MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session February 19, 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), Matt Edwards, Jason Ray, Melissa Cox, David Shuler, Randall Doennig and Andrew Cline.
Absent: Phil Young.

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

Minutes: None.

Communications: None.

The Consent Agenda items were approved as presented.

UNFINISHED BUSINESS:

Vacation 775 *School District of Springfield R-12*

Mr. Edwards motioned to removed Vacation 775 from the table. Mr. Ray seconded the motion. The motion was approved unanimously.

Mr. Hosmer stated this is a request to vacate a portion of Tampa Street between Benton Avenue and Jefferson Avenue and an existing alley. Jordan Valley Community Health Center owns property on both sides of Tampa which does not continue east of Benton Avenue since this portion of Tampa was vacated by Vacation No. 762 in 2013. All properties adjacent to Jefferson Avenue and the alley will still have access to a public street. All necessary easements have been retained as part of this vacation and staff recommends approval.

Mr. Baird opened the public hearing.

Mr. Derek Lee, Lee Engineering, 2101 W. Chesterfield Blvd, commented he represents the owner. Mr. Lee pointed out the section of Tampa that was vacated last year stating their intent is to connect the existing parking lot with a larger parking; the vacated section will become part of a parking lot.

Mr. Rick Wilson, Wilson Surveying, 2012 S. Stewart representing TeleCom Credit Union spoke in support of the proposed vacation.

Mr. Baird closed the public hearing.

Mr. Ray motioned to **approve** Vacation 775. Mr. Edwards **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Ray, Cox, Shuler, Doennig, and Cline. Nays: None. Abstain: None. Absent: Young.

Fuldner Condominiums *Fuldner Enterprises, LLC.*

Mr. Hosmer stated the purpose of this request is to approve a preliminary plat to subdivide 3.9 acres into a three (3) unit condominium and common area located at 2937 South Claremont Avenue. 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. 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.

Mr. Cline motioned to remove Fuldner Condominiums from the table. Mr. Doennig seconded the motion. The motion was approved unanimously.

Mr. Baird opened the public hearing.

Mr. Rod Neff, Olsson Associated, 550 E. St. Louis St., commented he is representing Fuldner Condominiums. They are not changing the site, but turning this into a condominium plat.

Mr. Baird closed the public hearing.

Mr. Edwards motioned to **approve** Fuldner Condominiums. Mr. Ray **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Ray, Cox, Shuler, Doennig, and Cline. Nays: None. Abstain: None. Absent: Young.

PUBLIC HEARINGS:

Security Agreement 31 *GSH Construction*

Mr. Hosmer commented this is a request to extend the security agreement for Galloway Plaza subdivision recorded 5/1/2014. The applicant requests the security agreement for construction of streets, sidewalks and a drainage facility within the Galloway Plaza Subdivision be extended for one additional year. The security agreement for the required public improvements (except sidewalks, which may be secured for three years) will expire on May 1, 2015. Before the final plat of any subdivided area shall be recorded, the subdivider shall provide for the improvements to be extended to all lots in the area to be included in the final plat at no cost to the City. In lieu of the final completion of said improvements before the plat is recorded, the subdivider may post a surety bond, an escrow agreement, letter of credit or other appropriate security agreement, approved by the City of Springfield, which surety, escrow agreement or other appropriate security agreement will insure to the City that the improvements will be completed by the subdivider. The Commission may, upon proof of hardship, extend the completion date set forth in said bond or agreements for a maximum period of one additional year; provided a request for said extension is made prior to the end of the one year following recordation and provided the amount of said security is revised pursuant to a revised estimate by the Department of Public Works.

Mr. Doennig asked if this is part of the blight designation.

Mr. Hosmer stated he believes it is.

Mr. Baird opened the public hearing.

Mr. Geoff Butler, Butler, Rosenbury Partners, 319 N. Main Avenue, commented this is a situation where they had intended these improvements to be completed as part of the construction of Mr. Jalili's restaurant. Unfortunately, there was a delay with the architect, and it is more cost effective to do the improvements at the same time that you do construction on the project. Mr. Butler noted Acacia Spa is a project they are doing further south; the drainage on that project has to go through the same crossing of Lone Pine that Mr. Jalili is supposed to build. Mr. Butler stated the Acacia Spa will construct the crossing the drainage way which is off site improvements as a part their construction so that when the Acacia project is complete. The bottom line is that part of the improvements for the Jalili project will be completed shortly with the Acacia project which is starting construction now.

Mr. Cline clarified they are discussing the design of a sidewalk and drainage.

Mr. Butler stated that all the design work for the public improvements has been done; it has been priced and escrow has been put in place for it. It is the design of the restaurant by the architect that is slow.

Mr. Baird closed the public hearing.

Mr. Edwards noted that since this is in line with things Commission has done regarding this piece of property in the past, it seems like a reasonable request adding he supports the request.

Ms. Cox asked about the sidewalks expiration date and an extension of three years.

Mr. Hosmer stated that they can extend it for three years but they are not asking for that.

Ms. Cox clarified that sidewalks and drainage will be done by this point in time one way or another by 2016.

Mr. Hosmer said yes or the city will take the security and do the improvements.

Ms. Cox motioned to **approve** Security Agreement 31. Mr. Cline **seconded** the motion. The motion **carried** as follows: Ayes: Baird, White, Edwards, Ray, Cox, Shuler, Doennig, and Cline. Nays: None. Abstain: None. Absent: Young.

There being no further business, the meeting was adjourned at approximately 7:00 p.m.

Bob Hosmer, AICP
Principal Planner