



Springfield Planning and Zoning Commission

City Council Chambers

Date: February 5, 2015
Time: 6:30 p.m.

Members: Tom Baird, IV (Chairman), Gabrielle White (Vice-Chairman), Matt Edwards, Jason Ray, Phil Young, Melissa Cox, David Shuler, Randall Doennig, Andrew Cline

1. ROLL CALL

2. APPROVAL OF MINUTES

3. COMMUNICATIONS

January 8, 2015

Documents: [PNZ MINUTES 01-08-2015.PDF](#)

City Council Summary 1-26-2015

Documents: [CITY COUNCIL ACTION 1-26-2015.PDF](#)

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 818

211 N. Main, City Utilities of Springfield

Documents: [RE818 REPORT.PDF](#)

6. Grant Easement 814

3400 – 3700 blocks S. Farm Road 119 and 4700 – 5000 blocks W. Farm Road 164, City Utilities of Springfield

Documents: [GRANT EASEMENT 814.PDF](#)

7. Request To Dispose 508

740 N. Belcrest Avenue, City Utilities of Springfield

Documents: [DISPOSE508.PDF](#)

8. PUBLIC HEARINGS

· **9. Vacation 775**

440 E. Tampa Avenue, Advocates for a Healthy Community, Inc.

Documents: [VACATION 775.PDF](#)

· **10. Z-05-2015 W/Conditional Overlay District No. 86**

3429 E. Chestnut Expressway, School District of Springfield R-12

Documents: [Z-05-2015.PDF](#)

· **11. Z-06-2015 W/Conditional Overlay District No. 88**

310 N. Jefferson, Advocates for a Healthy Community, Inc.

Documents: [Z-6-2015 COD88.PDF](#)

· **12. Z-07-2015**

2927 and 2962 N. Fort, Theodocia & Robert Morriss

Documents: [Z-7-2015.PDF](#)

· **13. Z-08-2015 W/Conditional Overlay District No. 87**

2704 S. Campbell Avenue, Empire Mortgage

Documents: [Z-08-2015 COD87.PDF](#)

· **14. Z-09-2015**

3800 E. Farm Road 132, Hickory Land Company, LLC

Documents: [Z-09-2015.PDF](#)

· **15. Z-10-2015**

3850 S. Campbell, Jared Enterprises

Documents: [Z-10-2015.PDF](#)

· **16. Churches And Church Accessory Uses Text Amendment**

City-wide, City of Springfield

Documents: [CHURCH AMENDMENTS.PDF](#)

· **17. Menards East Preliminary Plat**

3429 E. Chestnut Expressway, School District of Springfield R-12

Documents: [MENARDS EAST.PDF](#)

· **18. Fuldner Condominiums**

2937 S. Claremont Avenue, Fuldner Enterprises, LLC

Documents: [FULDNERCONDOMINIUMS.PDF](#)

· **19. Sunset Plaza Phase II**

2704 S. Campbell Avenue, Empire Mortgage

Documents: [SUNSETPLAZAPHASEII.PDF](#)

. **20. Hickory Hills Subdivision Phase II**

3800 E. Farm Road 132, Hickory Land Company, LLC

Documents: [HICKORY HILLS SUB PHASE II.PDF](#)

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

. **22. Official Zoning Map Approval**

City-wide, City of Springfield

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

. **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 January 8, 2015 in City Council Chambers at Historic City Hall. The meeting was called to order by Chairman Tom Baird.

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

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

Minutes: The minutes of December 4, 2014 meeting were approved as presented.

Communications: Mr. Hosmer reviewed City Council's actions from the meeting of December 15, 2014. Mr. Hosmer stated the regularly scheduled meeting of the Planning and Zoning Commission for January 22, 2015 is cancelled. Mr. Hosmer communicated that two citizens have been appointed by City Council to the Planning and Zoning Commission; Dr. Andrew Cline and Mr. Randall Doennig. Mr. Hosmer stated they are still waiting on the Committee to appoint one more member to the Commission to replace Mr. Young, expressing his appreciation to Mr. Lawhon, Mr. Hansen and Mr. Young for their continuation on Commission till the positions are filled. Mr. Hosmer noted the dates of the scheduled activities for the retirement of Mr. Ralph Rognstad, Director of Planning and Development, adding information will be sent out for those activities shortly.

Mr. Hosmer requested item number 7, Initiation of an Amendment to Correct Inconsistent Language in the Zoning Ordinance for Churches and Church Accessory Uses be removed from the Consent Agenda for discussion to amend the memo.

The Consent Agenda items were approved as presented.

Mr. Hosmer commented that staff initially looked at this because there are inconsistencies in the language in the Zoning Ordinance in relation to churches and church accessory uses. Staff has also found inconsistent language in our all of our Residential Districts-SF, R-TH, R-LD, R-MD, R-HD, R-MHC church accessory uses and 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 definition 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 all of our Residential Districts for Church accessory uses and the O-1, GI, CS, CC, COM, RI, LI, GM, and IC Districts to change Emergency Shelters to Overnight Shelters in the permitted sections.

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

Mr. Baird observed he is aware that staff frequently reviews items such as this; was this initiated by staff or someone within the community.

Mr. Hosmer stated this came about as a request from a church asking to relocate to Commercial Street; staff found the inconsistent language and will be modifying that language. Mr. Hosmer remarked staff will be coming back to Commission with wording that will clean up the ordinance.

Ms. Cox asked if staff is looking to change Emergency Shelters to Overnight Shelters or if a church has the ability to actually be an Emergency Shelter in the case of an event; will that still allow that use to be permitted.

Mr. Hosmer stated that is part of this initiation; a previous ordinance changed the definition of an emergency shelter and overnight shelters which was left off in some of the districts and this will clean up this situation.

Mr. Edwards **motioned to accept** the Initiation Amendment to Correct Inconsistent Language in the Zoning Ordinance for Churches and Church Accessory Uses. Mr. Lawhon **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Lawhon, Cox, and Shuler. Nays: None. Abstain: None. Absent: Hansen, Ray, and Young.

PUBLIC HEARINGS:

Community Garden Annual Fundraising Sale Text Amendment
Springfield

City of

Mr. Hosmer stated this is a request 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. City Council initiated amendments to allow an annual fundraising sale in legally established community gardens at their meeting on November 24, 2014. Planning and Zoning Commission also reviewed this on November 4, 2014 and tabled the item till staff could clarify the language. 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. 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.

Mr. Baird opened the public hearing.

Mr. Richard Napieralski, 800 W. Calhoun Street, commented he is happy with the revisions from the last meeting and asks Commission to recommend approval.

Mr. Baird closed the public hearing.

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

Z-01-2015 w/Conditional Overlay District No. 83
Southern

Great

Mr. Hosmer commented this is a request 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. The applicant is proposing a Conditional Overlay District that would 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. 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. Additional Design Requirements are sidewalks are required along the Walnut Street frontage of the subject property and 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.

Mr. Baird opened the public hearing.

Mr. Tyler Peck, Rio Contracting; 1968 E. Chestnut Expressway, commented he is representing Great Southern and available for questions.

Mr. Baird closed the public hearing.

Mr. Edwards **motioned to approve** Z-01-2015 w/Conditional Overlay District No. 83. Ms. Cox **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Lawhon, Cox, and Shuler. Nays: None. Abstain: None. Absent: Hansen, Ray, and Young.

Z-02-2015

LowerDeck94, LLC

Mr. Hosmer commented this is a request to rezone approximately 0.67 acres of property generally located at 4058 South Lone Pine Avenue from a LB, Limited Business to a GR, General Retail District. The subject property is located on the eastside of South Lone Pine Ave, a secondary arterial roadway. 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. The development requirements in the proposed GR district are adequate for mitigating potential impacts of the proposed development on the adjoining properties such as a thirty (30) degree bulk plane; Bufferyard "F" between the GR district and adjacent R-SF, Single Family Residential zoning and in addition, there is a 15 foot S2 street Bufferyard requirement adjacent to the street across from any residential district.

Mr. Baird opened the public hearing.

Mr. Tim Rosenbury, Butler Rosenbury Partners, stated he is representing the applicant and is available for questions.

Mr. Baird closed the public hearing.

Mr. Lawhon **motioned to approve** Z-02-2015. Ms. Cox **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Lawhon, Cox, and Shuler. Nays: None. Abstain: None. Absent: Hansen, Ray, and Young.

Z-03-2015 w/Conditional Overlay District No. 84
Developers, Inc.

Gillenwaters

Mr. Hosmer commented this is a request 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. The applicant is proposing to rezone the property from an O-1, Office District to an O-2, Office District with a Conditional Overlay 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 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.

Mr. Baird opened the public hearing.

Mr. Derek Lee, Lee Engineering, 2101 W. Chesterfield Blvd, stated he represents the owner. Mr. Lee stated the structure will be a Senior Citizen, Skilled Nursing and Care Center; one of the buildings because of the medical nature, need the floors to be bigger. They may go with four (4) floors; they are not sure. Right now it is designed at three (3) floors but bigger than thirty-five (35) feet.

Mr. Baird asked about the traffic and the restriction of it being directed out on Jefferson and what the size of the parking is or the amount of cars this site will have.

Mr. Lee stated some of the tenants will have vehicles and some won't. The traffic counts for nursing care centers are much lower, but you also have staff, so there will be some. The intent is to access Jefferson so in the morning when Kickapoo opens up, that is when the problems occur with traffic. In the afternoon, as well as the rest of the day, it is not bad. The traffic will be less than what would be allowed right now in a typical O-1 District because if we filled this with offices we would actually have less traffic than the Senior Care Center being proposed. The language is entirely staff's.

Ms. Cox asked about the offsite flows that come across this area quoting from the stormwater staff report comments, item four (4). Ms. Cox stated she realizes this is not the developer's responsibility, but it does say there will need to be some improvement plans; is there any idea of what might be able to come in on this from a stormwater standpoint.

Mr. Lee stated there is an existing channel that conveys the stormwater through this site; it is an existing concrete channel. Mr. Lee stated they will provide detention for their site and then connect to that channel. But as far as the large stormwater flows that run through that existing channel they will not be diverting the channel or put it in a box or put anything over it. It will exist as it is currently.

Mr. Hosmer stated the stormwater requirements will have to be met and deferred the question to Mr. Colson.

Mr. Colson said there is a standard comment in the staff report; staff was not sure if the applicant is going to build a parking lot over the channel or not; if they do they would have to do public improvements plans. The requirement though is they will have to provide detention and water quality on site because there are some downstream flooding problems. Where this development drains across Primrose to the south and continues south we have some drainage issues. The City will not allow a buy-out on detention; it will have to be provided on site.

Mr. Baird closed the public hearing.

Mr. Baird asked staff about traffic; asking what the trigger is that requires this development to provide a traffic study should they choose to dump their traffic on Jefferson.

Ms. Gardner said the traffic generation change from O-1 to O-2 triggered over one hundred (100) cars during the am peak period which triggers an automatic traffic study. That was the only one that triggered; they were very close in the daily traffic which is one thousand (1000) cars per day, but that did not trigger it. It was only the am peak period.

Mr. Edwards **motioned to approve** Z-03-2015 w/Conditional Overlay District No. 84. Mr. Lawhon **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Lawhon, Cox, and Shuler. Nays: None. Abstain: None. Absent: Hansen, Ray, and Young.

*Walmart Master Sign Plan
Corporation*

Walmart

Mr. Hosmer explained this is a request to approve a Master Sign Plan for Walmart Neighborhood Market and the Sam's Club property located at 3720 East Sunshine Street. 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.

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. 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. 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.

Mr. Baird opened the public hearing.

Mr. Mark Wessel with Springfield Sign and Neon stated he is representing the applicant, adding they are simply asking to change the face on the high rise pylon sign to be shared by both the Neighborhood Market and Sam's Club. The applicant is not looking to alter the physical structure, change any physical issues with the sign other than the face, and the face requires the Master Sign Plan to bring that development together as a campus to jointly share the resource across the two (2) properties.

Mr. Baird closed the public hearing.

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

*Woodruff Redevelopment Plan Amendment
Redevelopment Corp.*

Woodruff

Mr. Baird recused himself from the public hearing.

Ms. White introduced the next case.

Mr. Matt Schaefer, Senior Planner, stated 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:

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.

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. 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.

Mr. Edwards asked for an explanation of the change from renting by the unit to renting by the bed.

Mr. Schaefer stated these will be one (1) and two (2) bedroom apartments rented by the bed as opposed to rented by the unit.

Ms. Cox asked if the applicant was not eligible for tax abatement prior to acquiring the “pool tract”.

Mr. Schaefer commented when the redevelopment plan was originally approved, the pool tract was not included in the redevelopment area. The plan always included a proposal to have an outdoor pool, but it was not included in the redevelopment plan because the developer was not certain that that parcel would be acquired.

Ms. White opened the public hearing.

Mr. Tim Roth, 2808 S. Ingram Mill, commented he is the developer of the project.

Mr. Edwards asked Mr. Roth to elaborate what the difference is between renting by the unit and by the bed.

Mr. Roth explained that by the bed rental is typically associated with student housing in which you pay per bedroom for the rent. Each bedroom has its own bathroom with a shared common area in the middle. The units are furnished and include utilities, internet, and cable in the price of the rental. There will be individual leases from each student or renter so that if one moves out the other is not responsible for the whole rent. The reason for the change is the financing structure changed dramatically. HUD was financing the project; through their financing structure it was a forty (40) year fully

amortized loan; they did not receive the loan and so now they are down to a twenty five (25) year loan verses a forty (40) year loan and the interest rate is not fixed so it changed the financing. They had to change their income and that is the way they did it.

Ms. White closed the public hearing.

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

Mr. Baird resumed Chair position.

Mr. Lawhon, whose tenure on Commission is complete, requested to address Commission and Staff. Mr. Lawhon commented that during his seven (7) years on the Planning and Zoning Commission, Commission has addressed the Hwy 60/65 Project, the Matrix, front yard setbacks, blight, tax abatements, WalMart, Heers, gardens, chickens and bees and many other things not remembered. Mr. Lawhon remarked that his guiding principle during all that time, which he believes is shared by fellow Commission members, is to vote what he believes and believe what he votes, adding that he hopes he has been conscientious and responsible in the execution of his duties as a Commissioner. Mr. Lawhon expressed his appreciation to staff for their dedicated work and guidance through the meetings. Mr. Lawhon observed that this has been a truly profound and great experience of his life and thanked everyone for allowing him this opportunity and wishing everyone the best.

Mr. Baird affirmed his appreciation of Mr. Lawhon for his service to Commission and to the community as well.

Mr. Edwards expressed his appreciation to Mr. Lawhon for his time on Commission adding Mr. Lawhon has been an excellent example to all.

Mr. Hosmer interjected his appreciation of Mr. Lawhon's words as well and wanted to remind him that there are other Boards and Commissions that need him.

ANY OTHER MATTERS UNDER COMMISSION JURISDICTION

There being no further business, the meeting was adjourned at approximately 7:20 p.m.

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

Bob Hosmer, AICP
Principal Planner



Summary of Most Recent Meeting

January 26, 2015

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

Council Bill 2015-001. (PASSED 7-2 WITH RUSHEFSKY AND HOSMER IN OPPOSITION)

A special ordinance adopting the Redevelopment Plan for **Greenway Studios Redevelopment Area** for an area located near the south side of the intersection of East Webster Street and North Texas Avenue and declaring its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare. (Planning and Zoning Commission, the Land Clearance for Redevelopment Authority (LCRA), and Staff recommend approval.)

Council Bill 2015-003. (PASSED 7-2 WITH RUSHEFSKY AND HOSMER IN OPPOSITION)

A special ordinance adopting the Redevelopment Plan for the **One House Redevelopment Area** for an area located at the northeast corner of the intersection of East Madison Street and South Jefferson Avenue and declaring its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare. (Planning and Zoning Commission, the Land Clearance for Redevelopment Authority (LCRA) and Staff recommend approval.)

Council Bill 2015-004. (PASSED 8-1 WITH HOSMER IN OPPOSITION)

A special ordinance authorizing the issuance of **Conditional Use Permit No. 414** to reduce the front-yard setback from twenty-five (25) feet to ten (10) feet along on Jefferson Avenue at 405 and 415 East Madison Street within an R-HD, High-Density Multi-family Residential District on certain conditions. (Planning and Zoning Commission and staff recommend approval.)

COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On.

Council Bill 2015-020. (WILL VOTE IN TWO WEEKS)

A general ordinance amending the Springfield Land Development Code, Article I, Zoning Ordinance, Section 5-3000, **Community Gardens**, in the Springfield Zoning Ordinance to allow an on-site, two-consecutive-day, fundraising sale twice a calendar year in legally established community gardens. (Planning and Zoning Commission and staff recommend approval.)

Council Bill 2015-021. (WILL VOTE IN TWO WEEKS)

A general ordinance amending the Springfield Land Development Code, Section 1-1600, Zoning Maps, by rezoning 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. (Planning and Zoning Commission and staff recommend approval.)

Council Bill 2015-022. (WILL VOTE IN TWO WEEKS)

A general ordinance amending the Springfield Land Development Code, Section 1-1600, Zoning Maps, by rezoning approximately 0.67 acres of property generally located at 4058 South Lone Pine Avenue from an LB, Limited Business District, to a GR, General Retail District. (Planning and Zoning Commission and staff recommend approval.)

Council Bill 2015-023. (WILL VOTE IN TWO WEEKS) A general ordinance amending the Springfield Land Development Code, Section 1-1600, Zoning Maps, by rezoning approximately five 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. (Planning and Zoning Commission and staff recommend approval.)

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

Council Bill 2015-009. Passes Unanimously

A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield as shown on the **Preliminary Plat of Sportsman's Park**, generally located at 2100 North Barnes Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this ordinance. (Planning and Zoning Commission and Staff recommend that City Council accept the public streets and easements.)

Council Bill 2015-010. Passes Unanimously

A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield as shown on the **Preliminary Plat of The Hill**, generally located at 2915 South Lone Pine Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this ordinance. (Planning and Zoning Commission and Staff recommend that City Council accept the public streets and easements.)

Summary of Most Recent Meeting

January 12, 2015

COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On.

Council Bill 2015-002.

A special ordinance adopting the Redevelopment Plan for the So-El District Lofts Redevelopment Area located along the south side of East Elm Street between South Jefferson Avenue and South Kimbrough Avenue and declaring its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare. (Planning and Zoning Commission, the Land Clearance for Redevelopment Authority (LCRA) and Staff recommend approval.)

Council Bill 2015-003.

A special ordinance adopting the Redevelopment Plan for the One House Redevelopment Area for an area located at the northeast corner of the intersection of East Madison Street and South Jefferson Avenue and declaring its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare. (Planning and Zoning Commission, the Land Clearance for Redevelopment Authority (LCRA) and Staff recommend approval.)

Council Bill 2015-004.

A special ordinance authorizing the issuance of Conditional Use Permit No. 414 to reduce the front-yard setback from twenty-five (25) feet to ten (10) feet along on Jefferson Avenue at 405 and 415 East Madison Street within an R-HD, High-Density Multi-family Residential District on certain conditions. (Planning and Zoning Commission and staff recommend approval.)

CONSENT AGENDA – FIRST READING BILLS.

Council Bill 2015-009.

A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield as shown on the Preliminary Plat of Sportsman's Park, generally located at 2100 North Barnes Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this ordinance. (Planning and Zoning Commission and Staff recommend that City Council accept the public streets and easements.)

Council Bill 2015-010.

A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield as shown on the Preliminary Plat of The Hill, generally located at 2915 South Lone Pine Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this ordinance. (Planning and Zoning Commission and Staff recommend that City Council accept the public streets and easements.)

EXPLANATION TO COUNCIL BILL NO: 2015-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To relinquish sanitary sewer and stormwater easements.

BACKGROUND INFORMATION:

RELINQUISH EASEMENT NUMBER 818

The applicant is requesting to relinquish sanitary sewer and stormwater easements in order to accommodate construction of the City Utilities Bus Transfer facility. Replacement sanitary sewer and stormwater easements will be provided by the applicant at a later time.

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 February 5, 2015, and recommended **approval**, 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. 84 (see the attached Zoning and Subdivision Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The Planning and Zoning Commission does not have the authority to approve this request due to conditions being set forth by the applicant. The relinquishment of the easements is contingent upon the City receiving an acceptable replacement easement and those public improvements being constructed.
2. This relinquish easement request is currently being coordinated with the development of the City Utilities Bus Transfer Facility and streetscape improvements. The relinquish easement will facilitate the timely development of the property.
3. This request must be forwarded to City Council for approval.

CONDITIONS:

- A. If approved, the relinquishment of the sanitary sewer easement is not effective until:
 - 1. An acceptable replacement sanitary sewer easement is provided.
 - 2. The applicant completes the public improvements to the proposed sanitary sewer easement area and the construction of those improvements is accepted by the City.
- B. If approved, the relinquishment of the stormwater easement is not effective until:
 - 1. City Utilities enters into an agreement with the City of Springfield to hold the City harmless against all claims if City Utilities chooses to construct their improvements on the adjoining property to the north without obtaining easements from the adjoining property owner.

If these conditions are not completed within one (1) year from City Council's approval, then that approval is null and void and the detention easement requested to be relinquished will remain.

Submitted by:

Michael Sparlin, Assistant Planner

Reviewed by:



Bob Hosmer, AICP, Principal Planner

Approved by:

Greg Burris, City Manager

EXHIBITS:

Exhibit A, Legal Description

Exhibit B, Zoning and Subdivision Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Approval Criteria

Attachment 3, Drawings

RELINQUISH EASEMENT NO. 818
EXHIBIT A

STORM WATER EASEMENT RELINQUISHMENT

AN IRREGULAR SHAPED STORM WATER EASEMENT AS LYING IN LOT 1 OF PIONEER SCHOOL ADDITION AS DESCRIBED IN PLAT BOOK AAA PAGE 279 AND SAID STORM WATER EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF PIONEER SCHOOL ADDITION SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY OF MAIN AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 02°02'50" WEST, 144.66 FEET TO THE POINT OF BEGINNING SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY OF MAIN STREET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY, SOUTH 02°02'50" WEST, 30.32 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY, NORTH 68°11'15" WEST, 47.28 FEET; THENCE NORTH 33°37'51" WEST, 71.28 FEET; THENCE NORTH 02°26'27" WEST, 94.37 FEET TO A POINT LYING ON THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE, SOUTH 87°33'22" EAST, 27.62 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00°01'37" EAST, 81.23 FEET; THENCE SOUTH 34°52'52" EAST, 56.88 FEET; THENCE SOUTH 67°20'13" EAST, 30.67 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. DATE OF ADJUSTMENT 2000.

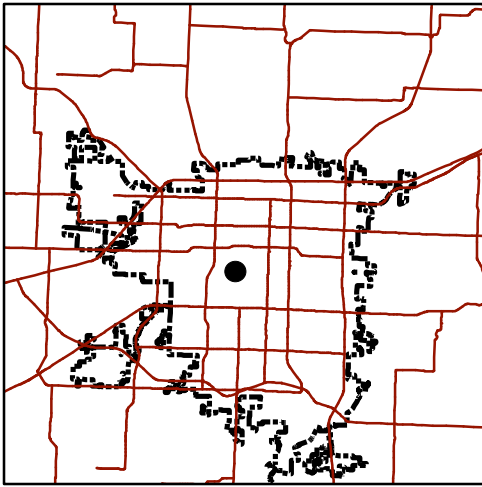
CONTAINING 5,102 SQUARE FEET OR 0.117 ACRES AND 193 LINEAR FEET MORE OR LESS.

SANITARY SEWER EASEMENT RELINQUISHMENT

A 15.00 FOOT WIDE PLATTED SANITARY SEWER EASEMENT AS LYING IN LOT 1 OF PIONEER SCHOOL ADDITION AS DESCRIBED IN PLAT BOOK AAA, PAGE 279 AND SAID SANITARY SEWER EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF PIONEER SCHOOL ADDITION SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY OF MAIN AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 02°02'50" WEST, 121.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY, SOUTH 02°02'50" WEST, 15.00 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY, NORTH 87°47'29" WEST, 87.40 FEET; THENCE SOUTH 35°53'10" WEST, 83.32 FEET; THENCE NORTH 89°24'12" WEST, 18.38 FEET; THENCE NORTH 35°53'10" EAST, 95.35 FEET, THENCE NORTH 02°26'27" WEST, 120.43 FEET TO A POINT LYING ON THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE, SOUTH 87°33'22" EAST, 15.05 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°26'27" EAST, 114.84 FEET; THENCE SOUTH 87°47'29" EAST, 84.46 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. DATE OF ADJUSTMENT 2000.

CONTAINING 4,495 SQUARE FEET OR 0.103 ACRES AND 301 LINEAR FEET MORE OR LESS.



Zoning & Subdivision Report

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

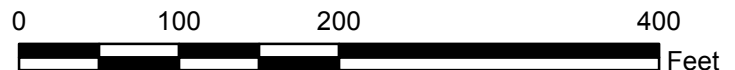
Relinquish Easement 818

LOCATION: 211 N. Main Avenue

LOCATION SKETCH



- Area of Proposal



1 inch = 120 feet

Zoning & Subdivision Report

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

REQUEST TO RELINQUISH EASEMENT NUMBER 818

DATE: January 29, 2015

PURPOSE: To relinquish a sanitary sewer and stormwater easements

LOCATION: 211 N. Main Avenue

APPLICANT: City Utilities

RECOMMENDATION:

The request be approved and that recommendation be forwarded to City Council

FINDINGS:

1. The Planning and Zoning Commission does not have the authority to approve this request due to conditions being set forth by the applicant. The relinquishment of the easements is contingent upon the City receiving an acceptable replacement sanitary sewer easement and those public improvements being constructed.
2. This relinquish easement request is currently being coordinated with the development of the City Utilities Bus Transfer facility.
3. This request must be forwarded to City Council for approval.

CONDITIONS:

A. If approved, the relinquishment of the sanitary sewer easement is not effective until:

1. An acceptable replacement sanitary sewer easement is provided.
2. The applicant completes the public improvements to the proposed sanitary sewer easement area.

B. If approved, the relinquishment of the stormwater easement is not effective until:

1. City Utilities enters into an agreement with the City of Springfield to hold the City harmless against all claims if City Utilities chooses to construct their improvements on the adjoining property to the north without obtaining easements from the adjoining property owner.

If these conditions are not completed within one (1) year from City Council's approval, then that approval is null and void and the detention easement requested to be relinquished will remain.

STAFF CONTACT PERSON:

Michael G. Sparlin
Assistant Planner

ATTACHMENT 1
RELINQUISH EASEMENT NO. 818
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish sanitary sewer and stormwater easements in order to accommodate construction of the City Utilities Bus Transfer facility. Replacement sanitary sewer and stormwater easements will be provided by the applicant at a later time.

CLEAN WATER SERVICES COMMENTS:

Easements are currently being reviewed by Public Works Right-of-Way and Law.

The Existing sewer easements cannot be vacated until the new sewer easements have been approved, the sewer relocation plans have been approved, filed and completed and the existing sewer has been abandoned.

Having the above condition in the council bill is acceptable.

STORMWATER ENGINEERING COMMENTS:

The Public Works Stormwater Engineering Division has no issues with the proposed stormwater easement relinquishment going to the Planning Commission prior to approval of the replacement drainage easement (License Agreement). Please note, however, that the replacement drainage easement (License Agreement) cannot be verified by the Stormwater Division until construction plans and drainage calculations for the Bus Transfer facility are submitted for review. The License Agreement, indemnity Agreement for property to north of Bus Transfer Facility and all other offsite drainage easements must be reviewed and approved by the City Law Department and Public Works Right Of Way Division prior to obtaining Stormwater approval on the Stormwater Public Improvement Plans to relocate the existing box culvert.

RIGHT-OF-WAY COMMENTS:

An agreement is being drafted between City Utilities and the City to hold the City harmless against all claims if City Utilities chooses to construct their improvements on the adjoining property to the north without obtaining easements from the adjoining property owner.

STAFF COMMENTS:

1. No one has objected to this request to date.
2. The relinquishment of easement cannot take place until the replacement sewer improvements been constructed and approved by the City.

3. The applicant would like the ability to relinquish the easement immediately after the new facilities are constructed and approved by the City. This is in order to facilitate timely development of the City Utilities Bus Transfer facility.

ATTACHMENT 2
RELINQUISH EASEMENT NO. 818
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 easements 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 responsible City agencies have stated that the easement that will be relinquished is no longer needed contingent upon the City receiving acceptable replacement easements.

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

STAFF RESPONSE:

Once replacement easements have been provided and construction of the public improvements has been constructed, the retention of the easements will no longer serve a public purpose.

PIONEER SCHOOL ADDITION
PLAT BOOK AAA, PAGE 279

CITY UTILITIES
BOOK 2013, PAGE 042951-13



SCALE: 1" = 40'

15.0' PLATTED UTILITY &
SANITARY SEWER ESMT.

LOT 1

15.0' PLATTED
UTIL. & SAN.
SEWER ESMT.

EASEMENT RELINQUISHMENT
5,102± SQ. FT.
0.117± ACRES
193± LN. FT.

SET IP

FND LSC 334

HAYDEN AVE.

PHELPS 2ND ADDITION
PLAT BOOK A, PAGE 81



BUILDING

JAMES W. & DEBORAH MEINSEN
BOOK 2003, PAGE 056821-03

FND X-CUT

COLLEGE STREET

FND X-CUT

P.O.C.

P.O.B.

MAIN AVENUE

ANDERSON
ENGINEERING, INC

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
2045 W. WOODLAND • SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741

CITY UTILITIES OF SPRINGFIELD
**STORMWATER RELINQUISHMENT
EASEMENT SKETCH**

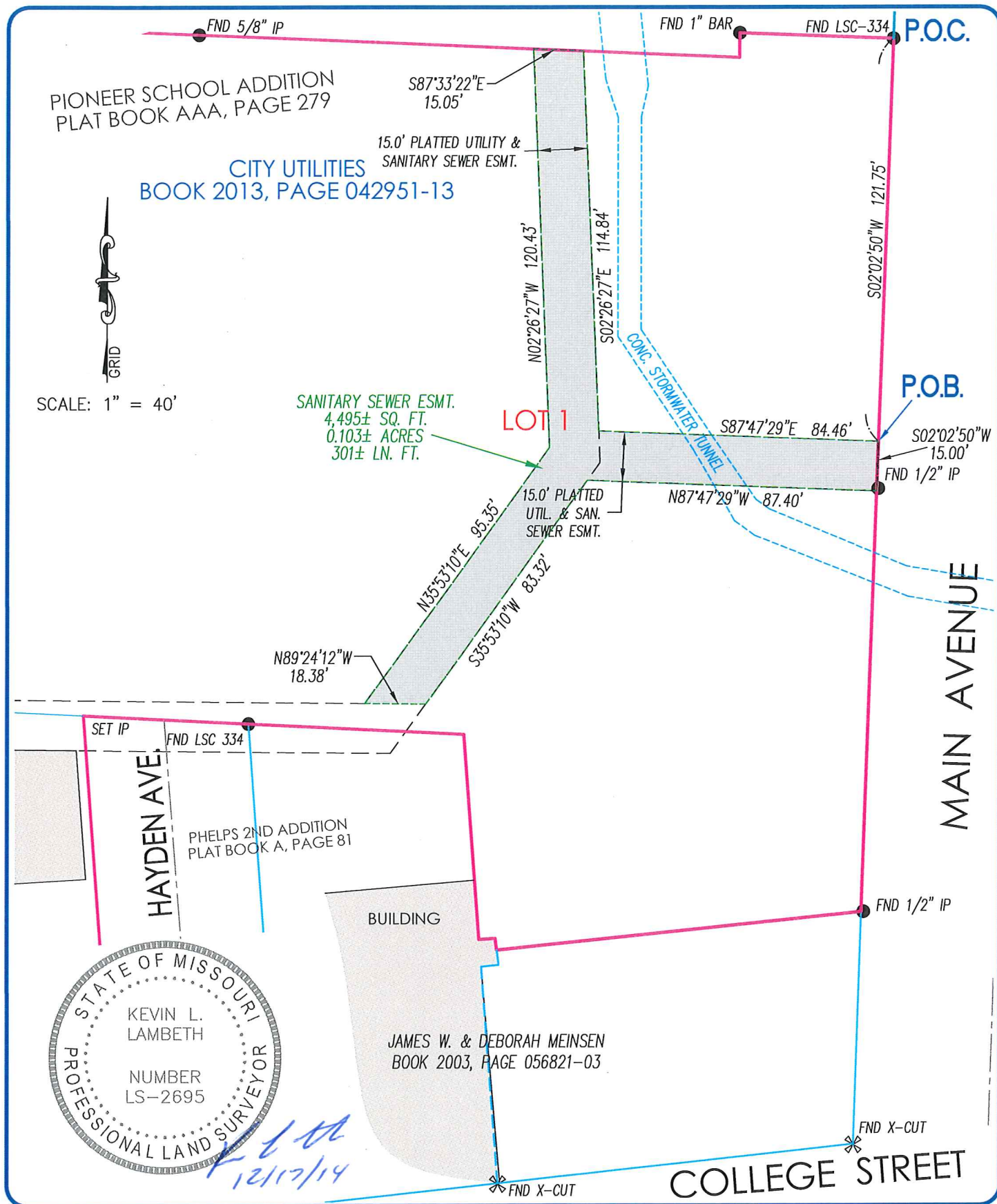
MAIN AVE. & COLLEGE ST, SPRINGFIELD, MO.

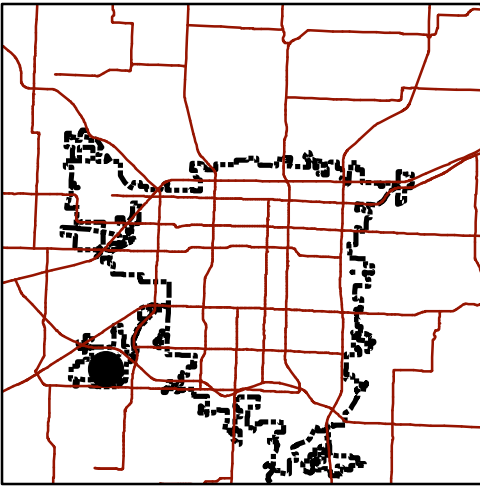
110234.DWG

DRAWN BY:
BAC

DATE:
12-12-2014

CLIENT NO:
30066-12





Zoning & Subdivision Report

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

Grant Easement 814

Location: 3400-3700 block S. Farm Road 119

LOCATION SKETCH



- Area of Proposal



1 inch = 900 feet

Zoning & Subdivision Report

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

REQUEST TO GRANT EASEMENT NUMBER 814

DATE: January 29, 2015

PURPOSE: To grant an easement to the Missouri Department of Natural Resources across property owned by City Utilities

LOCATION: 3400-3700 block South Farm Road 119 (Haseltine Rd.) and 4700-5000 block W. Farm Road 164 (Inman Rd.) (Vacated in 2013, Vacation #758)

APPLICANT: City of Springfield (City Utilities)

RECOMMENDATION:

The request be **approved**.

FINDING:

An easement needs to be granted to give the Missouri Department of Natural Resources (DNR) appropriate access so that it can monitor the solid waste disposal area located on property owned by City Utilities in accordance with the Missouri Solid Waste Management Law.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner

Attachment A: Background report
Exhibit 1: Legal description
Exhibit 2: Drawing

ATTACHMENT A
REQUEST TO GRANT EASEMENT NO. 814
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

By granting the easement, City Utilities will allow the Missouri Department of Natural Resources (DNR) to have an easement to operate the solid waste disposal area located on property owned by City Utilities near the John Twitty Energy Center.

STAFF COMMENTS:

1. The Board of Public Utilities approved this easement at their regular meeting on January 29, 2015. The easement was not a requirement of the original Missouri Department of Natural Resources landfill permit, however it is now required in all new and modified permits. The permit at the John Twitty Energy Center is in the process of modification, therefore an easement is required. A similar easement has been granted at James River Power Station.
2. There have been no objections to this request.

REQUEST TO GRANT EASEMENT NO. 814
EXHIBIT 1

DESCRIPTION OF ACCESS EASEMENTS:

Tract A

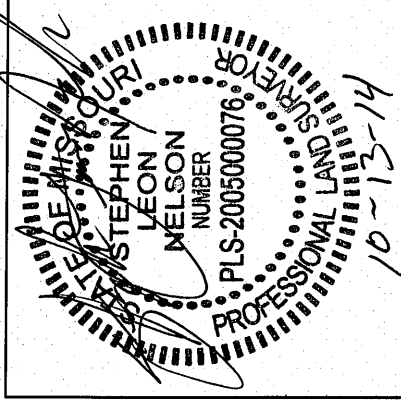
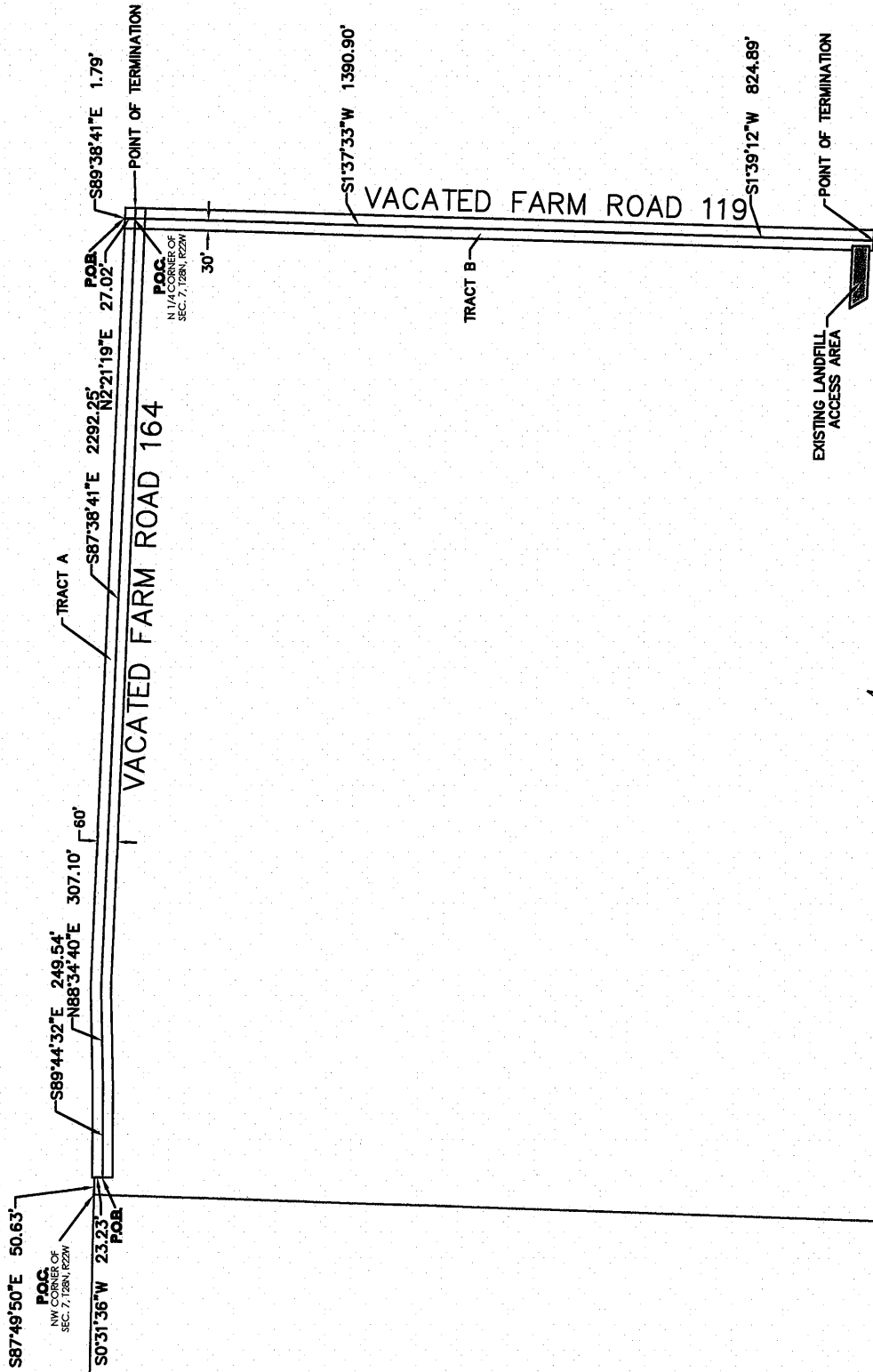
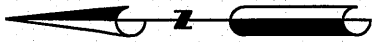
A 60 FOOT WIDE ACCESS EASEMENT AS LYING IN THE NORTH HALF OF SECTION 7, TOWNSHIP 28 NORTH, RANGE 22 WEST, AND THE SOUTH HALF OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 22 WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 28 NORTH, RANGE 22 WEST; THENCE ALONG THE NORTH LINE OF SECTION 7, SOUTH 87°49'50" EAST, 50.63 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 00°31'36" WEST, 23.23 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE CENTERLINE OF SAID 60 FOOT WIDE ACCESS EASEMENT LYING 30 FEET ON BOTH SIDES OF SAID CENTERLINE; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES, SOUTH 89°44'32" EAST, 249.54 FEET; THENCE NORTH 88°34'40" EAST, 307.10 FEET; THENCE SOUTH 87°38'41" EAST, 2292.25 FEET TO A POINT OF TERMINATION. ALL LYING IN THE NORTH HALF OF SECTION 7, TOWNSHIP 28 NORTH, RANGE 23 WEST, AND THE SOUTH HALF OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 22 WEST, GREENE COUNTY, MISSOURI. CONTAINING 3.92 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

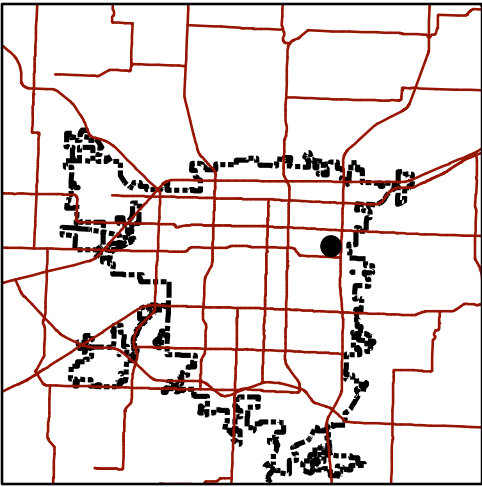
Tract B

A 30 FOOT WIDE ACCESS EASEMENT AS LYING IN THE NORTH HALF OF SECTION 7, TOWNSHIP 28 NORTH, RANGE 22 WEST, AND THE SOUTH HALF OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 22 WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE WEST 30 FEET OF THE FOLLOWING DESCRIBED TRACT. A 60 FOOT WIDE ACCESS EASEMENT BEING 30 FEET EITHER SIDE OF CENTERLINE, SAID CENTERLINE BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 28 NORTH, RANGE 22 WEST; THENCE NORTH 02°21'19"E, 27.02 FEET; THENCE SOUTH 89°38'41"E, 1.79 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 01°37'33"W, 1390.90 FEET; THENCE SOUTH 01°39'12"W, 824.89 FEET FOR A POINT OF TERMINATION. ALL LYING IN THE NORTH HALF OF SECTION 7, TOWNSHIP 28 NORTH, RANGE 23 WEST, AND THE SOUTH HALF OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 22 WEST, GREENE COUNTY, MISSOURI. CONTAINING 1.53 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.



CITY UTILITIES <i>Bringing Power Home.</i>		EASEMENT SKETCH VACATED FARM ROADS 115 & 164	
ENGINEERED BY:	APPROVED BY:	DATE ISSUED:	MAP NO.:
DRAWN BY: S. NELSON	AGENCY NO.:	PLOT DATE/TIME: 10/13/14	SCALE:
APPLICATION NO.:	PERMIT NO.:	SHEET OF	DRAWING NO.:



Zoning & Subdivision Report

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

Request to Dispose 508

LOCATION: 740 N. Belcrest Avenue

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

Zoning & Subdivision Report

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

REQUEST TO DISPOSE #508

DATE: January 26, 2015

LOCATION: 740 N. Belcrest Avenue

APPLICANT: City Utilities

EXISTING USE: Electric Operations facility

RECOMMENDATION: The request be **approved**.

FINDINGS:

1. The subject property is within the City limits of the City of Springfield.
2. The proposed disposal will not affect the operations of the existing City Utilities Electric Operations facility.
3. The proposed disposal will allow MoDOT to accept the transfer of this land from City Utilities to right-of-way improvements.

STAFF CONTACT PERSON:

Michael G. Sparlin
Assistant City Planner

Attachment 1: Background Report
Attachment 2: Land Disposal Policy
Exhibit A: Legal Description

ATTACHMENT 1
BACKGROUND REPORT
REQUEST TO DISPOSE NUMBER 508

APPLICANT'S PROPOSAL:

City Utilities proposes to transfer a small portion of property to MoDOT to allow for the extension of a public street. City Utilities proposes to transfer approximately .38 acres to MoDOT.

STAFF COMMENTS:

1. City Utilities proposes to transfer a small portion of property to MoDOT. City Utilities proposes to transfer approximately .38 acres to MoDOT to allow for the extension of a public street that will serve neighboring properties in the area.
2. The subject property is a small portion of a larger property that is used for City Utilities Electric Operations
3. The transfer of this small portion of property will not affect the operation of the existing City Utilities facility.

ATTACHMENT 2
REQUEST TO DISPOSE NUMBER 508
LAND DISPOSAL POLICY

Planning and Zoning Commission adopted the following policy statement for land disposals by public bodies:

1. Where is the property located?

Staff Comment: 740 N. Belcrest Avenue

2. Please include a copy of the legal description of the property.

Staff Comment: The legal description of the property is attached (Exhibit A).

3. Why doesn't the city need the property anymore? How have circumstances changed?

Staff Comment: The proposed property is very small proportion of the City Utilities Electric Operations facility that will be used by MoDOT for right-of-way improvements.

4. When did City Utilities purchase the property?

Staff Comment: March, 1990

5. Why was the property acquired? What did the City Utilities originally intend to do with the property?

Staff Comment: The property was acquired for the City Utilities Electric Operations facility.

6. Who will purchase the property?

Staff Comment: The property will be transferred to MoDOT for right-of-way improvements.

EXHIBIT A
REQUEST TO DISPOSE NUMBER 508

Parcel 402 (City Utilities)

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 29 NORTH, RANGE 21 WEST, GREENE COUNTY MISSOURI, LYING ON THE NORTHERLY OR LEFT SIDE OF THE HERINAFTER DESCRIBED CENTERLINE OF A CITY STREET NOW KNOWN AS ROCKHURST STREET TO WIT:

BEGINNING AT AN IRON PIN SET 73.00 FEET LEFT OF ROCKHURST STREET CENTERLINE STATION 4+50.00; THENCE N 85° 43' 33" E, A DISTANCE OF 88.66 FEET TO AN IRON PIN SET 84.00 FEET LEFT OF ROCKHURST STREET CENTERLINE STATION 5+37.97; THENCE N 69° 29' 06" E, A DISTANCE OF 40.34 FEET TO AN IRON PIN SET 100.00 FEET LEFT OF ROCKHURST STREET CENTERLINE STATION 5+75.00; THENCE S 71° 26' 34" E, A DISTANCE OF 166.26 FEET TO AN IRON PIN SET 55.00 FEET LEFT OF ROCKHURST STREET CENTERLINE P.C. STATION 7+35.05; THENCE S 85° 15' 47" E, A DISTANCE OF 81.49 FEET TO AN IRON PIN SET 45.00 FEET LEFT OF ROCKHURST STREET CENTERLINE STATION 8+25.00; THENCE ON A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 21° 29' 43", HAVING A RADIUS OF 456.64 (CHORD BEARS N 71° 49' 54" E, 170.31 FEET) FOR AN ARC DISTANCE OF 171.31 FEET TO AN IRON PIN SET 45.00 FEET LEFT OF ROCKHURST STREET CENTERLINE P.T. STATION 10+13.20; THENCE N 09° 12' 23" E, A DISTANCE OF 57.20 FEET TO AN IRON PIN SET 90.00 FEET LEFT OF ROCKHURST STREET CENTERLINE STATION 10+48.51; THENCE N 53° 38' 09" E, A DISTANCE OF 77.14 FEET TO AN IRON PIN SET 100.00 FEET LEFT OF ROCKHURST STREET CENTERLINE STATION 11+25.00; THENCE S 79° 06' 06" E, A DISTANCE OF 65.09 FEET TO AN IRON PIN SET 58.32 FEET LEFT OF ROCKHURST STREET CENTERLINE STATION 11+75.00; THENCE S 28° 54' 57" E, A DISTANCE OF 58.32 FEET TO A POINT AT ROCKHURST STREET CENTERLINE STATION 11+75.00; THENCE ALONG SAID CENTERLINE S 61° 05' 03" W, A DISTANCE OF 161.80 FEET TO A POINT AT ROCKHURST STREET CENTERLINE PT STATION 10+13.20; THENCE CONTINUING ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 31° 46' 09", HAVING A RADIUS OF 501.64 FEET, FOR AN ARC DISTANCE OF 278.15 FEET TO A POINT AT ROCKHURST STREET CENTERLINE PC STATION 7+35.05; THENCE CONTINUING ALONG SAID CENTERLINE N 87° 08' 48" W, A DISTANCE OF 285.05 FEET TO A POINT AT ROCKHURST STREET CENTERLINE STATION 4+50.00; THENCE LEAVING SAID CENTERLINE N 02° 51' 12" E, A DISTANCE OF 73.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.38 ACRES MORE OR LESS.

ROCKHURST STREET CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 29 NORTH, RANGE 21 WEST AS DESCRIBED IN CERTIFIED LAND CORNER DOCUMENT #600-94369; THENCE ON A MISSOURI CENTRAL ZONE GRID BEARING OF N 73° 30' 51" W, A DISTANCE OF 2,737.25 FEET TO THE POINT OF BEGINNING AT ROCKHURST STREET CENTERLINE STATION 0+00; THENCE ALONG SAID ROCKHURST STREET CENTERLINE S 87° 08' 48" E, A DISTANCE OF 735.05 FEET TO ROCKHURST STREET CENTERLINE P.C. STATION 7+35.05; THENCE CONTINUING ALONG ROCKHURST STREET CENTERLINE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31° 46' 09", A RADIUS OF 501.64 FEET AN ARC DISTANCE OF 278.15 FEET TO ROCKHURST STREET CENTERLINE P.T. STATION 10+13.20; THENCE CONTINUING ALONG ROCKHURST STREET CENTERLINE N 61° 05' 03" E, A DISTANCE OF 274.09 FEET TO A POINT OF TERMINATION AT ROCKHURST STREET CENTERLINE STATION 12+87.29, SAID POINT BEING N 55° 57' 07" W, A DISTANCE OF 1669.31 FEET FROM SAID NORTHEAST CORNER OF SECTION 21.

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

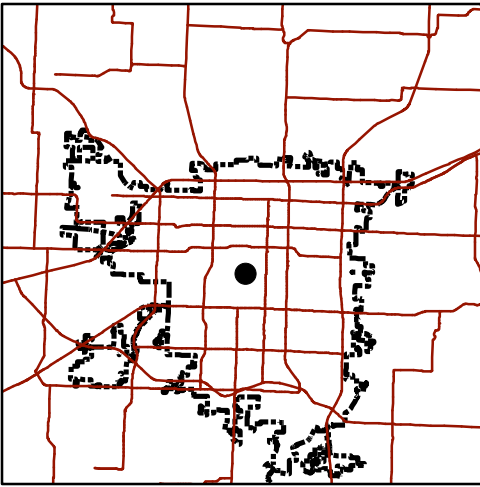
DATE: February 3, 2015

TO: Planning and Zoning Commission

FROM: Bob Hosmer, AICP
Principal Planner

SUBJECT: Vacation of Tampa and adjacent alley (Vacation 775)

Staff is recommending that the request to vacate the right-of-way at Tampa Street and an adjacent alleyway be tabled until the February 19, 2015 Planning and Zoning Commission due to an error in notification.



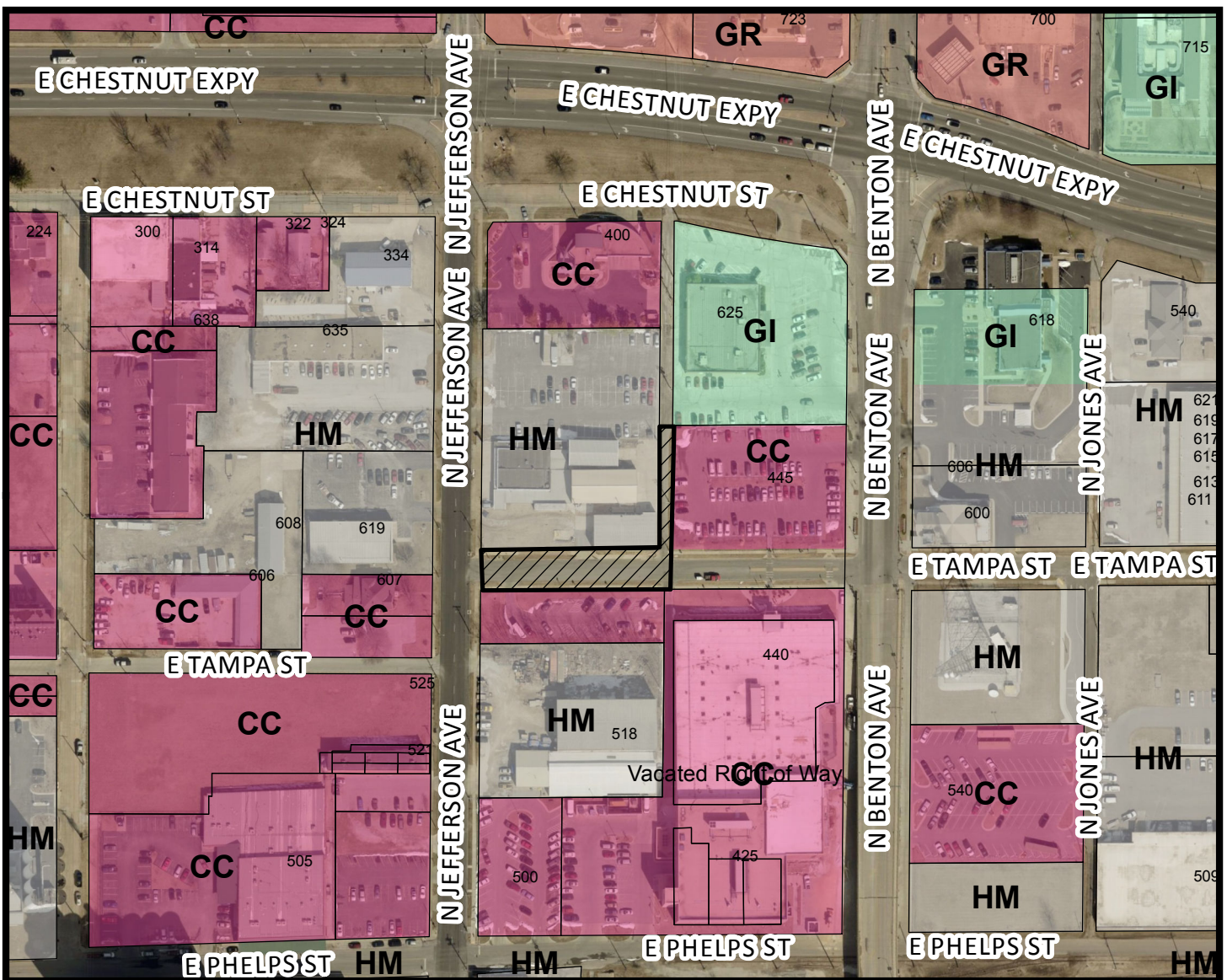
Zoning & Subdivision Report

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

Vacation 775

Location: 440 East Tampa Street
Current Zoning: HM, Heavy Manufacturing District and
CC, Center City District

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

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

VACATION #775

DATE: January 15, 2015

PURPOSE: To vacate a portion of Tampa Street between Benton Ave and Jefferson Ave and an existing alley.

BACKGROUND:

Jordan Valley Community Health Center owns property on both sides of Tampa which does not continue east of Benton Ave since this portion of Tampa was vacated by Vacation #762 in 2013.

LOCATION: Tampa Street between Benton and Jefferson Ave.

APPLICANT: Jordan Valley Community Health Center

RECOMMENDATION:

Staff recommends **approval** of this request.

FINDINGS FOR STAFF RECOMMENDATION:

The requested Vacation #775 meets the approval criteria listed in Attachment 2.

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner

ATTACHMENTS:

Attachment 1 – Background Report
Attachment 2 – Approval Criteria
Attachment 3 – Legal Description

ATTACHMENT 1
BACKGROUND REPORT
VACATION #775

APPLICANT'S PROPOSAL:

The applicant is requesting to vacate the western portion of Tampa Street between Benton and Jefferson Ave and an adjacent north/south alley.

TRAFFIC ENGINEERING COMMENTS:

Traffic does not oppose the vacation. Traffic has no issues with the vacation of Tampa. The alley vacation may extend just to the property line at the City of Springfield Municipal Court property

CITY UTILITIES COMMENTS:

CU will need replacement easements for existing facilities. We will tie down the locations and let applicant know the areas to describe.

AT&T COMMENTS:

Utility easements will have to be provided for current and future facilities in this proposed area.

STORM WATER COMMENTS:

No Stormwater issues with the proposed alley and street vacation. However, the following item needs to be addressed prior to approval:

Need drainage easement in alley and on East Tampa Street for the public drainage system. Please submit copies of the proposed drainage easement to City Right-of-Way Agent, Paul Blees, for review and approval prior to obtaining signatures. Once the drainage easement is reviewed and approved, signatures may be obtained and the document returned to the City to be filed.

EMERGENCY 911 COMMENTS:

The Department does not have any issues with the requested vacation.

FIRE DEPARTMENT COMMENTS:

The only concern would be fire apparatus access to any existing buildings. If the vacation creates a situation by which any portion of a building exceeds 150" from an

access point, an easement and/or marked fire lane will be required to be obtained/installed.

ENVIRONMENTAL SERVICES:

Need to reserve sewer easements for sewer in the right-of-way.

BUILDING DEVELOPMENT SERVICES:

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

ADJACENT PROPERTY OWNER COMMENTS:

Thirteen (13) property owners are within three hundred (300) feet of this site and have been notified of this action.

STAFF COMMENTS:

1. This request is to vacate the remaining portion of Tampa Street between Benton and Jefferson Ave and an adjacent alley in order to incorporate the Jordan Valley Community Health Center parking lots into the overall development.
2. All properties adjacent to Jefferson Ave and the alley will still have access to a public street. In addition, all necessary easements are being retained as part of this vacation.
3. The proposed vacation meets the approval criteria for vacating right-of-way.

ATTACHMENT 2
APPROVAL CRITERIA
VACATION #775

In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.

1. All property owners adjacent to the street, alley or public way have access to another street, alley or public way.

STAFF RESPONSE:

All adjacent property has access to other public access ways.

2. The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation.

STAFF RESPONSE:

All adjacent property owners have signed their consent to the vacation. The adjacent property is owned by Jordan Valley Community Health Center.

3. That the retention of the street, alley, public way or subdivision serves no useful purpose.

STAFF RESPONSE:

Vehicular traffic will still be able to be accommodated with the surrounding street system.

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

STAFF RESPONSE:

The proposed vacation will not adversely affect the ability to use utilities, public or private. All necessary easements are being retained.

ATTACHMENT 3
LEGAL DESCRIPTION
VACATION #775

TAMPA STREET VACATION

All that part of Tampa Street, lying between Lot 111 of Block "G" of Harwood, Lisenby and Boyd's Addition to the City of Springfield, Greene County, Missouri, according to the recorded plat thereof and Lot 1 of the Administrative Re-plat of L. E. Cox Building Site and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 1, of the Administrative Re-plat of L. E. Cox Building Site, said point being on the East Right-of-Way of Jefferson Avenue; thence, North 01°33'55" East, along and with said Right-of-Way, a distance of 49.50 feet to the Southwest corner of Lot 111 of Block "G" of Harwood, Lisenby and Boyd's Addition and the North Right-of-Way of Tampa Street; thence, South 89°10'02" East, along said Right-of-Way, a distance of 235.77 feet to the Southwest corner of Lot 88 of said Block "G"; thence, South 01°43'05" West, leaving said North Right-of-Way, a distance of 49.51 feet, to the South Right-of-Way of said Tampa Street; thence, North 89°10'02" West, along said Right-of-Way, a distance of 235.64' to the POINT OF BEGINNING, containing 0.27 acres. Subject to easements and rights-of-way, if any.

ALLEY VACATION

All that part of an existing 16.5 foot alley lying North of Tampa Street in Harwood, Lisenby and Boyd's Addition to the City of Springfield, Greene County, Missouri, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 111, Block "G" of Harwood, Lisenby & Boyd's Addition to the City of Springfield, Greene County, Missouri, as recorded in Plat Book "B" at Page 86 in the Office of the Greene County Recorder; thence, North 01°43'02" East, along and with the West line of an existing platted alley, said line also being the East line of Lots 111 and 110 in Block "G" of said subdivision, a distance of 152.97 feet; thence, South 88°57'41" East, leaving said West line, a distance of 16.50 feet to an existing iron pin on the East line of said platted alley, said East line also being the West line of Lots 89 and 88 in Block "G" of said Subdivision; thence, South 01°43'02" West, along and with said East line, a distance of 152.91 feet to the Southwest corner of Lot 88, said point lying on the North right-of-way line of Tampa Street; thence, North 89°10'02" West, along and with said North line, a distance of 16.50 feet to the POINT OF BEGINNING, containing 2,520 square feet.

EXPLANATION TO COUNCIL BILL NO: 2015-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 34.51 acres of property generally located at 3429 East Chestnut Expressway from a Planned Development District No. 336 to an HC, Highway Commercial District; and establishing Conditional Overlay District No. 86.

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-05-2015/CONDITIONAL OVERLAY DISTRICT NO. 86

The applicant is proposing to rezone this property from a Planned Development District No. 336 to an HC, Highway Commercial District with Conditional Overlay District #86. The Conditional Overlay District will require the completion of certain public improvements with development of this district including the realignment of Eastgate Avenue through the property.

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:

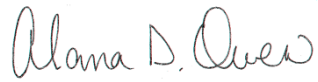
The Planning and Zoning Commission held a public hearing on February 5, 2015, and recommended , by a vote of to , of the proposed zoning on the tract of land described on the attached sheet (see the attached Record of Proceedings).

The Planning and Development staff recommends the application be **approved** with the requirements of Conditional Overlay District No. 86 (see the attached Zoning and Subdivision Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for high intensity retail, office or housing uses. The requested HC, Highway Commercial zoning is consistent with the recommendation.
2. This request is consistent with the intent of the existing Planned Development to provide for a mixed use retail development at this location and continues the requirement for significant public improvements for development of the property including the realignment of Eastgate Avenue.

Submitted by:



Alana D. Owen, AICP, Senior Planner

Reviewed by:



Bob Hosmer, AICP, Principal Planner

Approved by:

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-05-2015 & CONDITIONAL OVERLAY DISTRICT NO. 86

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

EXHIBIT B
LEGAL DESCRIPTION
ZONING CASE Z-05-2015 & CONDITIONAL OVERLAY DISTRICT NO. 86

DESCRIPTION (PER TITLE COMMITMENT NCS-686886-MPLS)

LOT ONE (1), EXCESS SCHOOL PROPERTY EAST, CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

DESCRIPTION (PER TITLE COMMITMENT NCS-686888-MPLS)

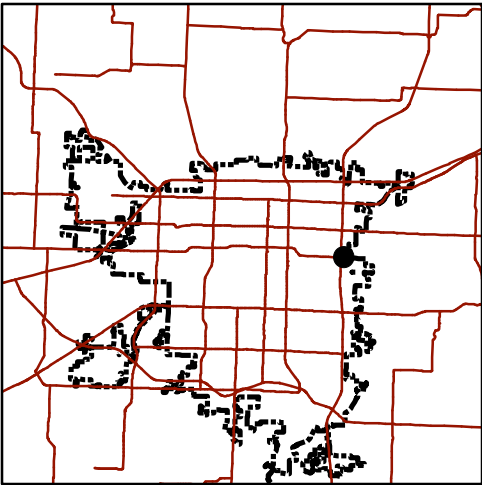
ALL OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), IN GREENE COUNTY, MISSOURI, EXCEPT THE WEST 680 FEET DEEDED TO THE SCHOOL DISTRICT OF GREENE COUNTY, MISSOURI AND ALSO EXCEPT ANY PART TAKEN OR USED FOR ROAD PURPOSES.

EXHIBIT C
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-05-2015 & CONDITIONAL OVERLAY DISTRICT NO. 86

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

The following improvements are required with the development of this District:

1. Eastgate Avenue at Chestnut Expressway will be realigned to intersect Chestnut Expressway at a location approximately 700 feet east of the northbound US 65 off ramp according to the approved traffic impact study. The exact location will be approved by MoDOT. The new intersection will include:
 - a. A Traffic Signal
 - b. Dual eastbound left turn lanes - 250 feet in length
 - c. Southbound left turn lane - extending to entrance 1
 - d. Southbound right turn lane - 100 feet in length
 - e. Northbound left turn lane - 200 feet in length
 - f. Westbound left turn lane - 150 feet in length
 - g. Two northbound lanes - one ending in a right turn lane into drive 1.
2. Each driveway into the proposed development will allow for two exiting and one entering lane according to the approved traffic impact study. Additionally, the following turn lanes will be constructed:
 - a. Drive 2 - northbound right turn lane - 100 feet in length
 - b. Drive 2 - northbound left turn lane (with the construction of lot 1) - 100 feet in length.



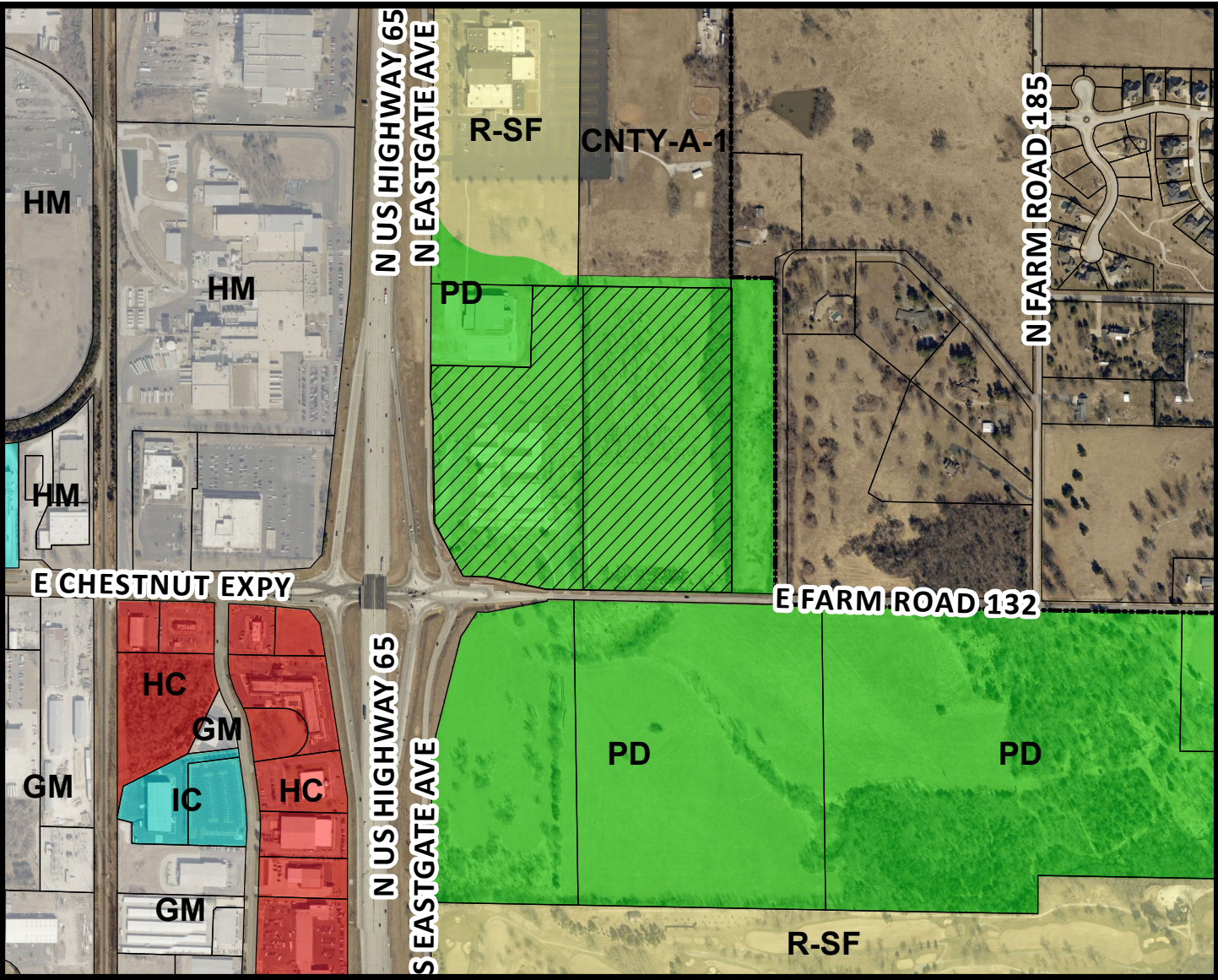
Zoning & Subdivision Report

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

Zoning Case Z-05-2015/ Conditional Overlay District #86

Location: 3429 East Chestnut Expressway
Current Zoning: Planned Development 336
Proposed Zoning: HC, Highway Commercial District with COD #86

LOCATION SKETCH



- Area of Proposal

ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-05-2015 & CONDITIONAL OVERLAY DISTRICT NO. 86

DATE: January 20, 2015

LOCATION: 3429 East Chestnut Expressway

APPLICANT: The School District of Springfield R-12 and High Street
Fundamental Baptist Church

TRACT SIZE: Approximately 34.51 acres

EXISTING USE: Former Hickory Hills School site and vacant land

PROPOSED USE: Uses permitted in the HC, Highway Commercial District as permitted by Conditional Overlay District #86

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 336, R-SF	Church, Church property, natatorium
East	PD 336, County A-1	Single family homes and vacant land
South	PD 298	Undeveloped land
West	HM	U.S. Highway 65 and manufacturing uses

BUILDING DEVELOPMENT SERVICES COMMENTS:

Building Development Services does not have any concerns regarding the requested rezoning of the subject property.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The traffic study submitted and approved was based on the highest, most intense use for the zoning district. Based on the results of the traffic study and the improvements required, the conditional overlay should state the following:

Eastgate Avenue at Chestnut Expressway will be realigned to intersect Chestnut Expressway at a location approximately 700 feet east of the northbound US 65 off ramp. The exact location will be approved by MoDOT. The new intersection will include:

1. A Traffic Signal
2. Dual eastbound left turn lanes - 250 feet in length
3. Southbound left turn lane - extending to entrance 1
4. Southbound right turn lane - 100 feet in length
5. Northbound left turn lane - 200 feet in length
6. Westbound left turn lane - 150 feet in length
7. Two northbound lanes - one ending in a right turn lane into drive 1.

Each driveway into the proposed development will allow for two exiting and one entering lane. Additionally, the following turn lanes will be constructed:

1. Drive 2 - northbound right turn lane - 100 feet in length
2. Drive 2 - northbound left turn lane (with the construction of lot 1) - 100 feet in length.

MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT):

MoDOT approves of the rezoning request.

STORMWATER COMMENTS:

No objection to rezoning. Public Improvements will be required for site drainage improvements.

CLEAN WATER SERVICES COMMENTS:

No objection to zoning change. Public improvements will be required as a condition of the plat.

CITY UTILITIES:

No objections. The rezoning will not impact City Utilities facilities. Future development of the site will likely cause utility relocations.

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 1, 2014 regarding the request for HC, Highway Commercial zoning with Conditional Overlay District #86. A summary of the meeting is attached (Attachment 2).

STAFF COMMENTS:

1. The applicant is proposing to rezone the subject property from a Planned Development District No. 336 to an HC, Highway Commercial District with Conditional Overlay District #86 to facilitate the development of a retail shopping area. This rezoning is being processed with the preliminary plat of Menards East Subdivision.
2. This project is located at the intersection of a freeway (U.S. Highway 65), primary arterial (Chestnut Expressway) and collector roadway (Eastgate Avenue) as designated by the Major Thoroughfare Plan. The Comprehensive Plan recommends the location of Regional Scale Commercial Centers (Over 500,000 sq. ft.) on major arterials near a freeway or expressway. The proposed HC zoning with the Conditional Overlay District will facilitate this type of development and is appropriate at this location.
3. This request will result in a similar type of development as the existing zoning, however there are some differences between the existing Planned Development and this request. The following is a summary of the changes:
 - a. The proposed HC zoning will permit some additional uses on the property not currently permitted under the existing PD zoning. Some of the additional uses include the Major Event Entertainment Use Group, Self-service storage facilities and wholesale sales.
 - b. The existing Planned Development limits the Floor Area Ratio (FAR) within the development to 0.40 for each lot. The HC district does not have a maximum floor area ratio however the development on the property will be limited based on open space, off-street parking and other development requirements.
 - c. The existing Planned Development has a height limitation to a maximum of forty (40) feet above the average finished street grade of realigned Eastgate Avenue. The HC district does not have a maximum structure height except that all structures must remain below a thirty (30) degree bulk plane as measured from the boundaries of R-SF, Single Family Residential or R-TH, Residential Townhouse Districts.
 - d. The existing Planned Development contains several design requirements regarding building façade materials and colors. With this proposal, the general development requirements of the HC district will apply.
 - e. Under the existing Planned Development, a minimum twenty (20) percent open space is required for the entire Planned Development and each lot is required to have at least ten (10) percent open space. With this proposal, each lot will be required to have at least twenty (20) percent open space. Bufferyards will be required along the east and north property lines adjacent to the residential and church development. All other screening and landscaping requirements of the HC district will apply.

- f. A reduced off-street parking requirement is permitted in the existing Planned Development with a parking study. Under the proposed zoning, the off-street parking requirements of the Zoning Ordinance will be required based on the type of use developed.
 - g. The existing Planned Development contains specific requirements related to signage for the development including the provision of a development identification sign and detached signage for each lot within the development. If approved, the sign regulations of the Zoning Ordinance will apply within this development.
4. The existing Planned Development contains several required improvements including the realignment of Eastgate Avenue through the development. There are several improvements that are required with development of the subject property as contained in the accompanying Conditional Overlay District. Eastgate Avenue is required to be realigned to intersect with Chestnut Expressway at a location approximately 700 feet east of the US Highway 65 off-ramp. Where Eastgate intersects, a traffic signal is required with the construction of additional turn lanes. In addition, turn lanes are required on realigned Eastgate Avenue internal to the development at driveway locations based on the approved Traffic Study. The new diverging diamond interchange improvements at Chestnut Expressway and U.S. Highway 65 have been completed and there is adequate infrastructure, with the required improvements, to serve the proposed development.
5. Approval of this rezoning will leave property to the east and north of the subject property including the Springfield R-12 School District Natatorium zoned as Planned Development District No. 336. The applicant has been advised that those areas will need to be rezoned prior to any further or future development of those areas.

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for high intensity retail, office or housing uses. The requested HC, Highway Commercial zoning is consistent with the recommendation.
2. This request is consistent with the intent of the existing Planned Development to provide for a mixed use retail development at this location and continues the requirement for significant public improvements for development of the property including the realignment of Eastgate Avenue.

RECOMMENDATION:

Staff recommends **approval** of this request with the requirements of Conditional Overlay District No. 86.

CITY COUNCIL PUBLIC HEARING: February 23, 2015

STAFF CONTACT PERSON:

Alana D. Owen, AICP
Senior Planner
864-1831

12/12/14

Menards East Neighborhood Meeting Summary

Menards held a neighborhood meeting on 12/1/14 at the High Street Fundamental Baptist Church. The turnout for this meeting was relatively low with only two neighboring property owners of the tract immediately east of our site showing up to ask general questions about the property. The questions centered on how stormwater was being addressed and how the site would be graded. I assured them that the plan for stormwater was to accommodate it onsite but the engineering process was ongoing as was our grading plan. They stated they were in favor of the development and the impact it will have on their neighboring property would be positive. I told them that in a few weeks if they were still interested in the final finished floor elevation and stormwater plans to give me a call and I can update them.

A copy of the sign in sheet is attached to this letter.

Sincerely,
Menard, Inc.



Tyler Edwards
Real Estate Representative
Menard, Inc. – Properties
5101 Menard Drive
Eau Claire, WI 54703
P: 715-876-2143
C: 715-579-6699
F: 715-876-5998
tedwards@menard-inc.com

Sign-In Sheet
Menards Neighborhood Meeting
December 1, 2014

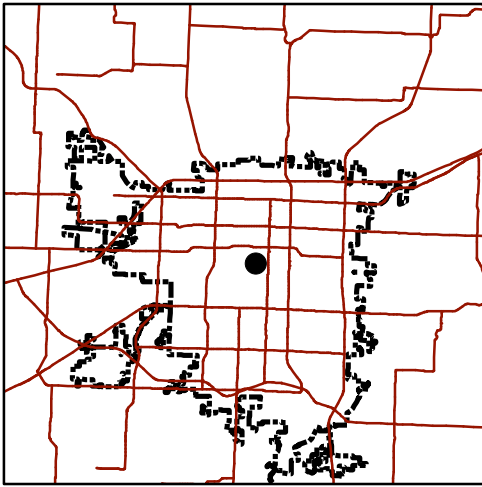
Name

Address

Phone

E-Mail

[illegible]



Zoning & Subdivision Report

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

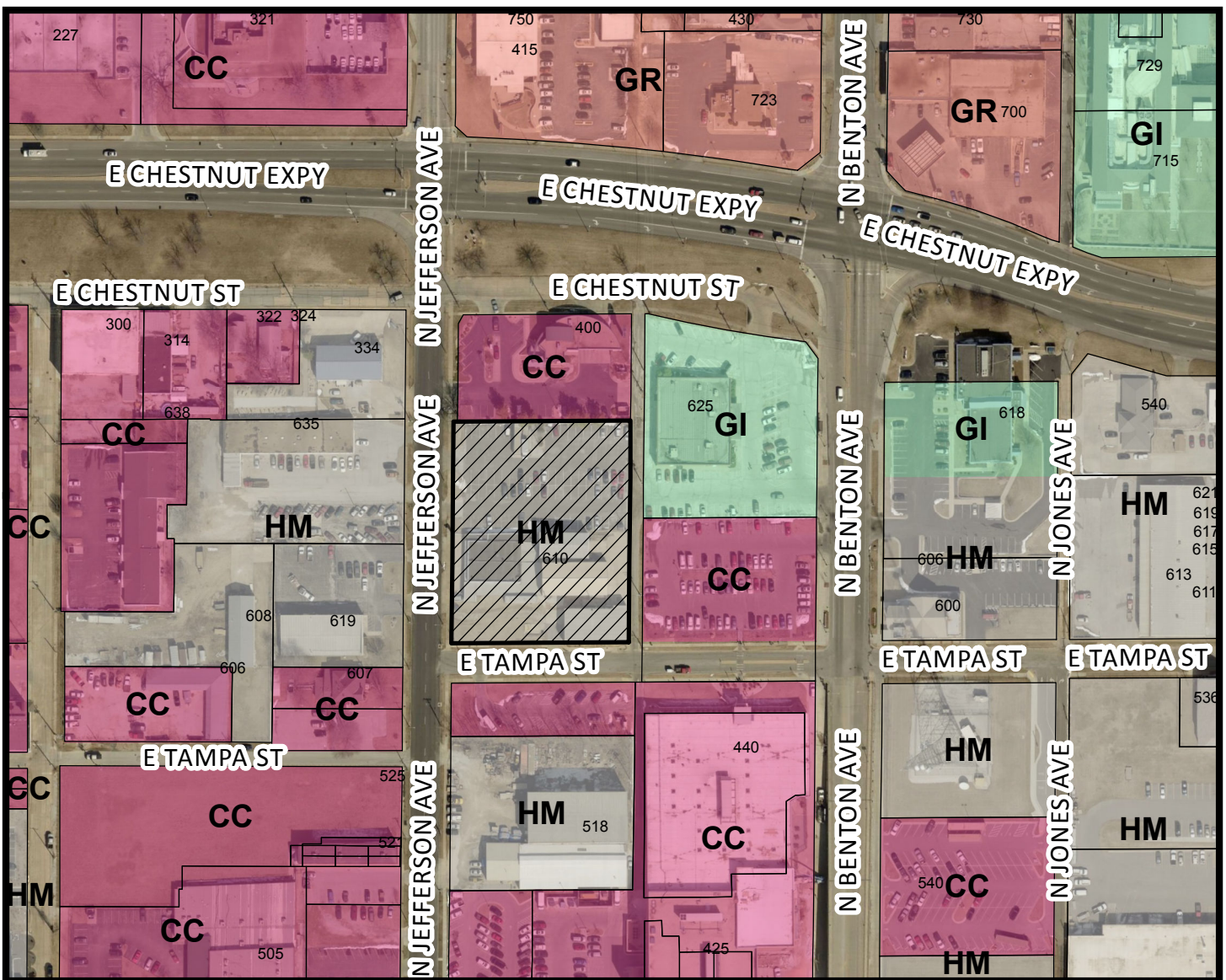
Z-06-2015

Location: 610 North Jefferson Ave.

Current Zoning: HM, Heavy Manufacturing District

Proposed Zoning: CC, Center City District

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

EXPLANATION TO COUNCIL BILL NO: 2015-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 1.38 acres of property generally located at 610 North Jefferson Avenue from an HM, Heavy Manufacturing District to a CC, Center City District and establishing Conditional Overlay District No. 88.

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-6-2015 COD# 88

The applicant is requesting to rezone the subject property from an HM, Heavy Manufacturing District to a CC, Center City District with a COD. The applicant intends build a parking lot for the adjacent Jordan Valley Community Health Clinic. The accompanying Conditional Overlay District will require a traffic study if trip generations results in an increase of over 100 trip ends per peak hour or 1,000 trips ends per day.

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 February 5, 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 Comprehensive Plan recommends more density and intensity in the greater downtown area similar to the land uses within the Center City District.
2. The requested CC, Center City zoning is consistent with the existing CC zoning east and south of the subject property.
3. The accompanying Conditional Overlay District requires a traffic study if the property is developed with traffic generations that would impact the surrounding traffic circulation systems.

Recommended by:

Approved by:



Bob Hosmer, AICP, Principal Planner

Greg Burris, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Legal Description

Exhibit C, Zoning and Subdivisions Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Neighborhood Meeting Summary

EXHIBIT A
RECORD OF PROCEEDINGS
ZONING CASE Z-6-2015 CONDITIONAL OVERLAY DISTRICT NO. 88

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

EXHIBIT B
LEGAL DESCRIPTION
ZONING CASE Z-6-2015 CONDITIONAL OVERLAY DISTRICT NO. 88

TRACT I:

All of the north 38.8 feet of the south 71.5 feet of Lot One Hundred Nine (109); Also beginning 68.8 feet south of the Northwest corner of Lot One Hundred Nine (109); Thence East to the East Line of One Hundred Nine (109); Thence south 32.7 feet to the southeast corner of Lot One Hundred Nine (109); Thence west to the southwest corner of Lot One Hundred Nine (109); Thence north 32.7 feet to beginning; Also all of the north 67.8 feet of Lot One Hundred Ten (110); all in Block "G" in Harwood, Lisenby and Boyd's Addition in the City of Springfield, Greene County, Missouri.

TRACT II:

All of the south 33.7 feet of Lot One Hundred Ten (110), in Harwood, Lisenby and Boyd's Addition in the City of Springfield, Greene County, Missouri.

TRACT III:

All of Lot One Hundred Eleven (111), in Block "G" in Harwood, Lisenby and Boyd's Addition In the City of Springfield, Greene County, Missouri.

EXHIBIT C
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-6-2015 & CONDITIONAL OVERLAY DISTRICT NO. 88

The requirements of *Section 4-3400* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

1. Traffic Engineering shall evaluate any proposed development and if the estimated trip generation (using ITE trip generation rates) results in an increase of over 100 trip ends per peak hour or 1,000 trips ends per day, the City Traffic Engineer shall, at his discretion, require a traffic impact study be submitted. Any public improvements identified by the study as necessary to provide a satisfactory level of service in the peak hour shall be addressed before approval of the development.

Under this, a 30,000 square foot medical/dental clinic would be allowable with no TIS requirements.

ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-6-2015 CONDITIONAL OVERLAY DISTRICT NO. 88

DATE: January 21, 2015

LOCATION: 610 North Jefferson Avenue

APPLICANT: Jordan Valley Community Health Clinic

TRACT SIZE: Approximately 1.38 acres

EXISTING USE: Existing Buildings

PROPOSED USE: Uses permitted in the CC, Center City District

SURROUNDING LAND USES:

AREA	ZONING	LAND USES
North	CC	Bank
East	CC/ GI	Parking lot and Municipal Courts
South	CC	Parking lot
West	HM	Industrial uses

BUILDING DEVELOPMENT SERVICES COMMENTS:

Building Development Services does not have any issues with rezoning the subject property to CC, Center City District.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

There are no issues with rezoning the subject property to CC, Center City District.

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.

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Sewer easement will need to be retained when alley is vacated

CITY UTILITIES:

No objection to rezoning.

ADJACENT PROPERTY OWNER COMMENTS:

Nine (9) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. No one has objected to date.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on January 13, 2015. A summary of the meeting is attached (Attachment 2).

STAFF COMMENTS:

1. The applicant is proposing to rezone the subject property from an HM, Heavy Manufacturing District to a Center City District to a CC, Center City District to allow for a parking lot at this location. The subject property is within the Center City Activity Center as shown in the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*. Activity Centers are identified as areas of significant business and high-density housing. It is intended that additional development be concentrated in and around these activity centers to optimize transportation investments, citizen convenience, investor confidence and a compact growth pattern. Properties within Activity Centers are to be intensively and efficiently used. The subject property would fit within these criteria.
2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* also designates this area within the Greater Downtown land use district.

This district, which pertains to the downtown and University Plaza portions of Center City, promotes high-intensity office, retail and housing, preferably in mixed-use buildings with a strong pedestrian orientation. It suggests that the most appropriate zoning district for this location would be the Center City District.

3. The vacation of the remaining west portion of Tampa Street and an adjacent alley will be following this rezoning request.

FINDINGS FOR STAFF RECOMMENDATION:

1. The Comprehensive Plan recommends more density and intensity in the greater downtown area similar to the land uses within the Center City District.
2. The requested CC, Center City zoning is consistent with the existing CC zoning to the east and south of this property.
3. Approval of this request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.

RECOMMENDATION:

Staff recommends **approval** of this request.

CITY COUNCIL PUBLIC HEARING:

February 23, 2015

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

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ADVOCATES FOR A HEALTHY
COMMUNITY

618 N BENTON

SPRINGFIELD, MO 65806

GORMAN-SCHARPF FUNERAL HOME
INC

1947 E SEMINOLE

SPRINGFIELD, MO 65804

MOORE, STEVE E

610 N JEFFERSON

SPRINGFIELD, MO 65806

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185'



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SPRINGFIELD, MO 65806

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PO BOX 252

TURNERS, MO 65765

WILSON, ISSAC D

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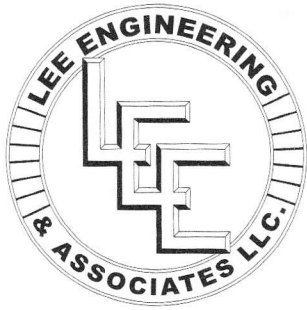
SPRINGFIELD, MO 65804

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LEE ENGINEERING AND ASSOCIATES, L.L.C.
CIVIL ENGINEERING & DESIGN

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

December 29, 2014

Re: Proposed Rezone
610 N. Jefferson
Springfield, Missouri

Dear Property Owner:

A neighborhood meeting will be held Tuesday, January 13, 2015 to discuss a proposed rezone on the property listed above. We would like to rezone this property from HM (Heavy Manufacturing) to CC (Center City). A new parking lot for Jordan Valley Community Health Center will be constructed on the property.

The neighborhood meeting will be held at The Midtown Carnegie Branch Library in the upstairs Community Room at 397 E. Central, Springfield, Mo., between 4:00 and 6:30pm. The owner's representatives will be present to answer any questions you may have concerning this proposed rezone. Please feel free to come and go between 4:00 and 6:30pm. If you have any questions prior to this meeting, please contact our office at 417-886-9100.

Sincerely,

Leslie K. Chrystal
Office Manager

1. Request change to zoning from: Hm to CC
(existing zoning) (proposed zoning)
2. Meeting Date & Time: January 13, 2015 4-6:30pm
3. Meeting Location: Midtown Carnegie Branch Library, 3917 E Central
4. Number of invitations that were sent: 48
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.)

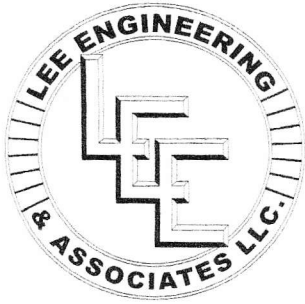
No Issues.

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

1 comment sheet attached - No issues with rezoning as long as the parking lot would be well lighted.
Parking lot will be lighted.

* Derek Lee & Leslie Chrystal from Lee Engineering were in attendance to answer any questions.

[illegible]



LEE ENGINEERING AND ASSOCIATES, L.L.C.
CIVIL ENGINEERING & DESIGN

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

COMMENT SHEET

Neighborhood Meeting

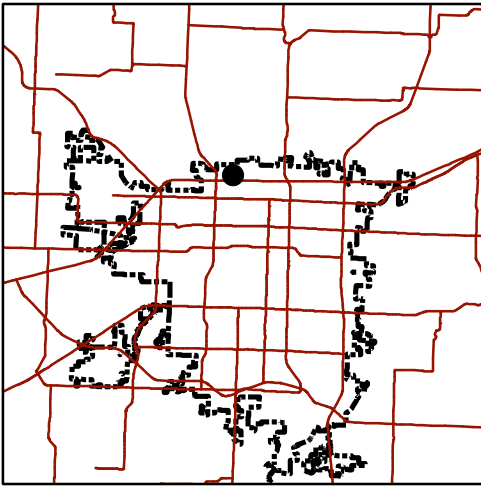
Tuesday, January 13, 2015

Re: Proposed Rezone
610 N. Jefferson
Springfield, Missouri

NAME	ADDRESS	PHONE
Ren BARBER	400 E Chestnut	862-4335

COMMENTS:

TeleComm Credit Union 831-1575
We have no problem with the Rezoning of
the property and expansion of the
parking lot as long as it would
be well lighted.



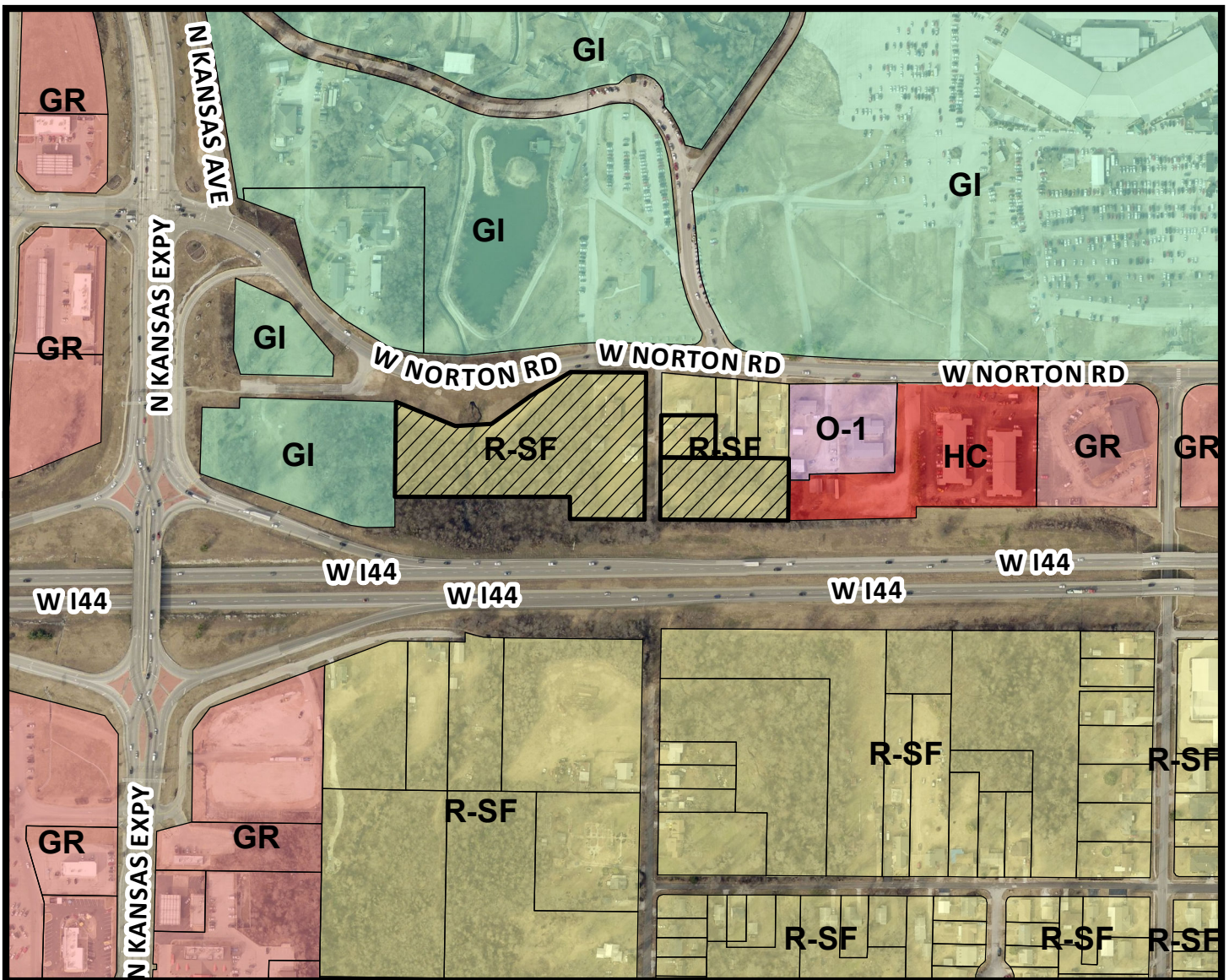
Zoning & Subdivision Report

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

Z-07-2015

Location: 2927, 2930 and 2962 North Fort Street
Current Zoning: R-SF, Single Family Residential District
Proposed Zoning: GI, Government and Institutional Use District

LOCATION SKETCH



- Area of Proposal

0 100 200 400

Feet

1 inch = 417.334816 feet

EXPLANATION TO COUNCIL BILL NO: 2015-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 5.72 acres of property generally located at 2927, 2930 and 2962 North Fort Street from an R-SF, Single Family Residential District to a GI, Government and Institutional Use District. (Staff and _____ recommend approval)

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-7-2015

The applicant, Friends of the Zoo (FOZ), is proposing to rezone the property from an R-SF, Single Family Residential District to a GI, Government and Institutional Use District for future parking overflow at the Zoo.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on, February 5, 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. Comprehensive plan designates this area for medium intensity retail, office or housing uses. The subject property is also located within proximity to the I-44 and Kansas Expressway Community Activity Center. Norton Road is classified as a secondary arterial roadway which is appropriate locations for GI, Government and Institutional uses.
2. This request for GI zoning will provide for the redevelopment of the long-range plan for the Springfield-Greene County Parks Board Dickerson Park Zoo.
3. The development requirements in the proposed GI district are adequate for mitigating any potential impacts of the proposed development on the adjoining properties.

Submitted by:



Bob Hosmer, AICP, Principal Planner

Greg Burris, City Manager

EXHIBITS:

Exhibit A, Record of Proceedings

Exhibit B, Legal Description

Exhibit C, Zoning and Subdivision Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Neighborhood Meeting Summary

EXHIBIT B
LEGAL DESCRIPTION
ZONING CASE Z-7-2015

Beginning Two Hundred Twenty (220) feet South of the Northwest corner of the East Half ($E\frac{1}{2}$) of Lot One (1) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Two (2), Township Twenty-nine (29), Range Twenty-two (22), thence East One Hundred Forty (140) feet, thence North One Hundred Ten (110) feet, thence West One Hundred Forty (140) feet, thence South to the point of beginning, all in GREENE County, Missouri.

AND

Tract I:

Part of the West Half ($W\frac{1}{2}$) of Lot One (1) in the Northwest Fractional Quarter ($NW\frac{1}{4}$) of Section Two (2), Township Twenty-nine (29), Range Twenty-two (22), described as follows: Beginning at the Northeast corner of said West Half ($W\frac{1}{2}$) of Lot One (1), thence South Four (4) chains and Ninety-three and Three-fourths links (4 chains and 93 and $\frac{3}{4}$ links), thence West Ten chains and Twelve and One-half links (10 chains $12\frac{1}{2}$ links), thence North Four chains and Ninety-three and Three-fourths links (4 chains 93 $\frac{3}{4}$ links), thence East Ten chains and Twelve and One-half links (10 chains $12\frac{1}{2}$ links) to the point of beginning, in the City of SPRINGFIELD, GREENE County, Missouri, EXCEPT that part deeded in Book 1615, Page 1983, Recorder's Office, GREENE County, Missouri.

AND

Tract II:

All beginning at a point 20 feet West of the Northeast corner of the West Half ($W\frac{1}{2}$) of Lot One (1) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Two (2), Township Twenty-nine (29), Range Twenty-two (22); thence South 150 feet; thence West 370 feet; thence North 150 feet, thence East 370 feet to the point of beginning, in the City of SPRINGFIELD, GREENE County, Missouri.

AND

Tract III:

Beginning 220 feet South of the Northwest corner of the East Half ($E\frac{1}{2}$) of Lot One (1) of the Northwest Fractional Quarter ($NW\frac{1}{4}$) of Section Two (2), Township Twenty-nine (29), Range Twenty-two (22), thence East 330 feet, thence South 220 feet, thence West 330 feet, thence North 220 feet to the place of beginning, in the City of SPRINGFIELD, GREENE County, Missouri.

EXHIBIT A
RECORD OF PROCEEDINGS
ZONING CASE Z-7-2015

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

ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-7-2015

DATE: January 20, 2015

LOCATION: 2927, 2930, and 2962 North Fort Street

APPLICANT: Friends of the Zoo (FOZ)

TRACT SIZE: Approximately 5.72 acres

EXISTING USE: Residential and undeveloped vacant land

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

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GI	Springfield Dickerson Park Zoo
East	R-SF	Residential use
South	Right of Way	I-44
West	GI	City of Springfield/ Vacant Land

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the City's *Comprehensive Plan* designates this area as appropriate for medium intensity retail, office or housing. The subject property is located along Norton Road, which is classified as a secondary arterial roadway and Fort Street which is classified as a local street.

BUILDING DEVELOPMENT SERVICES COMMENTS:

1. BDS has no issues with proposed zoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

1. Traffic has no issues with proposed zoning.

STORMWATER COMMENTS:

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

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

CLEAN WATER SERVICES COMMENTS:

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

CITY UTILITIES:

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

ADJACENT PROPERTY OWNER COMMENTS:

Six (6) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. There have been no calls to date.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on January 20, 2015. A summary of the meeting is attached (Attachment 2).

STAFF COMMENTS:

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

FINDINGS FOR STAFF RECOMMENDATION:

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

CITY COUNCIL PUBLIC HEARING: February 23, 2015

RECOMMENDATION:

Staff recommends **approval** of this request.

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner

EXHIBIT 2: NEIGHBORHOOD MEETING SUMMARY

1. Request change to zoning from: R-SF to GI
(existing zoning) (proposed zoning)
2. Meeting Date & Time: Tuesday, January 20, 2015; from 4 to 5 pm
3. Meeting Location: Zoo Admin Offices - Conference room
4. Number of invitations that were sent: 25*
5. How was the mailing list generated: By the City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 5
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.)

All were actually in favor of us purchasing the property. Concerns centered around security and access to the properties. Individuals were informed the desire was to clean up and maintain the property so it could be used in the future for parking overflow. Several property owners asked if the Zoo would be interested in purchasing their property as well.

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

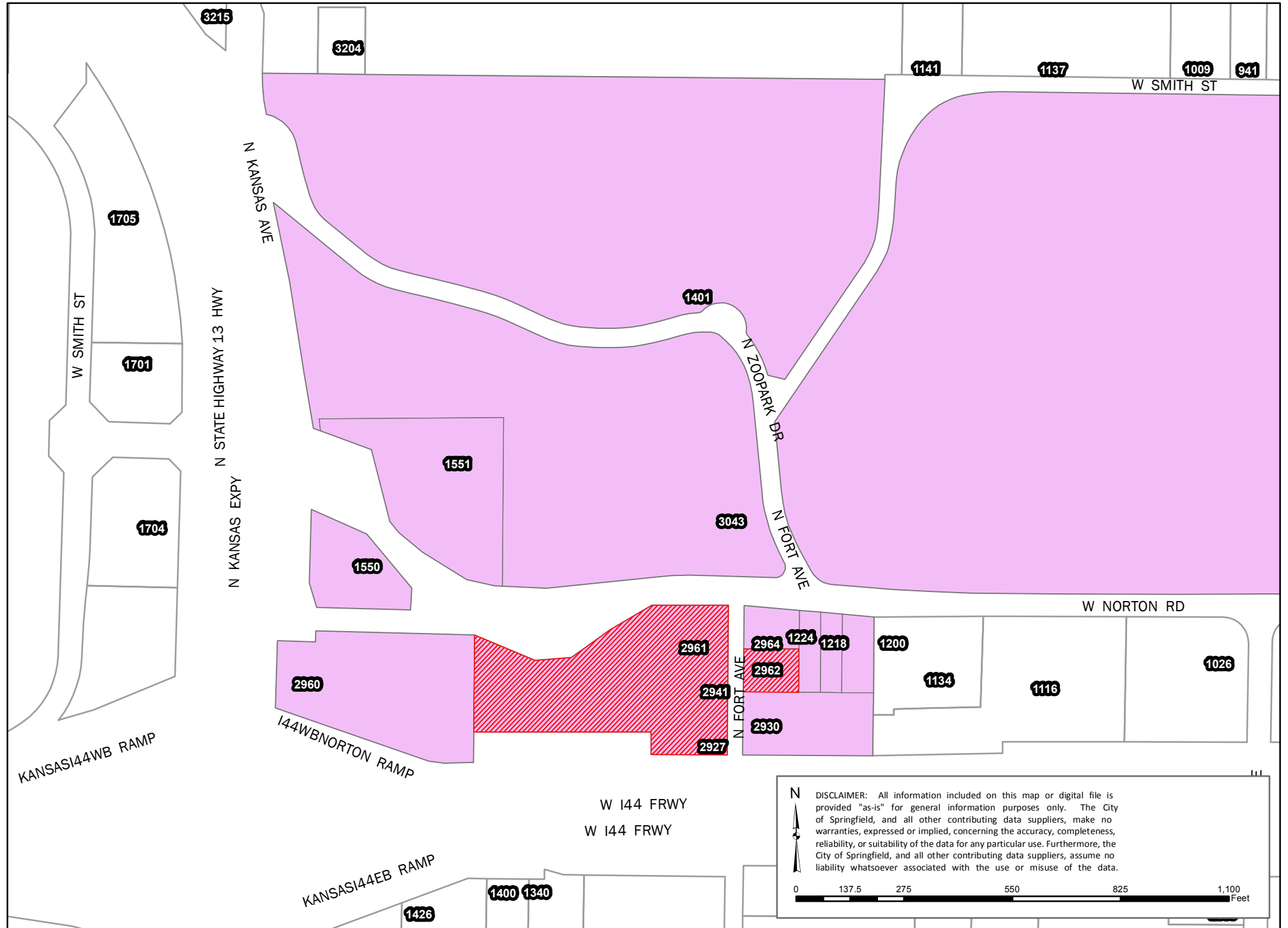
FOZ intends to clean up and maintain the properties. Residential facilities that are habitable can be maintained and rented - non-habitable structures can be removed and cleaned up. Areas will be regularly mowed and maintained - security gates and/or fencing will be used to limit access to vacant properties, etc. Neighbors will be kept in the loop for any future development plans.

*3 copies of the letter were returned as undeliverable due to properties being vacant.

Dickerson Park Zoo
Rezoning Public Meeting
January 20, 2015
4:30-6:00 PM

[illegible]

185 foot mailing list



EXPLANATION TO COUNCIL BILL NO: 2015-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 2 acres of property generally located at 2704 South Campbell Avenue from Planned Development 331 and LB, Limited Business District with Conditional Overlay District No. 26 to a GR, General Retail District; and establishing Conditional Overlay District No. 87.

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-08-2015/CONDITIONAL OVERLAY DISTRICT NO. 87

The applicant is proposing to rezone the property from Planned Development 331 and LB, Limited Business District with Conditional Overlay District No. 26 to a GR, General Retail District; and establishing Conditional Overlay District No. 87. The developer is proposing to construct a new convenience store with fuel pumps and modify the existing Conditional Overlay District. The preliminary plat of Sunset Plaza Phase II is being submitted concurrently with this rezoning request and Lot 1 will contain the proposed GR zoning district.

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 February 5, 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).

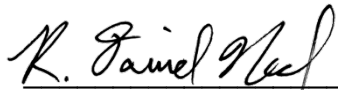
The Planning and Development staff recommends the application be **approved** with the requirements of Conditional Overlay District No. 87 (see the attached Zoning and Subdivision Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with Growth Management and Land Use Plan of the Comprehensive Plan which identifies this as an appropriate area for medium-intensity retail, office or housing uses. The requested GR, General Retail zoning is consistent with the recommendation.
2. Approval of this request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.

3. The request is consistent with the adjacent zoning along Campbell Avenue and the intent of the GR district to be located along or at the intersection of two or more arterial (Campbell and Sunset) or higher classification streets.
4. The proposed conditional overlay district and the development requirements in the GR district are adequate for mitigating any potential impacts of the proposed development on the adjoining properties.

Submitted by:



Daniel Neal, Senior Planner

Reviewed by:



Bob Hosmer, AICP, Principal Planner

Approved by:

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
- Attachment 3, Neighborhood Opposition E-mail

EXHIBIT A
RECORD OF PROCEEDINGS
ZONING CASE Z-08-2015 & CONDITIONAL OVERLAY DISTRICT NO. 87

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

EXHIBIT B
LEGAL DESCRIPTION
ZONING CASE Z-08-2015 & CONDITIONAL OVERLAY DISTRICT NO. 87

BOUNDARY DESCRIPTION

ALL OF LOT 1 OF SUNSET PLAZA PHASE 1, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AS DULY RECORDED IN THE GREENE COUNTY RECORDER'S OFFICE IN PLAT BOOK AAA, AT PAGE 301

AND;

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SUNSET PLAZA PHASE 1, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AS DULY RECORDED IN THE GREENE COUNTY RECORDER'S OFFICE IN PLAT BOOK AAA, AT PAGE 301, SAID POINT BEING IN THE SOUTH LINE OF SUNSET STREET, AS NOW ESTABLISHED; THENCE NORTH 89 DEGREES 43 MINUTES 50 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 11.97 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTH LINE, ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 959.96 FEET, AND AN INTERNAL ANGLE OF 01 DEGREES 37 MINUTES 47 SECONDS, A DISTANCE OF 28.18 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 88 DEGREES 35 MINUTES 16 SECONDS EAST, A DISTANCE OF 65.61 FEET; THENCE DEPARTING SAID SOUTH LINE SOUTH 01 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF 252.62 FEET TO A POINT IN THE NORTH LINE OF LOT 19 BLOCK 2 OF LINK ESTATES DEVELOPMENT (AS AMENDED) UNIT NO. 1, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DULY RECORDED IN THE GREENE COUNTY RECORDER'S OFFICE IN PLAT BOOK R AT PAGE 49; THENCE ALONG SAID NORTH LINE, AND BEYOND, ALONG THE NORTH LINE OF LOT 20 OF SAID BLOCK 2 NORTH 88 DEGREES 46 MINUTES 56 SECONDS WEST, A DISTANCE OF 141.73 FEET TO THE NORTHWEST CORNER OF SAID LOT 20, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1 OF SUNSET PLAZA PHASE 1; THENCE NORTH 01 DEGREES 24 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 196.40 FEET; THENCE CONTINUING ALONG SAID EAST LINE NORTH 89 DEGREES 57 MINUTES 11 SECONDS EAST, A DISTANCE OF 36.01 FEET; THENCE CONTINUING ALONG SAID EAST LINE NORTH 01 DEGREES 24 MINUTES 36 SECONDS EAST, A DISTANCE OF 55.02 FEET TO THE POINT OF BEGINNING.

EXHIBIT C
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-08-2015 & CONDITIONAL OVERLAY DISTRICT NO. 87

The requirements of *Section 4-3100* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

Uses - The following uses shall be prohibited within this district:

1. Bed and Breakfast
2. Funeral homes and mortuaries
3. Household resource recovery collection centers
4. Tier III wireless facilities
5. Tier IV wireless facilities
6. Temporary uses, except Contractor office and equipment trailers and sheds (containing no sleeping or cooking accommodations) accessory to a construction project are permitted only during the duration of such project and shall be located on the same property.
7. Pet Grooming with sales of pet grooming products allowed as an accessory use.
8. Substance abuse treatment facilities
9. Overnight shelters and soup kitchens as accessory uses to a church
10. Hotels, motels and inns
11. Other towers, exceeding one hundred (100) feet in height

Use Limitations

1. There shall be no direct access to Campbell Avenue from the subject property.
2. Access to Sunset Street is restricted to one (1) shared access point between Lot 1 and Lot 2 of the Preliminary Plat of Sunset Plaza Phase II.
3. An access easement shall be provided from the subject property to the property along Campbell Avenue to the south.

Bulk and Intensity of Use

1. There shall be a minimum building and trash enclosure setback of thirty-five (35) feet from the southern property line in areas adjacent to residential districts.

Design Requirements

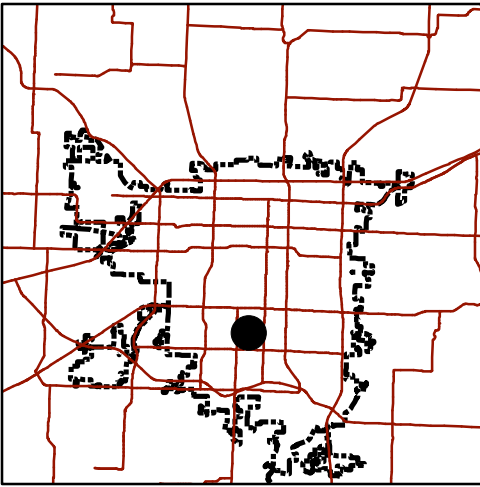
1. No building shall exceed a length of two-hundred (200) feet.

Bufferyard Requirements

1. A Bufferyard F, at least twenty (20) feet wide, with at least a six (6) foot tall solid wood fence shall be provided along the southern property boundary where abutting residential use.
2. A Bufferyard B, at least fifteen (15) feet wide, shall be provided along the east property line.

Sign Requirements

1. The existing off-premise (billboard) sign on the subject property, shall be removed before or at the end of its lease, the lease expires on September 30, 2025.



Zoning & Subdivision Report

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

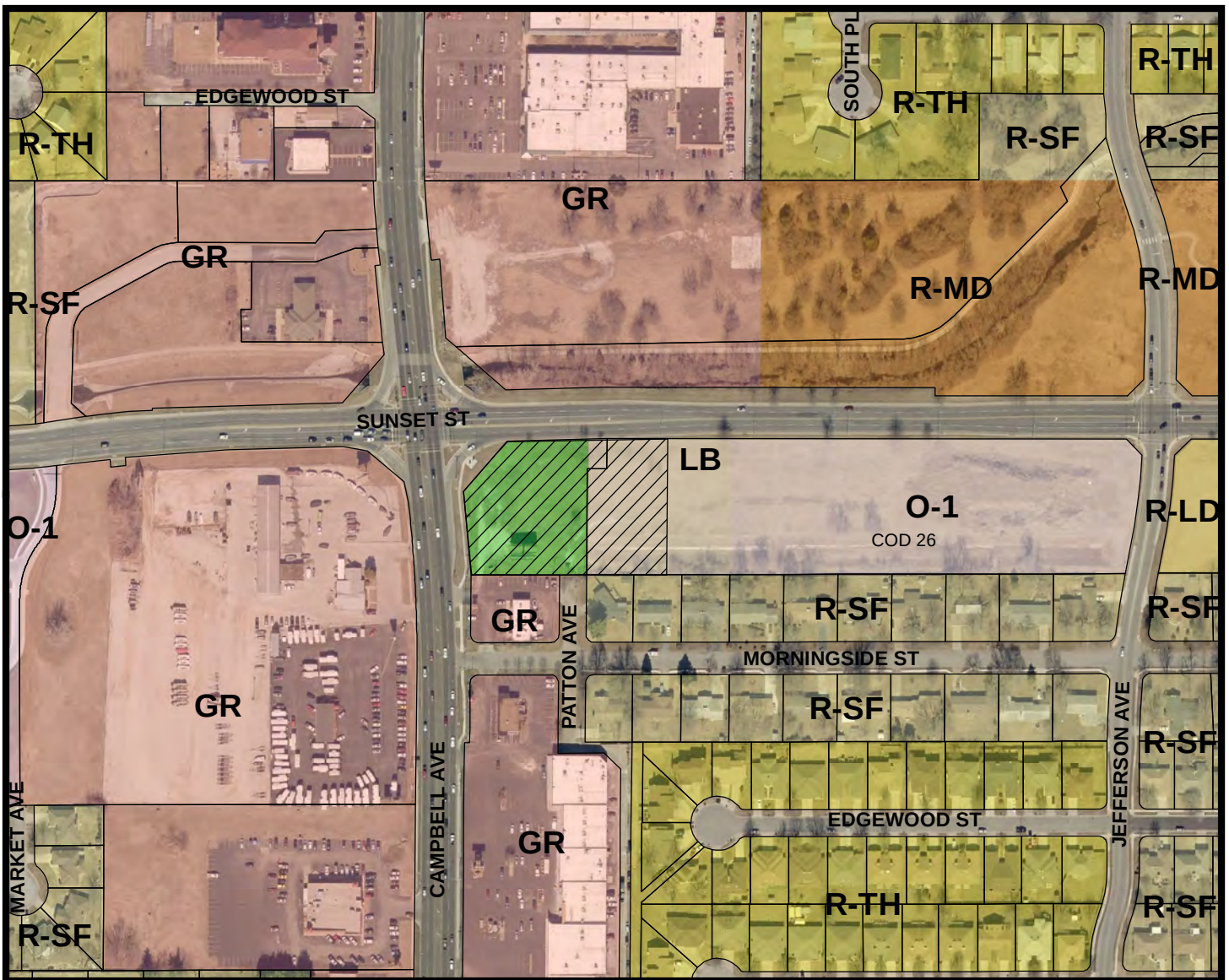
Z-08-2015 w/ Conditional Overlay District #87

Location: 2704 S. Campbell Ave.

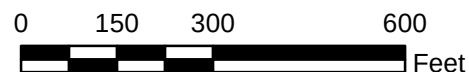
Current Zoning: PD 331 & LB with COD #26

Proposed Zoning: GR, General Retail with COD #87

LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-08-2015 & CONDITIONAL OVERLAY DISTRICT NO. 87

DATE: January 29, 2015

LOCATION: 2704 S. Campbell Ave.

APPLICANT: Empire Mortgage Co. Inc.

TRACT SIZE: Approximately 2 acres

EXISTING USE: Undeveloped

PROPOSED USE: Convenience Store with fueling pumps

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GR	Vacant land
East	LB	Vacant land
South	GR & R-SF	Restaurant & Single-Family residences
West	HC and O-1	Shopping Center and Office uses

COMPREHENSIVE PLAN:

The Growth Management and Land Use Plan of the Comprehensive Plan designates this area as appropriate for medium intensity retail, office or housing uses. This mixed category indicates that a variety of commercial and/or mid-or high-density housing may be appropriate at major intersections along certain road corridors. These commercial areas should be sited in areas that are well served by transportation facilities; major roads, bicycle and pedestrian facilities, and transit. Where commercial areas are concentrated, development should be sited and designed to have a minimal effect on adjacent lower-intensity development and the environment. Appropriate zoning districts include the GR, General Retail District.

BUILDING DEVELOPMENT SERVICES COMMENTS:

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

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

1. Access to Sunset is limited to 150 feet minimum from the eastern right of way line of Campbell and must be a joint access. Sunset must be widened for a median extension or left turn lane to accommodate the access. A cross access easement will need to be put in place for adjoining properties.
2. A cross access easement is required to the property to the south.
3. The access on Campbell does not meet current spacing requirements. It will be allowed to remain with the understanding it may become a right in/right out at some point in the future.

STORMWATER COMMENTS:

No objections to rezoning. Public Improvements will be required for site drainage improvements.

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Public sewer currently crosses the parcel. Public improvements will be required when the property is re-platted.

CITY UTILITIES:

The zoning change will not impact City Utilities.

ADJACENT PROPERTY OWNER COMMENTS:

Eleven (11) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. The residential property owner to the south of the rezoning has written an e-mail to the City in objection to the rezoning request (Attachment 3).

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting for property owner's within 500 feet of the subject property on January 13, 2015. A summary of the meeting is attached (Attachment 2).

STAFF COMMENTS:

1. The applicant is proposing to rezone the property from Planned Development 331 and LB, Limited Business District with Conditional Overlay District No. 26 to a GR, General Retail District; and establishing Conditional Overlay District No. 87. The applicant will be completely rezoning PD 331 and a portion of the adjacent LB with COD #26 to GR with COD #87 for the construction of a new convenience store with fueling pumps. The preliminary plat of Sunset Plaza

Phase II is being submitted concurrently with this rezoning request and Lot 1 will contain the proposed GR zoning district. Lot 2 of Sunset Plaza Phase II will remain zoned LB and O-1 with the COD #26 requirements.

2. The Growth Management and Land Use Plan of the Comprehensive Plan designates this area as appropriate for medium intensity retail, office or housing uses. This mixed category indicates that a variety of commercial and/or mid-or high-density housing may be appropriate at major intersections along certain road corridors. These commercial areas should be sited in areas that are well served by transportation facilities; major roads, bicycle and pedestrian facilities, and transit. Where commercial areas are concentrated, development should be sited and designed to have a minimal effect on adjacent lower-intensity development and the environment. Appropriate zoning districts include the GR, General Retail District. The GR District is intended for uses that provide community-wide personal and business services, shopping centers and specialty shops. Commercial uses permitted in this district are generally required to conduct business activities indoors. The need for community-wide accessibility dictates that this district be located along or at the intersection of two or more arterial or higher classification streets (Campbell Avenue & Sunset Street). Staff believes the subject site meets the recommendations of the City's Comprehensive Plan and intent of the GR District.
3. The existing Conditional Overlay District has more restrictive development requirements, than the proposed COD. Staff supports the changes because the proposed GR area that extends into the existing LB area with COD #26 will be developed in concert with existing PD 331 area. The previous plans for this area proposed multiple lots and developments and the COD was established to provide uniform design among the different buildings adjacent to the single-family neighborhood to the south. The previous development plans proposed using a large linear detention basin and bufferyard along the southern residential district boundary which allowed them to have an enlarged building and trash enclosure setback. Since that time, the detention basin has been reduced in size which also reduces the setback and bufferyard provisions that exist. Staff believes that the proposed COD #87 will mitigate any adverse effects to adjacent residential properties. The following differences have been proposed:
 - a. The applicant is now allowing restaurants as a permitted use in the COD.
 - b. The applicant has replaced the 70 foot minimum building and trash enclosure setback from the southern property line with a 35 foot minimum building and trash enclosure setback from the southern property line of adjacent residential districts.
 - c. The applicant has removed the design requirements for the exterior appearance of all non-residential buildings. The existing COD required all non-residential buildings to harmonize with nearby residential properties

and all faces of non-residential buildings providing variations in exterior finishes and fenestration and having a sloped/gabled or hip shape roof.

- d. The applicant has reduced the 30 foot wide Bufferyard F to the standard 20 foot wide Bufferyard F with a fence when GR is abutting residential properties.
4. The Zoning Ordinance requires a Bufferyard "F" between the General Retail District and adjacent R-SF, Single-Family Residential districts to the south. 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. A six-foot solid wood fence, masonry wall, solid evergreen hedge or earthen berm is required along the property boundary if a twenty (20) foot bufferyard is provided.
5. All structures shall remain below a thirty (30) degree bulk plane as measured from the boundaries of any residential districts. All other lighting, noise, landscaping requirements shall be met as required by the Zoning Ordinance.

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with Growth Management and Land Use Plan of the Comprehensive Plan which identifies this as an appropriate area for medium-intensity retail, office or housing uses. The requested GR, General Retail zoning is consistent with the recommendation.
2. Approval of this request will provide for the redevelopment of this site and is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.
3. The request is consistent with the adjacent zoning along Campbell Avenue and the intent of the GR district to be located along or at the intersection of two or more arterial (Campbell and Sunset) or higher classification streets.
4. The proposed conditional overlay district and the development requirements in the GR district are adequate for mitigating any potential impacts of the proposed development on the adjoining properties.

CITY COUNCIL PUBLIC HEARING: February 23, 2015

RECOMMENDATION:

Staff recommends **approval** of this request with the requirements of Conditional Overlay District No. 87.

STAFF CONTACT PERSON:
Daniel Neal
Senior Planner
864-1036

EXHIBIT 2: NEIGHBORHOOD MEETING SUMMARY

1. Request change to zoning from: PD and LB to GR

(existing zoning) *(proposed zoning)*
2. Meeting Date & Time: January 13, 2015, 4:00pm - 6:30pm
3. Meeting Location: La Quinta Inn, 2535 S. Campbell Ave, Springfield, MO
4. Number of invitations that were sent: 53 Invitations sent, addresses provided by the City
5. How was the mailing list generated: City Planning Department
6. Number of neighbors in attendance (attach a sign-in sheet): No Neighbors Attended
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.)

Prior to the meeting, I received a call from Fred and Norma Spence, 228 Greenwood. They had concerns regarding access to Morningside Street. I said that we would not be directly accessing Morningside with our proposed improvements or to Patton Avenue.

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

Prior to the meeting, the City forwarded an email they received from Chao/Brandon Chen 233 W. Morningside Street. A Kum & Go representative will be contacting Mr. Chen to address his concerns.

Neighborhood Meeting
Proposed Kum & Go - Rezoning
January 13, 2015
4:00 p.m. - 6:30 p.m.

Name	Address	Phone	Comments
CAMERON SMITH OLSSON	550 ST. LOUIS ST SPRINGFIELD, MO 65806	417-890-8802	
NEIL STENGER Owner/Server Bevco	1615 E PRIMROSE Springfield, MO 65804	417-879-7211	
XXXXXXXXXX JACK HASSEMAN KG	6400 WESTOWN PARKWAY WEST DES MOINES, IA 50266	515-457-6007	
GLAD THIESSEN Buyer/KG Bevco	THIESSEN COMMERCIAL REALTY 8410 Interlochen Dr. Fremont Hills, MO 65714	573-673-1479	
NO OTHER ATTENDEES - NO NEIGHBORS ATTENDED			

Attachment 3

From: [Chao Chen](#)
To: Zoning@springfieldmo.gov
Subject: Object Rezoning Application
Date: Sunday, December 28, 2014 4:25:49 PM

Hi Bob,

My name is Chao Chen. I am the property owner at 233 W. Morningside St., Springfield, MO 65807.

This email serves as a written objection regarding the rezoning application submitted by Kum & Go, LC to construct a new convenience store at 2704 S Campbell Ave.

For personal reason, I am unable to attend the case hearing held on January 13, 2015 or any other meeting/hearing afterwards.

However, I may be reached out at Cell: 417-380-9061 or at Email: Brandonccmsu@gmail.com.

Email is preferable.

I object the rezoning application for the following reasons.

1. Gas Station is deemed high risky, which should stay far enough away from residential properties.
2. There is literally another Kum & Go gas station 5-minute walk away.
3. Kum & Go, LC shall present a detailed written approval released by an authoritative governmental body or a certified/licensed professional evaluation third party clearly stating that the noise or any other nuisance brought by the gas station will not affect the existing residents surrounding.
4. As confirmed by my own Counsel, the real property price may fall down because of the rezoning application, again, because Gas Station deemed high risky. Kum & Go, LC shall have a written signed agreement in place to cover each single property owner's potential losses on the impairment of the real property fair market value, if any.
5. Last but not least, I propose: Before the rezoning application is finally approved, Kum & Go, LC shall obtain and carry a hazard insurance with sufficient coverage, in order to mitigate and to hedge the risks brought by any potential contingencies.

e.g. Losses caused by fire/Sickness caused to the residents/Higher criminal ratio caused to the neighborhood/community as a whole, Damages caused to the real properties and etc.

Kum & Go, LC shall furnish the scan copies of the hazard insurance to the neighbors and the concerned parties in a timely manner.

Please include my objection and my comments above in the staff report.

Please let me know if you have any question.

Attachment 3

Thanks,

Brandon Chen, CPA

EXPLANATION TO COUNCIL BILL NO: 2015-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 37.38 acres of property generally located at 3800 East Farm Road 132 from a Planned Development District No. 305 to an R-SF, Single Family Residential District and a GR, General Retail District.

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-09-2015

The applicant is proposing to rezone this property from a Planned Development District No. 305 to an R-SF, Single Family Residential District and a GR, General Retail District.

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:

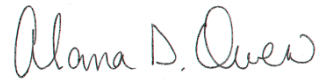
The Planning and Zoning Commission held a public hearing on February 5, 2015, and recommended , by a vote of to , of the proposed zoning on the tract of land described on the attached sheet (see the attached Record of Proceedings).

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

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this request will provide for increased density of residential development and retail type uses where investments have been made in public infrastructure and services.
2. This proposal is consistent with the intent of the existing Planned Development to provide for a mixed-use development and with the addition of retail uses will provide opportunities for people to live, work and shop in the same location.
3. This proposal is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which recommends medium intensity retail, office or housing.

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, Zoning and Subdivisions Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Neighborhood Meeting Summary

EXHIBIT A
RECORD OF PROCEEDINGS
ZONING CASE Z-09-2015

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

EXHIBIT B
LEGAL DESCRIPTION
ZONING CASE Z-09-2015

GR, General Retail District

A TRACT OF LAND AS LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALSO LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH , RANGE 21 WEST, AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2010, PAGE 003600-10, AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, SOUTH 87°28'05" EAST, 1695.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°28'05" EAST, 939.29 FEET TO A POINT LYING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, SOUTH 87°53'40" EAST, 28.99 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 00°08'09" WEST, 254.64 FEET; THENCE SOUTH 86°31'09" WEST, 60.12 FEET; THENCE SOUTH 73°55'29" WEST, 238.91 FEET; THENCE SOUTH 68°57'52" WEST, 202.61 FEET; THENCE NORTH 88°53'31" WEST, 264.04 FEET; THENCE SOUTH 18°20'28" EAST, 26.53 FEET; THENCE 74.68 FEET ALONG A 220.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 08°36'59" EAST FOR A DISTANCE OF 74.32 FEET; THENCE SOUTH 01°06'29" WEST, 240.95 FEET; THENCE NORTH 88°53'31" WEST, 256.18 FEET; THENCE NORTH 01°17'06" EAST, 769.43 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALSO LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN GREENE COUNTY, MISSOURI. CONTAINING 10.35 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

And

R-SF, Single Family Residential District

A TRACT OF LAND AS LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALSO LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH , RANGE 21 WEST, AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2010, PAGE 003600-10, AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, SOUTH 87°28'05" EAST, 1695.84 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 01°17'06" WEST, 769.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°53'31" EAST, 256.18 FEET; THENCE NORTH 01°06'29" EAST, 240.95 FEET; THENCE 74.68 FEET ALONG A 220.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 08°36'59" WEST FOR A DISTANCE OF 74.32 FEET; THENCE NORTH 18°20'28" WEST, 26.53 FEET; THENCE SOUTH 88°53'31" EAST, 264.04 FEET; THENCE NORTH 68°57'52" EAST, 202.61 FEET; THENCE NORTH 73°55'29" EAST, 238.91 FEET; THENCE NORTH 86°31'09" EAST, 60.12 FEET; THENCE SOUTH 72°46'46" EAST, 183.95 FEET; THENCE SOUTH 38°15'54" EAST, 708.18 FEET; THENCE SOUTH 56°19'52" WEST, 331.43 FEET; THENCE SOUTH 73°55'29" WEST, 365.19 FEET; THENCE SOUTH 68°57'52" WEST, 42.63 FEET; THENCE SOUTH 01°09'57" WEST, 164.94 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG SAID SOUTH LINE, NORTH 87°36'02" WEST, 941.85 FEET; THENCE NORTH 01°17'06" EAST, 564.23 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALSO LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN GREENE COUNTY, MISSOURI. CONTAINING 27.03 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

Zoning & Subdivision Report

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

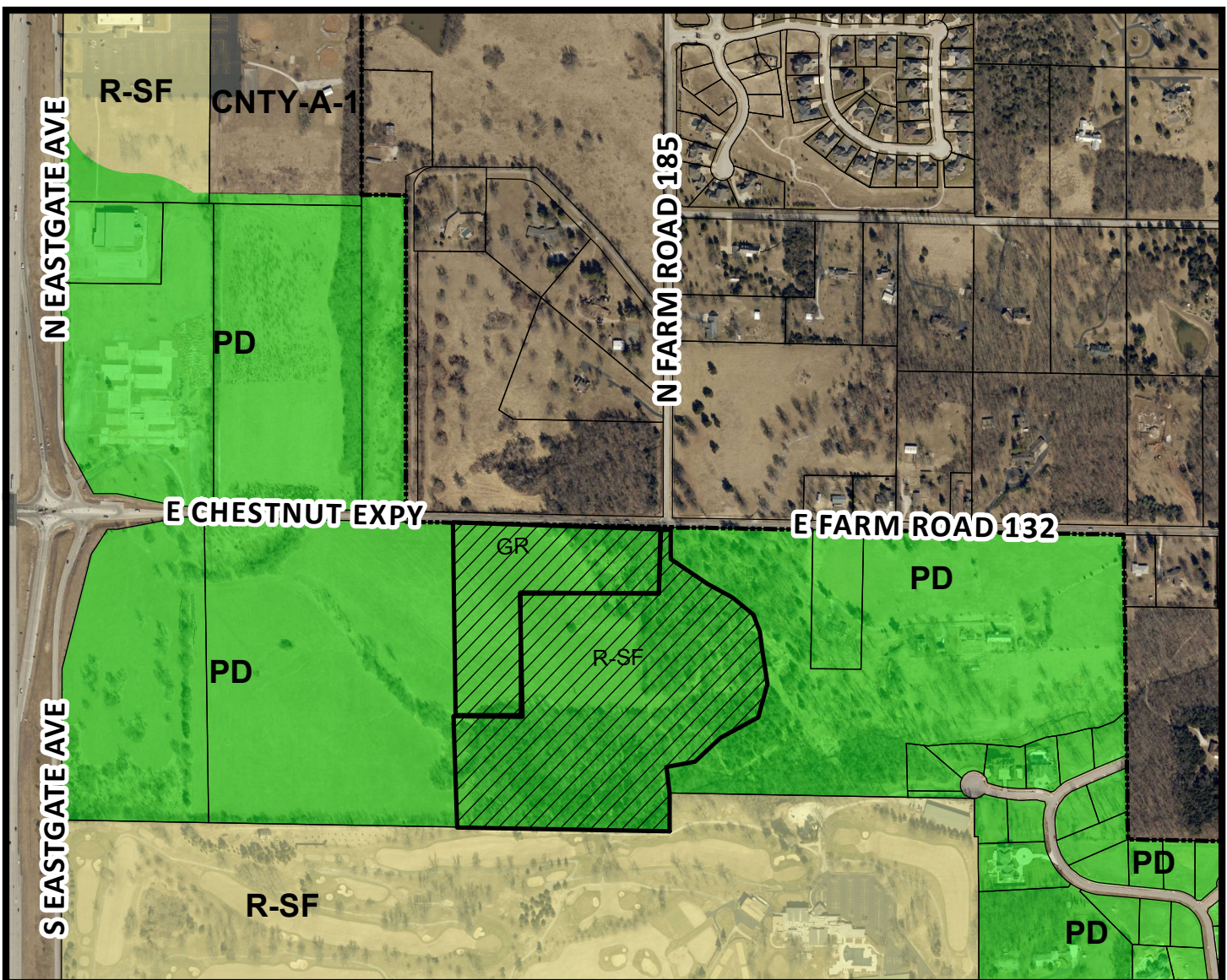
Zoning Case Z-09-2015

Location: 3800 East Farm Road 132

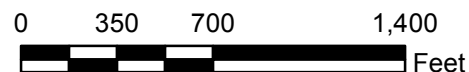
Current Zoning: Planned Development 305

Proposed Zoning: GR, General Retail and R-SF

LOCATION SKETCH



- Area of Proposal



1 inch = 700 feet

ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-09-2015

DATE: January 22, 2015

LOCATION: 3800 East Farm Road 132

APPLICANT: Hickory Land Co LLC

TRACT SIZE: Approximately 37.38 acres

EXISTING USE: Undeveloped land

PROPOSED USE: Uses permitted in the R-SF, Single Family Residential and GR, General Retail District

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	County A-1	Single family residential
East	PD 305, County A-1	Single family residential
South	R-SF	Hickory Hills Country Club
West	PD 298	Undeveloped commercial/retail planned development

BUILDING DEVELOPMENT SERVICES COMMENTS:

Building Development Services does not have any issues with proposed rezoning to GR, General Retail and R-SF, Single Family Residential.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

No issues with the rezoning.

STORMWATER COMMENTS:

There are no stormwater issues with the proposed rezoning. Public improvements will be required at time of development for detention basins serving more than one lot.

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning.

CITY UTILITIES:

No objection. City Utilities has adequate facilities available to provide service to the property.

ADJACENT PROPERTY OWNER COMMENTS:

Five (5) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. No one has objected to date.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on January 13, 2015 regarding the request for R-SF, Single Family Residential and GR, General Retail. A summary of the meeting is attached (Attachment 2).

STAFF COMMENTS:

1. The applicant is proposing to rezone the subject property from a Planned Development District No. 305 to an R-SF, Single Family Residential District and GR, General Retail District. With this proposal, approximately 27 acres would be rezoned to R-SF for residential development and approximately 10 acres at the northwest corner of the property would be rezoned for retail and office development.
2. The existing Planned Development permits a mix of residential uses including single family, townhouse and a limited amount of multi-family and office uses. The Planned Development includes additional area east of the subject property and south to Cherry Street. The residential area along Cherry Street is partially developed at a very low density of two (2) to three (3) dwelling units per acre. The area within the Planned Development east of the subject property permits up to four (4) units per acre for R-SF uses and up to eight (8) dwelling units per acre for R-TH, Residential Townhouse uses. No changes are proposed to those areas and they will remain as part of Planned Development District No. 305.
3. Under the existing zoning, the subject property is permitted to have up to four (4) dwelling units per acre for R-SF uses and up to eight (8) dwelling units per acre for R-TH uses. The minimum lot size for R-SF uses under the existing Planned Development is fourteen-thousand (14,000) square feet. In addition, office uses are permitted on the northwest portion of the property under the existing zoning. As part of this proposal the portion of the subject property rezoned to R-SF would be permitted to develop at a density of approximately seven (7) dwelling units per

acre with a minimum lot size of six-thousand (6,000) square feet. If this rezoning is approved, R-TH uses would not be permitted on the subject property. Approximately 10 acres at the northwest corner of the subject property is proposed to be rezoned to GR which would permit a mix of retail and office uses. The maximum height for both the residential and retail development will remain as is permitted in the existing Planned Development.

4. The *Growth Management and Land Use Plan* element of the Comprehensive Plan identifies sites, such as the US Highway 65 and Chestnut Expressway interchange, as appropriate locations for mixed-use activity centers. This proposed development will permit a mix of residential, office and retail uses. The increased intensity of residential uses, along with existing residential development in the area, will provide a customer base for the proposed the office and retail space proposed in this and nearby developments. This proposal is in conformance with the City's policies to increase intensity where investments have been made in public infrastructure and services.
5. A preliminary plat (Hickory Hills Subdivision Phase II) has been submitted to subdivide the subject property as well as the property to the east for residential and retail development and appears on this same agenda. This rezoning and accompanying plat will provide for a compact community with a balance of residential and retail development with shared access and internal circulation.

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this request will provide for increased density of residential development and retail type uses where investments have been made in public infrastructure and services.
2. This proposal is consistent with the intent of the existing Planned Development to provide for a mixed-use development and with the addition of retail uses will provide opportunities for people to live, work and shop in the same location.
3. This proposal is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which recommends medium intensity retail, office or housing.

RECOMMENDATION:

Staff recommends **approval** of this request.

CITY COUNCIL PUBLIC HEARING: February 23, 2015

STAFF CONTACT PERSON:
Alana D. Owen, AICP
Senior Planner
864-1831

NEIGHBORHOOD MEETING SUMMARY

1. Request change to zoning from: PD 305 to GR & RSF

(existing zoning) *(proposed zoning)*
2. Meeting Date & Time: January 13, 2015 from 4:00 pm to 6:30 pm
3. Meeting Location: Greenstay Hotel and Suites, 222 N Ingram Mill Rd
4. Number of invitations that were sent: 19
5. How was the mailing list generated: City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 9
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.)

No adverse comments, just interested to see what was proposed. No opposition was brought up by anyone in attendance.

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

We have received no written comments at this time.

HICKORY HILLS PHASE 2 REZONING

1/13/15 4:00 - 6:30

NAME	ADDRESS
MIKE Lottmeyer	4111 E. Tanglewood Repz 16 MO.
JOHN CONSALUS	497 N FR 195, SPED, MO 65882
Bob Newell	4711 E Farm Rd 128
Jerry Munk	2107 E Northside
John Jung	3901 E FR 132
Larry Lipscomb	315 S. Farm Rd 193
Eddie Lyons	High St. Baptist Church
June Hen	2524 E Broadmoor
Ji Hutcherson	522 S. OAKS DR 65809

December 31, 2014

Dear Neighbor:

Re: Neighborhood Meeting

You are invited to a neighborhood meeting concerning a proposed development to be located near your property. The meeting is scheduled for 4:00 to 6:30 PM, Tuesday January 13, 2014 at the Greenstay Hotel and Suites meeting room located at 222 N Ingram Mill Rd, Springfield, Missouri 65802 (just west of the proposed development and west of Highway 65). The meeting will be open for you to drop by at your convenience during those times.

The property is approximately 37.4 acres located to the south of the intersection of Farm Road 185 and 132. A request has been made to rezone the property from a Planned Development to General Retail and Single Family Residential.

The request is to allow for the development of Hickory Hills Subdivision Phase 2.

Enclosed you will find a location map marking the development site and meeting site. The developer and his representatives will all be on hand to provide information and to hear your input.

Sincerely,

ANDERSON ENGINEERING, INC.

by



Neil S. Brady, P.E.
President

Enclosures

EXPLANATION TO COUNCIL BILL NO: 2015-_____

FILED:

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 4.59 acres of property generally located at 3850 South Campbell Avenue from a Planned Development 339 to a GR, General Retail District (Staff and Planning and Zoning Commission recommend ____).

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-10-2015

The applicant is proposing to rezone the property from Planned Development 339 to a GR, General Retail District. The applicant wants to use the property for a temporary vendor site for a Pineapple Whip truck. The existing PD does not list temporary uses or vendor sites as a permitted use in the district. The primary difference between the existing Planned Development 339 and the proposed GR zoning district is the uses permitted, maximum gross floor area limitation and many of the requirements are based off the preliminary development (site) plan (Exhibit 2). If redeveloped, the property would need to comply with all GR District requirements such as off-street parking, open space, landscaping, bufferyard and public access.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on, February 5, 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. Approval of this application is consistent with Growth Management and Land Use Plan of the Comprehensive Plan which identifies this as an appropriate area for medium-intensity retail, office or housing uses. The requested GR, General Retail zoning is consistent with the recommendation.
2. Approval of this request will provide for the redevelopment of this site and is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.

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

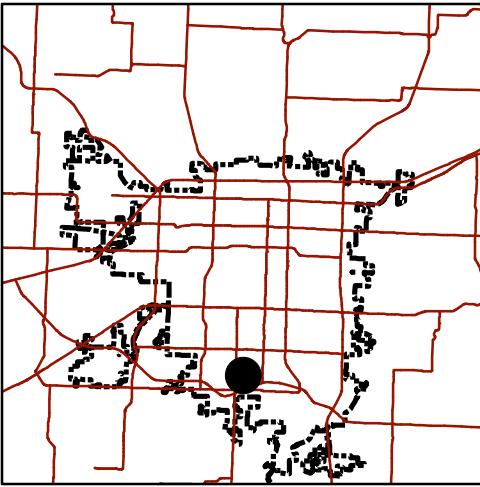
Attachment 2, Neighborhood Meeting Summary

EXHIBIT A
RECORD OF PROCEEDINGS
ZONING CASE Z-10-2015

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

EXHIBIT B
LEGAL DESCRIPTION
ZONING CASE Z-10-2015

Parcel A, Kickapoo Prairie Estates East, Springfield, Greene County, Missouri



Zoning & Subdivision Report

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

Z-10-2015

Location: 3850 S. Campbell Ave.

Current Zoning: Planned Development 339

Proposed Zoning: GR, General Retail

LOCATION SKETCH



- Area of Proposal

0 150 300 600
Feet

1 inch = 300 feet

ATTACHMENT 1
BACKGROUND REPORT
ZONING CASE Z-10-2015

DATE: January 26, 2015

LOCATION: 3850 S. Campbell Avenue

APPLICANT: C&M Realty, Inc.

TRACT SIZE: Approximately 0.67 acres

EXISTING USE: College and restaurant/retail use

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

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GR	Automotive sales
East	PD 21, 1 st Am.	Professional office uses
South	PD 21	Retail uses
West	GR	Retail and Restaurant uses

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. Community-Scale Businesses are recommended on primary arterials near intersections of primary and secondary arterials. These land uses should be sited to minimize the effect on the environment and surrounding land uses by providing adequate utilities, storm water management, parking, landscaping and buffering and design practices. The subject property is located along Campbell Avenue which is classified as a primary arterial roadway and Primrose Street which is classified as a secondary arterial.

BUILDING DEVELOPMENT SERVICES COMMENTS:

1. No BDS issues with rezoning to GR.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

1. No issues with the rezoning.
2. Development or redevelopment of the property will require sidewalk be constructed along the property frontage of Campbell Avenue as set forth in Section 5-3100 of the Zoning Ordinance.
3. A traffic study is not required.

STORMWATER COMMENTS:

1. No stormwater issues with the proposed zoning map classification change. Not proposing any new development that would cause and increase in impervious area or runoff.

CLEAN WATER SERVICES COMMENTS:

1. No objections to rezoning. Tract is currently served by public sewer.

CITY UTILITIES:

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

ADJACENT PROPERTY OWNER COMMENTS:

Eight (8) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. There have been no objections to date.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting for property owners within 500 feet of the subject property on January 9, 2015. A summary of the meeting is attached (Attachment 2).

STAFF COMMENTS:

1. The applicant is requesting to rezone approximately 4.59 acres of property generally located at 3850 South Campbell Avenue from a Planned Development 339 to a GR, General Retail District. The applicant wants to use the property for a temporary vendor site for a Pineapple Whip truck. The existing PD does not list temporary uses or vendor sites as a permitted use in the district.
2. 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. Community-Scale Businesses are recommended on primary arterial and near intersections of primary and secondary arterials. These land uses should be sited to minimize the effect on the environment and

surrounding land uses by providing adequate utilities, storm water management, parking, landscaping and buffering and design practices. The subject property is located along Campbell Avenue which is classified as a primary arterial roadway and Primrose Street which is classified as a secondary arterial.

3. The primary difference between the existing Planned Development 339 and the proposed GR zoning district is the uses permitted, maximum gross floor area limitation and the requirements on the existing Planned Development site plan (Exhibit 2). The existing PD 339 limits the site to a maximum of 68,000 gross floor area of building while the proposed GR District is limited by off-street parking and open space requirements. Staff supports this request because this property is located at a major intersection near an Activity Center where all GR uses are appropriate. If redeveloped, the property will need to comply with all GR District requirements such as off-street parking, open space, landscaping, bufferyard and public access.

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with Growth Management and Land Use Plan of the Comprehensive Plan which identifies this as an appropriate area for medium-intensity retail, office or housing uses. The requested GR, General Retail zoning is consistent with the recommendation.
2. Approval of this request will provide for the redevelopment of this site and is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.

CITY COUNCIL PUBLIC HEARING: February 23, 2015

RECOMMENDATION:

Staff recommends **approval** of this request.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

EXHIBIT 2: NEIGHBORHOOD MEETING SUMMARY

1. Request change to zoning from: Planned Development to General Retail
(existing zoning) (proposed zoning)
2. Meeting Date & Time: January 8, 2015 4:00pm
3. Meeting Location: The Library Center, 4653 S Campbell Ave.
4. Number of invitations that were sent: _____
5. How was the mailing list generated: Printed on mailing labels by Assistant Planner Michael Sparlin
6. Number of neighbors in attendance (attach a sign-in sheet): 2
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

None	
------	--
8. List or attach the written comments and how you plan to address any issues:

None	
------	--

Neighborhood Meeting Sign-in Sheet

Subject: Rezoning of 3850 S Campbell Ave.

The Library Center , 4653 S Campbell Ave.

January 8, 2014

1. Katie Pankiewicz
2. Rick Pankiewicz
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____
21. _____
22. _____
23. _____

24. _____
25. _____
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28. _____
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30. _____
31. _____
32. _____
33. _____
34. _____
35. _____
36. _____
37. _____
38. _____
39. _____
40. _____
41. _____
42. _____
43. _____
44. _____
45. _____
46. _____

EXPLANATION TO COUNCIL BILL NO: 2015-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To amend Section 4-1002 R-SF, 4-1102 R-TH, 4-1202 R-LD, 4-1302 R-MD, 4-1402 R-HD, 4-1502 R-MHC, 4-3500 COM, 4-4002 RI, 4102 LI, 4-4202 GM and 4-4402 IC, Church and Church Accessory Uses, in the Springfield Zoning Ordinance. (Staff and Planning and Zoning Commission recommends _____)

BACKGROUND INFORMATION:

ZONING ORDINANCE TEXT AMENDMENT – CHURCH AND CHURCH ACCESSORY USES AMENDMENTS

Planning and Zoning Commission initiated amendments to Church and Church Accessory Uses on January 8, 2015.

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

Our current ordinance prohibits temporary outdoor revivals in our Residential Districts as an accessory use to a church. Federal and State laws prohibit treating churches differently than other permitted uses in that District. Staff is proposing to remove the exclusion that prohibits temporary outdoor revivals as an accessory use to churches in the R-SF, R-TH, R-LD, R-MD, R-HD and R-MHC Districts. Therefore, temporary outdoor uses, revivals, would be treated in the same manner as any other temporary outdoor use in these districts.

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 to include churches as a permitted use in Subsection 4-3502 and to remove number 8. Churches as a conditional use in Subsection 4-3503.

Staff has also found inconsistent language in our industrial Districts; RI, Restricted Industrial, LI, Light Industrial, GM, General Manufacturing, IC, Industrial Districts in relation to emergency shelters and overnight shelters. City Council passed General Ordinance 6058 on June 17, 2013, to refine the definitions of "Emergency Shelters" and "Overnight Shelters" in various zoning Districts. This ordinance, however, did not rename emergency shelters to overnight shelters in the Industrial districts as intended. Emergency shelters are defined "*as certified and identified by the American Red Cross, Regional Mass Care Provider, that may provide lodging, meals and services related to relocation and are available during or after a fire or natural disaster for a limited duration. Any spacing requirements and maximum occupancies in this Article shall not*

apply to emergency shelters". An overnight shelter is defined as "providing lodging and meals; whose services are available for up to thirty (30) days at any one time to any one resident". Staff is proposing amendments to the, RI, LI, GM, and IC Districts to change Emergency Shelters to Overnight Shelters in the permitted use sections.

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 February 5, 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
Church and Church accessory use Amendments

Note: Language to be added is underlined and language to be removed is ~~strikethrough~~

Section 4-1000. R-SF - Single-Family Residential District.

4-1002. Permitted Uses.

E. Churches and other places of worship, including parish houses and Sunday schools, but excluding overnight shelters ~~and temporary outdoor revivals.~~ (G.O. 4852, 11/23/98) (G.O. 5471, 06/27/05) (G.O. 6058, 06/17/13)

Section 4-1100. R-TH - Residential Townhouse District.

4-1102. Permitted Uses.

E. Churches and other places of worship, including parish houses and Sunday schools, but excluding overnight shelters ~~and temporary outdoor revivals.~~ (G.O. 4852, 11/23/98) (G.O. 5471, 06/27/05) (G.O. 6058, 06/17/13)

Section 4-1200 R-LD - Low-Density Multi-Family Residential District

4-1202. Permitted Uses.

H. Churches and other places of worship, including parish houses and Sunday schools, but excluding overnight shelters ~~and temporary outdoor revivals.~~ (G.O. 4519, 06/12/95) (G.O. 4852, 11/23/98) (G.O. 5471, 06/27/05) (G.O. 6058, 06/17/13)

Section 4-1300. R-MD - Medium-Density Multi-Family Residential District

4-1302. Permitted Uses. (G.O. 5868, 4/5/10)

H. Churches and other places of worship, including parish houses and Sunday schools, but excluding overnight shelters ~~and temporary outdoor revivals.~~ (G.O. 4519, 06/12/95) (G.O. 4852, 11/23/98) (G.O. 5471, 06/27/05) (G.O. 6058, 06/17/13)

Section 4-1400. R-HD - High-Density Multi-Family Residential District.

4-1402. Permitted Uses. (G.O. 5868, 4/5/10)

J. Churches and other places of worship, including parish houses and Sunday schools, but excluding overnight shelters ~~and temporary outdoor revivals.~~ (G.O. 4519, 06/12/95) (G.O. 4852, 11/23/98) (G.O. 5471, 06/27/05) (G.O. 6058, 06/17/13)

4-1500. R-MHC - Manufactured Home Community District

4-1502. Permitted Uses in the R-MHC District.

F. Churches and other places of worship, including parish houses and Sunday schools, but excluding overnight shelters and temporary outdoor revivals. (G.O. 4519, 06/12/95) (G.O. 4852, 11/23/98) (G.O. 5471, 06/27/05) (G.O. 6058, 06/17/13)

4-3500. COM – Commercial Street District. (G.O. 5866, 3/22/10)

4-3502. Permitted Uses

A. The following uses are permitted on any floor unless the development project is greater than ten thousand (10,000) square feet in total floor area, which requires a conditional use permit. (G.O. 6025, 12/17/12) (G.O. 6026, 12/17/12) (G.O. 6048, 05/06/13)

26. Churches and other places of worship, including parish houses and Sunday Schools, but excluding overnight shelters.

B. The following uses are only permitted above the first floor or in the second layer of the first floor unless the development project is greater than ten-thousand (10,000) square feet in total floor area, which requires a conditional use permit for the use set out in this subsection. The first layer of the first floor is the first fifty (50) feet of lot depth measured from the front of the lot. The second layer is located behind the first fifty (50) feet of lot depth measured from the front of the lot. An entrance and hallway through the first layer to provide access to the second layer or upper floors is permitted.

13. Churches and other places of worship, including parish houses and Sunday Schools, but excluding overnight shelters.

4-3503. Conditional Uses.

A. The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, *Section 3-3300, Conditional Use Permits*, of this Article and the requirements of this *Subsection 4-3503*.

~~8. Churches and other places of worship, including parish houses, and Sunday schools.~~

Section 4-4000. RI - Restricted Industrial District

4-4002. Permitted Uses

H. Churches and other places of worship, including parish houses and Sunday schools, but excluding overnight shelters ~~emergency shelters~~. (G.O. 4519, 06/12/95) (G.O. 5471, 06/27/05)

Section 4-4100. LI - Light Industrial District.

4-4102. Permitted Uses. (G.O. 5879, 7/26/10)

G. Churches and other places of worship, including parish houses and Sunday schools, but excluding overnight shelters ~~emergency shelters~~. (G.O. 5471, 06/27/05)

Section 4-4200. GM - General Manufacturing District.

4-4202. Permitted (G.O. 5879, 7/26/10)

I. Churches and other places of worship, including parish houses and Sunday schools, but excluding overnight shelters ~~emergency shelters~~. (G.O. 4519, 06/12/95) (G.O. 5471, 06/27/05)

Section 4-4400. IC - Industrial Commercial District (G.O. 4329, 04/05/93)

4-4402. Permitted Uses. (G.O. 5879, 7/26/10)

M. Churches and other places of worship, including parish houses, Sunday schools, and overnight shelters ~~emergency shelters~~. (G.O. 4852, 11/23/98)

EXPLANATION TO COUNCIL BILL NO: 2015-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To accept the dedication of the public streets and easements as shown on the Preliminary Plat of **MENARDS EAST** generally located at 3429 East Chestnut Expressway. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

- A. The Preliminary Plat of **MENARDS EAST** dated January 14, 2015, the original of which is on file in the Department of Planning and Development, a reduced version of which is included for general reference and legal in Attachment 3.
- B. The Planning and Zoning Commission held a public hearing on February 5, 2015 and _____ the preliminary plat by a vote of __ to __, subject to the following conditions:
 - 1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Sanitary sewers shall be extended to all building sites.
 - b. Offsite sewer plans and easements will have to be submitted for review and approval. The offsite sewer will have to be approved before the plans for this project can be approved.
 - c. Public improvement plans will be required for the regional detention basins. The regional detention basins must drain to a public right-of-way, drainage easement or certified natural surface water channel. Public improvements will need to be constructed or escrowed prior to Final Plat approval or issuance of a building permit. Offsite downstream improvements and drainage easements and/or public right-of-way may be needed to convey runoff from the development. Approval of Greene County will be required for any off-site improvements to convey stormwater from the site onto County right-of-way or onto private property within the unincorporated county. These improvements will need to be constructed or escrowed prior to Final Plat approval or issuance of building permits, in the same manner as required improvements within the city limits.

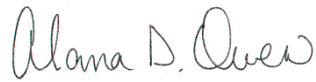
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. No lot shall have direct access to Chestnut Expressway.
 - b. There shall be no direct access to Eastgate Avenue from Lots 2, 4 and 5.
 - c. Lot 3 is permitted one (1) access to Eastgate Avenue located directly across from the access to Lot 1.
 - d. Additional utility easements may be required for protection of existing facilities and to cover new extensions that may be necessary. City Utilities will determine the necessary easements prior to the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section No. 300 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond or escrow agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section No. 206 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

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

Submitted by:



Alana D. Owen, AICP, Senior Planner

Reviewed by:

Approved by:

Bob Hosmer, AICP, Principal Planner

Greg Burris, City Manager

EXHIBITS:

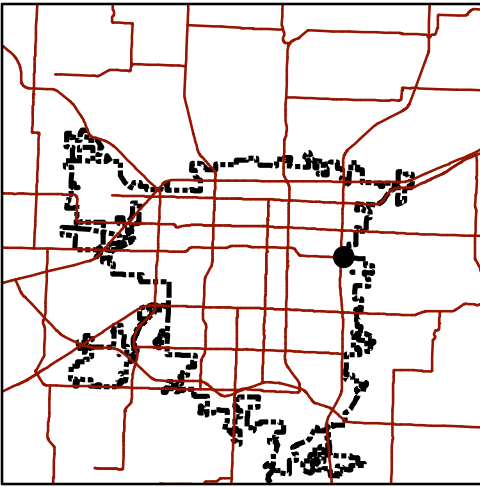
Exhibit A, Record of Proceeding

Exhibit B, Zoning and Subdivision Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Preliminary Plat



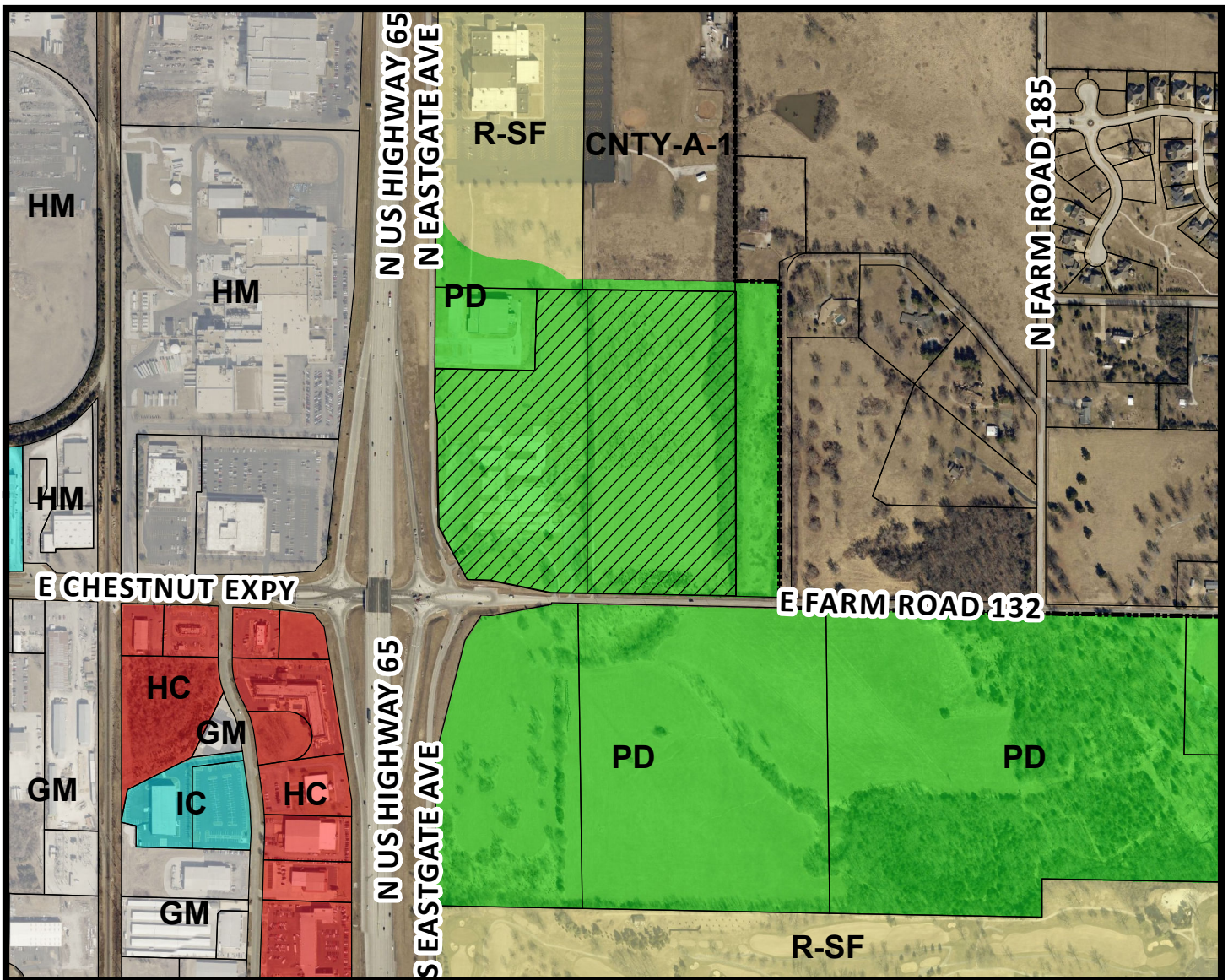
Zoning & Subdivision Report

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

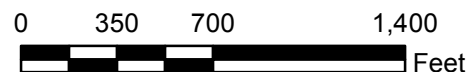
Preliminary Plat of Menards East

Location: 3429 East Chestnut Expressway

LOCATION SKETCH



- Area of Proposal



1 inch = 700 feet

Zoning & Subdivision Report

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

PRELIMINARY PLAT – MENARDS EAST

DATE: January 26, 2015

PURPOSE: To approve a preliminary plat to subdivide approximately 34.51 acres into a five (5) lot commercial subdivision.

BACKGROUND:

LOCATION: 3429 East Chestnut Expressway

APPLICANT: The School District of Springfield R-12; High Street Baptist Church

TRACT SIZE: Approximately 34.51 acres

EXISTING USE: former Hickory Hills School site, vacant land

PROPOSED USE: Uses permitted in the HC, Highway Commercial District

RECOMMENDATION:

The request be **approved**.

FINDINGS:

1. The applicant's proposal, with the conditions listed below, is consistent with the City's Subdivision Regulations.

CONDITIONS:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Sanitary sewers shall be extended to all building sites.

- b. Offsite sewer plans and easements will have to be submitted for review and approval. The offsite sewer will have to be approved before the plans for this project can be approved.
 - c. Public improvement plans will be required for the regional detention basins. The regional detention basins must drain to a public right-of-way, drainage easement or certified natural surface water channel. Public improvements will need to be constructed or escrowed prior to Final Plat approval or issuance of a building permit. Offsite downstream improvements and drainage easements and/or public right-of-way may be needed to convey runoff from the development. Approval of Greene County will be required for any off-site improvements to convey stormwater from the site onto County right-of-way or onto private property within the unincorporated county. These improvements will need to be constructed or escrowed prior to Final Plat approval or issuance of building permits, in the same manner as required improvements within the city limits.
- 2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. No lot shall have direct access to Chestnut Expressway.
 - b. There shall be no direct access to Eastgate Avenue from Lots 2, 4 and 5.
 - c. Lot 3 is permitted one (1) access to Eastgate Avenue located directly across from the access to Lot 1.
 - d. Additional utility easements may be required for protection of existing facilities and to cover new extensions that may be necessary. City Utilities will determine the necessary easements prior to the final plat.
- 3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
- 4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
- 5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush

and overhanging tree limbs.

6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

ATTACHMENT 1
BACKGROUND REPORT
PRELIMINARY PLAT – MENARDS EAST

AT&T COMMENTS:

AT&T has facilities to the south and west of this plat. AT&T will need to lower facilities in two locations to allow for the proposed Eastgate Avenue to be constructed. Please contact Joe Crim at 417-836-2651, JC600A@att.com on any further communication regarding this plat.

BUILDING DEVELOPMENT SERVICES COMMENTS:

1. Need to identify flood hazard areas, if applicable.
2. Addresses will be established during the review of the final plat.

CITY UTILITIES COMMENTS:

There is an existing natural gas main running through the middle of lot 1 and partially into lot 2. This main will need to be relocated due to the development. It is suggested that the main be relocated to the new Eastgate location, where it can provide service to the remaining lots. The relocation will be at the developer's expense.

A water main extension will be needed to serve lots 1 and 2, and can possibly be extended in the same trench as the gas main mentioned above.

There will be some electric relocation due to the development and the relocations will be rolled into the extensions required to serve the lots.

All services, relocations and extensions will be in accordance with CU's Extension Policy. Exact utility easement locations will be determined at design stage.

No objection to approving the preliminary plat.

FIRE DEPARTMENT COMMENTS:

No issues.

TRAFFIC DIVISION COMMENTS:

1. The plat needs to state no lot shall have access to Chestnut Expressway and no access to Eastgate from lot 2, lot 4 or lot 5. Lot 3 can have one access to Eastgate directly across from access to Lot 1.
2. Public Improvement Plans will be required and must be approved, constructed and accepted by the city or the funds escrowed prior to approval of the final plat.

MISSOURI DEPARTMENT OF TRANSPORTATION (MoDOT):

1. No lot shall have direct access to Chestnut Expressway.
2. Lots 2, 4 and 5 shall have no direct access to Eastgate Avenue.
3. Lot 3 shall have only 1 direct access to Eastgate Avenue located directly across from access point to Lot 1.
4. Comments on the TIS will be sent directly to the consultant.

STORMWATER COMMENTS:

All stormwater comments on the Preliminary Plat have been addressed. However, please note that development of the property will be subject to the following conditions at the time of development:

Public improvement plans will be required for the regional detention basins. The regional detention basins must drain to a public right-of-way, drainage easement or certified natural surface water channel. Public improvements will need to be constructed or escrowed prior to Final Plat approval or issuance of a building permit. Offsite downstream improvements and drainage easements and/or public right-of-way may be needed to convey runoff from the development.

GREENE COUNTY STORMWATER COMMENTS:

Approval of Greene County will be required for any off-site improvements to convey stormwater from the site onto County right-of-way or onto private property within the unincorporated county. These improvements will need to be constructed or escrowed prior to Final Plat approval or issuance of building permits, in the same manner as required improvements within the city limits.

CLEAN WATER SERVICES COMMENTS:

Note that the offsite sewer plans and easements will have to be submitted for review and approval. The offsite sewer will have to be approved before the plans for this project can be approved.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 34.51 acres into a five (5) lot commercial subdivision named "MENARDS EAST". The property is currently zoned Planned Development District No. 336, however application has been filed to rezone the property to an HC, Highway Commercial District with Conditional Overlay District #86.
2. If Planning and Zoning Commission approves the preliminary, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

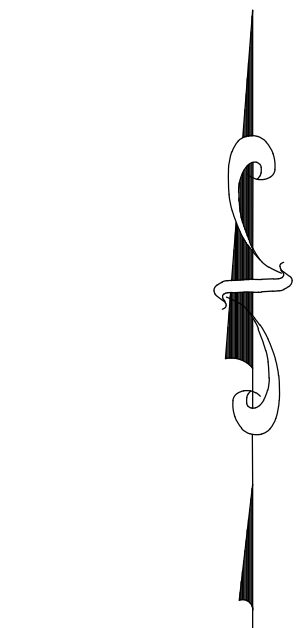
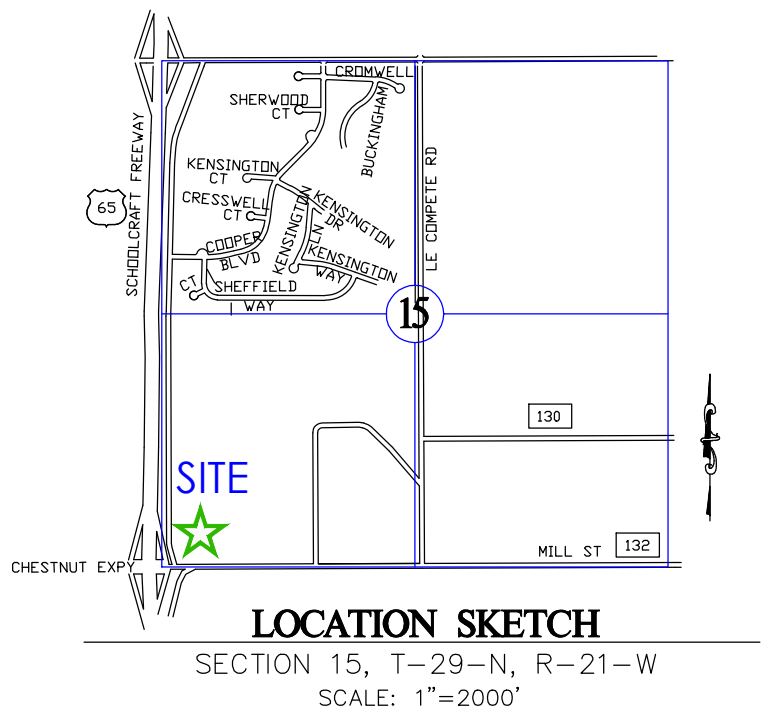
CITY COUNCIL: February 23, 2015

STAFF CONTACT:

Alana D Owen, AICP
Senior Planner

MENARDS EAST

BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
PRELIMINARY PLAT



BEARINGS BASED ON GRID NORTH OF THE MISSOURI
COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE
RATE MAP, COMMUNITY PANEL NO. 280720333C, WHICH BEARS AN EFFECTIVE DATE OF
DECEMBER 12, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING
WAS PERFORMED TO DETERMINE THIS.

NOTES

LOT SIZE
MIN. LOT 5 = 46,457± SQ. FT.
MAX. LOT 1 = 1,100,697± SQ. FT.
TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 1,503,052± SQ. FT.
TOTAL ACRES OF DEVELOPMENT = 34.51± ACRES
TOTAL NUMBER OF LOTS = 5
DATE OF PRELIMINARY PLAT APPROVAL =
DATE OF FINAL PLAT SUBMITTAL =

CHESTNUT EXPRESSWAY IS CLASSIFIED AS A PRIMARY ARTERIAL AND HIGHWAY 65 IS
CLASSIFIED AS A FREEWAY AND EASTGATE IS CLASSIFIED AS A COLLECTOR.

METERS TO U.S. FEET CONVERSION 3.28083333 "GRID".

MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE
DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

INSTALLATION OF IRON PINS ON ALL LOT CORNERS WILL BE COMPLETED UPON COMPLETION
OF UTILITIES INSTALLATIONS.

THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE
OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDING IN
FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS
CREATED BY SURFACE WATER RUN-OFF. THIS IS DUE TO THE FACT THAT THE SURFACE
WATER RUN-OFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE
FACILITIES.

NO LOT SHALL HAVE ACCESS TO CHESTNUT EXPRESSWAY AND NO ACCESS TO EASTGATE
FROM LOTS 2, 4 AND 5. LOT 3 CAN HAVE ONE ACCESS TO EASTGATE DIRECTLY ACROSS
FROM ACCESS TO LOT 1.

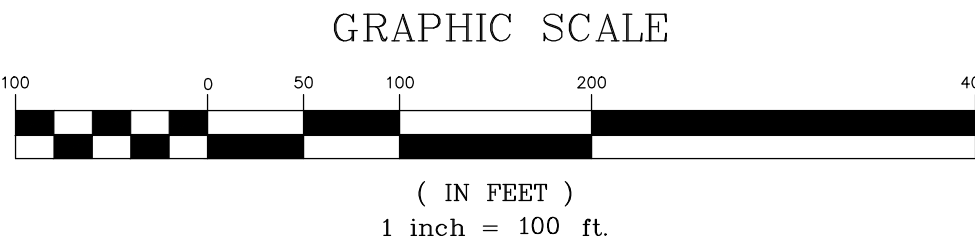
PERIMETER DESCRIPTION

A TRACT OF LAND AS LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 29 NORTH, RANGE 21 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 1697, PAGE 1002, BOOK 2013, PAGE 010196-13 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 29 NORTH, RANGE 21 WEST; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 29 NORTH, RANGE 21 WEST, NORTH 87°28'05" WEST, 1317.16 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE LEAVING SAID SOUTH LINE, NORTH 01°21'24" EAST, 25.01 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY OF CHESTNUT STREET (FARM ROAD 132); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 87°28'05" WEST, 640.50 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF THE FINAL PLAT OF EXCESS SCHOOL PROPERTY; THENCE, NORTH 87°28'05" WEST, 156.15 FEET; THENCE NORTH 78°34'54" WEST, 264.74 FEET; THENCE NORTH 87°28'05" WEST, 97.32 FEET TO A POINT LYING ON EASTERLY RIGHT-OF-WAY U.S. HIGHWAY 65; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY AND ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 27°11'56" WEST, 263.77 FEET; THENCE NORTH 00°24'15" WEST, 253.66 FEET; THENCE, NORTH 01°20'25" EAST, 200.02 FEET; THENCE NORTH 05°07'50" WEST, 100.85 FEET; THENCE NORTH 87°40'20" WEST, 0.47 FEET; THENCE NORTH 01°18'13" EAST, 125.24 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF THE AFOREMENTIONED FINAL PLAT OF EXCESS SCHOOL PROPERTY; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF LOT 2, SOUTH 87°32'01" EAST, 432.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF LOT 2, NORTH 02°10'58" EAST, 351.49 FEET TO THE NORTHEAST CORNER OF LOT 2, SAID POINT ALSO LYING ON THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 1 OF THE FINAL PLAT OF EXCESS SCHOOL PROPERTY EAST; THENCE LEAVING SAID LINE AND ALONG THE NORTH LINE OF LOT 1, SOUTH 87°20'15" EAST, 221.44 FEET TO THE NORTHEAST CORNER OF LOT 1; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 87°29'50" EAST, 640.36 FEET TO A POINT LYING ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, SOUTH 01°21'23" WEST, 1309.60 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN GREENE COUNTY, MISSOURI, CONTAINING 34.51 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

LEGEND OF SYMBOLS AND ABBREVIATIONS

①	INTERNAL ANGLE (SEE TABLE)	WV	WATER VALVE
—SS—	SANITARY SEWER LINE	GV	GAS VALVE
—E—	OVERHEAD ELECTRIC	WM	WATER METER
—G—	GAS LINE	TR	TELEPHONE RISER
—W—	WATER LINE	ER	ELECTRIC RISER
—UT—	UNDERGROUND TELEPHONE	RD	ROOF DRAIN
—UE—	UNDERGROUND ELECTRIC	TRANS	TRANSFORMER PAD
—X—	FENCE LINE	SM	SANITARY MANHOLE
—HP—	FIRE HYDRANT	RWM	RIGHT-OF-WAY MARKER
—LP—	LIGHT POLE	IP	FOUND IRON PIN
P.O.C.	POINT OF COMMENCEMENT	IP	SET IRON PIN
LINE LABELS	MEASURED 100' M DEED 100' D RECORD 100' R	P.O.B.	POINT OF BEGINNING
		GL	GROUND LIGHT
		PM	PERMANENT MONUMENT
		KEY	KEY NOTES



OWNERS

SPRINGFIELD SCHOOL DISTRICT R-12
1359 E. ST. LOUIS STREET, SPRINGFIELD, MO 65802
HIGH STREET FUNDAMENTALIST BAPTIST CHURCH
950 N. EASTGATE ROAD, SPRINGFIELD, MO 65802
DEVELOPER
MENARD INC.
5101 MENARD DRIVE, EAU CLAIRE, WI 54703
P: 715-876-2143, F: 715-876-5998
PREPARED BY
KEVIN L. LAMBETH, PLS
ANDERSON ENGINEERING, INC.
2045 W. WOODLAND
SPRINGFIELD, MO. 65807

EXECUTION AND DEDICATION OF PLAT

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

DATE OF EXECUTION

DATE OF EXECUTION

ACKNOWLEDGMENT FOR A CHURCH

STATE OF MISSOURI)
COUNTY OF GREENE)
ON THIS ____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED _____, CHAIRMAN OF THE BOARD OF TRUSTEES OF THE
_____, TO ME KNOWN TO BE THE PERSON DESCRIBED IN
AND WHO EXECUTED THE FOREGOING DOCUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR
AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID _____
ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID SCHOOL.

NOTARY PUBLIC: _____

PRINT NAME: _____

ACKNOWLEDGMENT FOR A SCHOOL

STATE OF MISSOURI)
COUNTY OF GREENE)
ON THIS ____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE,
PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE PERSON WHO BEING BY ME
DULY SWORN, DID SAY THE HE/SHE IS THE PRESIDENT OF THE BOARD OF EDUCATION OF THE SCHOOL DISTRICT OF
SPRINGFIELD R-12, A CORPORATION OF THE STATE OF MISSOURI, AND THAT SAID DOCUMENT WAS SIGNED BY
AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID _____
ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID SCHOOL.

NOTARY PUBLIC: _____

PRINT NAME: _____

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

I, BRENDA CIRTIN, CITY CLERK OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THIS
PLAT OF MENARDS EAST WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY
OF SPRINGFIELD, MISSOURI BY ORDINANCE NO. _____ ON THE ____ DAY OF
_____, 20____.

CITY CLERK, BRENDA CIRTIN

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT

I, _____, DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF
SPRINGFIELD, GREENE COUNTY, MISSOURI, IN ACCORDANCE WITH THE AUTHORITY GRANTED TO ME BY SECTION 203 OF
ARTICLE II OF THE LAND DEVELOPMENT CODE, CHAPTER 36, SPRINGFIELD CITY CODE, DO HEREBY APPROVE THE PLAT OF
MENARDS EAST A SUBDIVISION OF SAID CITY OF SPRINGFIELD OF THIS ____ DAY OF
20____.

RALPH ROGNSTAD

DIRECTOR OF PLANNING AND DEVELOPMENT

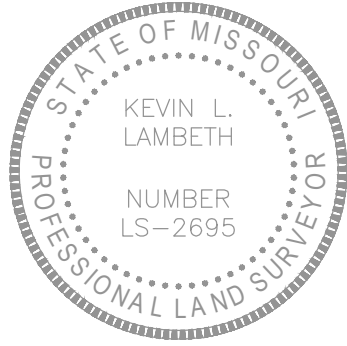
SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, KEVIN L. LAMBETH, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION
FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ANDERSON ENGINEERING, INC.
DATED NOVEMBER 28, 2014 AND SIGNED BY KEVIN L. LAMBETH, PLS NO. 2695 AND THAT THE MONUMENTS
AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE SUPERVISION OF KEVIN L. LAMBETH, PLS
NO. 2695 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS,
AND IN ACCORDANCE WITH SECTION 4105 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF
THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. DATE OF LAST REVISION JANUARY 13, 2015.

ANDERSON ENGINEERING, INC. LC 62 BY:

KEVIN L. LAMBETH, PLS NO. 2695



1-14-2015
DATE PREPARED



FIELD: KP DATE: 11-26-2014
DRAWN: AP & BAC FIELD BK:
CHECKED: KLL JOB NO: 30197-14

WB 110-223
SHT. 1 OF 1 REV.

EXPLANATION TO COUNCIL BILL NO: 2015-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To accept the dedication of the public streets and easements as shown on the Preliminary Plat of **FULDNER CONDOMINIUMS** generally located at 2937 South Claremont Avenue. (Planning and Zoning Commission and Staff recommends that City Council _____ the public streets and easements.)

BACKGROUND INFORMATION:

- A. See the legal description set forth on the Preliminary Plat of **FULDNER CONDOMINIUMS** dated January 12, 2015, the original of which is on file in the Department of Planning and Development, a reduced version of which is included for general reference in Attachment 2.
- B. The Planning and Zoning Commission held a public hearing on February 5, 2015 and _____ the preliminary plat by a vote of __ to __, subject to the following conditions:
 - 1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Public sewer is available for the lot; however, maintenance and access rights for private sewer to each unit need to be established in the condominium covenants. Condominium covenants need to be submitted for review and approval.
 - 2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. Utilities will have to be extended across the common area to provide service all units. The utility easements that need to be added can be shown generally on the preliminary plat. They do not have to be precisely located until the final plat stage. Assure that there is appropriate language in the covenants to allow utility installation in the common area.
 - 3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.

4. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
5. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section No. 300 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond or escrow agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section No. 206 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

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

Submitted by:

Bob Hosmer, AICP, Principal Planner

Greg Burris, City Manager

EXHIBITS:

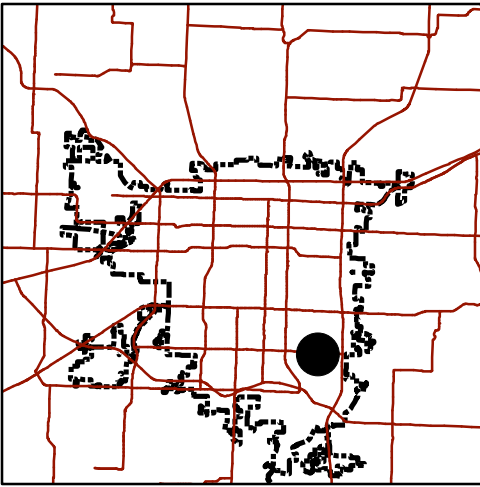
Exhibit A, Record of Proceeding

Exhibit B, Zoning and Subdivision Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Preliminary Plat



Zoning & Subdivision Report

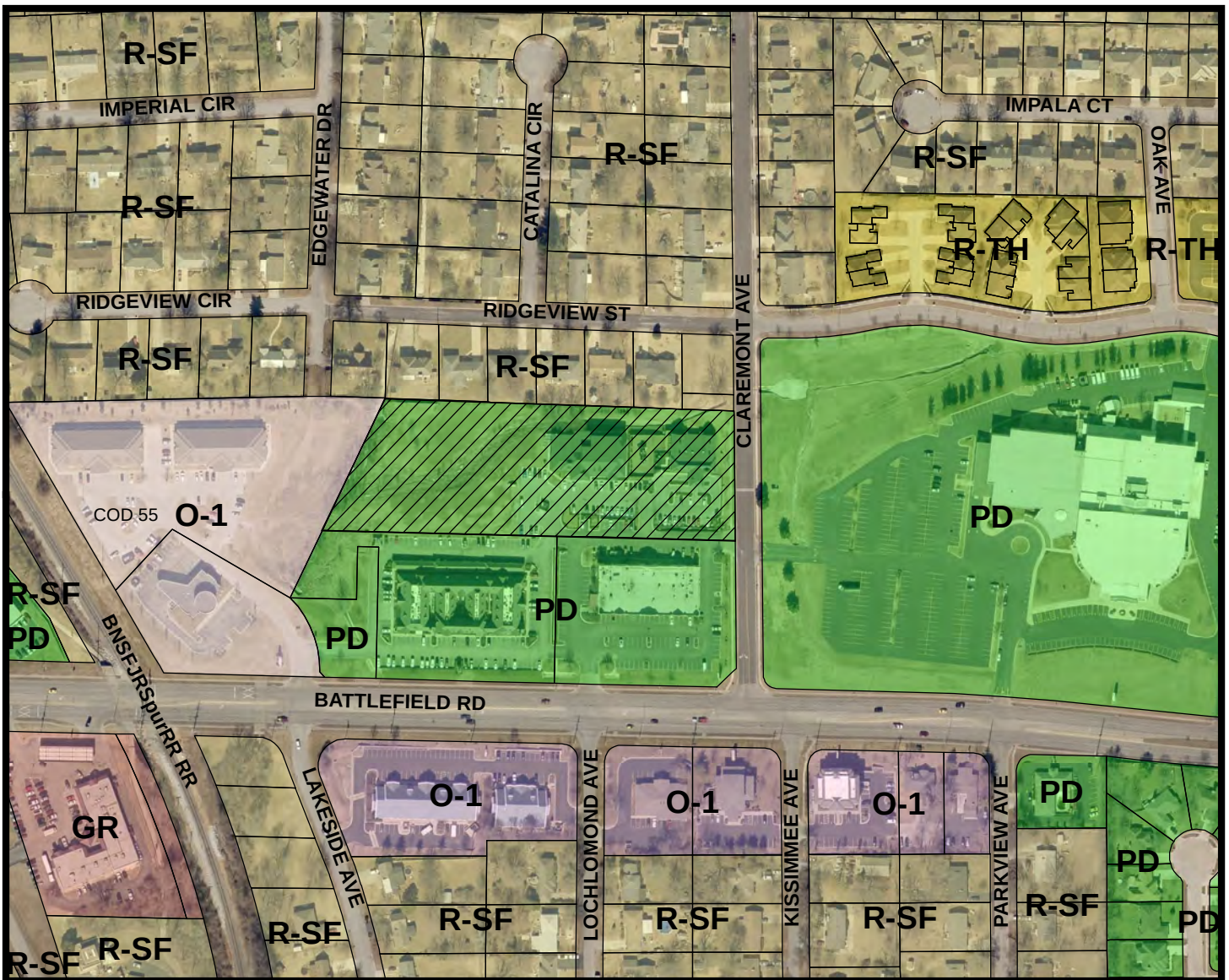
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Preliminary Plat - Fuldner Condominiums

Location: 2937 S. Claremont Ave.

Current Zoning: PD 322

LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

Zoning & Subdivision Report

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

PRELIMINARY PLAT– FULDNER CONDOMINIUMS

DATE: January 21, 2015

PURPOSE: To approve a preliminary plat to subdivide 3.9 acres into a three (3) unit condominium and common area

BACKGROUND:

LOCATION: 2937 S. Claremont Ave.

APPLICANT: Fuldner Enterprises, LLC

TRACT SIZE: Approximately 3.9 acres

EXISTING USES: Daycare and professional offices

PROPOSED USE: Uses permitted in Planned Development 322

RECOMMENDATION:

The request be **approved**.

FINDINGS:

1. The applicant's proposal, with the conditions listed below, is consistent with the City's Subdivision Regulations.

CONDITIONS:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Public sewer is available for the lot; however, maintenance and access rights for private sewer to each unit need to be established in the condominium covenants. Condominium covenants need to be submitted for review and approval.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. Utilities will have to be extended across the common area to provide service all units. The utility easements that need to be added can be shown generally on the preliminary plat. They do not have to be precisely located until the final plat stage. Assure that there is appropriate language in the covenants to allow utility installation in the common area.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
PRELIMINARY PLAT – FULDNER CONDOMINIUMS

APPLICANT'S PROPOSAL:

The applicant proposes to subdivide approximately 3.9 acres into a three (3) unit condominium and common area.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

The utility easements that need to be added can be shown generally on the preliminary plat. They do not have to be precisely located until the final plat stage. Electric and water is available to Unit 3 at this time. If natural gas is desired a main extension may be required. There is a gas main on the next lot south but it hasn't been determined if there is an easement connecting the main to this property. Natural gas availability is not a requirement.

FIRE DEPARTMENT COMMENTS:

No comments on subdivision. Any fire code issues would be addressed during the building permit process.

TRAFFIC DIVISION COMMENTS:

No comments. All issues have been addressed.

STORMWATER COMMENTS:

All stormwater comments have been addressed on the preliminary plat. However, please note that at the time of development the property will be subject to the following conditions:

1. Based upon City contour and sinkhole information, no sinkholes exist on the site and the site is not within a sinkhole watershed.
2. Based upon City data, there is a significant amount of offsite concentrated stormwater crossing the subject property. Therefore, a note needs to be added to the Plat stating that "Public improvement plans will be required for relocating the existing off-site flows across the site. Drainage easements must be provided for this new conveyance and any existing drainage easements that are no longer needed will need to be relinquished. Owner of property where off-site flow is relocated must provide written permission to the City approving the location of new drainage easement and proposed conveyance improvements."
3. Drainage improvements serving only the subject property must be constructed, inspected,

approved and operational prior to issuance of building permit.

4. If detention basin/water quality basin was previously constructed to serve the development, it must be shown that any new development proposed is in conformance with the original design criteria of the detention basin. If runoff from the proposed development exceeds the original design of an existing detention basin, additional detention must be provided, based on the current requirements.

CLEAN WATER SERVICES COMMENTS:

Covenants will need to be filed with maintenance and access language for sewer access across common areas. Submit for review.

LAW COMMENTS:

No issues with preliminary plat. Have your declarations and covenants submitted and reviewed prior to the recording of the final condominium plat, following the checklist at <http://www.springfieldmo.gov/documentcenter/view/4083>.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 3.9 acres into a three (3) unit condominium plat named "Fuldner Condominiums". The first unit will consist of the existing daycare building and required outdoor play area, the second unit is a professional office building and the third unit is undeveloped. The property owner will apply for an administrative re-plat condominium after the building has been constructed to re-plat the common and limited common elements in Unit 3. The property is currently zoned Planned Development 322.
2. If Planning and Zoning Commission approves the preliminary, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

EXPLANATION TO COUNCIL BILL NO: 2015-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To accept the dedication of the public streets and easements as shown on the Preliminary Plat of **SUNSET PLAZA PHASE II** generally located at 2704 South Campbell Avenue. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

- A. See the legal description set forth on the Preliminary Plat of **SUNSET PLAZA PHASE II** dated January 23, 2015, the original of which is on file in the Department of Planning and Development, a reduced version of which is included for general reference in Attachment 2.
- B. The Planning and Zoning Commission held a public hearing on February 5, 2015 and _____ the preliminary plat by a vote of ___ to __, subject to the following conditions:
 - 1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Public sewer must be extended to all lots. Public improvement plans for the new fifteen (15) foot sewer easement will need to be submitted for review. The public improvements will need to be constructed and accepted by Public Works or escrowed.
 - b. Water Quality must be provided on-site. Public Improvements completed for Sunset Plaza are providing some water quality for Lots 1 & 2. It must be shown that any new development proposed is in conformance with the original design criteria of the water quality basin. If runoff from the proposed development exceeds the original design, additional water quality must be provided, based on the current requirements. Public improvement plans will be required to modify and/or re-construct the existing water quality basin and stormwater facilities. Compensation will need to be provided for any existing water quality detention volume that is being removed.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. The access easement from the lot to the south giving access to Campbell Street will need to be completed and recorded prior to approval of the final plat. The easement needs to include language regarding the possibility that this access may become a right in/right out in the future if a median is constructed on Campbell Avenue.
 - b. A restrictive covenant for the non-conforming sign at Campbell and Sunset and access easement across property to the south need to be recorded along with the final plat. Reference both agreements on final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
5. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section No. 300 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond or escrow agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section No. 206 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

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

Submitted by:

Bob Hosmer, AICP, Principal Planner

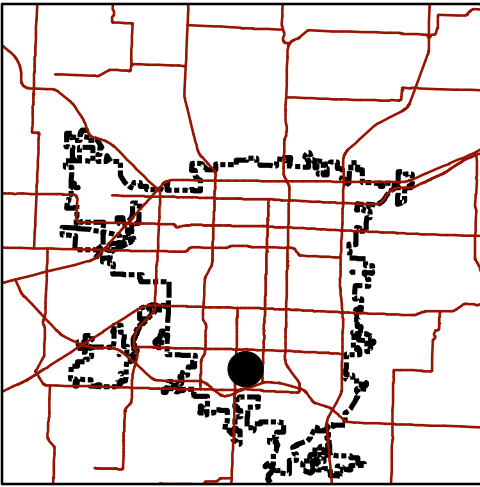
Greg Burris, City Manager

EXHIBITS:

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

ATTACHMENTS:

Attachment 1, Background Report
Attachment 2, Preliminary Plat



Zoning & Subdivision Report

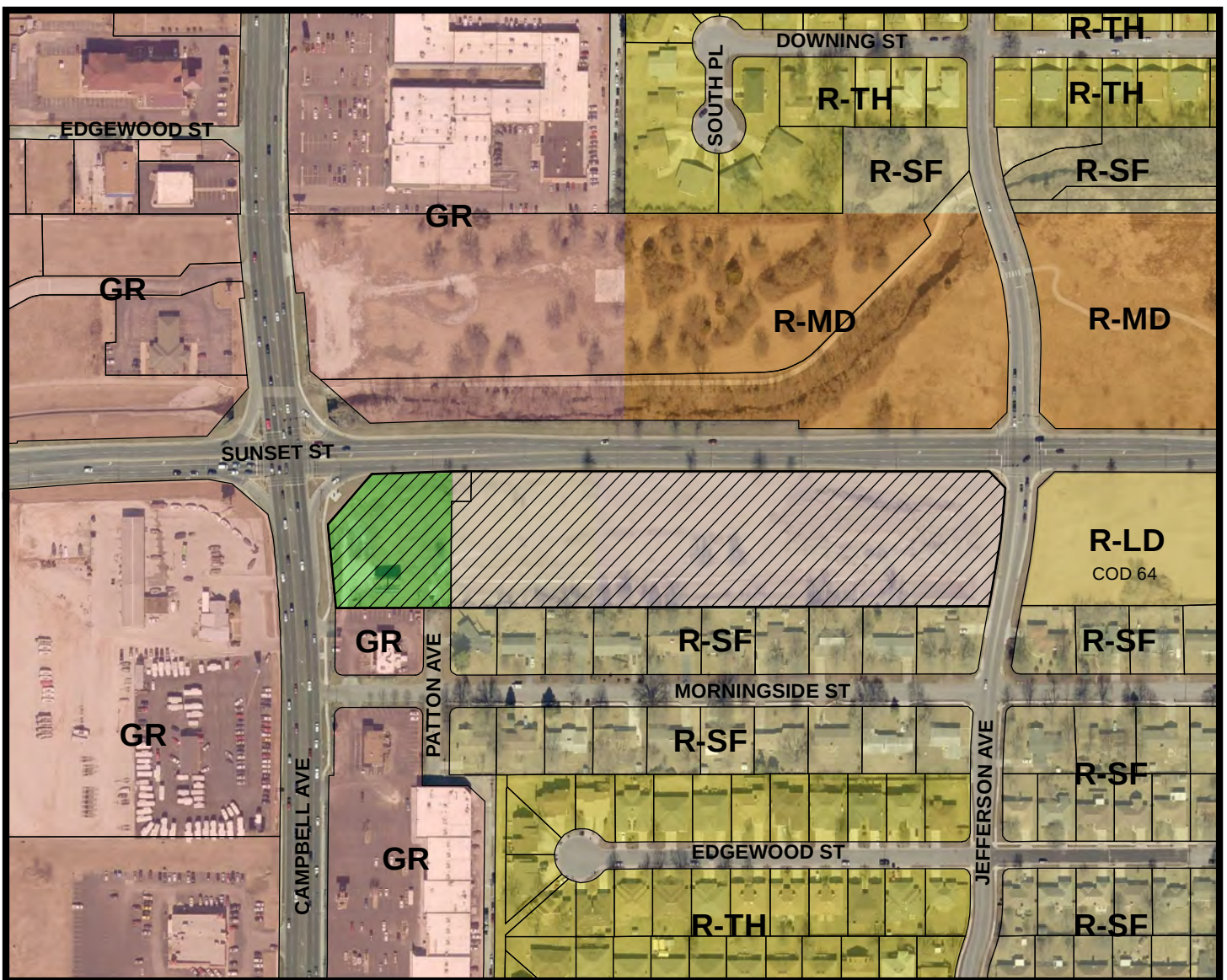
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Preliminary Plat - Sunset Plaza Phase II

Location: 2704 S. Campbell Ave.

Current Zoning: PD 331, LB and O-1 with COD #26

LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

Zoning & Subdivision Report

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

PRELIMINARY PLAT– SUNSET PLAZA PHASE II

DATE: January 21, 2015

PURPOSE: To approve a preliminary plat to subdivide 7 acres into a two lot subdivision

BACKGROUND:

LOCATION: 2704 S. Campbell Avenue

APPLICANT: Empire Mortgage Co. Inc.

TRACT SIZE: Approximately 2 acres

EXISTING USES: Vacant/undeveloped land

PROPOSED USE: Convenience store and GR, LB and O-1 uses w/ COD #26

RECOMMENDATION:

The request be **approved**.

FINDINGS:

1. The applicant's proposal, with the conditions listed below, is consistent with the City's Subdivision Regulations.

CONDITIONS:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - c. Public sewer must be extended to all lots. Public improvement plans for the new fifteen (15) foot sewer easement will need to be submitted for review. The public improvements will need to be constructed and accepted by Public Works or escrowed.

- d. Water Quality must be provided on-site. Public Improvements completed for Sunset Plaza are providing some water quality for Lots 1 & 2. It must be shown that any new development proposed is in conformance with the original design criteria of the water quality basin. If runoff from the proposed development exceeds the original design, additional water quality must be provided, based on the current requirements. Public improvement plans will be required to modify and/or re-construct the existing water quality basin and stormwater facilities. Compensation will need to be provided for any existing water quality detention volume that is being removed.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. The access easement from the lot to the south giving access to Campbell Street will need to be completed and recorded prior to approval of the final plat. The easement needs to include language regarding the possibility that this access may become a right in/right out in the future if a median is constructed on Campbell Avenue.
 - b. A restrictive covenant for the non-conforming sign at Campbell and Sunset and access easement across property to the south need to be recorded along with the final plat. Reference both agreements on final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner

ATTACHMENT A
BACKGROUND REPORT
PRELIMINARY PLAT – SUNSET PLAZA PHASE II

APPLICANT’S PROPOSAL:

The applicant proposes to subdivide approximately 7 acres into a two lot subdivision.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No BDS issues.

CITY UTILITIES COMMENTS:

Add 10 foot utility easements to the street side of all lots, except where there is an existing platted utility easement along Campbell already. Add a 10 foot U/E to the south side of Lots 1 and 2. This overlaps a sewer easement but CU’s main purpose will be to maintain existing overhead lines. No new utility installation requiring excavation are anticipated.

FIRE DEPARTMENT COMMENTS:

No issues.

TRAFFIC DIVISION COMMENTS:

The access easement from the lot to the south giving access to Campbell Street will need to be completed and recorded prior to approval of the final plat. The easement needs to include language regarding the possibility that this access may become a right in/right out in the future if a median is constructed on Campbell Avenue.

STORMWATER COMMENTS:

1. Any increase in impervious surfacing 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. Since this site drains directly to the floodplain payment in lieu of construction of detention facilities may be approved depending on downstream flooding conditions. A buyout application must be submitted for full consideration. Cost of downstream improvements may be credited towards the payment in lieu of construction detention.
3. Water Quality must be provided onsite. Public Improvements completed for Sunset Plaza are providing some water quality for Lots 1 & 2. It must be shown that any new development proposed is in conformance with the original design criteria of the water quality basin. If runoff from the proposed development exceeds the original design, additional water quality must be provided, based on the current requirements. Public improvement plans will be required to modify and/or

re-construct the existing water quality basin and stormwater facilities. Compensation will need to be provided for any existing water quality detention volume that is being removed.

CLEAN WATER SERVICES COMMENTS:

Public improvement plans for the new fifteen (15) foot sewer easement will need to be submitted for review. The public improvements will need to be constructed and accepted by Public Works or escrowed.

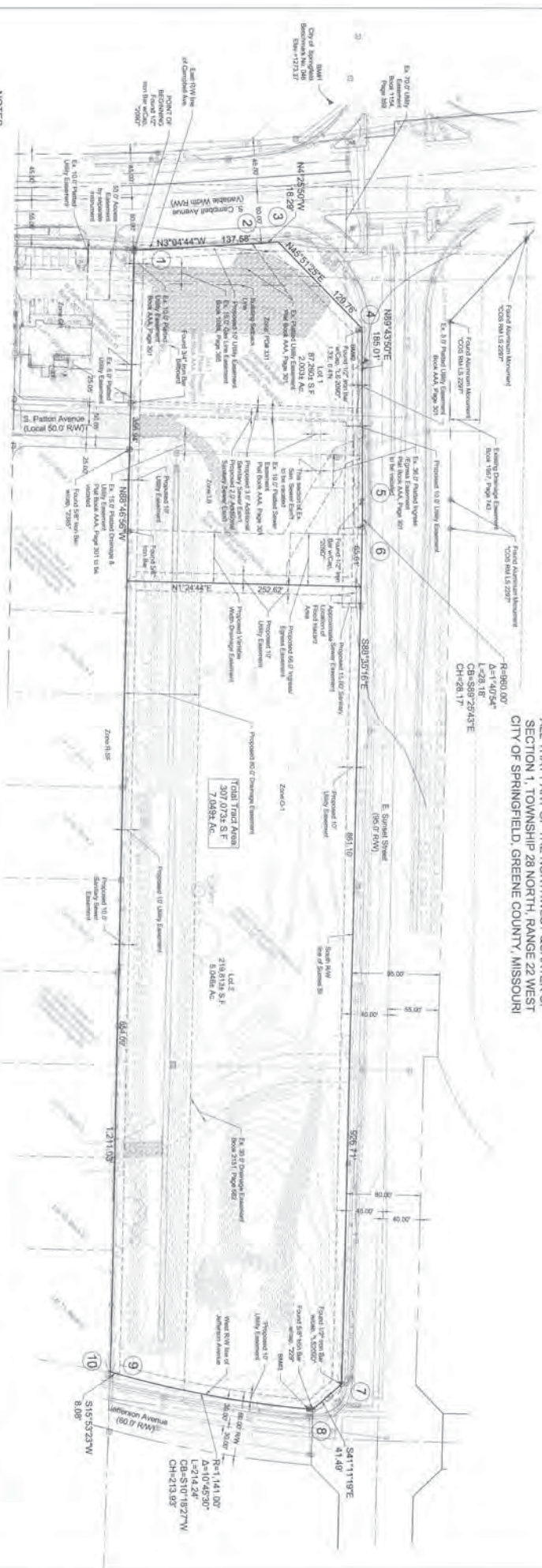
LAW COMMENTS:

No issues with preliminary plat. A restrictive covenant for the non-conforming sign at Campbell and Sunset and access easement across property to the south need to be recorded along with the final plat. Reference both agreements on final plat.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 7 acres into a two lot subdivision named "Sunset Plaza Phase II". The property is currently vacant except for a non-conforming sign. A restrictive covenant for the non-conforming sign at Campbell and Sunset and access easement across property to the south need to be recorded along with the final plat. This subdivision is running concurrently with a rezoning (Z-08-2015) of proposed Lot 1 to GR, General Retail.
2. If Planning and Zoning Commission approves the preliminary, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

PRELIMINARY PLAT OF
SUNSET PLAZA PHASE II
ALL THAT PART OF THE NORTHWEST QUARTER OF
SECTION 1, TOWNSHIP 28 NORTH, RANGE 22 WEST
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



NOTES

[illegible]

BENCHMARKS

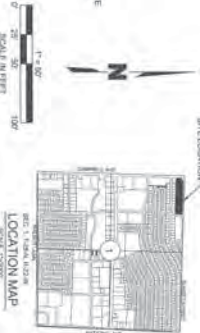
The Southwest Corner of Campbell Avenue and Sunbelt Drive
Elevation: 1273.37'

OWNER	PREPARED BY
EMPIRE MORTGAGE COMPANY, INC. 2630 S. CAMPBELL AVE. SPRINGFIELD, MD 20897	OLSSON ASSOCIATES 550 ST. LOUIS STREET SPRINGFIELD, MD 20894

GRID NORTH BASED ON MISSOURI STATE
PLANE COORDINATE SYSTEM 1983

TRAVERSE TABLE			
Point No. DT-646	Locality	Distance (ft.)	Grid Easting (ft.)
1	S 35° 52' E 1/2	264.70	146550.52
2	N 5° 04' E 1/4 W	17.35	146550.81
3	N 30° 55' E 1/2	48.50	146551.04
4	N 45° 17' 21" E	124.75	146551.26
5	N 40° 45' E	146.17	146551.50
6	C 10° 30' 41" E	194.77	146551.70
7	S 88° 35' E	505.77	146551.90
8	C 11° 11' E	41.48	146552.14
9	C 18° 31' 30" 5/2" N	C 12° 17' 30"	146552.34
10	S 15° 32' W	8.08	146552.44
11	N 80° 46' 30" W	1,231.02	146524.74
			146524.75

TRAVERSE TABLE



LEGEND

- [illegible]

BOUNDARY DESCRIPTION

[illegible]

**MINIMUM FINISHED FLOOR ELEVATION FOR
SANITARY SEWER**



PRELIMINARY PLAT FOR SUNSET PLAZA PHASE II

COLLSON
ASSOCIATES

[illegible]

EXPLANATION TO COUNCIL BILL NO: 2015-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To accept the dedication of the public streets and easements as shown on the Preliminary Plat of **HICKORY HILLS SUBDIVISION PHASE II** generally located at 3800 East Farm Road 132. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

- A. The Preliminary Plat of **HICKORY HILLS SUBDIVISION PHASE II** dated January 28, 2015, the original of which is on file in the Department of Planning and Development, a reduced version of which is included for general reference and legal in Attachment 2.
- B. The Planning and Zoning Commission held a public hearing on February 5, 2015 and _____ the preliminary plat by a vote of ___ to __, subject to the following conditions:
 1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Sanitary sewers shall be extended to all building sites.
 - b. Sidewalks are required along one side of all internal streets.
 - c. Sidewalks are required along the south side of Farm Road 132 (Chestnut Expressway).
 - d. Public Improvement plans will be required to construct the regional detention/water quality basins. These improvements will need to be constructed or escrowed prior to Final Plat approval or issuance of a building permit.
 - e. Left hand turn lanes shall be provided on Farm Road 132. Turn lane tapers shall be constructed as set forth in the Manual for Uniform Traffic Control Devices (MUTCD). Acceleration/deceleration lanes may be required on Farm Road 132 in accordance with Greene County design requirements of Article IX (UR-1, Urban Residential District), Section 7(Density

Requirements) of the Greene County Zoning Regulations if required by an approved traffic study.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. Additional right-of-way shall be dedicated for Farm Road 132 to total fifty-five (55) feet from the centerline.
 - b. The internal streets may be private and gated in conformity with the Springfield Gated Communities Design Standards. The streets shall meet all City standards and specifications for public local residential streets.
 - c. The gates shall be required to meet the 2012 International Fire Code (IFC) 503.6 concerning Fire Department access gates.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

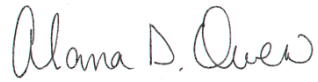
All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section No. 300 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond or escrow agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section No. 206 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development

Department staff report to the Planning and Zoning Commission.

Submitted by:



Alana D. Owen, AICP, Senior Planner

Reviewed by:



Bob Hosmer, AICP, Principal Planner

Approved by:

Greg Burris, City Manager

EXHIBITS:

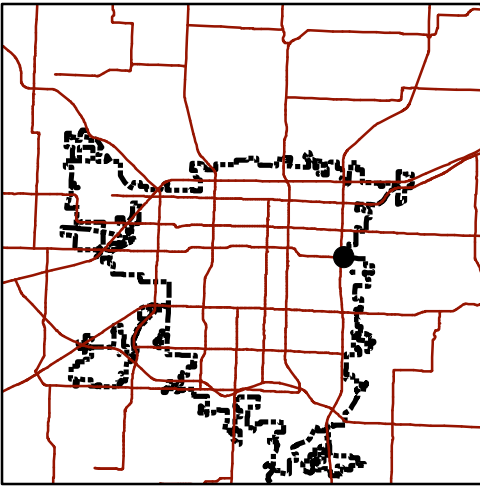
Exhibit A, Record of Proceeding

Exhibit B, Zoning and Subdivision Staff Report

ATTACHMENTS:

Attachment 1, Background Report

Attachment 2, Preliminary Plat



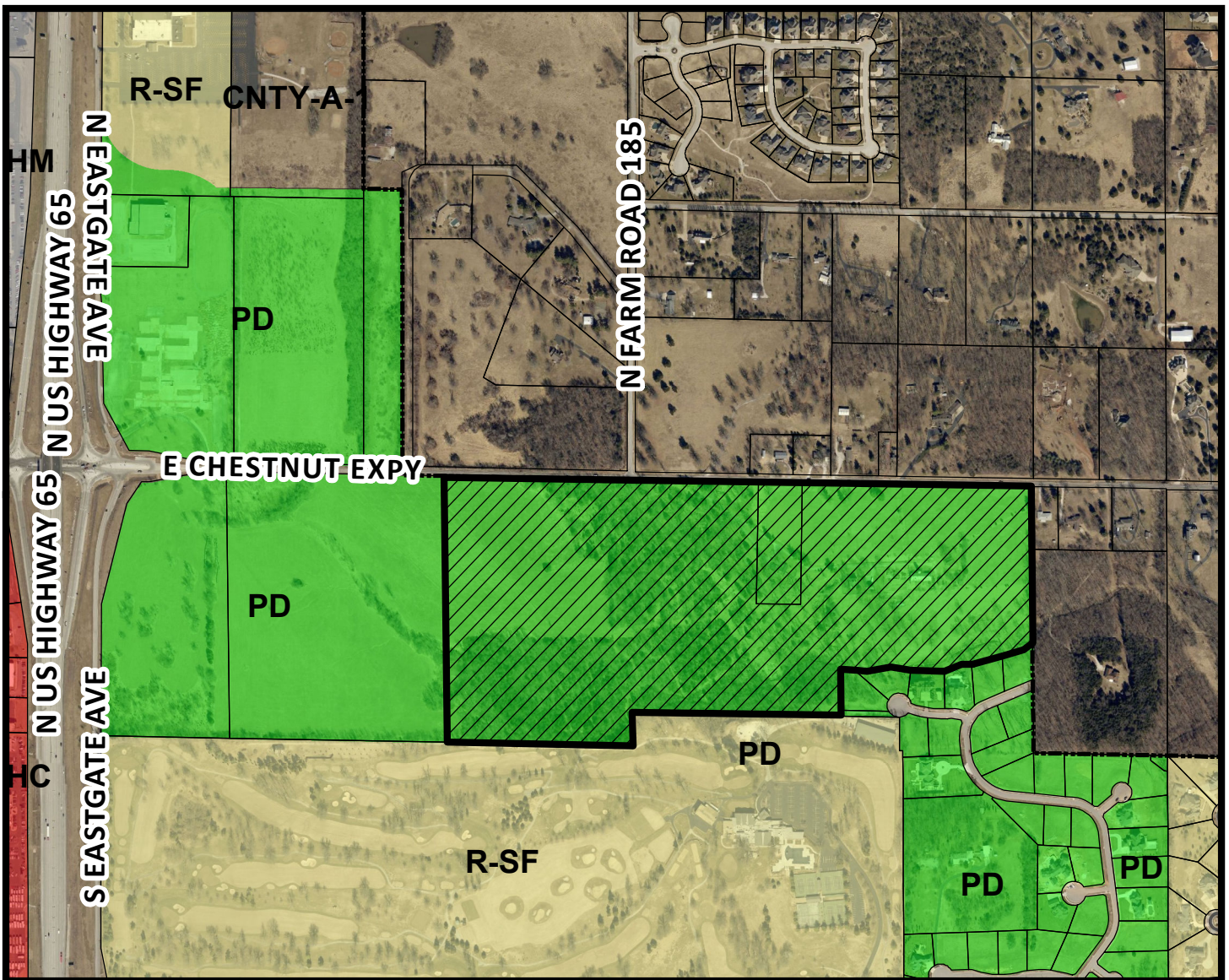
Zoning & Subdivision Report

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

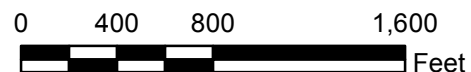
Preliminary Plat of Hickory Hills Phase II

Location: 3800 East Farm Road 132

LOCATION SKETCH



- Area of Proposal



1 inch = 800 feet

Zoning & Subdivision Report

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

PRELIMINARY PLAT – HICKORY HILLS SUBDIVISION PHASE II

DATE: January 26, 2015

PURPOSE: To approve a preliminary plat to subdivide approximately 76.32 acres into a one-hundred-seven (107) lot residential and commercial subdivision.

BACKGROUND:

LOCATION: 3800 East Farm Road 132

APPLICANT: Hickory Land Co LLC

TRACT SIZE: Approximately 76.32 acres

EXISTING USE: Undeveloped land and Single family home

PROPOSED USE: Uses permitted in the R-SF, Single Family Residential District, GR, General Retail District and Planned Development District No. 305

RECOMMENDATION:

The request be **approved**.

CITY COUNCIL: February 23, 2015

FINDINGS:

1. The applicant's proposal, with the conditions listed below, is consistent with the City's Subdivision Regulations.

CONDITIONS:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.

- a. Sanitary sewers shall be extended to all building sites.
 - b. Sidewalks are required along one side of all internal streets.
 - c. Sidewalks are required on the south side of Farm Road 132 (Chestnut Expressway).
 - d. Public Improvement plans will be required to construct the regional detention/water quality basins. These improvements will need to be constructed or escrowed prior to Final Plat approval or issuance of a building permit.
 - e. Left hand turn lanes shall be provided on Farm Road 132. Turn lane tapers shall be constructed as set forth in the Manual for Uniform Traffic Control Devices (MUTCD). Acceleration/deceleration lanes may be required on Farm Road 132 in accordance with Greene County design requirements of Article IX (UR-1, Urban Residential District), Section 7(Density Requirements) of the Greene County Zoning Regulations if required by an approved traffic study.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
 - a. Additional right-of-way shall be dedicated for Farm Road 132 to total fifty-five (55) feet from the centerline.
 - b. The internal streets may be private and gated in conformity with the Springfield Gated Communities Design Standards. The streets shall meet all City standards and specifications for public local residential streets.
 - c. The gates shall be required to meet the 2012 International Fire Code (IFC) 503.6 concerning Fire Department access gates.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.

6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

ATTACHMENT 1
BACKGROUND REPORT
PRELIMINARY PLAT – HICKORY HILLS SUBDIVISION PHASE II

AT&T COMMENTS:

AT&T has no comment on this preliminary plat.

BUILDING DEVELOPMENT SERVICES COMMENTS:

1. Notation must be provided indicating the reductions of front yard setbacks for lots on a private street in accordance with Section 4-1006.B.1.c
2. Need to provide "hold harmless" agreement language on the final plat since this is a gated community.

CITY UTILITIES COMMENTS:

This property is served by a 16-inch water transmission main that primary purpose is to connect the Blackman Water Plant to the Division Street Tanks. There could be future issues with water pressure in this main.

City Utilities is looking at options to provide adequate water distribution to the property. The most likely method of providing service is to extend a 12-inch distribution main along Farm Road 132 from the west. Assuming the Menard's development proposed at 3429 East Chestnut Expressway extends the water main to their southeastern boundary the main will be extended from this point.

Electric and gas service are available to the property. There will be some offsite electric upgrades to allow 3-phase service. Exact easement size and locations will be determined at design stage.

FIRE DEPARTMENT COMMENTS:

The Fire Department does not have any issues with the proposed subdivision. The proposed gates will have to meet the 2012 IFC 503.6 concerning Fire Department access gates.

TRAFFIC DIVISION COMMENTS:

1. The private streets need to be labeled as common area on the plat document.
2. Public Improvement Plans are required to be approved and the improvements constructed and accepted by the city or funds escrowed prior to approval of the final plat.

GREENE COUNTY HIGHWAY DEPARTMENT:

Greene County requires 110' total right of way for a primary arterial. That would be 55'

from existing centerline for right of way dedication. Typically, our lane width is 12ft. The length of the required turn lane would be based on the speed limit. Sidewalks are required along Farm Road 132.

Left hand turn lanes shall be provided, and acceleration/deceleration lanes may be required according to Article IX (UR-1, Urban Residential District), Section 7(Density Requirements) of the Greene County Zoning Regulations. Turn lane tapers shall be constructed as set forth in the Manual for Uniform Traffic Control Devices(MUTCD).

STORMWATER COMMENTS:

All stormwater comments on the Preliminary Plat have been addressed. However, please note that development of the property will be subject to the following conditions at the time of development:

Public Improvement plans will be required to construct the regional detention/water quality basins. These improvements will need to be constructed or escrowed prior to Final Plat approval or issuance of a building permit.

CLEAN WATER SERVICES COMMENTS:

The preliminary plat as shown is acceptable to Clean Water Services.

STAFF COMMENTS:

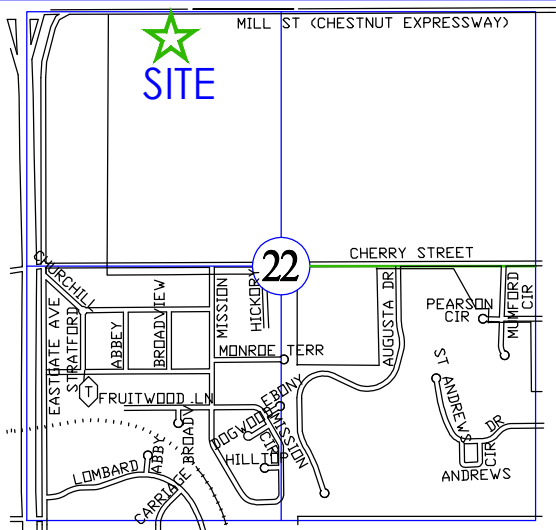
1. The applicant is proposing to subdivide approximately 76.32 acres into a one-hundred-seven (107) lot residential and commercial subdivision named "Hickory Hills Subdivision Phase II". The property is currently zoned Planned Development District No. 305, however application has been filed to rezone the property to an R-SF, Single Family Residential District and GR, General Retail District. If the accompanying rezoning is approved, proposed Lots 1, 2 and 3 would be rezoned to GR while Lots 4 through 106 would be rezoned to R-SF. Lot 107 would remain within Planned Development District No. 305.
2. The Zoning Ordinance requires that the minimum setback for lots on a private residential local streets shall be one-half (1/2) the width of the private street easement plus twenty-five (25) feet. However, within the R-SF district the front yard setbacks can be reduced below the minimum with an approved preliminary plat in accordance with the City's Subdivision Regulations. The applicant is proposing a minimum fifteen (15) foot front yard setback with this preliminary plat.
3. If Planning and Zoning Commission approves the preliminary, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

STAFF CONTACT:

Alana D Owen, AICP
Senior Planner

HICKORY HILLS PHASE II

BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
PRELIMINARY PLAT

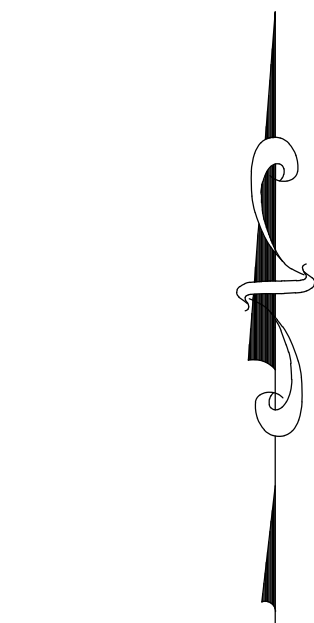


LOCATION SKETCH

SEC. 22, T-29-N, R-21-W
SCALE: 1"=2000'

P.O.C.
NW CORNER OF
SEC. 22, T29N, R21W

S87°23'48"E 1695.92'



BEARINGS BASED ON GRID NORTH OF THE MISSOURI
COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

KEY NOTES

- 1 10' UTILITY EASEMENT
- 2 25' FRONT SETBACK
- 3 15' FRONT SETBACK
- 4 12' REAR SETBACK
- 5 5' SIDE SETBACK
- 6 7.5' SIDE SETBACK

ZONING DATA

SUBJECT PROPERTY IS ZONED GR (GENERAL RETAIL DISTRICT) AND R-5F (SINGLE-FAMILY RESIDENTIAL DISTRICT).

GR

MINIMUM YARD REQUIREMENTS:

FRONT YARD: 25 FEET.

SIDE YARD: NONE

REAR YARD: NONE

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

REQUIRED SETBACK FROM RIGHT-OF-WAY CENTER LINE

50 FEET PLUS REQUIRED YARD SETBACK

35 FEET PLUS REQUIRED YARD SETBACK

R-5F

MINIMUM YARD REQUIREMENTS:

FRONT YARD:

A) 25 FEET ALONG A STREET CLASSIFIED AS A COLLECTOR OR HIGHER CLASSIFICATION STREET.

B) 15 FEET ALONG A STREET CLASSIFIED AS A LOCAL STREET CLASSIFICATION STREET.

C) THE FRONT YARD SETBACK MAY BE REDUCED BELOW THE MINIMUM REQUIRED ABOVE IF A CONDITIONAL USE PERMIT IS APPROVED.

SIDE YARD: 5 FEET.

REAR YARD: TEN PERCENT OF THE LOT DEPTH, BUT MAY NOT BE LESS THAN 10 FEET NOR SHALL MORE THAN 25 FEET BE REQUIRED.

LEGEND OF SYMBOLS AND ABBREVIATIONS

- | | | | |
|----------|------------------------------|--------|---------------------|
| ④ | INTERNAL ANGLE # (SEE TABLE) | WV | WATER VALVE |
| SS | SANITARY SEWER LINE | GV | GAS VALVE |
| E | OVERHEAD ELECTRIC | WM | WATER METER |
| G | GAS LINE | TR | TELEPHONE RISER |
| W | WATER LINE | ER | ELECTRIC RISER |
| UT | UNDERGROUND TELEPHONE | RD | ROOF DRAIN |
| UE | UNDERGROUND ELECTRIC | TRANS | TRANSFORMER PAD |
| F | FENCE LINE | MH | SANITARY MANHOLE |
| LP | FIRE HYDRANT | RWM | RIGHT-OF-WAY MARKER |
| LP | LIGHT POLE | IP | FOUND IRON PIN |
| P.O.C. | POINT OF COMMENCEMENT | SEP | SET IRON PIN |
| MEASURED | 100' M | P.O.B. | POINT OF BEGINNING |
| DEED | 100' D | GL | GROUND LIGHT |
| RECORD | 100' R | PM | PERMANENT MONUMENT |
| | | KEY | KEY NOTES |

OWNER AND DEVELOPER

HICKORY HILLS LAND DEVELOPMENT LLC
2847 S. WILSON AVE., SUITE 100, SPRINGFIELD, MO 65804
P: 417-888-1700, F: 417-888-8100

PREPARED BY

KEVIN L. LAMBETH, PLS
ANDERSON ENGINEERING, INC.
2045 W. WOODLAND
SPRINGFIELD, MO. 65807

PERIMETER DESCRIPTION

A TRACT OF LAND AS LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALSO LYING IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST, AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 2010, PAGE 003600-10, AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, SOUTH 87°23'48" EAST, 1695.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING, SOUTH 87°23'48" EAST, 939.15 FEET TO A POINT LYING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, SOUTH 87°46'50" EAST, 1980.37 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 01°05'37" WEST, 784.35 FEET TO A POINT LYING ON THE NORTH LINE OF HICKORY HILLS PHASE I AS DESCRIBED IN PLAT BOOK AAA AT PAGE 100; THENCE ALONG THE NORTH LINE OF HICKORY HILLS PHASE I THE FOLLOWING COURSES, SOUTH 51°14'54" WEST, 73.41 FEET; THENCE SOUTH 70°49'46" WEST, 70.88 FEET; THENCE SOUTH 84°43'03" WEST, 57.71 FEET; THENCE SOUTH 76°18'48" WEST, 79.98 FEET; THENCE SOUTH 81°44'11" WEST, 92.07 FEET; THENCE SOUTH 71°30'16" WEST, 116.43 FEET; THENCE NORTH 84°00'18" WEST, 204.21 FEET; THENCE NORTH 89°53'42" WEST, 93.91 FEET; THENCE SOUTH 85°40'51" WEST, 101.10 FEET; THENCE NORTH 80°08'54" WEST, 94.39 FEET TO A POINT LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST; THENCE ALONG SAID WEST LINE, SOUTH 00°16'08" WEST, 236.49 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'02" WEST, 1035.74 FEET; THENCE SOUTH 01°09'57" WEST, 164.94 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG SAID SOUTH LINE, NORTH 87°36'02" WEST, 941.85 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 01°17'06" EAST, 1336.08 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALSO LYING IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN GREENE COUNTY, MISSOURI, CONTAINING 76.32 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. SUBJECT TO ALL EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD. CONDITIONS AND MONUMENT ARE AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER WB 110-242.

NOTES

LOT SIZE
SMALLEST - LOT 25 = 5,904± SQ. FT.
LARGEST - LOT 107 = 1,613,684± SQ. FT.
TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 3,324,526± SQ. FT.
TOTAL ACRES OF DEVELOPMENT = 76.32± ACRES
TOTAL NUMBER OF LOTS = 107
DATE OF PRELIMINARY PLAT APPROVAL =
DATE OF FINAL PLAT SUBMITTAL =

CHESTNUT EXPRESSWAY IS CLASSIFIED AS A PRIMARY ARTERIAL AND HIGHWAY 65 IS CLASSIFIED AS A FREEWAY AND EASTGATE IS CLASSIFIED AS A COLLECTOR.

METERS TO U.S. FEET CONVERSION 3.28083333 "GRID".

MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

INSTALLATION OF IRON PINS ON ALL LOT CORNERS WILL BE COMPLETED UPON COMPLETION OF UTILITIES INSTALLATIONS.

THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDING IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUN-OFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUN-OFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

SIDEWALKS SHALL BE CONSTRUCTED ALONG ONE SIDE OF ALL INTERNAL STREETS.

PRIVATE STREETS ARE COMMON AREAS.

THE REDUCTION IN FRONT YARD SETBACKS ARE IN ACCORDANCE WITH SECTION 4-1006.8.1.c

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, KEVIN L. LAMBETH, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ANDERSON ENGINEERING, INC. DATED DECEMBER 19, 2014 AND SIGNED BY KEVIN L. LAMBETH, PLS NO. 2695 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE SUPERVISION OF KEVIN L. LAMBETH, PLS NO. 2695 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. DATE OF LAST REVISION JANUARY 20, 2015.

ANDERSON ENGINEERING, INC. LC 62 BY:

KEVIN L. LAMBETH, PLS NO. 2695



1-28-2015

DATE PREPARED

ANDERSON ENGINEERING, INC.
ENGINEERS • SURVEYORS • LABORATORIES • CORRELING

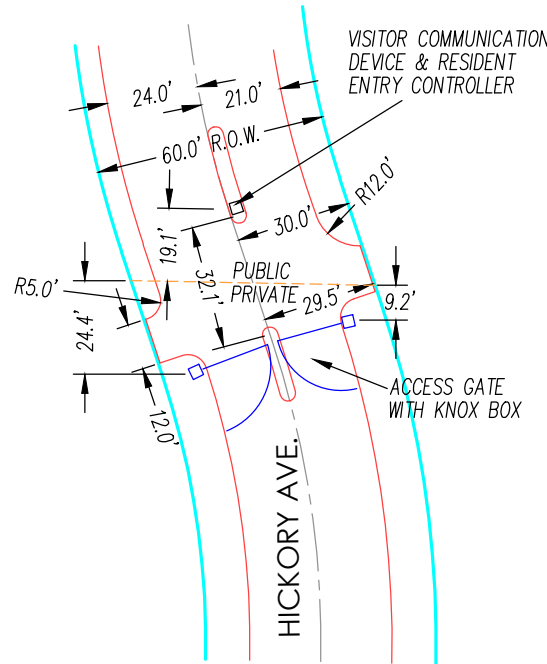
2045 W. WOODLAND
SPRINGFIELD, MISSOURI 65807
PHONE (417) 866-2741
FAX (417) 866-2778

FIELD: KP
DRAWN: BAC
CHECKED: KLL

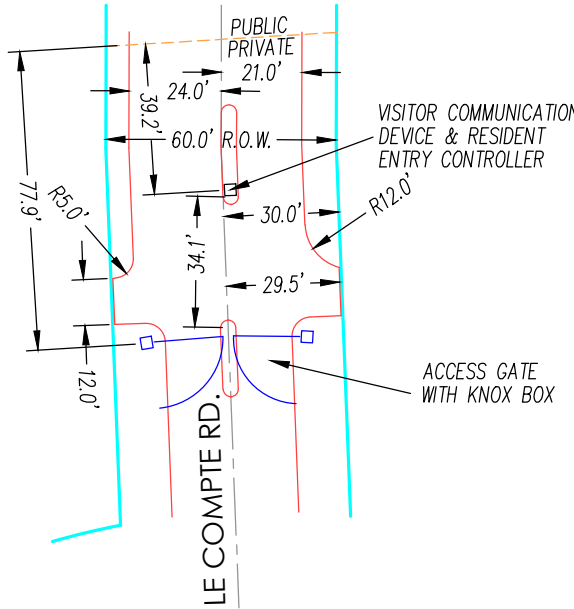
DATE: 12-19-2014
FIELD BK:
JOB NO: 10217-14

WB 110-242
SHT. 1 OF 2 REV.

HICKORY HILLS PHASE II
BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
PRELIMINARY PLAT



DETAIL - A
NOT TO SCALE



DETAIL - B
NOT TO SCALE

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

DATE OF EXECUTION _____

DATE OF EXECUTION _____

ACKNOWLEDGMENT
STATE OF MISSOURI) _____
COUNTY OF GREENE) SS

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, TO ME
PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE
_____, OF HICKORY HILLS LAND DEVELOPMENT, LLC, A LIMITED LIABILITY
COMPANY OF THE STATE OF _____, AND THAT SAID DOCUMENT WAS SIGNED IN BEHALF OF
SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS _____, AND SAID
ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND
ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: _____ "NOTARY SEAL"
PRINT NAME: _____

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL
I, BRENDA CIRTIN, CITY CLERK OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THIS
PLAT OF HICKORY HILLS PHASE 2 WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF
SAID CITY OF SPRINGFIELD, MISSOURI BY ORDINANCE NO. _____ ON THE _____ DAY
OF _____, 20____.

CITY CLERK, BRENDA CIRTIN

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT
I, _____, DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF
SPRINGFIELD, GREENE COUNTY, MISSOURI, IN ACCORDANCE WITH THE AUTHORITY GRANTED TO ME BY SECTION 203 OF
ARTICLE II OF THE LAND DEVELOPMENT CODE, CHAPTER 36, SPRINGFIELD CITY CODE, DO HEREBY APPROVE THE PLAT OF
HICKORY HILLS PHASE 2 A SUBDIVISION OF SAID CITY OF SPRINGFIELD OF THIS _____ DAY OF _____
20____.

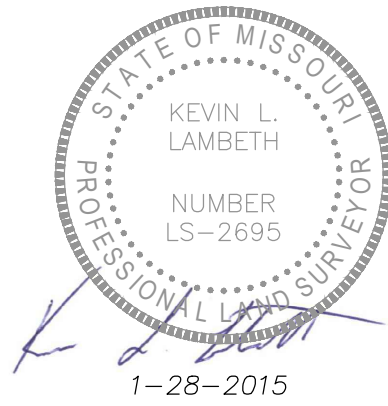
RALPH ROGNSTAD
DIRECTOR OF PLANNING AND DEVELOPMENT

Curve Table				
Curve #	Length	Radius	Direction	Chord
C1	18.27'	200.00'	S76°32'30"W	18.26'
C2	57.97'	150.00'	N80°02'10"E	57.61'
C3	53.10'	200.00'	N75°59'00"W	52.94'
C4	49.01'	200.00'	N61°21'20"W	48.89'
C5	48.13'	200.00'	N47°26'30"W	48.01'
C6	39.33'	60.00'	N84°51'43"W	38.63'
C7	66.81'	60.00'	N34°11'04"E	63.41'
C8	40.78'	60.00'	N17°11'08"E	40.00'
C9	24.31'	200.00'	N55°13'00"E	24.30'
C10	53.14'	200.00'	N66°18'40"E	52.99'
C11	7.98'	200.00'	N70°06'30"E	7.98'
C12	52.61'	200.00'	N78°47'10"E	52.45'
C13	18.32'	200.00'	N88°56'40"E	18.31'
C14	32.69'	200.00'	S83°44'50"E	32.66'
C15	53.49'	200.00'	S71°24'10"E	53.33'
C16	53.49'	200.00'	S56°04'40"E	53.33'
C17	18.08'	200.00'	S45°49'30"E	18.08'
C18	44.98'	200.00'	S36°47'30"E	44.89'
C19	53.49'	200.00'	S22°41'10"E	53.33'
C20	53.49'	200.00'	S07°21'40"E	53.33'

Curve Table				
Curve #	Length	Radius	Direction	Chord
C21	2.82'	200.00'	S00°42'20"W	2.82'
C22	74.68'	220.00'	N08°37'00"W	74.32'
C23	55.06'	280.00'	S12°42'30"E	54.97'
C24	74.68'	220.00'	S08°37'00"E	74.32'
C25	95.05'	280.00'	N08°37'00"W	94.59'
C26	116.09'	150.00'	S21°03'50"E	113.21'
C27	54.91'	150.00'	S53°43'10"E	54.60'
C28	63.42'	150.00'	S76°19'10"E	62.94'
C29	49.22'	150.00'	N82°10'10"E	49.00'
C30	58.09'	150.00'	N62°49'50"E	57.73'
C31	40.78'	60.00'	N56°07'41"E	40.00'
C32	9.96'	150.00'	N70°52'00"E	9.96'
C33	16.79'	200.00'	N88°42'10"E	16.78'
C34	53.36'	200.00'	N78°39'20"E	53.20'
C35	7.15'	200.00'	N69°59'20"E	7.15'
C36	41.89'	200.00'	N67°55'30"E	41.81'
C37	35.57'	200.00'	N56°49'50"E	35.52'
C38	7.97'	200.00'	N39°24'30"W	7.97'
C39	5.88'	150.00'	N72°48'00"E	5.88'
C40	52.21'	150.00'	N61°42'20"E	51.95'

Curve Table				
Curve #	Length	Radius	Direction	Chord
C41	28.99'	150.00'	N74°30'00"E	28.94'
C42	28.99'	150.00'	N85°34'20"E	28.94'
C43	52.31'	200.00'	N80°14'50"E	52.16'
C44	127.00'	150.00'	N62°31'10"W	123.24'
C45	50.53'	150.00'	S83°34'30"W	50.29'
C46	43.47'	60.00'	S83°38'42"E	42.53'
C47	23.56'	15.00'	N06°44'08"E	21.21'

Line Table			
Line #	Length	Direction	
L1	15.00'	S14°24'03"E	
L2	15.00'	N23°55'00"E	



COA #000062

ANDERSON
ENGINEERING, INC.
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING

2045 W. WOODLAND
SPRINGFIELD, MISSOURI 65807
PHONE (417) 866-2741
FAX (417) 866-2778

FIELD: KP
DRAWN: BAC
CHECKED: KLL

DATE: 12-19-2014
FIELD BK:
JOB NO: 10217-14

WB 110-242
SHT. 2 OF 2 REV. ____

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

DATE: January 21, 2015

TO: Planning and Zoning Commission

FROM: Bob Hosmer, AICP Principal Planner

SUBJECT: Official Zoning Map

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

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

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

1 **EXPLANATION TO COUNCIL BILL NO: 2015-_____**
2

3 **FILED:**
4

5 **ORIGINATING DEPARTMENT:** Planning and Development
6

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

10 **BACKGROUND INFORMATION:**
11

12 **CITY OF SPRINGFIELD OFFICIAL ZONING MAP**
13

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

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

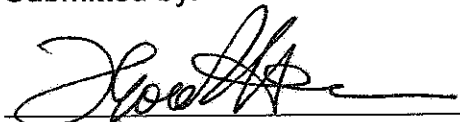
30 It shall be the duty of the Secretary of the Planning and Zoning Commission to facilitate
31 the updating of the map.
32

33 **RECOMMENDATIONS:**
34

35 The Planning and Zoning Commission held a public hearing on February 5, 2015, and
36 recommended ____, by a vote of __ to __, to adopt the *Official Zoning Map* of the City
37 of Springfield, Missouri described in Exhibit A.
38

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

41 Submitted by:
42

43 
44

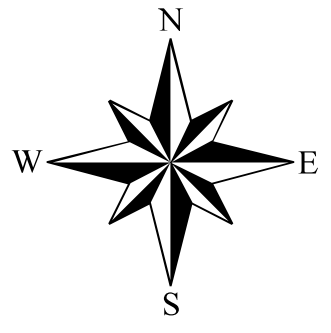
45 Bob Hosmer, AICP
46 Principal Planner

Greg Burris, City Manager

Official Zoning Map of the City of Springfield

Current as of 12-31-2014

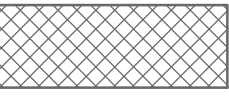
2,000 0 2,000 4,000 6,000 8,000 Feet



Overlay Districts

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

Conditional Overlay Districts



Live/Work Overlay Districts



Zoning Districts

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

City Limits

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

THE CITY OF SPRINGFIELD:

By: Mayor _____ Date _____

ATTEST:

By: City Clerk _____ Date _____

ATTEST:

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

Map updated to December 31, 2014