

November 10 , 2016
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session November 10, 2016 in the City Council Chambers. Chairman Jason Ray called the meeting to order.

Roll Call - Present: Jason Ray (Chair), Randy Doennig (Vice Chair), Andrew Cline, Cameron Rose, Melissa Cox, King Coltrin, and Dee Ogilvy. Absent: Matthew Edwards and David Shuler.

Staff in attendance: Bob Hosmer, Principal Planner, Mary Lilly Smith, Director, Planning and Development, Nicholas Woodman, Asst. City Attorney, Tom Rykowski, Asst. City Attorney, Dawne Gardner, Public Works Traffic Engineer, Julie Hawkins, Public Works Project Engineer.

Minutes: The minutes of October 13, 2016 were approved unanimously.

COMMUNICATIONS :

Mr. Hosmer reported on the October 3 and October 31, 2016 City Council meeting actions.

UNFINISHED BUSINESS:

Z-12-2016

2832 East Sunshine Street

Applicant: Robert L. O'Block, Trust

Mr. Hosmer stated that this is a request to rezone approximately 1.3 acres of property generally located at 2832 East Sunshine Street from an R-SF, Single-Family Residential District to an O-1, Office District.

The Growth Management and Land Use Plan designate this area as appropriate for low-density housing; however, the property is located at the intersection of an primary arterial and collector street. The applicant is proposing to rezone the corner lot which includes the north 15 feet of an adjacent lot for additional off-street parking. A 15 foot bufferyard is required along the south property line adjacent to the Single Family Residential District. The O-1, Office District requires a 45 degree bulk plane height requirement adjacent to property zoned R-SF. This equates to a one to one building height to building setback distance. The Southern Hills of Springfield Subdivision indicates a 90 foot building setback from Sunshine Street this may require an administrative re-plat of the property depending on the site development. Citizen concerns about a private restrictive covenant (civil matter/not enforced by City). The lot to the south has been purchased to provide stormwater detention facilities and will remain R-SF. A traffic study was not warranted by Public Works Traffic Division. Staff recommends approval

Ms. Cox asked about access from the proposed from Sunshine or will access be on Woodward.

Mr. Hosmer noted that this property could allow access from Sunshine Street and/or Woodward.

Mr. Ray opened the public hearing.

Derek Lee, Lee Engineering, 1200 E. Woodhurst, representing the owner. During the neighborhood meeting there were two property owners against the original zoning of General Retail stating the quality of life change when the gas station moved in from the noise and lights. We purchased his property (2841 E. Normandy Drive) and will put detention only on that property. There will be a reduced 15' bufferyard and no parking or any other improvements on the single family residential and on that 15' strip there will trees and bushes as required between office and residential. After the neighborhood meeting it was changed from General Retail to an Office zoning which reduces the high intensity uses and the traffic. The intent is to have one driveway on Sunshine and one from Woodward Avenue and there will not be any driveways from the single family residential portion. The other neighbor came to the neighborhood meetings and

spoke out his concerns about the possibility of his property be taken away and being condemned and would like for the City to communicate that is not what happens in the City of Springfield and he was also concerned about the neighbors further down on Normandy. Staff will not allow any impervious area or office uses or retail uses to extend into the neighborhood.

Ms. Cox asked about single family residential lot storm water collection.

Mr. Lee noted that there is an existing pipe that runs through the back side of the property and will remain in place, but will have a detention basin located on the single family residential lot around the old growth trees currently on the lot.

Jerry Reynolds, 2833 E. Normandy lives next the proposed water basin. Mr. Reynolds concerns are regarding the protective covenants to maintain a residential appearance to the proposed building. Each of the parcels on Sunshine agreed to maintain the residential look, the gable roof type to their structures. Each building since 1972 has agreed to maintain that residential appearance to blend in with the housing behind them. He also noted that he has not seen any dimensions and is not sure if he will have a lake next to him or seepage from the water basin. The proposed credit union does not intend to build consistent with the residential structure, they intent to build a steel and glass 2-story building.

Mr. Ray closed the public hearing.

Mr. Ray asked about the protective covenants and how it would work in this situation.

Mr. Rykowski noted that staff has seen the documents and noted that zoning standards are where the commission's judgment sit. Protective covenants are enforced between the parties, there are steps that would require legal action to enforce their covenant.

COMMISSION ACTION:

Mr. Rose motioned to approve Z-12-2016 (2832 East Sunshine Street). Ms Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

Z-15-2016

404-420 East Madison Street & 802 South Jefferson Avenue

Applicant: Ken E. Porter, John B. Duncan, T & N Investments, LLC

Mr. Hosmer stated that this is a request to rezone approximately 0.55 acres of property generally located at 404, 410, 412, 416, 420 East Madison Street and 802 South Jefferson Avenue from a R-HD, High Density Multi-Family Residential District to a R-HD, High Density Multi-Family Residential District with a UN, University Combining Overlay District.

The Growth Management and Land Use Plan, identifies this area as Medium or High Density Housing within the Center City and the MSU campus and surrounding area major Activity Center. The applicant is requesting to rezone the subject property to add the UN, University Combining Overlay District to the existing R-HD, High Density Multi-Family Residential District zoning. The applicant intends to develop the property to serve Missouri State University students with housing options which may include fraternity and/or sorority housing. The applicant has submitted a Redevelopment Plan for the Elm House Redevelopment Area in conjunction with this request. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Kevin Hoffmeyer, 2144 E. Republic, owner representative.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to approve Z-15-2016 (404-420 East Madison Street & 802 South Jefferson Avenue). Mr. King seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

NEW BUSINESS:**CONSENT ITEMS :**

Relinquishment of Easement 842
3800 blk West Washita Street

Applicant: Grace One, LLC

COMMISSION ACTION:

Mr. Doennig motioned to approve Relinquishment of Easement 842 (3800 blk West Washita Street). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

PUBLIC HEARINGS:

Z-18-2016

3150 South National Avenue

Applicant: Elpidio Y. Alcancia, Trust

Mr. Hosmer stated that this is a request to rezone approximately 1.88 acres of property generally located at 3150 South National Avenue from an O-1, Office District to an O-2, Office District.

Mr. Hosmer passed out some comment cards that were submitted after the neighborhood meeting and were not inserted into the packet.

Growth Management and Land Use Plan identifies this area as appropriate for High Intensity Retail, Office or Housing.

The applicant is proposing to rezone from an O-1, Office District to an O-2, Office District. The O-1 zoning district limits structure heights to thirty-five (35) feet. The O-2 zoning district does not have a height limit. The applicant is proposing to construct a 3-story office building that exceeds 35 feet in height. Staff recommends approval.

Ms. Cox asked about the approval of having a building that is higher in construction.

Mr. Hosmer noted that the area is predominately office and is appropriate for that location.

Mr. Cline asked for the proposed foot print for the building.

Mr. Hosmer stated that the applicant may have more information, but with a straight rezoning staff does not get a site plan or any type of design.

Mr. Ray opened the public hearing.

Derek Lee, Lee Engineering, 1200 E. Woodhurst, representing the owner. The purpose for the change is for height. The current 35' height zoning does not leave a lot of room between the floor levels and are asking to go 42' high for more space between the floors. We are not asking for additional intensity, we could put in a basement instead of a top floor and get the exact same square footage and not increased impervious area.

Ms. Cox asked if they did put in a basement would it be regularly occupied space.

Mr. Lee noted that it would be considered a regularly occupied space.

Mr. Brian Kubik, 1435 E. Bradford, architect passed out pictures of what the building would look like. The plan is to do a Class A office building with proposed 10' ceilings. He states that there is enough parking on the property and noted other buildings on the medical mile. He also noted that they are renovating the building next door, 3150 S. National at the same time.

Ms. Gabrielle White, 1200 E. Woodhurst, owns property in the Woodhurst Development. Passed out traffic engineering reports showing the turning moving counts, traffic crash history, and 24 hour traffic counts. She stated that her concerns are increased traffic and in/out turns on Montclair and National and the waiver on the setbacks from 50' to 45' and feels that it may cause more traffic problems.

Ms. Mary Beth Hartman, 4323 E. Cross Timbers, occupant of Woodhurst Development and their property manager, representing the owners and occupants. The main concerns are the extra traffic, the short driveway off National, and stormwater and ground water problem. We have problems with water coming in a couple of buildings whenever there is any rainfall. It has caused damage to the parking lot and the carport directly behind two buildings, the concrete is always an issue. With the proposed parking lot it will create additional ground and rain water problems. The current detention handles all it can handle at this time. She also expressed additional concerns regarding the traffic and parking lot issues that may arise with people parking at the Woodhurst parking lots and on the south part of Woodhurst Drive.

Mr. James Nail, 1200 E. Woodhurst Drive, works in the Woodhurst Development. His concerns are about making the proposed building taller and how it impacts the overall the look of the buildings in the area. States that the lot is very narrow and is concerned with the foot print, stormwater, and parking and feels that it disrupts the feel of the building to the north and south.

Mr. Mike Fusek, 2808 S. Ingram Mill, developer of the project. The goal is to build a first class project and the impact of this building will help the neighborhood values, stating that the buildings in the Woodhurst Development has suffered with low resale value and low rents. Believes that this will benefit the area and the neighbors with their property values and states that the HVAC units will be on the roof so the neighbors to the north will not see them. There will be no stormwater runoff to the Woodhurst property, all stormwater will be directed to the west where there will be a 24" underground concrete pipe and the gutters coming off of the building will be piped underground to the west. There will be no increase in parking and will adequate parking for the proposed project and will have a great landscaping package.

Ms. Cox asked about share parking with the Woodhurst Development.

Mr. Fusek stated that Mr. Lee did initiate conversation about shared parking and it was not of interest.

Mr. Doennig asked about the traffic flow for the parcel.

Mr. Lee noted that as part of the zoning, the existing drive to National and Montclair will be kept as is and will not be asking for an increase. The concerns for the egress and ingress are legitimate, but there no current fix for it. The property is already zoned for the intensity and already have the driveways setup.

Ms. Cox has a major concern about the entrance on Montclair and blocking the location to turn into the new office area. What is blocking the ownership at Woodhurst to have a different opening and shutting the Montclair first driveway access.

Mr. Hosmer noted that the City can not enforce that connection unless there was some re-platting and giving us the authority to force the closure of driveways and cooperative agreement.

Ms. Gardner, Traffic Engineer noted that the City can force them to close the driveway and make an agreement with the neighboring property owner if they don't want to make an agreement without a plat. However, Fire Dept also needs access to this property, which is another reason why Traffic cannot force

the closure. The current driveway does not meet the City's standards, but cannot force the closure due to other issues.

Ms. Cox stated that while there is no traffic study warranted for this location, there is also not a dedicated turn lane and anything else that would be required to be put in at the Montclair/National intersection.

Mr. Hosmer stated there was no traffic study warranted, but this is an Office to Office rezoning, the only difference between Office 1 and Office 2 is the height of the building.

Ms. Gardner noted that there is an existing problem today. If they would have been required to do a traffic study, which they were not because the impact is not significant and are not generating enough traffic to require the development to add any turn lanes.

Mr. Cline sees a potential problem and believes that no turns going north should not be allowed. Would like to know if left turns going north could be disallowed.

Ms. Gardner noted that the problem exists today and this development will not make the problem worse. The Traffic Department would need to look at accident history at the location and if there is a high accident occurrence, there would have to put in the correct enforcement that is necessary, such as a median or post a sign that says "no left turns."

Mr. King asked if we are just looking at a straight zoning request and if all of the discussion cannot be tied to the development.

Mr. Hosmer stated it cannot be tied to the development and talking about the basement and restrictions as that is subject to future development plans.

Mr. King asked about if on a right-in and right-out of Montclair.

Ms. Gardner noted that we cannot take away their entrance because the property to the north currently has access also and cannot take away their full access.

Mr. Ray closed the public hearing.

Mr. Ray asked staff about the reference to the setback waiver referenced in the packet and cannot locate it anywhere.

Mr. Hosmer noted that they are asking for the difference between the standard and existing. The existing is 45' and the standard for today is 50'.

Mr. Doennig noted that the question for tonight is 7' on a building because there is already O-1 zoning and this will contribute to additional traffic problems, but they can build this building in that spot without asking us for anything. The reason that they are here is to ask for the additional 7' in height only and does not matter to the problems that already exist. Will be supporting this rezoning.

Mr. Rose noted that he is agreement with Mr. Doennig's comment, noting that there may be traffic problems, but it does not reflect on it. Will also support this rezoning.

Ms. Cox will also support this rezoning.

COMMISSION ACTION:

Ms. Cox motioned to approve Z-18-2016 (3150 South National Avenue). Mr. Cline seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

Z-19-2016 w/COD #115
1435 West Talmage Street & 1432 West Livingston Street
Applicant: Greenway Studios North, LLC

Mr. Hosmer requests that this be tabled due to a scheduling issue with the Neighborhood Meeting being held at the Library Center and not in the vicinity of the property to the January 12, 2017 Planning and Zoning Commission meeting.

COMMISSION ACTION:

Ms. Cox motioned to table Z-19-2016 w/COD #115 (1435 West Talmage Street & 1432 West Livingston Street) until the January 12, 2017 meeting. Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

Planned Development 352
4900 South National Avenue
Applicant: Martin Property Management, LLC

Mr. Hosmer stated that this is a request to rezone approximately 7.8 acres of property generally located at the 4900 block South National Avenue from Planned Development District No. 306 to a Planned Development District No. 352.

The Growth Management and Land Use Plan designates this area as appropriate for low-density housing; however these properties are located near a major intersection of two arterial streets. The applicant is proposing to revise the existing planned development for a new nursing home facility on Lot 3 of the Ironbridge Phase XIV preliminary plat, which currently does not allow this use. The applicant is also proposing to remove the additional bufferyard requirement along National Avenue. Staff believes that the normal perimeter landscaping requirements are adequate buffering for the single-family residences across National Avenue. The applicant is proposing to update the access restrictions to only include the subject property's accesses per Exhibit 2. A traffic study was not warranted by Public Works Traffic Division since the proposed nursing home use will not generate a significant amount of additional traffic. Staff Recommends approval

Mr. Ray opened the public hearing.

Mr. Jared Rasmussen, 550 St. Louis Street representing the applicant. Stating that is simple rezoning just asking to add a retirement home.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Doennig motioned to approve Planned Development 352 (4900 South National Avenue). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

Final Development Plan 296
4050 South Fairview Avenue
Applicant: John Young, Four Eyes Investment Properties, LLC

Mr. Hosmer stated that this is a request to approve the final development plan for PD 296 that the Administrative Review Committee (ARC) cannot approve due to its lack of conformity to the approved

planned development but merits approval despite this lack of conformity.

The proposed Final Development Plan is not in substantial conformance to the requirements of the approved Planned Development ordinance and cannot be approved administratively. The site plan as submitted does not meet the original site plan of PD 296 since the parking lot is proposed to be moved to a different location as well as a proposed sidewalk within the required bufferyard. The Administrative Review Committee has reviewed the proposed Final Development Plan and finds that the plan merits approval despite its lack of conformity. Staff Recommends approval

Mr. Ray opened the public hearing.

Mr. Andrew Peters, 1736 E. Sunshine. There is an existing drive on the lot that is current, the proposal conforms with the Planned Development with the exception of Exhibit 2. Exhibit 2 requires a shared parking lot with the neighbor. There is no access easement and will have to build the drive on the neighbors property. My client has a contract on the property and the closing is scheduled for tomorrow. Would like for the commission to state that this substantial conforms to the Planned Development and that it would not be necessary to pass this on to City Council.

Mr. Ray closed the public hearing.

Ms. Cox asked for further clarification.

Mr. Hosmer noted that they are meeting the intent of the PD as far as the uses and bufferyard, the issue is location of parking lot. The parking lot is in a different location compared to the site plan. The building has been shifted so the parking lot is in a different area.

COMMISSION ACTION:

Mr. Cline motioned to approve Final Development Plan 296 (4050 South Fairview Avenue) and that it conforms to the Preliminary Development Plan from the original PD. Ms. Ogilvy seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

Conditional Use Permit 426

815 & 943 South Kimbrough Avenue, 840 South Roanoke Avenue, and 500 East Madison Street

Applicant: Bear Village IV, LLC & Bear Village Phase 1, LLC

Mr. Hosmer stated that this is a request to allow a reduction of the front yard setback along Kimbrough Avenue within an R-HD, High-Density Multi-Family Residential District generally located at 815 & 943 South Kimbrough Avenue, 940 South Roanoke Avenue and 500 East Madison Street

The Growth Management and Land Use Plan identifies this area as appropriate for medium- or high-density housing.

In 2013, City Council passed General Ordinance 6032 to allow a reduction in the front yard setback along collector and higher classification roadways with a Conditional Use Permit. The applicant is requesting to reduce the front yard setback along Kimbrough Avenue, from twenty-five (25) feet to three (3) feet and at Kimbrough and Madison from twenty-five (25) feet to six (6) feet for an existing multi-family building. City Council has approved other similar requests for reduced front yard setbacks in this area specifically along Kimbrough Avenue, Bear Boulevard and Madison Street. The regulations and standards listed on Attachment 3 shall govern and control the use and development of the land in Use Permit Number 426 in a manner consistent with the attached site plan (Attachment 5). Staff Recommends approval.

Mr. Rose asked if these buildings are already built.

Mr. Hosmer stated that one building is already built within this request however several buildings were built along Kimbrough which allowed the reduced setback with a plat which allowed the reduced setback. They are asking for the setback on the Kimbrough location at the corner of Grand and at the Corner of Madison.

Ms.Ogilvy asked about the sidewalk width and setback.

Mr. Hosmer stated that the setback is 35' from the centerline on the street and will not affect the sidewalk.

Mr. Ray opened the public hearing.

Mr. Rick Muenks, 3041 S. Kimbrough, representing the applicant. The center of the development was initial plan and was part of a plat. The southern part which is in question has platted lots that had existing buildings on it. We are wanting to make the building align and be consistent with the other buildings that already exist. The Springfield Public School property operations manager came to the neighborhood meeting and wanted to make sure that the sidewalks were not being impacted. There is no change to the sidewalks.

Mr. Eddie Tims, 1174 S. Maryland, has a problem that the City has allowed the apartment complex to encroach further onto Kimbrough and take away the green space. The building on Grand Street is big mistake because of the height of the building and has concerns about the increase of traffic. Believes that the visibility on the corner Kimbrough/Grand becomes an issue and would like to see more landscaping.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Doennig motioned to approve Conditional Use Permit 426 (815 & 943 South Kimbrough Avenue & 840 South Roanoke Avenue & 500 East Madison Street). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

Elm House Redevelopment Plan
404-420 East Madison Street & 802 South Jefferson Avenue
Applicant: Elm House, LLC

Mr. Schaefer stated that this is a request to approve the Redevelopment Plan for the Elm House Redevelopment Area. Land Clearance for Redevelopment Authority Law Provides incentives to encourage investment and removal of blight and blighting conditions within designated redevelopment areas. Requires adoption of a redevelopment plan. Projects consistent with the redevelopment plan are entitled to 100% abatement on increase in assessed value for 10 years. The Planning and Zoning Commission's role is to review proposed redevelopment plans for conformance with the City's general plan for the development of the City as a whole. Redevelopment Plan conforms with the Springfield-Greene County Comprehensive Plan Growth Management and Land Use Element designates area for medium- or high-density housing Includes all types of multi-family residential housing with densities >6 du/acre. Should be located where there is good traffic access, between low-density housing and non-residential land uses, and near high-amenity areas. Center City Plan Element mentions the Center City area suffers from physical deterioration and economic obsolescence; overall tone is one of an area that could use revitalization and new investment. Declared a blighted area in 1964, reaffirmed in 1967. The requirements of the Redevelopment Plan will supersede those of the Urban Renewal Plan within the Redevelopment Area. Redevelopment Proposal Demolish existing structures

Construct fraternity and sorority development consisting of two, three-story buildings. Buildings will be leased to college fraternities and sororities. Each building will accommodate up to 24 students. Redevelopment Plan conforms with the Springfield-Greene County Comprehensive Plan. Growth Management and Land Use Element designates area for medium- or high-density housing. Includes all types of multi-family residential housing with densities >6 du/acre. Should be located where there is good traffic access, between low-density housing and non-residential land uses, and near high-amenity areas. Center City Plan Element mentions the Center City area suffers from physical deterioration and economic obsolescence; overall tone is one of an area that could use revitalization and new investment.

Mr. Ray opened the public hearing.

Mr. Kevin Hoffmey, 2144 E. Republic Road, the developers representative.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to approve Elm House Redevelopment Plan (404-420 East Madison Street & 802 South Jefferson Avenue). Ms. Ogilvy seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

Preliminary Plat - Major Subdivision Ironbridge Phase XIV
4900 blk South National Avenue

Applicant: Martin Property Management, LLC

Mr. Hosmer stated that this is a request to approve the plat of Ironbridge Phase XIV to subdivide approximately 7.8 acres into a three lot subdivision.

The property is currently zoned Planned Development 306, but the applicant has requested to rezone the property to construct a new nursing home facility on Lot 3. This preliminary plat is being processed concurrently with the rezoning request Planned Development 352. The preliminary plat of Ironbridge Phase XII, expired on March 15, 2014. Since all requirements of the plat were never met for the subject property, a new preliminary plat is required to be reviewed and approved by Planning and Zoning Commission and City Council. The proposed plat was reviewed by City departments. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department. City Council Public Hearing October 31, 2016. Staff Recommends approval.

Mr. Ray opened the public hearing.

Mr. Jared Rasmussen, 550 St. Louis Street representing the applicant. This will be a 3 lot subdivision, access to the back lot which is adjacent to the residential. There will be two access points that would come onto National from the east and one to Weaver from the south.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Doennig motioned to approve Preliminary Plat - Major Subdivision Ironbridge Phase XIV (4900 blk South National Avenue). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

OTHER BUSINESS :

Off-Street Parking for Convenience Food Stores Amendments

Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to amend Subsection 36-455.(2)(b)10., to modify the off-street parking requirements for convenience food stores.

The proposed text amendment was initiated at the October 13, 2016 Planning and Zoning Commission meeting. Staff has had concerns with the required off-street parking requirements for convenience store uses being excessive especially for on-site seating activities. The current off-street parking requirements require one parking space for each 350 square feet of total building floor area plus one parking space for each two and one-half seats of on-site seating, but not less than ten. Service areas at gas pumps shall not be counted as parking spaces. Staff reviewed the City of Columbia, MO., Branson MO., and Fayetteville Arkansas parking requirements for convenience stores. The 1 parking space per 250 square feet of building is consistent with our general retail use parking requirements.

Note: Language to be deleted is stricken. Language to be added is underlined.

Sec. 36-455. - Off-street parking requirements.

(2) Required spaces.

(b) Business and commercial uses.

10. Convenience food stores.

One for each ~~350~~ 250 square feet of total building floor area ~~plus one for each two and one-half seats of on-site seating, but not less than ten.~~ Service areas at gas pumps can ~~shall not~~ be counted as parking spaces.

Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Cameron Smith, 550 St. Louis Street. Is in agreement with the proposal.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to approve Off-Street Parking for Convenience Food Stores Amendments (Citywide).

Ms. Ogilvy seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.