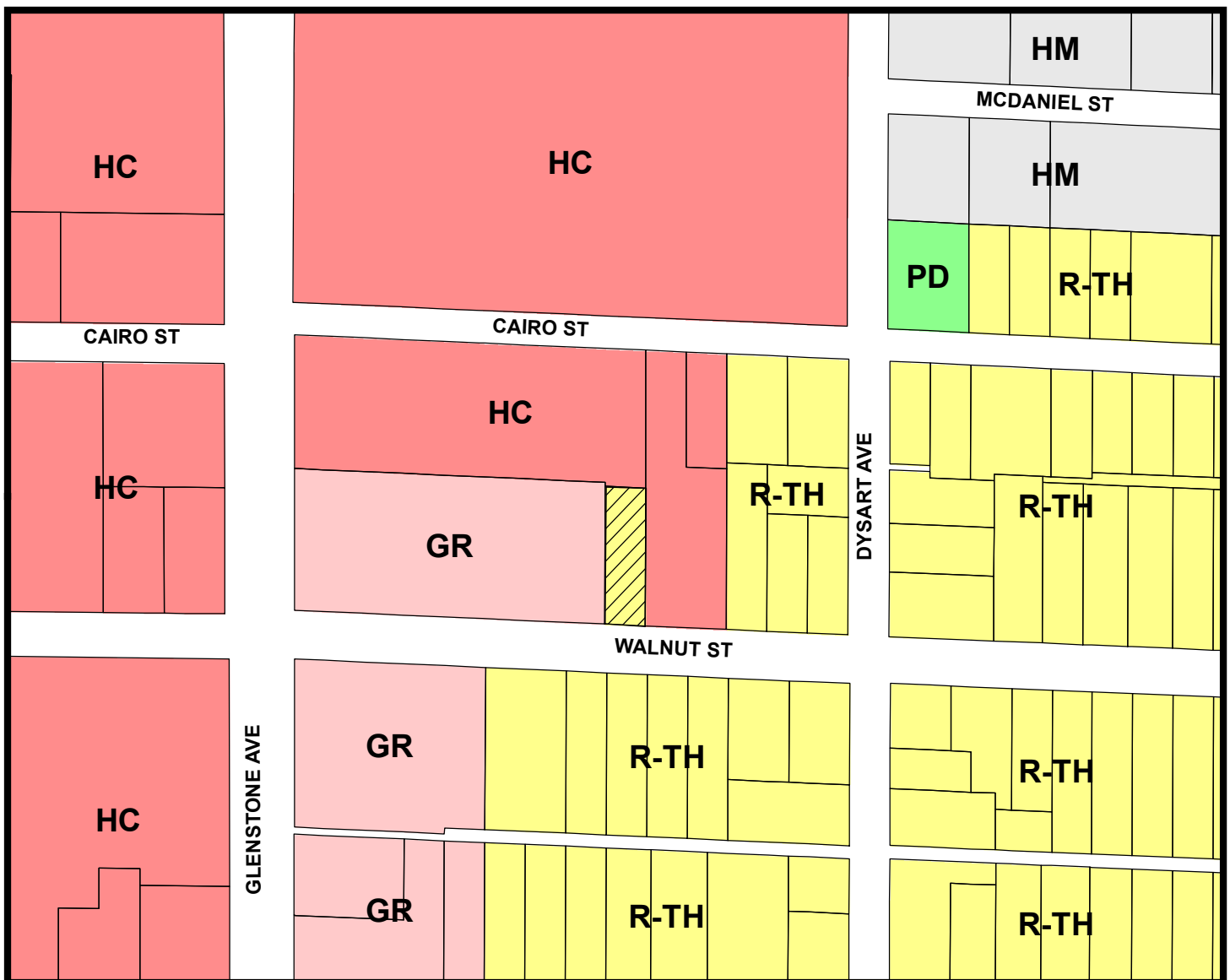
Zoning Case Z-01-2015/ Conditional Overlay District #83

Location: 1841 East Walnut Street

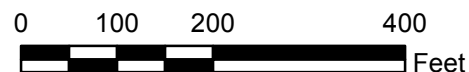
Current Zoning: R-TH, Residential Townhouse

Proposed Zoning: HC, Highway Commercial with COD #83

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-01-2015 & CONDITIONAL OVERLAY DISTRICT NO. 83

DATE: December 29, 2015

LOCATION: 1841 East Walnut Street

APPLICANT: Great Southern Bank

TRACT SIZE: Approximately 0.20 acres

EXISTING USE: Undeveloped

PROPOSED USE: Parking lot and office uses

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	HC	Parking and commercial uses
East	HC & R-TH	Off-street parking and residential uses
South	R-TH	Residential uses
West	GR	Commercial uses

HISTORY:

City Council approved General Ordinance 6051 in June 2013 to rezone property at 1846 East Cairo and 1847 and 1851 East Walnut Street from R-TH, Residential Townhouse to HC, Highway Commercial with a Conditional Overlay District (Z-08-2013 COD #58). City Council then approved General Ordinance 6121 in June 2014 to rezone property at 1805 East Cairo from R-TH to HC with a Conditional Overlay District (Z-08-2014 COD #71). The Conditional Overlay District in both cases restricts the use on the property to a commercial off-street parking lot and the general office use group just as is being requested with this application.

COMPREHENSIVE PLAN:

The Growth Management and Land Use Plan of the City's Comprehensive Plan designates this area as appropriate for Low Density housing uses. However, the proposed project is adjacent to areas designated in the Comprehensive Plan as medium intensity retail, office or housing uses. The Comprehensive Plan also states

that office developments can be used as transitions and buffers between commercial and residential uses.

BUILDING DEVELOPMENT SERVICES COMMENTS:

Building Development Services does not have any issues with the requested rezoning of the subject property.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

No traffic issues with rezoning. Sidewalks must be built along the property frontage at the time the property is developed.

STORMWATER COMMENTS:

1. There are no Stormwater issues with rezoning this property; however, please note that development (or re-development) of the property will be subject to the following conditions at the time of development:
 - a. Any increase in impervious area from 1985 aerial photo information will require the development to meet current detention and water quality requirements. Impervious surfaces in place prior to 1985 and currently in good condition can be credited as existing impervious surface. Existing gravel surfaces meeting the above definition are only eligible for 50% credit.
 - b. Payment in lieu of construction of detention facilities may be approved on a case by case basis, depending on downstream and other conditions. A Buyout Application must be submitted for full consideration. Cost of downstream improvements may be credited towards the payment in lieu of constructing detention.
 - c. The proposed percent of impervious surfacing must not exceed the maximum impervious surfacing allowed for site by zoning, platting, and/or previous stormwater reports.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Based upon City contour and sinkhole information, no sinkholes exist on the site and the site is not within a sinkhole watershed.
4. Based upon City data, no significant offsite concentrated stormwater flow exists upstream of the subject property.

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Public sewer and service lateral are currently available.

CITY UTILITIES:

City Utilities has no objection to the zoning change.

ADJACENT PROPERTY OWNER COMMENTS:

Six (6) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. No one has objected to date.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on December 2, 2014 regarding the request for HC, Highway Commercial zoning with Conditional Overlay District #83. A summary of the meeting is attached (Attachment 2).

STAFF COMMENTS:

1. The Growth Management and Land Use Plan of the City's Comprehensive Plan designates this area as appropriate for Low Density housing uses. However, the proposed project is adjacent to areas along Glenstone Avenue that are designated as medium intensity retail, office or housing. The Comprehensive Plan states that office developments can be used as transitions and buffers between commercial and residential development.
2. The applicant is proposing to rezone the property from R-TH, Residential Townhouse District to an HC, Highway Commercial District with a Conditional Overlay District. The Conditional Overlay District will restrict the use of the property to a commercial off-street parking lot or uses permitted under the General Office Use Group. Approval of this application is consistent with City Council's approval of the rezoning of property east and north of the subject property.

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with City Council's approval of the rezoning of property to the east and north from R-TH, Residential Townhouse to HC, Highway Commercial with a Conditional Overlay District to limit uses.
2. The Conditional Overlay District will mitigate the potential impact between the commercial and residential uses by retaining the existing bulk, area, height and bufferyard requirements as exists in the HC, Highway Commercial District as well as limiting the permitted uses to commercial off-street parking lots and general office uses.

RECOMMENDATION:

Staff recommends **approval** of this request with the requirements of Conditional Overlay District No. 83.

STAFF CONTACT PERSON:

Alana D. Owen, AICP
Senior Planner
864-1831

ATTACHMENT 2
NEIGHBORHOOD MEETING SUMMARY
ZONING CASE Z-01-2015 & CONDITIONAL OVERLAY DISTRICT NO. 83

1. Request change to zoning from: RESIDENTIAL to HC WITH CONDITIONAL OVERLAY
(existing zoning) (proposed zoning)
2. Meeting Date & Time: DECEMBER 2, 2014 5:30 p.m.
3. Meeting Location: 218 S. GLENSTONE AVENUE
4. Number of invitations that were sent: 50
5. How was the mailing list generated: GREEVE COUNTY ACCESSOR
6. Number of neighbors in attendance (attach a sign-in sheet): 1
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.)

THE ONE ATTENDEE ATTENDED MEETING TO INQUIRE WHAT WAS OCCURRING ON THE PROPOSED PROPERTY. AFTER A DETAILED EXPLANATION OF THE PROCESS AND FUTURE PLANS THERE WERE NO OUTSTANDING QUESTIONS.

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

NA

December 2, 2014 5:30PM



NEIGHBORHOOD MEETING

RE: Rezoning of 1841 E. Walnut Street

Name	Address	Phone Number	E-Mail
1 Sarah H. Henderson	4102 South DuSant	86414784	→
2 Tyler Peck	RIO CONTRACTING		
3 TOSH LIVINGSTON	RIO CONTRACTING		
4 JEFF PATRICK	GREAT SOUTHERN BANK		
5			
6			
7			
8			
9			
10			
11			
12			
13			



NOTICE

November 18, 2014

To whom it may concern:

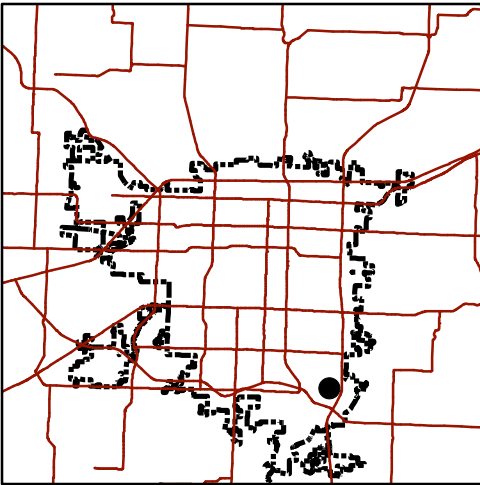
You are invited to attend a neighborhood meeting to learn about and discuss proposed changes to the zoning classification for private property in the area that you hold property ownership in. The subject property consists of one lot located at the address 1841 E. Walnut Street.

This neighborhood meeting will be held on **Tuesday, December 2, 2014 at 5:30 p.m.** and will be located at the Forum Room inside Great Southern Bank Operations Center, 218 South Glenstone Avenue, Springfield, MO 65802. The entrance to the Forum Room will be located on the west side of building at the north end of building with the signage labeled "Conference Room" in large letters on the wall above the entry door area.

Sincerely,

Great Southern Bank

218 S. Glenstone Avenue
Springfield, MO 65802



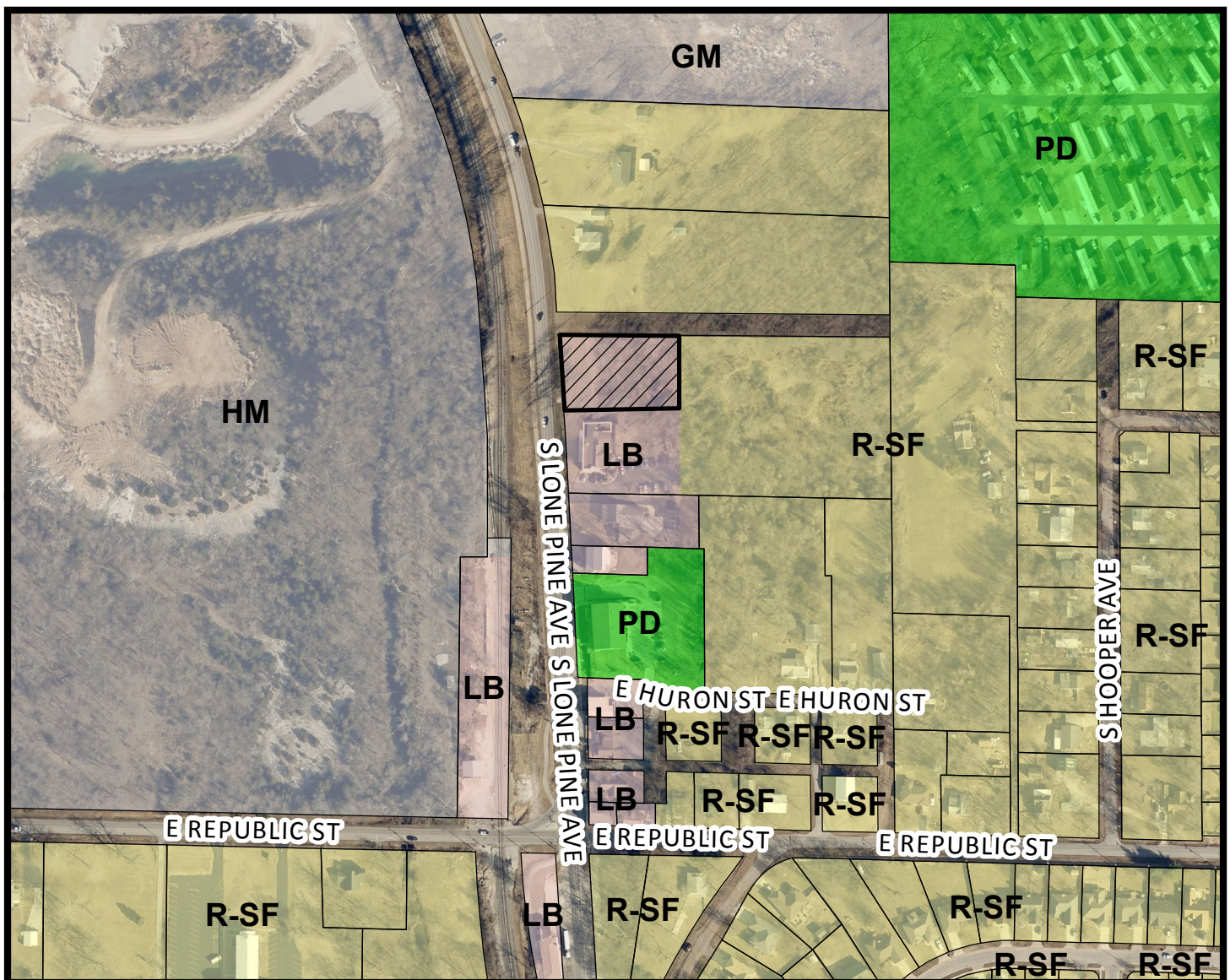
Zoning & Subdivision Report

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

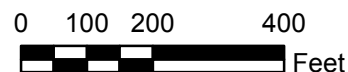
Z-2-2015

Location: 4058 South Lone Pine Ave.
Current Zoning: LB, Limited Business District
Proposed Zoning: GR, General Retail District

LOCATION SKETCH



- Area of Proposal



1 inch = 291.666667 feet

EXPLANATION TO COUNCIL BILL NO: 2015-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 0.67 acres of property generally located at 4058 South Lone Pine Ave from a LB, Limited Business to a GR, General Retail District (Staff and Planning and Zoning Commission ____).

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-2-2015

The applicant is proposing to rezone the vacant property from an LB, Limited Business District to a GR, General Retail District.

RECOMMENDATIONS:

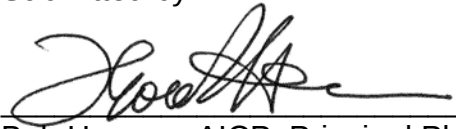
The Planning and Zoning Commission held a public hearing on, January 8, 2015, and recommended____, by a vote of _ to __, of the proposed zoning on the tract of land described on the attached sheet (see the attached Record of Proceedings).

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

FINDINGS FOR STAFF RECOMMENDATION:

1. The subject property is located on the eastside of South Lone Pine Ave, a secondary arterial roadway. Secondary arterials are appropriate locations for GR, General Retail uses.
2. This request for GR zoning will provide for the redevelopment of this site and is consistent with the City's policies to promote infill development where investments have already been made in public services and infrastructure.
3. The development requirements in the proposed GR district are adequate for mitigating potential impacts of the proposed development on the adjoining properties.

Submitted by:



Bob Hosmer, AICP, Principal Planner

Greg Burris, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Legal Description

Exhibit C, Zoning and Subdivision Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Neighborhood Meeting Summary

EXHIBIT B
LEGAL DESCRIPTION
ZONING CASE Z-2-2015

LB TO GR ZONING DESCRIPTION

A TRACT OF LAND AS LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2011 PAGE 009050-11 AND ALSO DESCRIBED AS AS-6035, BOOK 2005, PAGE 50771-05 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, NORTH 00°48'24" EAST, 771.09 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°35'13" WEST, 389.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°35'13" WEST, 200.63 FEET TO POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF LONE PINE AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 02°07'54" WEST, 145.63 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY OF BLOUNT STREET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY AND ALONG THE SOUTH RIGHT-OF-WAY OF BLOUNT STREET, SOUTH 87°34'59" EAST, 200.63 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, SOUTH 02°07'54" EAST, 145.62 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. CONTAINING 0.67 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

EXHIBIT A
RECORD OF PROCEEDINGS
ZONING CASE Z-2-2015

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

ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-2-2015

DATE: December 15, 2014

LOCATION: 4058 South Lone Pine Ave

APPLICANT: Christina Chanter, LowerDeck94, LLC

TRACT SIZE: Approximately 0.67 acres

EXISTING USE: vacant lot

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

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF	Single-family residential dwellings
East	R-SF	Vacant land and Manufactured Homes
South	LB and R-SF	Offices and vacant land
West	HM	Quarry Site

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the City's *Comprehensive Plan* designates this area as appropriate for medium intensity retail, office or housing. Neighborhood-Scale Businesses are recommended near intersections of arterial and collector, or higher classification, streets and should be sited so as to provide adequate utilities, storm water management, parking, landscaping and buffering and design practices which minimize the effect on the environment and surrounding land uses. The subject property is located along South Lone Pine Ave which is classified as a secondary arterial roadway and Blount Street which is a platted local street but is not constructed.

BUILDING DEVELOPMENT SERVICES COMMENTS:

1. BDS has no issues with proposed zoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

1. No objection to the rezoning.
2. Sidewalk is required to be constructed along the property frontage of Lone Pine.
3. Lone Pine is classified as a secondary arterial which requires 35 feet of right of way measured from the centerline. It appears approximately 5 feet will be required.
4. A traffic study is not required.

STORMWATER COMMENTS:

1. No stormwater issues with zoning map classification change

CLEAN WATER SERVICES COMMENTS:

1. Public Works Clean Water Services does not have any issues with this request. Public sewer is currently available to this site.

CITY UTILITIES:

1. No objection to rezoning. The change will not impact CU or it's ability to provide service.

ADJACENT PROPERTY OWNER COMMENTS:

Four (4) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. There have been no calls to date.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on December 18, 2014. A summary of the meeting is attached (Attachment 2).

STAFF COMMENTS:

1. The applicant is requesting to rezone the subject property from a LB, Limited Business District to a GR, General Retail District.
2. *The Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for medium intensity retail, office or housing. General Retail (GR) district is one of the zoning districts recommended in these areas. The subject property is located along Lone Pine Ave., which is classified as a secondary arterial roadway. This street classification is appropriate for commercial activity. The subject site with the proposed GR, General Retail District will have to adhere to the requirements and restrictions contained within the district including those for buffering and building height in

meeting the recommendations and intent of the City's *Comprehensive Plan*. Approval of this request will provide for commercial development in this area where investment has already been made in public services and infrastructure. This development will provide goods and services to the adjacent residential and commercial areas.

3. The proposed development will be required to meet the bufferyard requirements adjacent to less-intense zoning districts. The Zoning Ordinance requires a Bufferyard "F" between the GR district and adjacent R-SF, Single Family Residential zoning. The Bufferyard "F" requires a minimum open space of twenty (20) feet wide with the following plantings per one hundred (100) linear feet: three (3) canopy trees, three (3) understory trees, four (4) evergreen trees and twenty (20) shrubs. In addition, there is a 15 feet S2 street Bufferyard requirement adjacent to the street across from any residential district.
4. The GR district contains development standards and requirements to mitigate the potential impacts of development when located adjacent to less intense zoning districts. In addition to the required bufferyards, all structures developed on this property must remain below a thirty (30) degree bulk plane measured from the boundary of the R-SF district.

FINDINGS FOR STAFF RECOMMENDATION:

1. The subject property, at the intersection of Lone Pine Ave, a secondary arterial roadway, and a platted not constructed Blount Street, a local roadway. A secondary arterial roadway is an appropriate location for GR, General Retail zoning.
2. This request for GR zoning will provide for the redevelopment of this site and is consistent with the City's policies to promote infill development where investments have already been made in public services and infrastructure.
3. The development requirements in the proposed GR district are adequate for mitigating potential impacts of the proposed development on the adjoining properties.

RECOMMENDATION:

Staff recommends **approval** of this request.

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834



Architecture
Engineering
Planning
Project Management

YOUR VISION. OUR FOCUS.

DATE: December 8, 2014

TO: Neighbors of 4058 South Lone Pine

FROM: Tim Rosenbury, AIA
Architect and Partner

A handwritten signature in blue ink, appearing to read "Tim Rosenbury", is written over the printed name.

RE: 4058 South Lone Pine (Vacant property immediately north of
4064 South Lone Pine, where the Classy Llama is located)

As you may be aware, the owner of the above referenced property has applied for rezoning. The owner would like to rezone the area of the site currently zoned LB to General Retail (GR) zoning. The rest of the site would remain R-SF.

This would allow the owner to construct a 9,200 square foot day spa. The wood-framed building would occupy the west end of the site, and would be two stories along Lone Pine and one story in the back. Customer parking would be in an off-street parking area in front of the building, with employee parking on the east side of the Classy Llama, within the commercially zoned portion of the site. City staff reviewing the project have indicated that, due to the small scale of the project, there will be little impact on traffic the area, and the same is so with stormwater. The application will be considered by the Planning and Zoning Commission at their January 8, 2015 meeting.

As a representative of the owner, I will host a neighborhood meeting on Thursday, December 18 from 4:00 to 6:00 pm at Galloway Grill, 4211 South Lone Pine. You are invited to drop in at your convenience any time during that period. I will be there to address your questions, so that you can leave more informed about what is being planned. If you are unable to attend but wish to discuss this proposal, I can be reached at work at (417) 521-6121.

cc: Planning and Zoning commission

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



319 N. Main, Suite 200 *Architecture*
Springfield, Missouri 65806 *Engineering*
Phone (417) 865-6100 *Planning*
Fax (417) 865-6102 *Project Management*

YOUR VISION. OUR FOCUS.

MEMORANDUM

Date December 19, 2014
To City of Springfield Planning and Zoning
From Tim Rosenbury, AIA 
Copies File, ProjectDox
Regarding PLN2014-00443
Report of December 18, 2014 Neighborhood Meeting

A neighborhood meeting was held on Thursday, December 18 from 4:00 to 6:00 pm at Galloway Grill at 4121 South Lone Pine. The format was come-and-go, and I was at a table adjacent to the entrance door of the restaurant so that I could greet anyone who entered.

No one who received the 500' notification letter attended. I spoke with the owners of the Galloway Grill real estate and restaurant. They expressed support for the rezoning.

There were no other statements of support or opposition.

An attendance log is attached.

Attendance Record

South Lone Pine Neighborhood Meeting

Galloway Grill, December 18, 2014

[illegible]

EXPLANATION TO COUNCIL BILL NO: 2015-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 5 acres of property generally located on the west side of the 3700 block South Jefferson Avenue from an O-1, Office District to an O-2, Office District; and establishing Conditional Overlay District No. 84.

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-03-2015/CONDITIONAL OVERLAY DISTRICT NO. 84

The applicant is proposing to rezone the property from an O-1, Office District to an O-2, Office District with Conditional Overlay District #84. The developer is proposing to construct a 3 or 4 story building for a Senior Independent Living Center that exceeds 35 feet. The Conditional Overlay District will restrict access to Jefferson Avenue unless a traffic study is provided. The traffic impact study, if needed, will determine whether public improvements are necessary to prevent any safety or traffic flow problems related to the new development.

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

RECOMMENDATIONS:

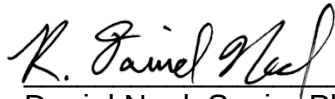
The Planning and Zoning Commission held a public hearing on January 8, 2015, and recommended , by a vote of to , of the proposed zoning on the tract of land described on the attached sheet (see the attached Record of Proceedings).

The Planning and Development staff recommends the application be **approved** with the requirements of Conditional Overlay District No. 83 (see the attached Zoning and Subdivision Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with Growth Management and Land Use Plan of the Comprehensive Plan which recommends office developments as transition between commercial districts (to the west) and residential districts (to the east).
2. The Conditional Overlay District will restrict public access to Jefferson Avenue unless a traffic study is provided.

Submitted by:



Daniel Neal, Senior Planner

Reviewed by:

Approved by:

Bob Hosmer, AICP, Principal Planner

Greg Burris, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Legal Description

Exhibit C, Conditional Overlay Provisions

Exhibit D, Zoning and Subdivisions Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Neighborhood Meeting Summary

EXHIBIT A
RECORD OF PROCEEDINGS
ZONING CASE Z-03-2015 & CONDITIONAL OVERLAY DISTRICT NO. 84

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

EXHIBIT B
LEGAL DESCRIPTION
ZONING CASE Z-03-2015 & CONDITIONAL OVERLAY DISTRICT NO. 84

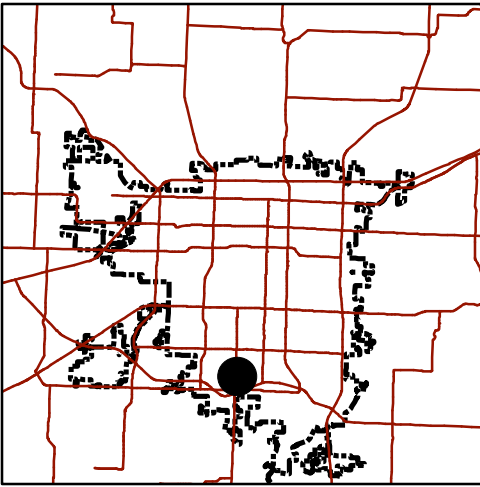
All of Lots 14 through 19 and Lots 27 through 31 of the Amended Plat of Town Square Addition, a subdivision in the City of Springfield, Greene County, Missouri, along and with all of Lot 26 less and except the following described portion of said Lot 26: Commencing at the Northeast corner of Lot 24; thence, South 02°00'43" West, along the West line of Lot 26, a distance of 16.14 feet; thence, South 87°58'59" East, along and with the South line of said Lot 26, a distance of 129.87 feet to the Southeast corner of said Lot 26; thence, North 02°01'13" East, along and with the East line of said Lot 26, a distance of 21.85 feet; thence, South 89°29'57" West, a distance of 130.00 feet to the POINT OF BEGINNING.

EXHIBIT C
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-03-2015 & CONDITIONAL OVERLAY DISTRICT NO. 84

The requirements of *Section 4-2000* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

Use Limitations

1. If development from the subject property provides public access to Jefferson Avenue, a traffic impact study is required to be submitted and approved by the Traffic Engineer, based on what is being developed, prior to development to determine the impact on Jefferson Avenue. If any improvements are required, then they must be constructed prior to building permits being issued. If the development does not provide public access to Jefferson Avenue, a traffic impact study will not be required.



Zoning & Subdivision Report

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

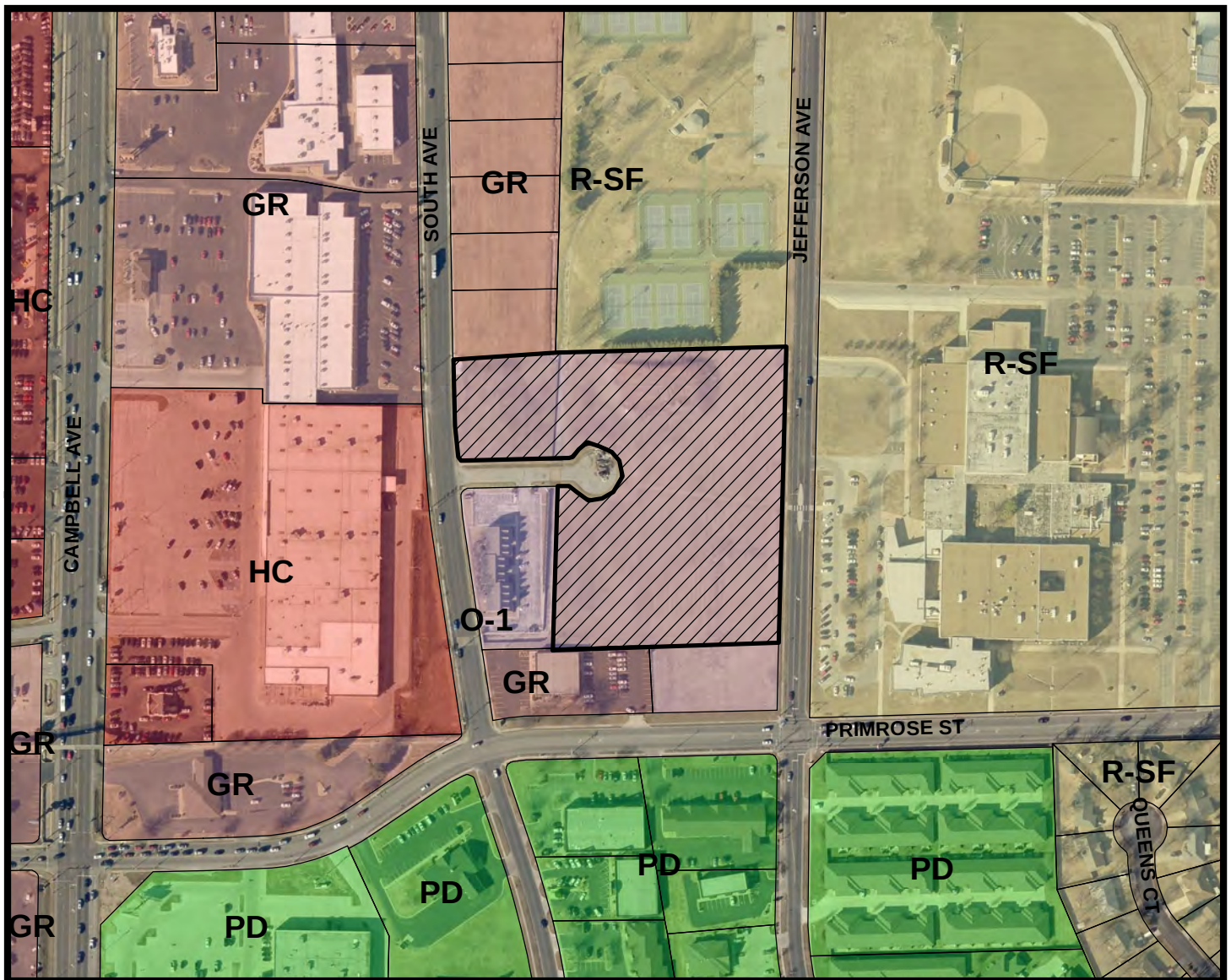
Z-03-2015 COD #84

Location: West side of 3700 block S. Jefferson Ave.

Current Zoning: O-1, Office District

Proposed Zoning: O-2, Office District

LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-03-2015 & CONDITIONAL OVERLAY DISTRICT NO. 84

DATE: December 22, 2015

LOCATION: West side of 3700 block S. Jefferson Ave.

APPLICANT: Gillenwaters Developers, Inc.

TRACT SIZE: Approximately 5 acres

EXISTING USE: Undeveloped

PROPOSED USE: Senior Independent Living Center

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GR & R-SF	Vacant land & school property
East	R-SF	Kickapoo High School
South	GR & O-1	Office building and vacant land
West	HC and O-1	Shopping Center and Office uses

COMPREHENSIVE PLAN:

The Growth Management and Land Use Plan of the City's Comprehensive Plan designates this area as appropriate for medium intensity retail, office or housing uses. The Comprehensive Plan states that office developments can be used as transitions and buffers between commercial and residential development. Appropriate zoning districts include the Office District and more intense commercial zoning districts.

BUILDING DEVELOPMENT SERVICES COMMENTS:

Building Development Services does not have any issues with the requested rezoning of the subject property to O-2.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Rezoning this amount of acreage from O-1 to O-2 triggers a traffic study due to the AM peak traffic anticipated to be generated. The City is currently planning

improvements to Primrose Avenue, therefore, we do not anticipate this development impacting Primrose that would require improvements beyond the planned improvements by the city. The site plan shows two proposed access points to Jefferson Avenue. With the existence of Kickapoo High School across the street, if the development wishes to provide public access to Jefferson, a traffic study will need to be submitted and approved, based on what is being developed, prior to development to determine the impact on Jefferson Avenue. If the development does not provide public access to Jefferson, a traffic study will not be required.

STORMWATER COMMENTS:

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

1. Any increase in impervious area from 1985 aerial photo information will require the development to meet current detention and water quality requirements. Impervious surfaces in place prior to 1985 and currently in good condition can be credited as existing impervious surface. Existing gravel surfaces meeting the above definition are only eligible for 50% credit.
2. Stormwater does not appear to be an option: Payment in lieu of construction of detention facilities is not an option for this site due to existing downstream flooding problems.
3. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
4. Offsite flows: Based upon City data, there is a significant amount of offsite concentrated stormwater crossing the subject property. Although stormwater detention and water quality do not have to be provided for these flows, public improvement plans will be required to modify existing channel that is conveying offsite flows across the subject property. Drainage easements must be provided for this conveyance.
5. Provide topography, with contour intervals not exceeding two (2) feet, showing the locations of any natural features such as watercourses, drainage ways, flood prone areas, sinkholes or other geological features within the site, and contributing off-site drainage areas.

CLEAN WATER SERVICES COMMENTS:

No objections to zoning change however the proposed buildings are still in conflict with existing sewer. Either the buildings or the sewer will have to be relocated.

CITY UTILITIES:

The zoning change will not impact City Utilities.

ADJACENT PROPERTY OWNER COMMENTS:

Six (6) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. No one has objected to date.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on December 9, 2014 regarding the request for O-2, Office zoning with Conditional Overlay District #84. A summary of the meeting is attached (Attachment 2).

STAFF COMMENTS:

1. The Growth Management and Land Use Plan of the City's Comprehensive Plan designates this area as appropriate for medium intensity retail, office or housing uses. The Comprehensive Plan states that office developments can be used as transitions and buffers between commercial and residential development. Appropriate zoning districts include the Office District and more intense commercial zoning districts.
2. The applicant is proposing to rezone the property from an O-1, Office District to an O-2, Office District with Conditional Overlay District #84. The developer is proposing to construct a 3 or 4 story building for a Senior Independent Living Center that exceeds 35 feet. The O-1, Office District has a building height restriction of 35 feet while the O-2, Office District has none. The Conditional Overlay District will restrict public access to Jefferson Avenue unless a traffic study is provided. The traffic impact study will determine whether public improvements are necessary to prevent any safety or traffic flow problems related to the new development.

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with Growth Management and Land Use Plan of the Comprehensive Plan which recommends office developments as transition between commercial districts (to the west) and residential districts (to the east).
2. The Conditional Overlay District will restrict public access to Jefferson Avenue unless a traffic study is provided.

RECOMMENDATION:

Staff recommends **approval** of this request with the requirements of Conditional Overlay District No. 84.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

12/10/14

EXHIBIT 2: NEIGHBORHOOD MEETING SUMMARY

PLN2014-00474

1. Request change to zoning from: 0-1 to 0-2
(existing zoning) (proposed zoning)
2. Meeting Date & Time: December 9, 2014 4-6:30 pm
3. Meeting Location: Kickapoo High School
4. Number of invitations that were sent: 24
5. How was the mailing list generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 1

7. List the verbal comments and how you plan to address any issues:

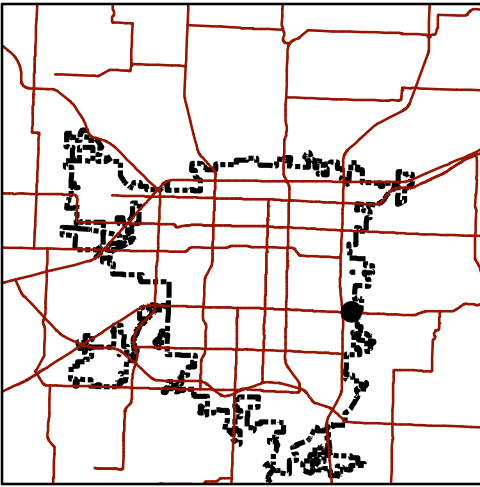
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

The neighbor that attended the meeting had no issues with the rezone.

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

Derek Lee & Leslie Chrystal with Lee Engineering
were present to answer any questions
concerning the rezone.

[illegible]



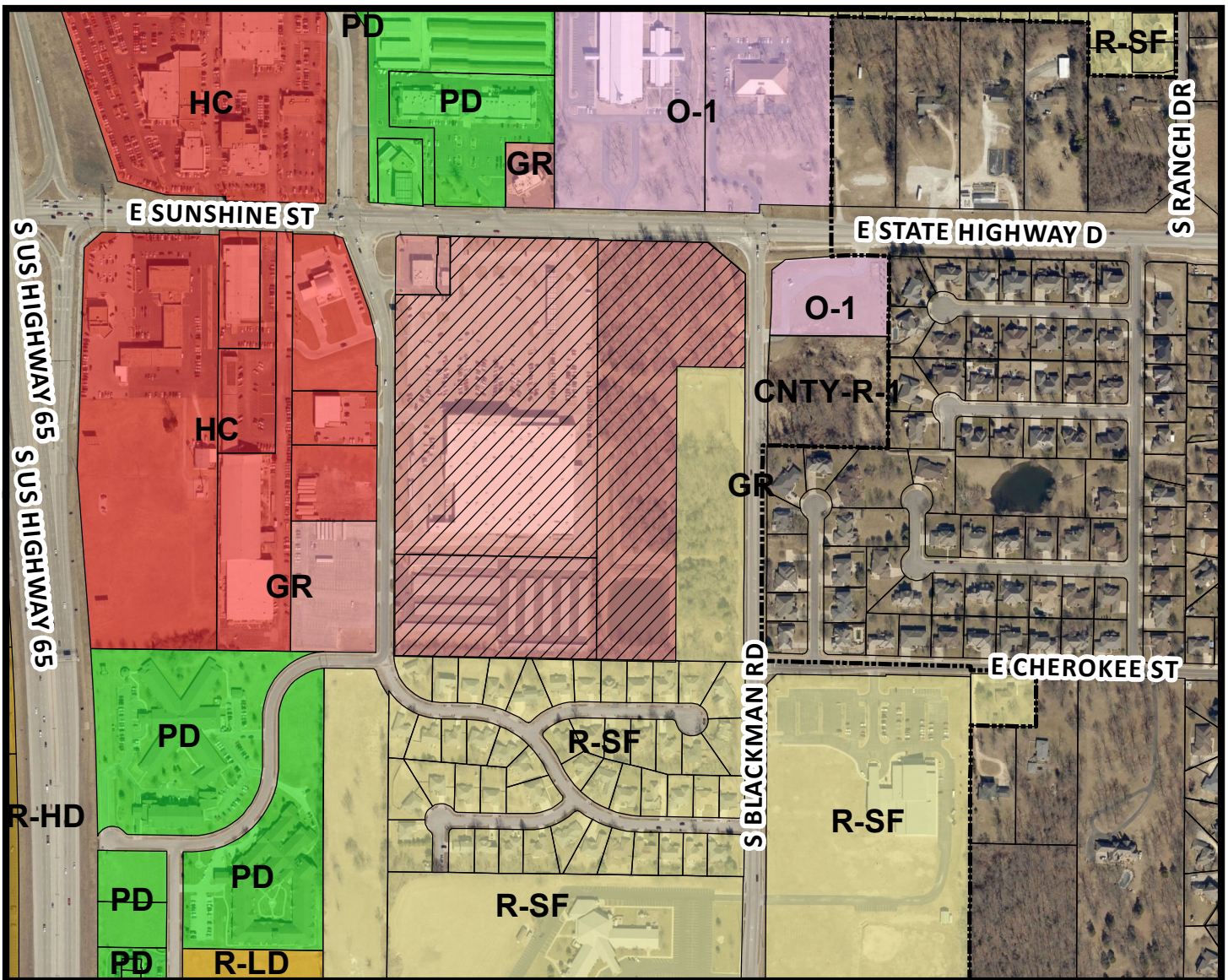
Zoning & Subdivision Report

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

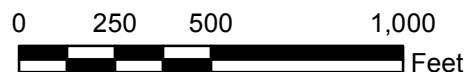
Master Sign Plan - Walmart

Location: 3720 East Sunshine Street
Current Zoning: GR, General Retail District

LOCATION SKETCH



- Area of Proposal



1 inch = 500 feet

Zoning & Subdivision Report

Planning & Development Department ~ 417/864-1611

840 Boonville Avenue ~ Springfield, Missouri 65801

MASTER SIGN PLAN – WALMART

DATE: December 29, 2014

PURPOSE: To approve a Master Sign Plan for WalMart.

BACKGROUND:

LOCATION: 3720 East Sunshine Street

APPLICANT: Walmart Corporation

TRACT SIZE: Approximately 5.257 acres

EXISTING USE: GR, General Retail and O-1, Office uses

PROPOSED USE: Same

RECOMMENDATION:

The request be **approved**.

FINDINGS FOR STAFF RECOMMENDATION:

1. This application meets the requirements for establishment of a Master Sign Plan.
2. Approval of this application will help to identify the “campus” of the two Walmart properties including the Sam’s Club and Walmart Neighborhood Market.

CONDITIONS:

1. 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.
2. All provisions of *Section 5-1411* of the Springfield Zoning Ordinance shall be met.

STAFF CONTACT PERSON:

Alana D. Owen, AICP

Senior Planner

ATTACHMENT A
MASTER SIGN PLAN – WALMART

APPLICANT’S PROPOSAL:

The applicant seeks to establish a Master Sign Plan for the Walmart properties including the Sam’s Club and Walmart Neighborhood Market. The intent is to modify an existing sign to provide signage for both the Sam’s Club and Walmart Neighborhood Market. In addition a freestanding sign is proposed for the Walmart Neighborhood Market.

ZONING ORDINANCE REQUIREMENTS:

A Master Sign Plan application may be approved for the purpose of establishing consistent, logical and equitable signage for: Multiple uses on a single lot; a building group of a single use or multiple uses that may involve multiple properties; or a large tract that contains a single use with multiple services.

The main intent of a Master Sign Plan is to provide clarity of communications regarding tenants and services to users of the premise or building group. A Master Sign Plan is not intended to provide special or additional signage allowance in terms of total effective area than would otherwise be permitted by Section 5-1400 of the Zoning Ordinance.

BUILDING DEVELOPMENT SERVICES COMMENTS:

One of the signs exceeds 40 feet in height. However, this sign is in conformance since it is in the Interstate Highway Commercial Sign District. The master sign plan section does not address this exception. I have discussed this with the Director of Building Development Services and our interpretation is that since the sign meets *Section 5-1400* with respect to the height limit, the intent of the master sign plan is still being met.

STAFF ANALYSIS:

1. The applicant is seeking to create a Master Sign Plan for the Walmart property including the Sam’s Club and Walmart Neighborhood Market. There are two existing signs advertising the Sam’s Club. This proposal is to modify one of the existing signs to include advertisement for the Walmart Neighborhood Market and to permit an additional detached sign for the Walmart Neighborhood Market.
2. The applicant is requesting to modify the existing freestanding sign (Exhibit B) on Bedford Avenue to include signage for the Walmart Neighborhood Market. The height and size of the existing sign will remain the same. The only change to the sign will be the sign face to share advertising for the Sam’s Club and Walmart Neighborhood Market. The existing sign for Sam’s Club on Sunshine will remain unchanged and an additional sign for the Walmart Neighborhood Market will be added on Sunshine. The proposed sign for the Walmart Neighborhood Market will be a monument type sign as shown on Exhibit D with a maximum height of six (6) feet above grade and a maximum effective area of 99.50 square feet.

3. Approval of this Master Sign Plan does not constitute approval of a sign permit. Prior to the placement and/or modification of the signs, a sign permit must be obtained and all other applicable codes and ordinances met.

EXHIBIT 1
REQUIREMENTS FOR MASTER SIGN PLAN – WALMART

Signage is permitted in conformance with Exhibits A through D:

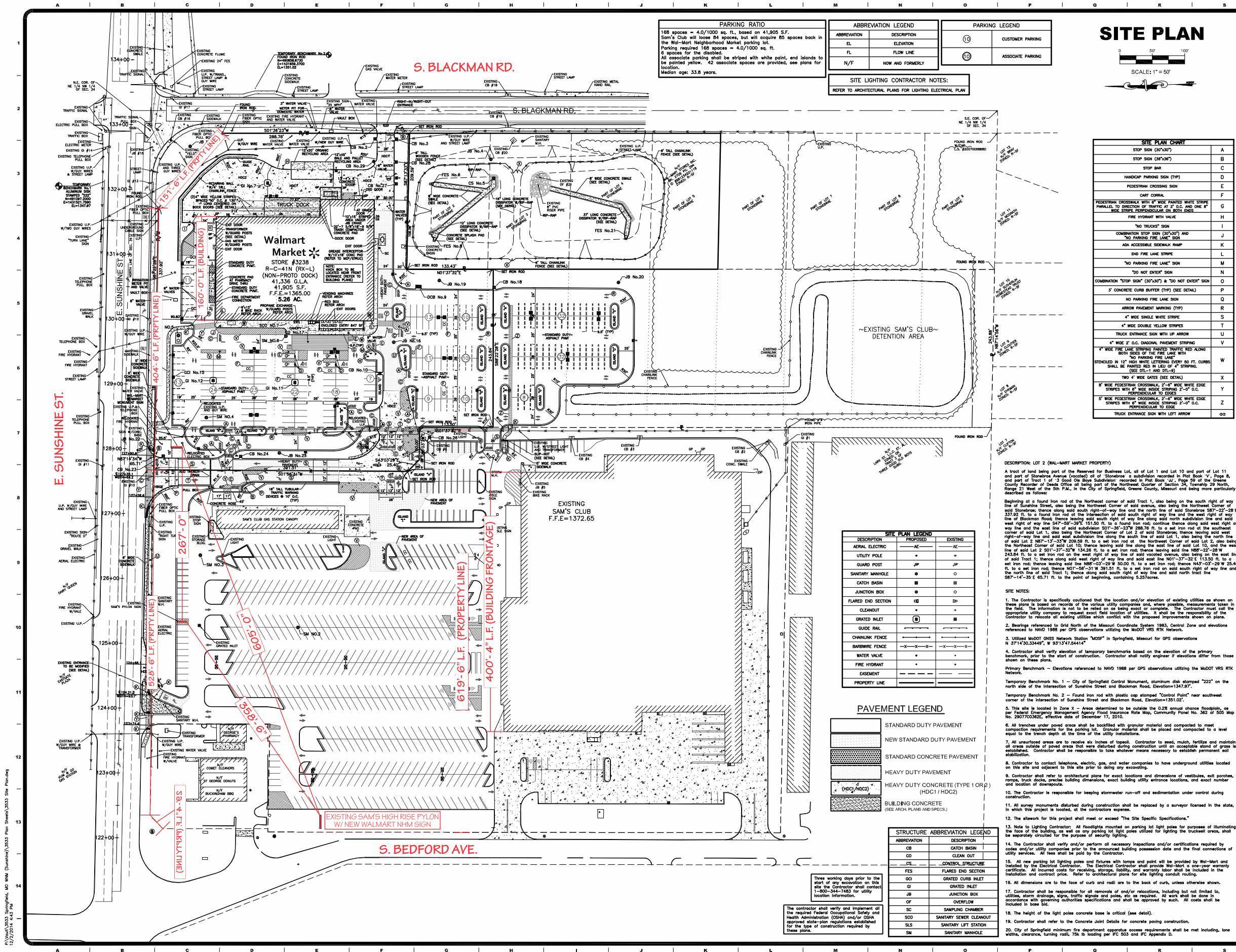
- A. Site plan of premise and location of existing and planned signage and distance between signs.
- B. Existing sign to be modified. Sign shall have a maximum height and effective area as shown on Exhibit B.
- C. Existing sign to remain unchanged. Sign shall have a maximum height and effective area as shown on Exhibit C.
- D. Proposed sign for Walmart Neighborhood Market. Sign shall have a maximum height and effective area as shown on Exhibit D.

EXHIBIT 2
STANDARDS FOR MASTER SIGN PLAN
WALMART

NOTE: See Exhibit E for the Applicant's response to the following.

An application for a master sign plan shall be granted only if evidence is presented which establishes the following:

1. The proposed Master Sign Plan will be consistent with the adopted policies in the Springfield Comprehensive Plan;
2. The proposed Master Sign Plan has the potential to improve the safety and convenience of the motoring public and of pedestrians using the property and the area immediately surrounding the property;
3. The location, lighting and type of signs proposed and the relationship of signs to traffic control is appropriate for the property;
4. The proposed signs 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;
5. The proposed signs, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topography or physical features of the site;
6. The proposed signs will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance;
7. The proposed signs, as shown by the applicant , will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way; and
8. The proposed signs 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 or surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public, safety and general welfare.



REVISIONS

Date: _____

BFA

CONSULTANTS/AGENTS/REVIEWERS

Rick G. Rohlfing, P.E. #29409

**Wal-Mart Stores, Inc. 2001 SE 10th Street
City of Springfield, Greene County, Missouri
Walmart Market #0250-00**

DRAWN
E.J.H.
CHECKED
S.A.M.
DATE
9/18/14
SCALE
1" = 150'
JOB No.
3533
SHEET NAME
SITE PLAN

SP-1

PYLON 1 OPTION 1 - PERMITTING**PROPOSED**

FILE PATH: ART 2014/3RD QUARTER/WALMART/NHM/SPRINGFIELD, MO/E SUNSHINE

CLIENT

WALMART

SALESPERSON

DAVE SCHRIDDE

DATE

SCALE

12/23/2014**3/32" = 1'**

AO #

5327

DESIGNED BY

J WILSON**REVISION HISTORY**

9/26/14 - OPT-1	
12/3/14 - PERMITTING	
12/23/14 - PIPE DIM'S OFF & OAH	

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS.

*ALL MEASUREMENTS ARE APPROXIMATE.

APPROVED BY

DATE

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This is an artistic rendition and final colors / sizes may vary from that depicted herein.



WWW.SIGNHIT.COM



EXISTING PYLON

EXISTING PYLON - SUNSHINE

SQUARE FOOTAGE:
7'-6" X 12'-0" = 90 SQUARE FOOT



FILE PATH: ART 2014/3RD QUARTER/WALMART/NHM/SPRINGFIELD, MO/E SUNSHINE

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS.

*ALL MEASUREMENTS ARE APPROXIMATE.

CLIENT

▶ **WALMART**

SALESPERSON

▶ **DAVE SCHRIDDE**

DESIGNED BY

▶ **J WILSON**

REVISION HISTORY

12/23/14 - NEW

DATE

▶ **12/23/2014**

SCALE

▶ **1/8" = 1'**

AO #

▶ **5327**

APPROVED BY

▶

DATE

▶

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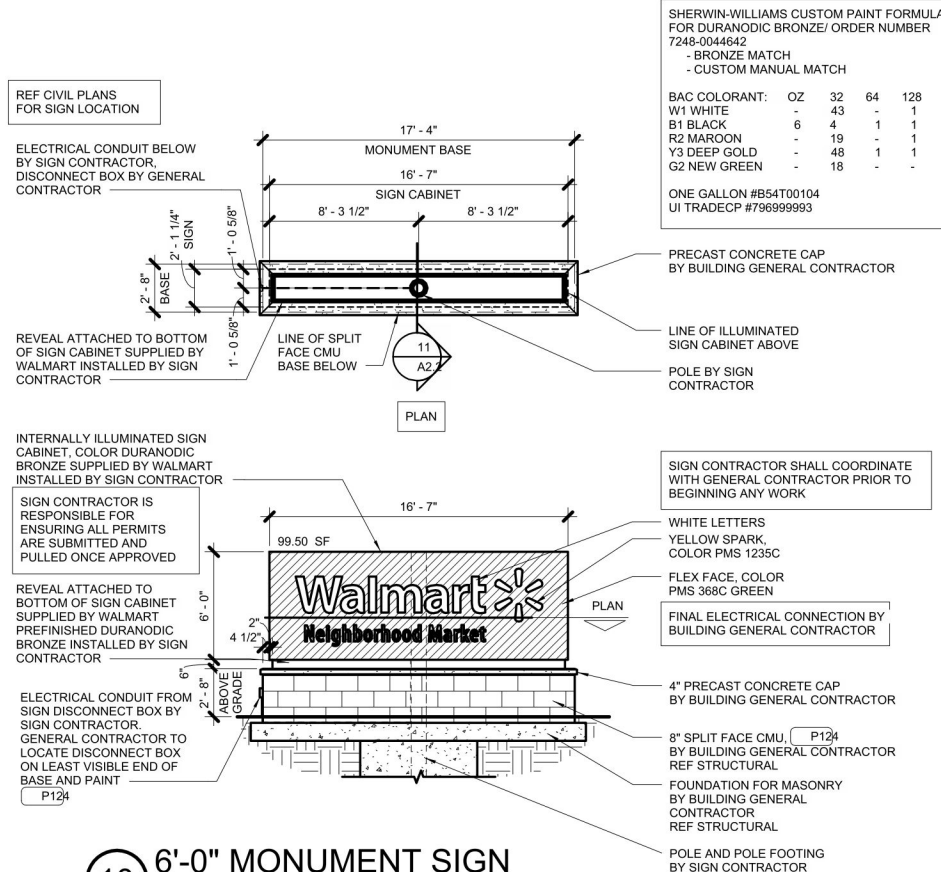
Springfield SIGN & NEON
2531 N. Patterson Springfield, MO 65803

SIGNHIT
.com



6'-0" MONUMENT SIGN

WWW.SIGNHIT.COM



10 6'-0" MONUMENT SIGN

FILE PATH: ART 2014/3RD QUARTER/WALMART/NHM/SPRINGFIELD, MO/E SUNSHINE

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS.

*ALL MEASUREMENTS ARE APPROXIMATE.

CLIENT

WALMART

SALESPERSON

DAVE SCHRIDDE

DATE

12/05/2014

SCALE

3/32" = 1'

AO #

5327

DESIGNED BY

J WILSON

REVISION HISTORY

12/5/14 - NEW - REF A2.2 DRAWING

APPROVED BY

DATE

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SIGN & NEON
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EXHIBIT E
MASTER SIGN PLAN – WALMART

Petitioner's argument on behalf of Master Sign Plan

*Please use this for only- form may be photocopied-please type or print
See on instructions page__for completing Exhibit B*

1). The proposed Master Sign Plan will be consistent with the adopted policies in the Springfield Comprehensive Plan. The Master Sign Plan, as proposed, looks to develop the "campus" of the two Walmart properties, namely *Sam's Club* and *Walmart Neighborhood Market*, the properties physically adjoin each other. We are asking that the overall development of two signs, one each on the two properties, be considered in this application. These two signs are: 1) The free standing sign for the *Walmart Neighborhood Market* property (yet to be built and installed, but approved by the City) and; 2) the existing hi-rise sign on the *Sam's Club* property (West end, nearest to highway 65, shown in art attachments).

Currently the *Sam's Club* sign has a sign face showing "Sam's Club" only. The Master Sign Plan proposal puts forth a request to allow that face to be changed, and to, equally display *Sam's Club* and *Walmart Neighborhood Market*. No physical alteration is to be made to the structure, size or placement of the pre-existing (10+ year old) *Sam's Club* sign, simply put, we are requesting that the sign faces be updated with new faces equally displaying the two entities.

The freestanding sign for the *Walmart Neighborhood Market* property. This has been proposed, submitted to the City and has permits to allow construction of a 6' x 16'7" size sign, to be 9'2" in overall height. This sign is approved at 9' 2" in height and 99.5 sq. ft. in size. This sign is significantly reduced from the maximum allowed of 40' overall height and 400 sq. ft. in size.

Our overall effort to reduce this freestanding sign in size and height, is compatible with, and sensitive to, the fact that these commercial properties (*Walmart Neighborhood Market* and *Sam's Club*) are in a transitional zoning area, namely residential zoning to the East.

Allowing the *Walmart Neighborhood Market* to share the sign face of the existing *Sam's Club* sign, as put forth in this application, removes the need to build a similar hi-rise sign for the sole purpose of the *Walmart Neighborhood Market* property, and therefore the reason for the permit application for the ground based monument type sign.

We feel this significantly eases the transitional zoning and shows good character on behalf of the overall development for the surrounding properties as a whole. Additionally, the existing hi-rise *Sam's Club* sign is further West (embedded deeper into commercial zoning) than that of any new construction for the *Walmart Neighborhood Market* sign. So we believe that to share the *Sam's Club* sign is a good alternative to constructing a new hi-rise *Walmart Neighborhood Market* sign. Keeping the lower, ground based monument sign (as permitted) for the *Walmart Neighborhood Market* Property and sharing the existing sign face on the *Sam's Club* hi-rise sign, we feel is a prudent decision and we ask that you approve our Master Sign Plan.

2). The proposed Master Sign Plan has the potential to improve the safety and convenience of the motoring public and of the pedestrians using the property and the immediately

surrounding area. The Master Sign Plan as proposed enhances the general way finding for both businesses, *Sam's Club* and *Walmart Neighborhood Market*. The pre-existing free standing sign is a clear icon for identity from the 65 and Sunshine intersection that allows the motorist to clearly identify both business upon exiting Highway 65 or advancing from the West to the East along Sunshine. Clear and concise travel/way-finding leads to proper maneuvering and correct lane placement in advance of the final moment necessary to make exit for the business destination. This is not only very convenient to the motorist but also helps to reduce last minute maneuvering and therefore reducing potential congestion caused by last minute lane changes.

3). The location, lighting, and type of signs proposed and the relationship of signs to traffic control is appropriate for the property. All lighted signage at *Sam's* has been in place for 10 years or more and signage at the *Walmart Neighborhood Market* has just been recently permitted. Signage for both properties follow conventional, standard lighting as currently allowed in the Springfield Sign Code. No signs directly compete with or in any other fashion create any confusion with traffic control. There are no known complaints for any signage for either location.

4). The proposed signs will be constructed, arranged, and operated so as to not dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. The existing sign has been in place for 10+ years, and is significantly set back from the edge of Sunshine Street. This sign is above the local placement (street grade) and with purpose to direct long distance traffic. Local (close-in) traffic or neighboring property are unaffected by this sign (other than as previously mentioned as a clear and concise way-finding device from a distance). Property development on both sides of the *Sam's Club* (South side of Sunshine) has been subsequent and numerous to the installation of this 10+ year old sig. No known interference exists for the *Walmart Neighborhood Market*, the *Bank of Missouri* or *State Beauty Supply*. The development overall surrounding the subject properties has been robust in recent years.

5). The proposed signs, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any natural topography or physical features of the site. The sign, as proposed, is for a sign face change only. There are to be no physical modifications of the structure of the sign or to the ground in which the sign has resided for the last 10+ years. No natural topography or physical features of the land will be altered.

6). The proposed sign will not result in the destruction, loss or damage of any natural, scientific or historic feature of significant importance. The proposed sign face change does not create any destruction, loss or damage to any natural, scientific or historic feature.

7). The proposed signs, as shown by the applicant, will not interfere with any easements, roadways, rail lines, utilities, and public or private right of ways. This sign is pre-existing with no such interference of easements, roadways, rail lines, utilities, and public or private right of ways, sign faces are the only proposed change in this application.

8). The proposed signs 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 or surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public, safety and general welfare. The sign has been standing in this neighborhood for 10+ years with no known adverse effect upon the surrounding property or other matters, as listed, to adversely affect the public.

Zoning & Subdivision Report

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

Amended Redevelopment Plan for the Woodruff Redevelopment Area

DATE: December 29, 2014

PURPOSE: To approve the Amended Redevelopment Plan for the Woodruff Redevelopment Area.

LOCATION: Generally located along the west side of North Jefferson Avenue between East Olive Street and Park Central East (331 Park Central East).

APPLICANT: Woodruff Redevelopment Corporation

STAFF RECOMMENDATION:

Staff recommends the Amended Redevelopment Plan for the Woodruff Redevelopment Area be **approved**.

FINDINGS:

The Amended Redevelopment Plan for the Woodruff 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 1: Legal Description
Exhibit 2: Location Map
Exhibit 3: Amended Redevelopment Plan

ATTACHMENT A
Background Report
Amended Redevelopment Plan for the Woodruff Redevelopment Area

Applicant's Proposal:

The Woodruff Redevelopment Corporation has filed an Amended Redevelopment Plan for the Woodruff Redevelopment Area (*Exhibit 3*) to address certain nonconformities resulting from changes made to the proposed redevelopment project. The original Redevelopment Plan, which was adopted by City Council on May 6, 2013 ([Special Ordinance No. 26233](#)), proposed to rehabilitate and convert the Woodruff Building into a residential and commercial mixed-use development featuring three commercial units on the first floor and 96 market-rate residential apartments on the upper floors, which would have been rented by the unit. However, following the adoption of the Plan, the number of proposed residential apartments was reduced to 90 units, which will be rented by the bed, as opposed to by the unit. Additionally, the developer has acquired a small, 0.06 acre parcel of land located along North Jefferson Avenue between the Woodruff Building and the adjoining parking lot (the "Pool Tract"). The developer proposes to incorporate this parcel into the Redevelopment Area (*Exhibits 1 & 2*) and construct an outdoor pool for the residential tenants.

The Amended Redevelopment Plan for the Woodruff Redevelopment Area will reduce the number of residential apartments from 96 dwelling units that are rented by the unit to 90 dwelling units that are rented by the bed. The Amended Plan will also expand the Redevelopment Area boundaries to include the Pool Tract. These changes will bring the Redevelopment Plan into conformance with the redevelopment project as it is being constructed and enable the project to receive partial real property tax abatement pursuant to Chapter 353, RSMo.

Comprehensive Plan:

1. According to the *Springfield Area Land Use Plan*, the area in and around the Woodruff Redevelopment Area is classified as "Greater Downtown." This land use category allows and promotes high-intensity office, retail, housing, academic, and public land uses, preferably in mixed-use buildings with a strong pedestrian orientation. The Plan identifies the Center City District as the most appropriate zoning district. The Woodruff Redevelopment Area is zoned CC, Center City, and will contain a mix of high-density multi-family residential and commercial uses. The proposed redevelopment will also have a strong pedestrian orientation due to its location in downtown Springfield and its close proximity to public transit, retail shops, parks, restaurants, entertainment venues, and other downtown amenities.
2. The *Center City Plan Element* of the *Springfield-Greene County Comprehensive Plan* notes that the Center City area suffers from physical deterioration and economic obsolescence. The Redevelopment Plan addresses those issues.

3. An objective of the *Center City Plan Element* is to “Reestablish a unique position for Greater Downtown within the larger marketplace; one that is of value to the community and its residents.” One of the recommended actions for achieving that objective is to promote the emergence of a residential base in Greater Downtown. The Plan mentions that Greater Downtown housing can utilize vacant building space and help create round-the-clock activity, which should be a top priority. It also states that available incentives should be considered for such projects.

Staff Comments:

1. Chapter 353, RSMo and Chapter 36, Springfield City Code authorize the establishment of Urban Redevelopment Corporations for purposes of redeveloping blighted areas. In accordance with the Statute, the City of Springfield may grant up to 25 years of partial real property tax abatement to encourage redevelopment of blighted areas. During the first ten years, 100 percent of the incremental increase in real property taxes on the land along with 100 percent of the real property taxes on the improvements are abated. The Developer continues to pay real property taxes based on the assessed value of the land prior to redevelopment. During this ten-year period, the Developer also makes annual payments in lieu of taxes (PILOTs) that are equal to the property taxes that were due on the improvements during the year preceding redevelopment. Combined, the payment of taxes on the land and PILOTs on the improvements are equal to the property taxes paid on the land and improvements during the year preceding redevelopment. This ensures that the affected taxing jurisdictions do not experience a decrease in real property tax revenue as a result of the abatement. During the remaining 15 years of tax abatement, 50 percent of real property taxes on both the land and improvements are abated. In order to receive the abatement, the redevelopment area must be redeveloped and used in accordance with an adopted redevelopment plan.
2. Approval of the Amended Redevelopment Plan will enable the developer to complete the redevelopment project and qualify for partial real property tax abatement pursuant to Chapter 353, RSMo.
3. Prior to issuing building permits for the redevelopment project, all three parcels within the redevelopment area (including the Pool Tract) were combined into a single lot. Because these parcels are now one lot and are being redeveloped as a single project, Staff believes it is reasonable to expand the Redevelopment Area boundaries to include the Pool Tract.
4. Besides modifying the number and type of residential apartment units that will be constructed and expanding the Redevelopment Area boundaries to include the Pool Tract, all other elements of the Amended Redevelopment will remain substantially similar to the original Redevelopment Plan.

EXHIBIT 1
Legal Description
Amended Redevelopment Plan for the Woodruff Redevelopment Area

That certain parcel or tract of land being a part of the Lot 26 and Lot 13, Block 7, Original Plat of the Town of Springfield, Greene County, Missouri, being more particularly described as follows:

Beginning at a set cotton spindle at the southeast corner of said Lot 26; thence S89°58'51"W, along the north right-of-way line of Park Central East, a distance of 100.15 feet to a cut "X" in the concrete sidewalk; thence, N00°45'25"E, a distance of 139.08 feet to a point; thence N00°41'20"E a distance of 13.01 feet to a point; thence N89°59'16"E, a distance of 21.99 feet to an existing ½" iron pin; thence N00°50'10"E, a distance of 82.11 feet to an existing "X" cut in the concrete sidewalk; thence, along the south right-of-way line of Olive Street for the following two (2) described courses: thence, along a non-tangent curve to the right, said curve having a radius of 225.78 feet, a central angle of 12°01'55", an arc distance of 47.41 feet, along a chord bearing S79°32'49"E to a cut "X" in the concrete sidewalk; thence, S68°50'28"E, a distance of 33.21 feet to a cut "X" in the concrete sidewalk, said point also being on the west right-of-way line of Jefferson Avenue; thence S00°40'54"W along said west right-of-way line a distance of 213.59 feet to the point of beginning. Containing 20,992.55 square feet (0.48 acres) more or less.

EXHIBIT 2
Location Map
Amended Redevelopment Plan for the Woodruff Redevelopment Area

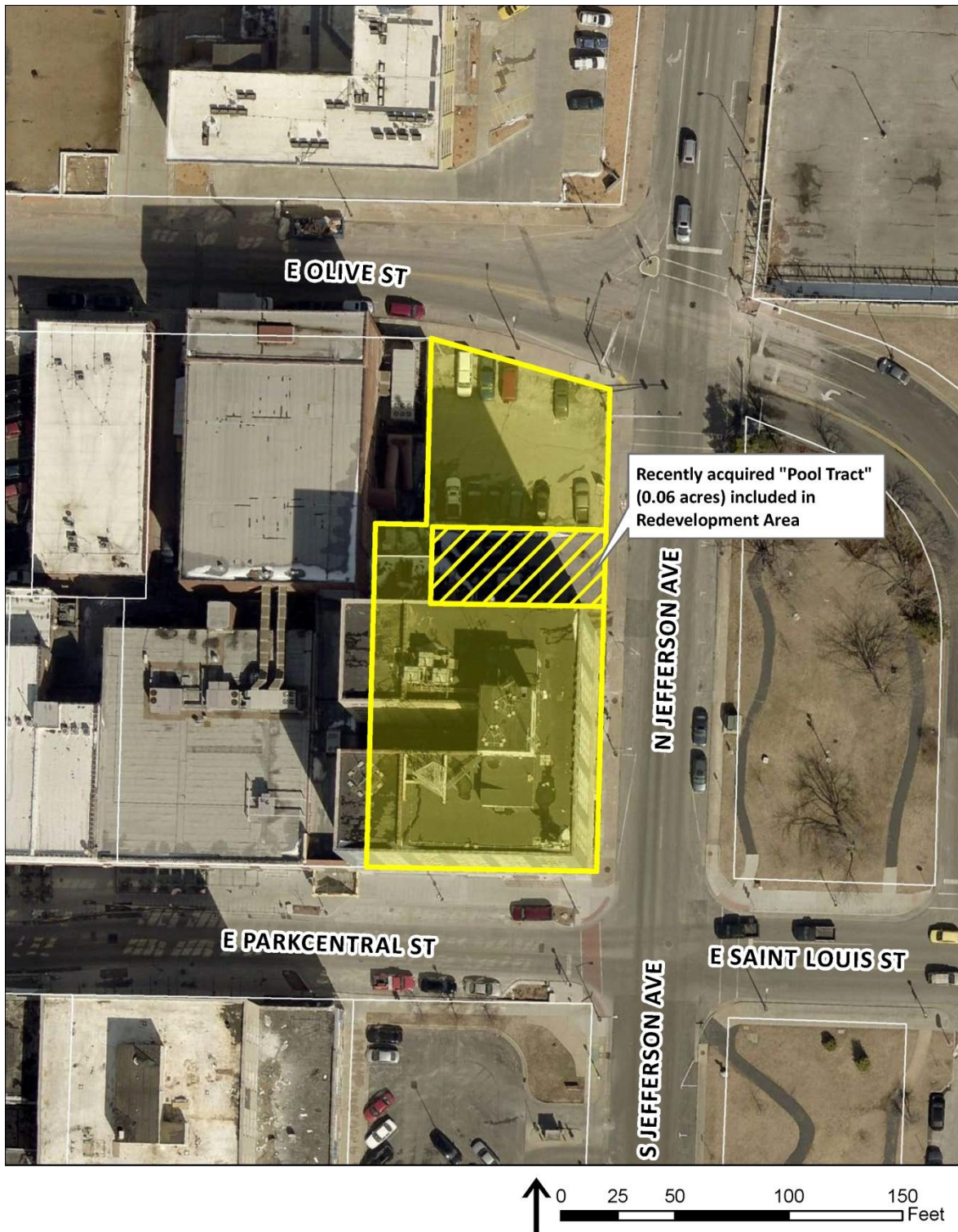
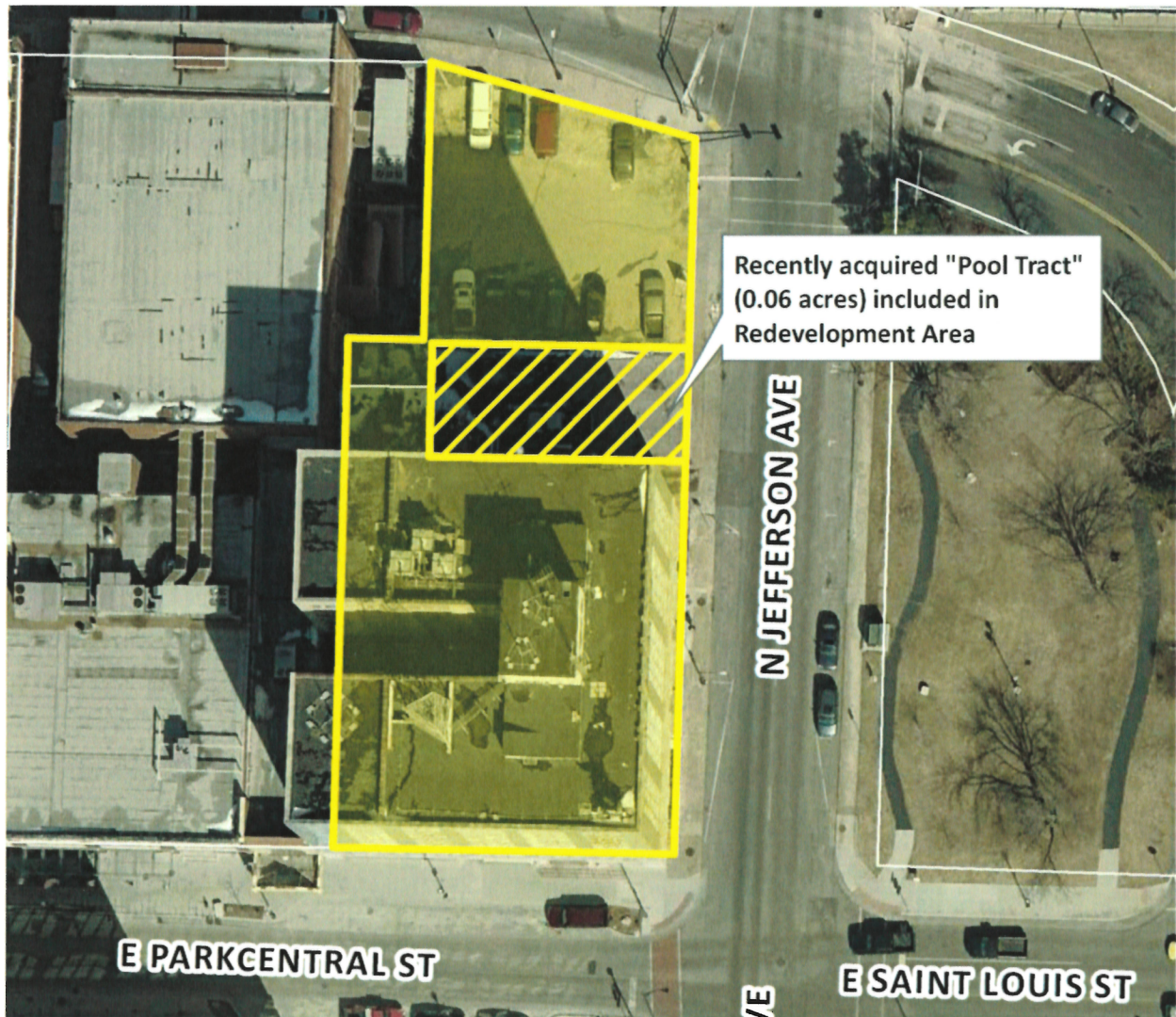


EXHIBIT 3
Amended Redevelopment Plan
Amended Redevelopment Plan for the Woodruff Redevelopment Area

Item 2 (c)
Amendment to the Redevelopment Plan
Woodruff Redevelopment

This Amendment to the Development Plan for the Woodruff Redevelopment Area (the "Amended Plan") amends the Development Plan for the Woodruff Redevelopment Area (the "Original Plan") for the Woodruff Redevelopment Area, both originally approved by the City Council of the City of Springfield, Missouri ("City Council") on May 6, 2013 by Special Ordinance No. 26233 (the "Ordinance"). The original area (excluding the "Pool" tract) was previously blighted. This Amendment provides for the redevelopment of the expanded Redevelopment Area to include the "Pool" tract (the "Redevelopment Area"). The Original Plan is being amended to reflect the new boundaries, lower unit count, updated unit mix and amenities.



A map of the Redevelopment Area is included in Section 2.f of this application and the legal description is included in Section 2.a. All exhibits referenced in this Amended Plan are hereby incorporated into the Amended Plan as if fully set forth herein.

The Blight Report, approved by the City Council May 6, 2013 as part of the Original Plan, documented the existence of the following blighting factors in the Redevelopment Area: (i) the buildings are outdated, have functionally obsolete mechanical systems, are have inadequate and outmoded designs, (ii) the presence of hazardous substances, and (iii) overall economic underutilization. The proposed redevelopment will remediate the blighting conditions.

The Woodruff Building is a contributing structure in the Springfield Public Square National Historic District and is situated within the Woodruff Redevelopment Area. As part of this Redevelopment Plan, the Woodruff Building will undergo historic renovation and will be transformed from a commercial office building into upscale mixed use project consisting of “by the bed” residential units and commercial spaces as well as amenities servicing each use.

The Woodruff Building located at 331 Park Central East and originally constructed in 1909, consists of three parcels, which will be redeveloped into a ten-story apartment building consisting of 90 “by the bed” units and commercial suites consisting of approximately 5,500 square feet of space. The building contains approximately 102,807 square feet of gross building area and approximately 70,000 square feet of net rentable area. The project will be located on three parcels that have been combined into one with a total site area of .482 acres, or 20,992 square feet.¹ The Redevelopment Area will be designed based on a metropolitan or “higher-end” project instead of a loft apartment building.

Framing will be poured in place concrete frame and floors. The foundation will consist of stone and brick with a full basement. Exterior walls will be concrete panels and brick. Since the Woodruff Building is a contributing structure in the Springfield Public Square National Historic District, windows will be single hung, double pane glass in aluminum frame, per historic renovation requirements, and the roof will feature a flat, rubber membrane roof. Additionally, asbestos will be removed from the Redevelopment Area and lead based paint will be remediated. These proactive actions ensure a safe place for the tenants of The Woodruff.

The first floor will consist of a leasing office, community area, bellman, media room, access to the outdoor pool, a yoga room, and the commercial suites.

All of the units will have superior quality and amenities than the other competing properties in the local market. The residential amenity package will contain a media room, outdoor pool (with raised fencing), community room, bellman/concierge, adjacent surface parking, indoor bike storage, yoga room, and the cardio & weight room.

There will be a mixture of one, two, and three bedroom units. Projected floor plans, building elevations, and site plan are included in Section 2.f and incorporated into the Amended Plan as if fully set forth herein. Unit floor plans feature an entry into a hallway or the living area, an open kitchen, a private bath for each bedroom, and an open living area. Bedrooms and living areas will have faux wood laminate flooring or carpet and the walls and ceilings will be finished with

¹ See Section 2.f for Site Plan

drywall and painted. Bathrooms will contain ceramic tile flooring, tub/shower combination, a ceramic tile shower with a glass door, wood cabinets with under counter storage, and laminate or hard surface counter tops. All units will have a “wall” or “galley” shaped kitchen with wood cabinets, faux wood flooring, and hard surface counter tops. Appliances will be energy star, stainless steel and include a refrigerator with an ice maker, an electric oven/range combination, a double sink with disposal, a dishwasher, and a microwave with a hood. Each unit will be wet sprinklered with a hard wired fire alarm and will contain washer/dryer. Additionally, each unit will be fully furnished.

The subject property will generate income from approximately 5,500 square feet of commercial space to be located on the first floor of the building. Depending on market forces, the leases are anticipated to be triple net.

There will be a total of 150 parking spaces provided for the project. Some will be on the property and the remaining will be in a parking garage located immediately south of the property lot that is operated by the owner of the garage with spaces for lease. The intent is for the developer to enter into a lease agreement with the owner of the garage for additional spaces and not charge parking to the residents. The parking is 1.67 spaces per unit or nearly a one (1) to one (1) ratio per bedroom. With parking at 150 proposed spaces, it is not considered to be an issue. Furthermore, the vast majority of downtown units do not have any on-site parking, making the subject more attractive to potential tenants. The commercial space patrons will utilize current on-street parking and the numerous public parking garages located downtown.

The redevelopment area is located within Center City study area, which is discussed in the Center City Plan Element of the Springfield-Greene County Comprehensive Plan. This plan is the City’s guide for private investments and public improvements for a major part of central Springfield. It describes the overall tone of Center City as an area of the City that is in need of revitalization and new investment that will also preserve and enhance historic properties and landmarks.² The Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan designates the area, in and around the Redevelopment Area, to be in the Greater Downtown District. As the Land Use category allows and promotes retail businesses, office buildings, industry, housing, and parking, the Redevelopment Area will focus primarily on promoting housing and retail businesses with an emphasis on pedestrian orientation.

Center City consists of several distinct districts, one of which is the Greater Downtown District. The Redevelopment Area is located in the center of this district, approximately one block east of Park Central Square. One of the Center City Plan Element’s overall goals is for the Greater Downtown District to be a well-maintained, attractive and inviting environment alive with business, shopping, and visitors.³ One of the Plan’s recommended actions for achieving this goal of creating a vibrant, mixed-use urban center is to promote the emergence of a residential case in Greater Downtown.⁴ The Center City Plan Element suggests that the Greater Downtown housing can utilize vacant building space and help create round-the-clock activity, so it should be a top priority.⁵ The Center City Plan Element further explains that although there are a number

² See Center City Plan Element

³ See Center City Plan Element

⁴ See Center City Plan Element

⁵ See Center City Plan Element

of small loft projects, the potential depth of the Greater Downtown housing market remains untapped.⁶

The redevelopment of the Woodruff Building will conform with Center City Plan Element and comply with all applicable building and zoning regulations. It is important that the community work to fill the empty spaces between buildings, bring housing into every district, and create areas that combine housing, jobs and entertainment uses. The City, in turn, should encourage infill development on underutilized sites to reinforce and re-knit the pattern of buildings, to fill the voids, and to expand the volume of this Greater Downtown district.

⁶ See Center City Plan Element

Item 2 (d)
Project Stages & Timing
Woodruff Redevelopment
Springfield, Missouri

The subject property is currently under the applicant's control via Warranty Deed.

This project is being financed through local lenders. One local bank is providing the construction/permanent loan and another bank is providing the historic tax credit bridge loans (federal and state). The closing on the loans and partnership occurred June 19, 2014.

Construction is underway and anticipated to be complete June 30, 2015. This will allow one month for the owner to install furniture and complete the final touches (signage, art work, etc.)

Tenants are expected to move in during the first half of August 2015.

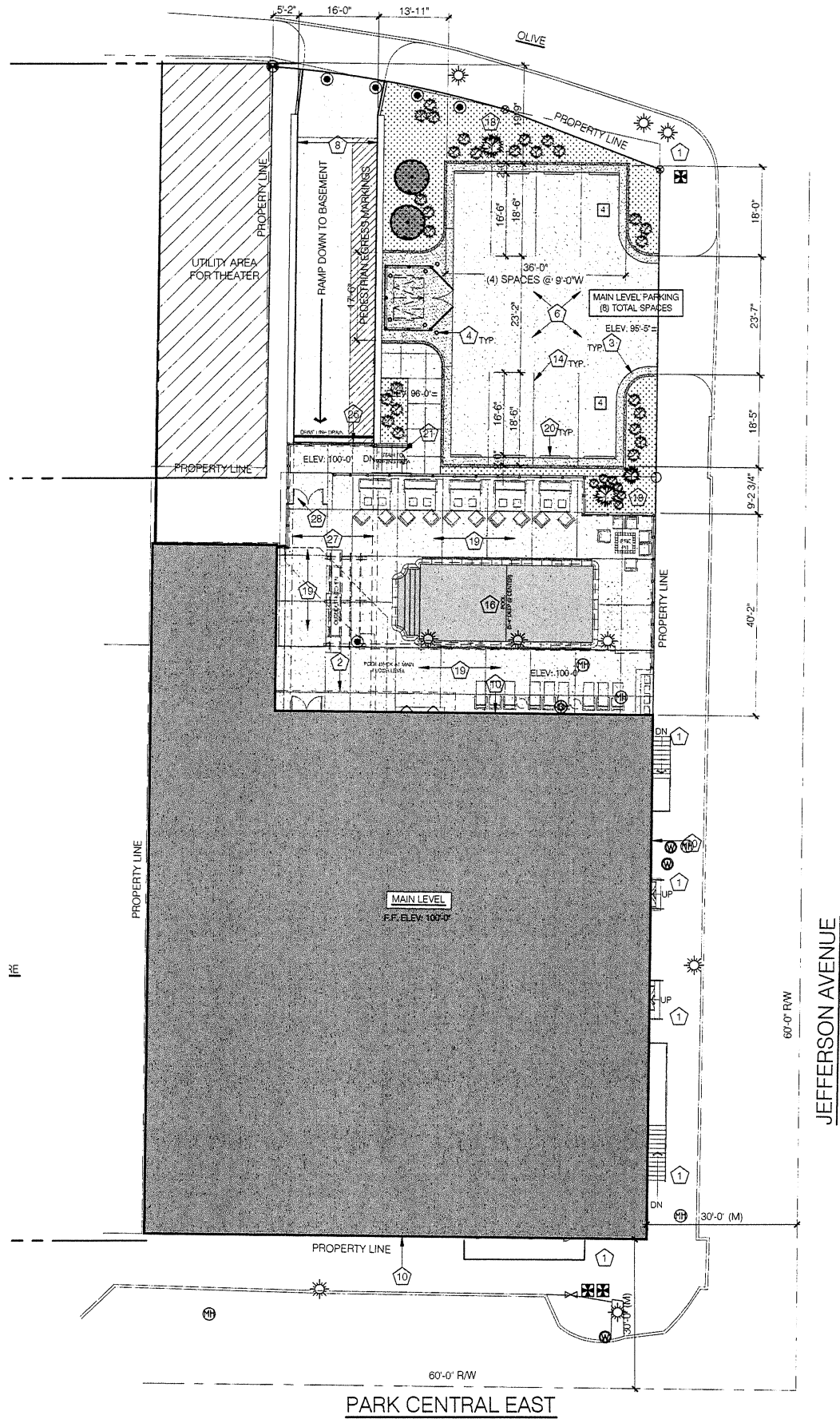
Item 2 (a)
Legal Description
Woodruff Redevelopment
Springfield, Missouri

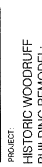
Please note: The City of Springfield approved Administrative Subdivision No. 6973 on July 9, 2014, which combined all three properties in the Woodruff Redevelopment Area into one lot before the building permit could be issued.

That certain parcel or tract of land being a part of the Lot 26 and Lot 13, Block 7, Original Plat of the Town of Springfield, Greene County, Missouri, being more particularly described as follows:

Beginning at a set cotton spindle at the southeast corner of said Lot 26; thence S89°58'51"W, along the north right-of-way line of Park Central East, a distance of 100.15 feet to a cut "X" in the concrete sidewalk; thence, N00°45'25"E, a distance of 139.08 feet to a point; thence N00°41'20"E a distance of 13.01 feet to a point; thence N89°59'16"E, a distance of 21.99 feet to an existing ½" iron pin; thence N00°50'10"E, a distance of 82.11 feet to an existing "X" cut in the concrete sidewalk; thence, along the south right-of-way line of Olive Street for the following two (2) described courses: thence, along a non-tangent curve to the right, said curve having a radius of 225.78 feet, a central angle of 12°01'55", an arc distance of 47.41 feet, along a chord bearing S79°32'49"E to a cut "X" in the concrete sidewalk; thence, S68°50'28"E, a distance of 33.21 feet to a cut "X" in the concrete sidewalk, said point also being on the west right-of-way line of Jefferson Avenue; thence S00°40'54"W along said west right-of-way line a distance of 213.59 feet to the point of beginning. Containing 20,992.55 square feet (0.48 acres) more or less.

Site Plan





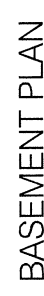
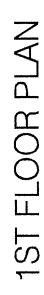
LOCATION
331 PARK CENTRAL EAST

HISTORIC WOODRUFF BUILDING
305 W. COMMERCIAL
SPRINGFIELD, MISSOURI 65803

ARCHITECTURAL ENGINEERING
1531 E. BRADFORD PARKWAY, 320
SPRINGFIELD, MISSOURI 65804

WELLS & SCALETY ENGINEERING
3050 E. BATTLEFIELD
SPRINGFIELD, MISSOURI 65804







ARCHITECTURE | INTERIOR DESIGN
1531 E. Bradford Parkway, Suite 320 Springfield, Mo 65804
Voice: 417.890.5543 Fax: 417.890.5566
MISSOURI: CERTIFICATE OF AUTHORITY NO. A-200600728

PROJECT:

HISTORIC WOODBRUFF

PI III DING BEMODEL :

SKY ELEVEN

LOCATION:

331 PARK CENTRAL EAST
SPRINGFIELD, MISSOURI

OWNER

HISTORIC WOODRUFF BUILDING
305 W. COMMERCIAL
SPRINGFIELD, MISSOURI 65803

MEP ENGINEER:

PELLHAM PHILLIPS
ARCHITECTURAL ENGINEERING
1531 E. BRADFORD PARKWAY, 3200
SPRINGFIELD, MISSOURI 65804
P: 417-865-1672

STRUCTURAL ENGINEER:

WELLS & SCALETY ENGINEERING
3050 E. BATTLEFIELD
SPRINGFIELD, MISSOURI 65804
P: 417-890-7711

MODIFICATIONS:

Digitally signed by Brian Kubik
DN: cn=Brian Kubik, o=OU
email=kubikbga-dc.com, c=US
Date: 2014.03.28 14:48:38 -0500



BRIAN KELLY KUSIK, ARCHITECT

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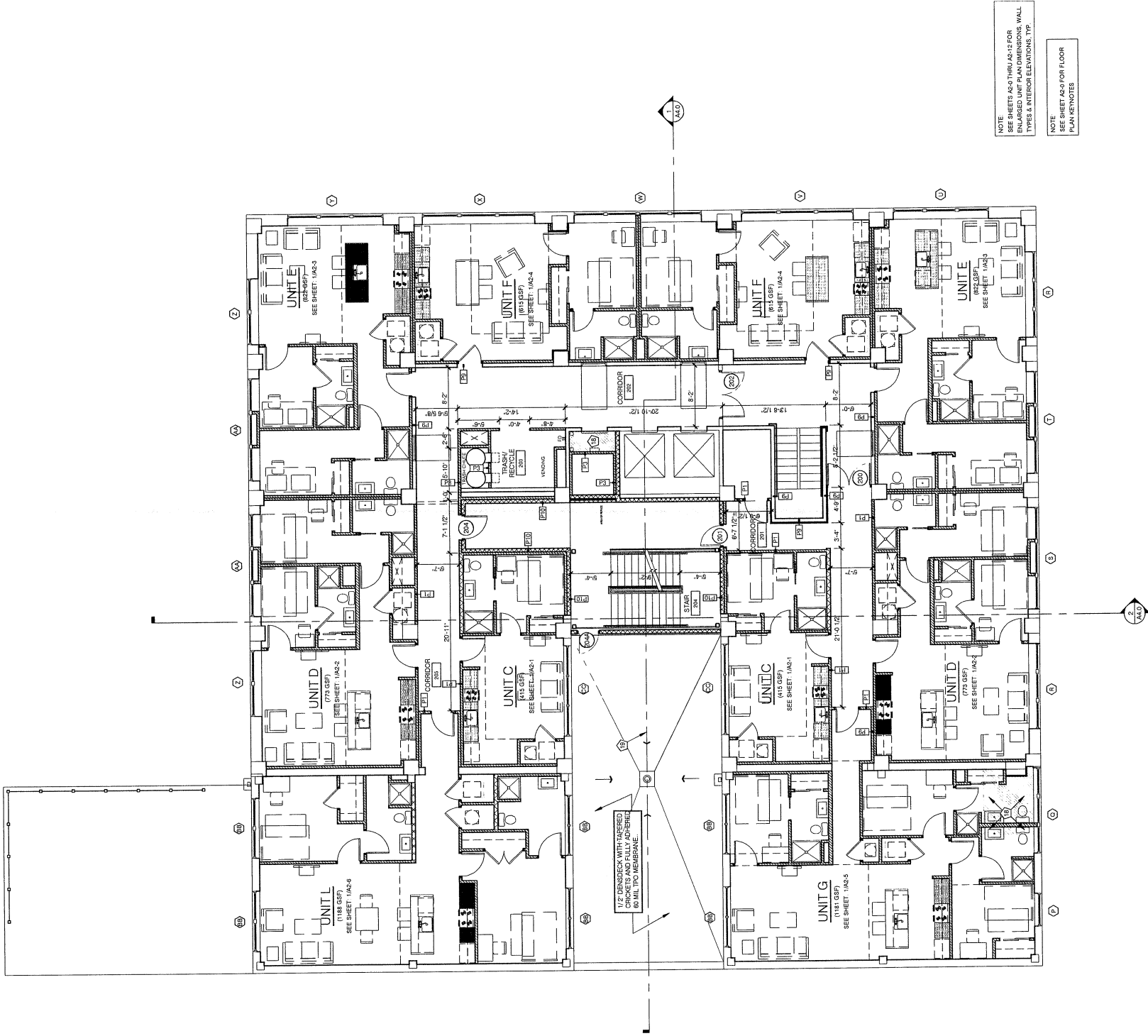
CAD File No. WMB-A1.2	Project No. BKD-1711
Drawn BKK/ALS	Date 03.28.2011

A1-2

SECOND THROUGH FOURTH FLOOR PLANS & LOWER ROOF PLAN

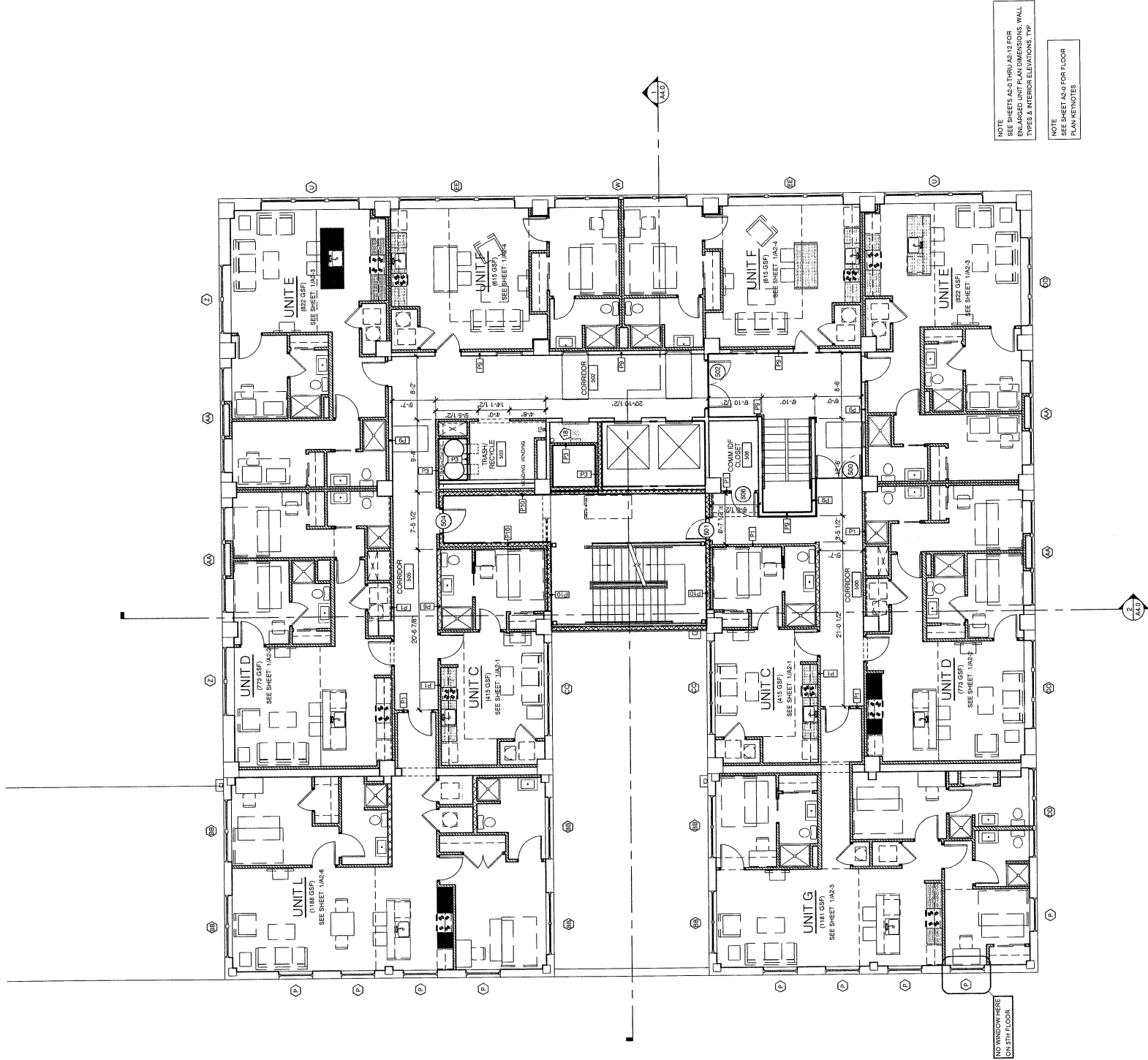
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A1-2

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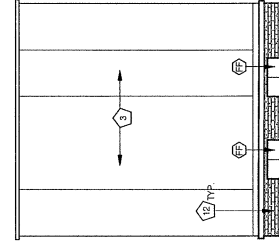
NOTE:
SEE SHEETS A2-0 THRU A2-12 FOR
ENLARGED UNIT PLAN DIMENSIONS, WALL
TYPES & INTERIOR ELEVATIONS. TYP

NOTE:
SEE SHEET A2-0 FOR FLOOR
PLAN KEYNOTES



1 EXISTING METAL PANELS. PAINT "EP1"; SEE EXTERIOR FINISH SCHEDULE THIS SHEET.

- [illegible]



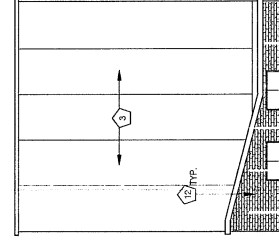
T.O. PENTHOUSE
ELEV: 244'-7 1/2"



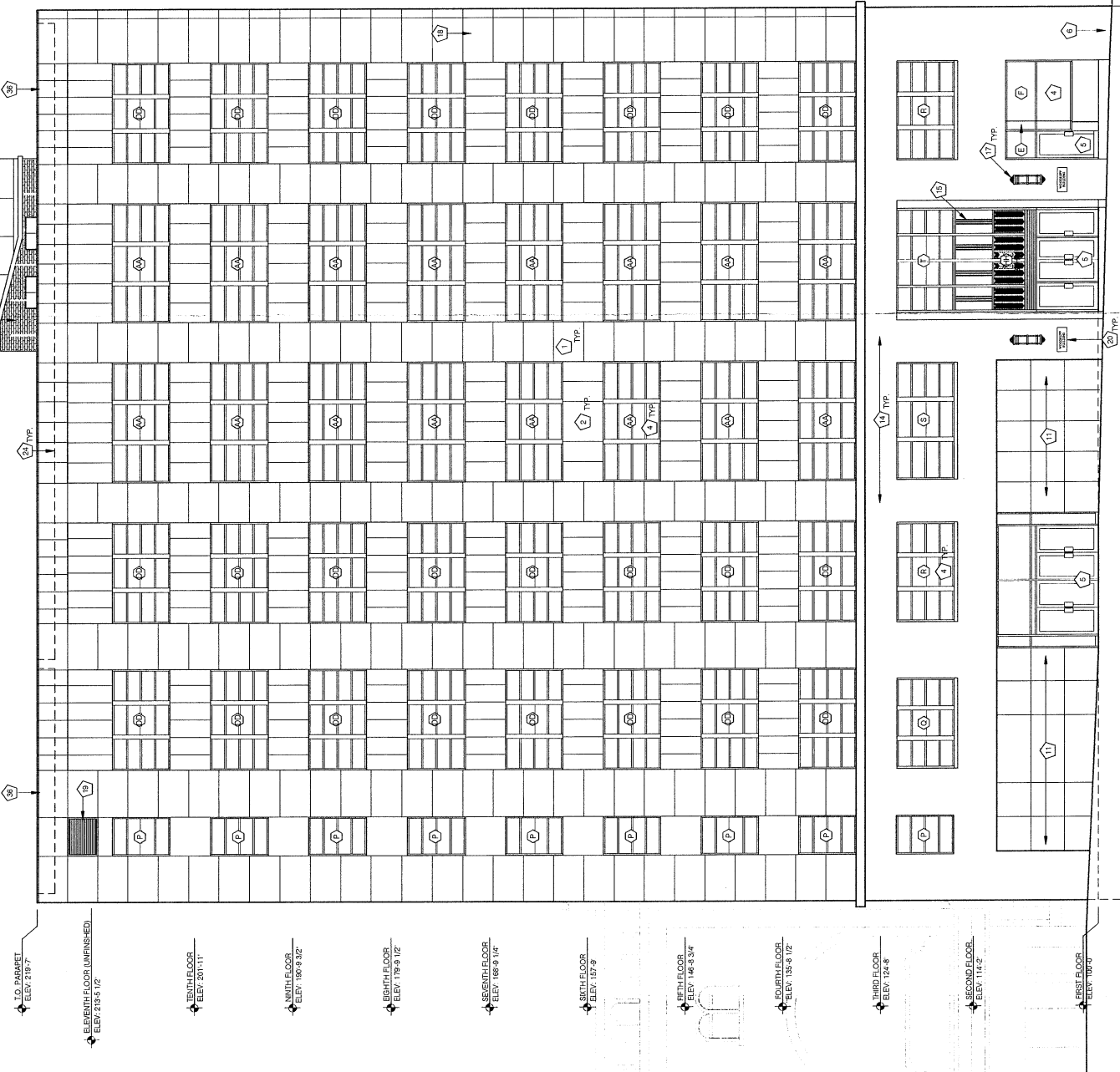
NORTH ELEVATION	2
SCALE 1/8" = 1'-0"	A3-0

EXTERIOR PAINT-

- | | | |
|--|--|--|
| <p>NEW THROUGH-WALL SCUPPER, COLLECTOR BOX & DOWNSPOUT</p> <p>PUMP TO BASEMENT PARKING GARAGE. SEE SITE PLAN ALSO.</p> <p>HORIZONTAL METAL PANEL WALL. SEE SECTIONS FOR DETAILS.</p> <p>REMOVE WINDOW AND REPLACE WITH CMU AND BRICK. SEE PLANS.</p> <p>42" HIGH - 1 1/2" DIAMETER STEEL PIPE RAILING W/ INTERMITTENT HORIZONTAL FALLS. PAINTED</p> <p>REMOVE WINDOW AND REPLACE WITH CMU AND BRICK. SEE PLANS.</p> <p>PROVIDE NEW COLORED ACRYLIC PANELS BEHIND (TO BE BACKLIT). COLOR TO BE DETERMINED. SEE ELECTRICAL ALSO.</p> <p>PARKING GARAGE EXHAUST GRILLE</p> <p>STONE, CERAMIC, METAL COPING TO BE REMOVED AS REQUIRED AND REPLACED WITH NEW STONE, CERAMIC, METAL COPING.</p> <p>REFINISHED, OR REPLACED AS REQUIRED AND REINSTALLED AT EXISTING LOCATION. CONTRACTORS RESPONSIBILITY TO PROVIDE MEANS & METHODS OF PROTECTION AND/OR REFURBISHMENT.</p> | <p>EXISTING WINDOW AND FRAMES TO REMAIN. CLEAN AND REPLACE CALLUITS AS REQUIRED FOR A COMPLETE AND FINISHED RESTORATION.</p> | <p>EXTERIOR PAINT:</p> <p>EP1- MANUFACTURER BENJAMIN MOORE COLOR: BLUE LAKE 1085-40, FINISH: TBO</p> <p>EP2- MANUFACTURER BENJAMIN MOORE COLOR: WORKING SWAY 3055-70, FINISH: TBO</p> <p>EP3- MANUFACTURER BENJAMIN MOORE COLOR: TBO, FINISH: TBO</p> |
|--|--|--|



• T.O. PENTHOUSE
ELEV: 244'-7 1/2"



SOUTH ELEVATION	1
SCALE 1/8" = 1'-0"	A3-0



ARCHITECTURE | INTERIOR DESIGN
1531 E. Bradford Parkway, Suite 320 Springfield, Mo 65804
Voice: 417.890.5543 Fax: 417.890.5566
MISSOURI CERTIFICATE OF AUTHORITY NO. A-76002784

PROJECT:

HISTORIC WOODRUFF BUILDING REMODEL:

SKY ELEVEN

LOCATION:
331 PARK CENTRAL EAST
SPRINGFIELD, MISSOURI

OWNER:
HISTORIC WOODRUFF BUILDING
305 W. COMMERCIAL
SPRINGFIELD, MISSOURI 65803

MEP ENGINEER:
PELLHAM PHILLIPS
ARCHITECTURAL ENGINEERING
1531 E. BRADFORD PARKWAY, 320
SPRINGFIELD, MISSOURI 65804
P: 417-865-1672

STRUCTURAL ENGINEER:
WELLS & SCALEY ENGINEERING
3050 E. BATTLEFIELD
SPRINGFIELD, MISSOURI 65804
P: 417-890-7711

MODIFICATIONS

Digitally signed by Brian Kubik
DN: cn=Brian Kubik, o=US
email=bkubik@us.ibm.com, c=US



BRIAN KELLY KUBIK, ARCHITECT
MO. # 1-2007016110

THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY

SPECIAL NOTICES

in the event the client consents to allow, authorize or disclose to anyone other than the client, its affiliates, subsidiaries or other constituent documents, and these changes are not disclosed in writing by the design professional, the client acknowledges that such changes and the results thereof are not the responsibility of the design professional. The design professional agrees to indemnify the client for any and all damages, including reasonable attorneys' fees, that may be incurred by the client. In addition, the client agrees to the full extent permitted by law, to not claim, nor defend the design professional, nor any of its agents, employees, consultants or subcontractors (including reasonable attorneys' fees and costs) in connection with any claim, suit or action brought by a third party against the design professional. Copyright © 2004 by Sponco-USA, Inc. All rights reserved. No part of the drawings may be reproduced by photocopy or by any other means without the prior written permission of the design professional. Any violation of this notice shall constitute a breach of the contract.

CAD File No	Project No
Drawn	Date
BKK/ALS	03.28.2014

A3-0

EXTERIOR ELEVATIONS



LOCATION:
331 PARK CENTRAL EAST
SPRINGFIELD, MISSOURI

MEP ENGINEER:
PELLHAM PHILLIPS
ARCHITECTURAL ENGINEERING
1531 E. BRADFORD PARKWAY, 320
SPRINGFIELD, MISSOURI 65804
P: 417-365-1672

MODIFICATIONS:

STATE OF MISSOURI
BRIAN KELLY
KUBIK
NUMBER
A-2003019819

BRIAN KELLY KUSIK, ARCHITECT
MO # : A-2003019819

[illegible]

CAD File No.	Project No.
Drawn	BKD-1711
BKK/ALS	Date
	03.28.2014

A3-1

EXTERIOR ELEVATIONS



Item 2 (g)
Rendering
Woodruff Redevelopment

