



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: January 12th, 2016

Time: 6:30 p.m.

Members: Jason Ray (Chairman), Randall Doennig (Vice-Chairman), Matt Edwards, Melissa Cox, David Shuler, Andrew Cline, King Coltrin, Dee Ogilvy, and Cameron Rose

1. ROLL CALL

2. APPROVAL OF MINUTES

December 8th, 2016

Documents:

[PZ MINUTES 12-8-2016.PDF](#)

3. COMMUNICATIONS

City Council - December 12, 2016

Documents:

[NA12-12-16.PDF](#)

4. UNFINISHED BUSINESS

5. CONSENT ITEMS

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

6. Relinquish Easement 844

5921 South Grande Vista Avenue, Lexington Square, LLC

Documents:

[RE 844.PDF](#)

7. Relinquish Easement 845

925 East Linwood Drive, James Essner

Documents:

[RE 845.PDF](#)

8. PUBLIC HEARINGS

9. Conditional Use Permit 427

2811 South Campbell Avenue, Hog House, LLC

Documents:

[UP427.PDF](#)

10. Z-19-2016 W/COD #115

1435 West Talmage Street, Greenway Studios North, LLC

Documents:

[Z-19-2016 COD 115 SR.PDF](#)

11. Z-22-2016

3015 South Lakeside Avenue, In-Out, LLC

Documents:

[Z-22-2016 SR.PDF](#)

12. Z-1-2017 COD 122

1655 West Republic Street, Ridgecrest Baptist Church

Documents:

[Z-1-2017 COD 122.PDF](#)

13. Z-2-2017

1823 South Pickwick Avenue, 1826 & 1912 South Fremont Avenue, One Hundred Two Glenstone, LLC

Documents:

[Z-2-2017.PDF](#)

14. Z-3-2017 W/COD #117

3500 blk East Seminole Street, Calvary Chapel of Springfield

Documents:

[Z-3-2017 COD 117 SR.PDF](#)

15. Z-4-2017

3416 South National Avenue, Kum & Go

Documents:

[Z-4-2017 SR.PDF](#)

16. Z-5-2017

1513 East Washita Street, GWG Properties III, LLC

Documents:

[Z-5-2017.PDF](#)

17. Z-6-2017 W/COD #118

3411 South Kansas Avenue, R&S Associates, LLC

Documents:

[Z-6-2016 COD 118 SR.PDF](#)

18. Planned Development 355

1320 East McClernon Street, The Kitchen, Inc.

Documents:

[PD 355 SR.PDF](#)

19. OTHER BUSINESS

20. ADJOURN

For items for which the public may speak, the Commission Chairperson will invite anyone who wishes to speak to an item after staff makes its presentation. **Please fill out a Speaker Card. When you address Commission, please step to the microphone at the podium and state your name and address.** All meetings are televised live and tape recorded. Please limit your remarks to five (5) minutes unless Commission allows a longer time. In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 417-864-1443 at least three (3) days prior to the scheduled meeting.

December 8, 2016
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session December 8, 2016 in the City Council Chambers. Chairman Jason Ray called the meeting to order.

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

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 November 10, 2016 were approved unanimously.

COMMUNICATIONS :

Mr. Hosmer reported on the November 14 and November 28, 2016 City Council meeting actions.

UNFINISHED BUSINESS:

NEW BUSINESS:

CONSENT ITEMS :

Grant Easement 843
3200 South Stewart Avenue
Applicant: Glenstone Marketplace,
LLC

Grant Easement 843 was approved as part of the consent agenda

COMMISSION ACTION:

Mr. Edwards motioned to approve Grant Easement 843 (3200 South Stewart Avenue). Mr. Coltrin seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Rose, Shuler, Edwards, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Cox, and Doennig.

PUBLIC HEARINGS:

Z-20-2016
2873 East Chestnut Expressway
Applicant: R Carlson Properties, LLC

Mr. Hosmer stated that this is a request to rezone approximately 0.57 acres of property generally located at 2873 East Chestnut Expressway from a GM, General Manufacturing District to an IC, Industrial Commercial District.

The applicant is proposing to rezone the subject property to an IC, Industrial Commercial District in order for the property to be combined with an existing IC property at the intersection of Prince Lane to develop a new gas station. The Growth Management and Land Use Plan identifies this area for Medium Intensity Retail, Office or Housing uses on the front and General Industry, Transportation and Utilities on the remaining portion of the subject property. The Transportation Plan classifies Chestnut Expressway as an Expressway roadway and Prince Lane as a collector roadway Staff is requesting a condition that the two properties must be combined within two years or the rezoning will be null and void. Staff recommends approval

Mr. Ray opened the public hearing.

Cameron Smith, 550 South Louis Street, planning on building a new Kum & Go, replacing the one down the street on the south side of the road.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Edwards motioned to approve Z-20-2016 (2873 East Chestnut Expressway). Ms. Ogilvy seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Rose, Shuler, Edwards, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Cox, and Doennig.

Z-21-2016 w/COD #116

1408 South National Avenue

Applicant: Mexican Villa

Mr. King Coltrin recused himself from the current item.

Mr. Hosmer stated that this is a request to rezone approximately 0.97 acres of property generally located at 1408 South National Avenue from a LB, Limited Business District to a GR, General Retail District and establishing Conditional Overlay District No. 116.

The Growth Management and Land Use Plan designate this area as low-density housing. The property is on a primary arterial classified roadway (National Ave) and a collector classified roadway (Bennett Street) which supports commercial businesses at major intersections. There is an existing Mexican Villa Restaurant at Bennett Street and National Avenue. The proposed Conditional Overlay District would restrict the uses to the LB, Limited Business District but allow outside dining. Outside dining is a permitted accessory use in the GR, General Retail District. Staff recommends approval.

Mr. Ray opened the public hearing.

David Lundstrum, 2826 South Ingram Mill Road stated that Mexican Villa would like to add outdoor patio style dining to their existing restaurant.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Rose motioned to approve Z-21-2016 w/COD #116 (1408 South National Avenue). Ms. Edwards seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Rose, Shuler, and Edwards. Nays: None. Abstain: Coltrin. Absent: Cline, Cox, and Doennig.

Z-23-2016

3225 & 3242 South Stewart Avenue

Applicant: KJ Texas Properties, LLC

Mr. Hosmer stated that this is a request to rezone approximately 1.65 acres of property generally located at 3242 South Stewart Avenue and the west side of 3200 block of South Stewart Avenue from Planned Development 252 to a GR, General Retail District.

Growth Management and Land Use Plan identify this area as appropriate for Medium Intensity Retail, Office or Housing. The existing Planned Development requires a minimum structure setback of fifty (50) feet and twenty-five (25) feet for parking areas adjacent to Glenstone Avenue. The existing plat requires a

building and parking setback of twenty-five (25) feet adjacent to Stewart Avenue. Both the proposed rezoning and administrative replat will allow for a reduction of these setbacks as allowed by the GR district. The GR district is consistent with the types of permitted uses with the existing Planned Development. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Tim Guillot, 1736 East Sunshine to rezone to allow more than a parking lot, which it is currently.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Edwards motioned to approve Z-23-2016 (3225 & 3242 South Stewart Avenue). Mr. Coltrin seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Rose, Shuler, Edwards, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Cox, and Doennig.

Final Development Plan 353
1040 & 1110 North Sherman Avenue
Applicant: Greenway Studios, LLC

Mr. Hosmer stated that this is a request to rezone approximately 1.45 acres of property generally located at 1040 and 1110 North Sherman Avenue from R-SF, Single Family Residential District and Mid-Town Urban Conservation District No. 3 Area E to Planned Development District No. 353 and Mid-Town Urban Conservation District No. 3 Area E.

The applicant is proposing to rezone the subject property to Planned Development 353 to allow for a 72 unit micro-efficiency studio apartment complex on property located at 1040 and 1110 North Sherman Avenue. The Growth Management and Land Use Plan Element of the Comprehensive Plan designate this area as Low Density Housing, i.e. single family residential housing uses. The Neighborhood Plan Element of the Comprehensive Plan states to continue to provide zoning districts that allow and encourage infill or replacement housing that is compatible with neighboring structures in height, setback, lot width, front door orientation, general architecture, and garage placement, particularly in older neighborhoods. Mid-Town Neighborhood Plan encourages private redevelopment in a manner that will not detract from the neighborhood's historic character.

The Mid-Town Urban Conservation District was adopted on June 5, 1989 and was intended to be used in combination with other districts, to promote the health, safety, economic, cultural, and general welfare of the public by encouraging the conservation and enhancement of the neighborhood. In 1978 the City assisted in the development of the Comprehensive Neighborhood Improvement Plan (Redevelopment Plan) for the Sherman Avenue Project Area which was approved by City Council on April 13, 1979. The Sherman Avenue Project Area consists of 272 single-family houses in a 75 acre project area. The major features of the redevelopment plan was to remove substandard buildings, make storm drainage improvements and rehabilitate housing through the use of Community Development Block Grant, HOME and Neighborhood Stabilization Program funding to encourage homeownership.

To date the Sherman Avenue Project Area Committee has rehabilitated thirty-one (31) single family properties, four of them in the same block as this rezoning. The current maximum density for an R-HD, High Density Multi-Family Residential District is 40 dwelling units per acre. The proposed planned development will not mitigate the potential impacts between the apartment and adjacent existing single family residential uses. The proposed expansion will have a significant impact on the surrounding neighborhood, the Sherman Avenue Project Area and Mid-Town neighborhood. According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 14 points, thus permitting a maximum housing density of 32 dwelling units/acre. This would allow only 46 dwelling units on the property.

The applicant is requesting 72 micro-efficiency apartments which equates to approximately 50 dwelling units per acre. Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the site is within one-half mile of a college or university with a need for additional housing. However, staff cannot support this project or an increase in density since it is inconsistent with multiple plans which have been adopted by City Council. In addition, it fails to meet one of the primary General Planning Guiding Principles of the guidelines which is to "protect and enhance the character of existing neighborhoods" and "provide a transition to the established neighborhood." Staff recommends denial.

Mr. Ray opened the public hearing.

Mr. Greg Whitlock, 9648 E. North View; Strafford, MO, this is an expansion of an apartment complex adjacent east to the property and micro-efficiency apartments. There is currently a waiting list of 40 people and is affordable housing. There have concerns about traffic and increased crime, however there have not been any problems.

Mr. Ron Conway, 1001 E. Walnut, Chairman of the Sherman Avenue Project Area Committee. SAPAC has 32 properties in the area and 7 volunteer board members. The biggest concern is that this is a single family residential neighborhood and SAPAC has been allocated money by the City of Springfield since the early 1990's through Community Development Block Grants and HOME loan funds to rehabilitate the worse properties in that area. All of the properties, through our mission statement, are rented to low-income families and all of the properties are single family residences. The design and density is incompatible with the single family neighborhood and SAPAC has made significant amount of improvement in this area, which at one time was very high crime and considerable blight. Believes that there may be parking and traffic issues.

Mr. Coltrin asked about the use of the land where the church is.

Mr. Conway stated there could be other options such as duplexes as long as they were architecturally compatible with the neighborhood.

Mr. Coltrin asked if SAPAC has had problems with the current apartment residences.

Mr. Conway has stated that he is not aware of any problems.

Mr. David Shipps, 1122 N. Sherman Avenue noted that there are sound problems with the apartments occupants as well as people throwing trash over the fence and abandoned pets running lose. The manhole cover in the alleyway has not been repaired and emergency vehicles can not use the alleyway.

Mr. Edwards asked about the condition of the alleyway and manhole cover.

Mr. Shipps stated that it was damaged and not repaired as of yet and they have not finished putting gravel throughout the alleyway.

Mr. Ted Higgs, 1117 N. Sherman Avenue, the existing apartments were supposed to be an improvement to a blighted area. The current apartments do not blend in with the neighborhood and they are putting the proposed apartment complex right up on the street.

Ms. Amberly Larkins, 1031 N. Sherman Avenue has concerns with the traffic and parking issues, however supports this development.

Mr. Brian Shipman, 1347 N. Summit Avenue, approximately 4 blocks from the development. Noted that none of the fears of parking on the street and increased crime has evolved. However stated that the

proposed development does not fit in with the neighborhood, but main concern was 20 to 30 years in the future when they are not new and feels that Mid-Town has all the apartments it needs.

Mr. Ray closed the public hearing.

Mr. Edwards noted that they had previously allowed the micro-efficiency apartments a few years ago as an experiment and does feel that it has not been as bad as feared, but a good time to pause on this development, and feels that putting high-density at this location is another concern and will be voting no.

Mr. Rose likes the micro-apartments, however cannot see this development on this street and has concerns being right up against the road and will be voting to deny.

Mr. Ray shared the same concerns, however he did note that the City's Growth Management Land Use Plan is out dated and does not take into account what has happened the last 20 to 30 years and agrees that it is not viable for this area.

Mr. Edwards motioned to approve Final Development Plan 253 (1040 & 1110 North Sherman Avenue). Mr. Rose seconded the motion. The motion **did not carry** as follows: Ayes: Ray, Ogilvy, Rose, Shuler, Edwards, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Cox, and Doennig.

Final Development Plan 354

833-903 South Oak Grove Avenue

Applicant: The Touchstone Group, LLC & James and Susan Shaeffer

Mr. Matt Edwards recused himself from the current item.

Mr. Hosmer stated that this is a request to rezone approximately 5.42 acres of property generally located between the 833 & 903 South Oak Grove Avenue from an R-SF, Single-Family Residential District to Planned Development District No. 354.

The Growth Management and Land Use Plan element of the City's Comprehensive Plan designates this area as low-density housing. The PD has residential densities that are similar to the R-SF District. The major difference between the existing R-SF, Single-Family Residential District and the proposed PD No. 354 is that single-family residential condominiums will be permitted and each unit will access a private drive that will then access the public street system (Oak Grove Avenue). The intent of this PD District is to develop a unique pocket neighborhood to maintain the existing open space as common area. The proposed rezoning will not increase the intensity of uses or development on the site from what is currently allowed in the R-SF District (7 units per ac). The proposed residential density for the site is reduced with this PD (3.4 units per acre). The bulk, area and height requirements for Lots 1 & 3 are the same as R-SF. The bulk, area and height requirements for Lot 2 are either the same or more restrictive, than the current R-SF District. The proposed maximum height of any structure shall not exceed two stories above or 29 feet from ground level. This is more restrictive than the current R-SF requirements of two and one-half stories or 35 ft from ground level. The maximum impervious surface ratio of 50% is more restrictive than the R-SF requirements of 30%.

The side yard setbacks of 25 feet adjacent to the R-SF districts to the north and south are more restrictive than the R-SF requirements of 5 feet. The applicant is requiring a six foot tall solid wood fence, six foot tall solid masonry/brick wall or six foot tall solid evergreen hedge to be constructed along the north and south property line of Lot 2 when adjacent to adjoining properties not included in the district. The overall density of Oak Grove Landing Subdivision is 3.9 dwelling units per acre. The PD is proposing a maximum single-family residential density of 4.5 dwelling units per acre. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Jared Rasmussen, 550 St. Louis Street representing the owner. We are planning to condo the houses because single family residential does not allow condos. The Planned Development allows the flexibility with the infrastructure to building the roads that are not allowed in the subdivision process, i.e., the tight corners and wider right-of-way.

Single family residential allows 7 units per acre, the Planned Development is reducing it to 4.5 and the plans are showing 15 units on 3.7 acres. The neighborhood has concerns with stormwater and the sink holes, the City has certain requirements not to make it any worse.

Lone Pine has asked for a subdivision variance to carry on, however there is not benefit to extend the road and make more maintenance costs.

Ms. Kirsten Whitehead, 430 S. Glenstone, representing the owner. Went over the density and did an analysis of the existing neighborhoods already in place, and it is less dense. Presented a picture of what it would look like and stated that it would be a low impact development with 15 individual condominiums creating a pocket neighborhood.

Mr. Coltrin asked if the fire department has seen the layout.

Ms. Whitehead stated that the fire department has recommended approval.

Ms. Victoria Mahan, 830 South Oak Grove Avenue, has concerns regarding the traffic and flooding and also regarding the access for the fire department and the ISO ratings.

Ms. Catherine Patterson, 842 South Oak Grove Avenue, has concerns regarding the possibility of decrease of property value for herself and the neighborhood. She also voiced concern over the stormwater issues and traffic.

Mr. Max Rishell, 2629 E. Madison, noted that it violates the integrity of the neighborhood. He went over the Planned Development report and noted that traffic is a concern.

Ms. Jenny Edwards, 2359 E. Grand Street passed out photos of the stormwater problems in the park and adjacent areas. During heavy rain the sinkhole would fill up every 2 to 3 years, however it now happening twice or more a year due to the increase of development in the neighborhood due to stormwater being routed into the park area from the Catalpa development and the recent development on Madison. She noted that the sinkhole map on the preliminary plat shows that the flooding in the park is an 100 year event, but it has flooded 3 times in the past 3 years and is passing park boundaries into private property.

Ms. Colleen Young, 2636 E. Madison has concerns with the stormwater, mosquitoes and rats coming out of the park due to the flooding.

Mr. Chris Akin, 818 South Oak Grove, has concerns regarding traffic and stormwater. He voiced concerns of the gates being closed and that it may enhance the traffic.

Ms. Kris Schomaker, 2527 E. Grand, has concerns regarding the stormwater and the changes that have been occurring to the sinkholes and noted that with each new development has had a plan to contain the water, that it has been steadily getting worse and would like state that the Oak Grove Landing was approved with the dead-end street and notes that it was poor planning. She also noted that a 4 acre lot north of the proposed development is also for sale and could be looking for even more problems.

Mr. John Marcum, 2945 E. Lombard, has concerns regarding the stormwater problems, sinkholes, traffic, and the possibility of this development becoming rental properties. He stated the flooding has become more severe and the owners all have been told with each new development that stormwater would be contained, but it has not. He also noted his concern for development of open spaces and the consequence of wildlife being pushed out.

Mr. Jeff Barber, 746 South Weller, commented on pocket neighborhoods, which is not typically seen in this area and stated Cordova Court is probably the closest to the Planned Development. He noted that this development is a lower density than what could be allowed and this site will represent a precedent. The concerns of the condominiums will exist within a covenant of a condominium ownership.

Ms. Kristina Hartley, 830 South Oak Grove, has concerns with stormwater. She passed out a video of stormwater damage of a sidewalk in the neighborhood. She stated that she has experience in the wastewater and water operations and is back-flow certified. She noted that the development may produce up to 2M gallons of sewer water and asked about the ISO rating.

Mr. Brad Erwin, 430 South Glenstone, owner of the planned development. Noted that it is a single family residential except for the ownership structure is different and stated that they are more restrictive and went over some of the planned development points.

Ms. Ogilvy asked about the two existing homes that are currently on the proposed development.

Mr. Erwin stated that the homes will stay and not be demolished.

Ms. Cathy Patterson, 842 South Oak Grove Avenue, asked that if the commission was to go forward with the motion that they agree to open Lone Pine (indicated on the plat) where the number 1 unit is located so there would be more than one way in and out of the subdivision and require that they put up some sort of a wall, like they have at Cooper Estates so you cannot see into the development. She also asked about the current price range for the homes in the development.

Mr. Ray closed the public hearing.

Mr. Hosmer asked that stormwater to clarify the questions about the stormwater/sinkhole problems.

Ms. Hawkins noted that staff is aware of the flooding in the area, the preliminary report is addressing the sinkhole to the north that is in the park and the developer is required before they build to provide an extensive sinkhole report that will have to show that they will not negatively impact anyone in the surrounding area.

Mr. King asked if the condominium rules are enforceable by the City.

Mr. Rykowski noted that under City ordinance that any common area they must form a corporation that stays existence and the corporate articles must include that it cannot be dissolved without approval from the City. The approved homeowners association must have maintenance in the common areas. City rules are for the common area and the maintenance, internal agreements between parties would be enforceable by private right only.

Ms. Ogilvy asked about the price range for the condominiums.

Mr. Erwin stated that the price would vary around \$225,000.

Mr. Rose stated that he understands the neighborhood concerns however stating that it is someone's land and not a park and approves the plan and will support it.

Mr. Coltrin stated that he wishes the City would look at these types of parcels before they come before the commission to buffer the stormwater system and help create the area for stormwater, however he will support it.

Mr. Ray also stated that he understands the concerns of the neighborhood with the traffic and the lack of connection of Lone Pine, but will support it.

Mr. King motioned to approve Final Development Plan 354 (833-903 South Oak Grove Avenue). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Rose, Shuler, and Coltrin. Nays: None. Abstain: Edwards. Absent: Cline, Cox, and Doennig.

Preliminary Plat-Major Subdivision Oak Grove Commons
833-903 South Oak Grove Avenue

Applicant: The Touchstone Group, LLC & James and Susan Shaeffer

Mr. Hosmer stated that this is a request approve a preliminary plat to subdivide approximately 5.42 acres into a fifteen (15) unit single-family residential condominium units with common area and request for subdivision variances.

All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department. The applicant is also requesting two subdivision variances for the continuation of the existing streets (Lone Pine Avenue) in adjoining areas and in new subdivisions making provision for the proper projections of streets. Staff supports the requests because projecting a new public street will not provide a significant benefit to the City or adjacent property owners due to the karst topography in the area and redevelopment limitations to adjacent lots. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Jared Rasmussen, 550 St. Louis Street representing the owner. This is a continuation of Final Development Plan 354 show how the lot will be split and how it will function.

Mr. Brad Erwin, 430 South Glenstone Avenue. Field Guide 2030 does promote a diversity of housing types, it helps to remove the barriers to allow innovative concepts and construction development. This provides a mixture type of housing for individuals.

Mr. Max Rishell, 2629 E. Madison, stated he opposes the plat for three reasons. He stated connectivity is a concern as well as a problem with the engineers report, and the number of people living in this development which may be 70 people with a possibility of 25/30 elementary age children. The children will be forced to walk along the sidewalk on Oak Grove Avenue to Bingham Elementary, there is no bus service to the school, where it is located right next to the road.

Mr. Walt Kernohan, 2655 E. Madison has concerns regarding the lack of connectivity of Lone Pine stubbed street.

Mr. Ray asked Traffic if they had an proposal for the road.

Ms. Dawne Gardner stated that Traffic is not opposed to the variance to not construct Lone Pine to the south. It is not on the Major Thoroughfare plan and noted that the sinkholes are a problem.

Mr. Ray noted that the traffic problems are of the way the street pattern was allowed to develop and is in favor of extending roads, however this position does not lend itself to making a reality.

Mr. Ray closed the public hearing.

Mr. King motioned to approve Preliminary Plat-Major Subdivision Oak Grove Commons (833-903 South Oak Grove Avenue). Mr. Shuler seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Rose, Shuler, and Coltrin. Nays: None. Abstain: Edwards. Absent: Cline, Cox, and Doennig.

Preliminary Plat Renewal Washita Subdivision
2100 blk East Sunshine Street
Applicant: Hy-Vee, Inc.

Mr. Hosmer stated that this is a request to approve a Preliminary Plat Renewal to subdivide approximately 10.5 acres into a one lot commercial subdivision located in the 2100 block of East Sunshine Street.

The original Preliminary Plat of Washita Subdivision was approved in 2012 and was extended by the submittal of the final plat another two years in 2014. Since all requirements of the final plat were never met, a renewal of the preliminary plat is required to be reviewed and approved by Planning and Zoning Commission and City Council. The property is currently zoned GR, General Retail District, with Conditional Overlay District #58 and a grocery and convenience store is planned for the subject property. The proposed preliminary plat renewal was reviewed by City departments and comments are contained in Attachment 1. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Caper Jay Wynn, 5051 South National Avenue, representing the owner, and asking for an extension.

Mr. Arturo Toscano (Brown), 1375 South Broadway, has concerns regarding the wildlife and trees that are currently habiting the property. He states that he understand the development of the property, but notes that there are no plans to rescue and relocate the wildlife to another area. He states that there were previous concerns regarding deer, birds, owls, and fox burrows on the property and that he is from another country where there are no wildlife considerations and see the consequences of it. He would like the commission and Hy-Vee to contact the Missouri Department of Conservation as well as the neighbors who are aware of this problem to help remove the wildlife.

Ms. Lori Shaklee, 2304 East Washita, has concerns regarding stormwater/flooding, traffic, noise problems, and the high density building within their Washita neighborhood. She is requesting an extension on the buffer to the homes.

Mr. Jim Shakee, 2304 East Washita, requests that the Plat not be renewed due to the traffic and stormwater/flooding. He noted that there are 4 grocery stores within a mile of this planned grocery store. He also mentioned the abundant wildlife within this property and is concerned about the contaminated stormwater runoff flowing south through the neighborhood eventually to a sinkhole.

Mr. Ray closed the public hearing.

Mr. Hosmer stated for the citizens, that this is not a rezoning but rather an administrative approval of a preliminary plat renewal. He states that the applicant meets the standards for the subdivision.

Mr. Edwards stated that he did not approve the original zoning and will note his protest to not approve this request for the renewal.

Mr. Coltrin noted that this is only an extension of the renewal and does not feel that this is the appropriate time for a protest and it is the commissioner's job to decide if the plat meets the zoning. The plat meets the zoning and will support the renewal.

Mr. Coltrin motioned to approve Preliminary Plat Renewal Washita Subdivision (2100 blk East Sunshine Street). Mr. Edwards seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Rose, Shuler, and Coltrin. Nays: Edwards. Abstain: None. Absent: Cline, Cox, and Doennig.

Final Development Plan PD 271 Amended
430 West Bryant Street

Applicant: Butch Mizell

Mr. Hosmer stated that this is a request to approve the Final Development Plan for PD 271 located at 430 West Bryant Street.

The Final Development Plan (Exhibit 2) is required to be approved by the Planning and Zoning Commission provided it is in substantial conformance with the approved Planned Development ordinance. The Administrative Review Committee has reviewed the proposed Final Development Plan (Exhibit 2) and found that it met the requirements of Planned Development 271 Amended. The applicant has requested an alternative to the perimeter landscaping requirements that would be comparable to PD 271 Amended design requirements and other properties that have developed in the district. ARC was supportive of a berm with landscaping as shown and described on Exhibit 2, rather than the prescribed decorative wall or fence as described in the PD. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Ron Sloan, Sloan Architect, 1200 East Woodhurst, here to answer any questions the commission may have.

Mr. Ray closed the public hearing.

Mr. Edwards motioned to approve Final Development Plan PD 271 Amended (430 West Bryant Street). Mr. Coltrin seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Rose, Shuler, Edwards, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Cox, and Doennig.

OTHER BUSINESS:

Capital Improvements Program
Citywide
Applicant: City of Springfield

Mr. Whitman stated that this is a request to schedule and a strategy for funding and planning the construction, maintenance and replacement of the City’s infrastructure and public facilities for the next six-years.

- Cost \$100,000 or more.
- Are significant, permanent, or have a useful life of six years or more.
- Independent Projects such as: Construction of new streets, parks, storm water and sanitary sewer facilities, improvements to the landfill, airport and public facilities, grounds and buildings including acquisition.
- Comprehensive programs that consolidate numerous smaller individual improvements that do not individually meet the \$100K threshold, such as: sidewalk, storm water and sewer repair, signal enhancement and neighborhood improvement programs.
 - * Does not include funding for equipment, services, supplies, personnel or dangerous building demolition.

Planned Capital Improvements 2017	Planned Capital Improvements 2018 to 2022	Completed Capital Improvements 2013 to 2016
111 Projects / Programs are proposed for funding in 2017 Estimated Cost: \$83,098,347	139 Projects / Programs are proposed for between 2018 - 2022 Estimated Cost: \$361,509,047	138 Projects / Programs were Completed Estimated Cost: \$197,270,756

Some projects span multiple years to accommodate phases of construction (land acquisition, design and construction) and available funding

Mr. Ray opened the public hearing.

No speakers.

Mr. Ray closed the public hearing.

Mr. Edwards motioned to approve Capital Improvements Program (Citywide). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Rose, Shuler, Edwards, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Cox, and Doennig.

Transfer of Development Rights Amendments

Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to amend Subsection 36-303.(33)(b)1., of the General Provisions., in the Zoning Ordinance to add the COM district to the list of prohibited districts for the transfer of development rights for any overnight shelter, soup kitchen, transitional service shelter or combination of these three uses.

Planning and Zoning Commission initiated amendments regarding transfer of development rights amendments at their meeting on October 13, 2016. The current language prohibits the transfer of development rights for overnight shelters, soup kitchens, transitional service shelters to the Center City District. At the time that it was originally adopted, the Center City District included the Commercial Street area. When Commercial Street was rezoned to the new COM district in 2010, the prohibition on transfer of development rights was inadvertently omitted. Staff is recommending correcting this omission.

Sec. 36-303. - General Provisions.

(33) Overnight shelters.

- (a) Overnight shelters may exceed their bed capacity as permitted under chapter 36 of the Springfield City Code, when the Springfield-Greene County Health Department issues a heat or cold advisory or warning provided that said shelters shall not permit an occupancy for sleeping greater than permitted by City of Springfield building and safety codes.
- (b) Any overnight shelter, soup kitchen, transitional service shelter or combination of these three uses may exercise a transfer of development right to relocate all overnight shelter, soup kitchen or transitional service shelter uses from one location to another location that would be within the separations of such uses called for in said ordinance provided that city council finds, following a recommendation by planning and zoning commission, that:
 - 1. Such relocation is not being made to the Center City or COM district; and
 - 2. The relocation of said use or uses will reduce the intensity of similar uses in the area of the original location; and
 - 3. That the relocation will not pose any greater impact on the area to be relocated to than is present at the original location from such uses; and
 - 4. The use will be no closer to a soup kitchen, overnight shelter, or transitional shelter or any combination thereof than said use is presently to such facilities.

Staff recommends approval.

Mr. Ray opened the public hearing.

No speakers.

Mr. Ray closed the public hearing.

Mr. Rose motioned to approve Transfer of Development Rights Amendments (Citywide). Mr. Edwards seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Rose, Shuler, Edwards, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Cox, and Doennig.

Approval of the 2017 Planning and Zoning Commission Meeting Calendar
Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to approve the 2017 Planning and Zoning Commission Meeting Calendar.

Mr. Ray opened the public hearing.

No speakers.

Mr. Ray closed the public hearing.

Mr. Edwards motioned to approve the 2017 Planning and Zoning Commission Meeting Calendar (Citywide). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Rose, Shuler, Edwards, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Cox, and Doennig.



Noted Agenda City Council Meeting

**City Council Chambers
Historic City Hall, 830 Boonville**

Robert Stephens, Mayor

Zone Councilmembers

Phyllis Ferguson, Zone 1
Tom Prater, Zone 2
Mike Schilling, Zone 3
Craig Fishel, Zone 4

General Councilmembers

Jan Fisk, General A
Craig Hosmer, General B
Kristi Fulnecky, General C
Ken McClure, General D

**Upcoming Council Meeting Agenda
December 12, 2016 - 6:30 p.m.**

**Speakers must sign up with the City Clerk to speak to an issue on the agenda.
Speakers are to limit their remarks to three to five minutes.**

Note: Sponsorship does not denote Council member approval or support.

**Approved as
Presented
Approved as
Amended. See
item #39**

6323

- 1. ROLL CALL.**
- 2. APPROVAL OF MINUTES. November 28, 2016**
- 3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS. CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.**
- 4. CEREMONIAL MATTERS.**
- 5. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING.**
- 6. SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On.**
- 7. Council Bill 2016-273. (McClure)**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Zoning Maps,' by rezoning approximately 7.8 acres of property, generally located in the 4900 block of South National Avenue from Planned Development District Number 306, to Planned Development Number 352 to allow the addition of a nursing home use; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Martin Property Management, LLC; 4900 block S. National Avenue; Planned Development 352.)

Persons addressing City Council are asked to step to the microphone and clearly state their name and address before speaking.

All meetings are recorded.

In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 864 -1443 at least 3 days prior to the scheduled meeting.

26822	8. Council Bill 2016-274. (Schilling) A special ordinance authorizing the issuance of Conditional Use Permit No. 426 to allow a reduction in front yard setback along Kimbrough Avenue between 815 and 943 South Kimbrough Avenue, 940 South Roanoke Avenue and 500 East Madison Street. (Planning and Zoning Commission and staff recommend approval).
6324	9. Amended Council Bill 2016-275. (Prater) A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Zoning Maps,' by rezoning 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; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Elpidio Alcancia Trustee; 3150 South National Avenue; Z-18-2016.)
6325	10. Council Bill 2016-276. (Fishel) A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Zoning Maps,' by rezoning approximately 0.55 acres of property, generally located at 404, 410, 412, 416, and 420 East Madison Street as well as 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; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Ken E. Porter, John B. Duncan, & T&N Investments LLC; 404, 410, 412, 416, and 420 East Madison Street and 802 South Jefferson Avenue; Z-15-2016.)
26823	11. Council Bill 2016-277. (Schilling) A special ordinance adopting the Redevelopment Plan for the Elm House Redevelopment Area generally located along the south side of East Madison Street between South Jefferson Avenue and South Thomas Avenue, and declaring its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare.
6326	12. Council Bill 2016-278. (Prater) A general ordinance amending Chapter 36 of the Springfield, Missouri, City Code, titled 'Land Development Code of the City of Springfield,' Article III, 'Zoning Regulations,' Division 5, 'Supplemental District Regulations,' Section 36-455, 'Off-street parking requirements,' Subsection 36-455(2)(b)(10), for the purpose of modifying the off-street parking requirements for convenience food stores.
6327	13. Council Bill 2016-280. (Hosmer, Fisk, and Fishel) A general ordinance amending the Springfield City Code, Chapter 18, 'Animals,' Article I, 'In General,' Section 18-2, 'Minimum fine for certain violations; reckless owners;' Chapter 18, 'Animals,' Article I, 'In General,' Section 18-10, 'Search and Seizure Warrants;' Chapter 18, 'Animals,' Article II, 'Dogs, Cats and Ferrets,' Division 3, 'Prohibition of Pit Bull Dogs,' Section 18-98; Chapter 18, 'Animals,' Article II, 'Dogs, Cats and Ferrets,' Division 1, 'Generally,' Section 18-60, 'Restricted Dogs;' Chapter 18, 'Animals,' Article II, 'Dogs, Cats and Ferrets,' Division 1, 'Generally,' and Section 18-61, 'Nuisance Dogs.' (The Plans and Policies Committee recommends approval 3 to 1.)

26824	14.	Council Bill 2016-281. (Fisk)	A special ordinance authorizing the City Manager, or his designee, to apply for and accept a Brownfields Hazardous and Petroleum Assessment Grant, in the amount of \$300,000, from the Environmental Protection Agency for the purpose of conducting City-wide assessment activities, with priority given to City-acquired property, properties located in the center city and northwest Springfield target area; to exercise any and all powers necessary or convenient to obtain such funding and in carrying out the identified activities; and amending the budget of the Planning and Development Department for Fiscal Year 2017 in the amount of \$300,000.
26825	15.	Council Bill 2016-282. (Fulnecky)	A special ordinance authorizing the City Manager, or his designee, to execute a Memorandum of Understanding between the City of Springfield, Missouri, City Utilities of Springfield, Missouri, Greene County, Missouri, and the Missouri Department of Natural Resources, to cooperate and partner in identification of pollutant sources that could impact Jordan Creek, Wilson Creek, and Pearson Creek, consistent with the Springfield-Greene County Integrated Plan and to do all things necessary to carry out the intent and purposes of the Memorandum of Understanding by and between the foregoing.
Tabled Until January 9, 2017	16.	Council Bill 2016-285. (Ferguson)	A special ordinance authorizing the City Manager, or his designee, to enter into a Lease Agreement with Sunset West II, LLC, to lease property located at 2235 West Sunset Street for use by the Department of Public Information as offices and video and photography studio space; and amending the budget of the Department of Public Information for Fiscal Year 2016-2017 in the amount of \$33,000 to appropriate reserves from the Telecable fund.
	17.	RESOLUTIONS.	
	18.	EMERGENCY BILLS. Citizens May Speak. May Be Voted On.	
26826	19.	Council Bill 2016-289. (McClure)	A special ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with Vernon County, Missouri, for use of the Vernon County Jail for housing City inmates and declaring an emergency.
26827	20.	Council Bill 2016-290. (McClure)	A special ordinance authorizing the City Manager, or his designee, to amend contract number 2016-1467 with Environmental Works, Inc., to install and maintain five additional monitoring wells on public right-of-way to monitor groundwater conditions at no cost to the City, and declaring an emergency.
	21.	PUBLIC IMPROVEMENTS.	
	22.	GRANTS. Citizens May Speak. May Be Voted On.	
Amended 26828	23.	Council Bill 2016-291. (Stephens)	A special ordinance authorizing the City Manager to enter into and accept a grant from the United States Department of Justice for the purpose of the America's Job Driven Grant Program; to provide tuition and costs for job training in the healthcare

industry; and amending the budget provided for the Work Force Development Department of the City of Springfield, Missouri, for fiscal year 2016-2017 in the amount of \$3,000,000.00.

24. AMENDED BILLS.

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

**Second Reading
to Occur
December 20,
2016**

26. Council Bill 2016-292. (Fulnecky)

A special ordinance approving Redevelopment Project 1 for the Springfield Plaza Tax Increment Financing Plan and initiating tax increment financing therein.

Tabled

27. Council Bill 2016-293. (Fisk)

A special ordinance approving Redevelopment Project 2 for the Springfield Plaza Tax Increment Financing Plan and initiating tax increment financing therein.

**Sponsorship
changed to
McClure**

28. Council Bill 2016-294. (Fishel)

A special ordinance approving a Petition to Establish the Brentwood N/S Community Improvement District; declaring that a portion of the district is a blighted area and that its redevelopment is necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare; authorizing the City Manager to execute a Cooperative Agreement between the City, the Brentwood N/S Community Improvement District, and Jared Development; and directing the City Clerk to notify the Missouri Department of Economic Development and the Greene County Clerk of the creation of the District.

29. FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.

30. Council Bill 2016-295. (Hosmer)

A general ordinance authorizing the Loan Committee to offer borrowers a one-time reduction of the interest rate on all existing business-development loans to 2.75 percent under the "Commercial Loan Program." (Staff and the Loan Committee recommend approval.)

31. Council Bill 2016-296. (McClure, Hosmer, and Schilling)

A general ordinance amending the Fee Schedule for certain municipal services as provided in the Springfield City Code, by making such adjustments as provided in the attached Evaluation of Charges for Municipal Services, and adopting new fees for certain city services, in order to recover all or part of the cost thereof. (The Finance Committee recommends approval 3 to 1).

32. Council Bill 2016-297. (Ferguson)

A general ordinance amending the Springfield City Code, Chapter 78, Offenses and miscellaneous provisions by amending language in Sections 78-111, 78-113, and enacting a new section, Section 78-115 to address noise and peace disturbances in mix use areas of the City.

Second Reading to Occur December 20, 2016	33.	Council Bill 2016-298. (Fisk) A special ordinance authorizing the City Manager, or his designee, to enter into a Family Self Sufficiency Program Contract between the City of Springfield, Missouri, and the Housing Authority of Springfield; authorizing the execution of documents and the taking of actions consistent therewith; and amending the budget provided for the Department of Workforce Development for the Fiscal Year 2016-2017, in the amount of \$26,000.
Added to Agenda and Amended	33.5	Possible Addition to City Council Agenda; however, a determination of whether it will be added will be made by City Council at the meeting.
Second Reading to Occur December 20, 2016		Council Bill 2016-300. (Schilling) A special ordinance authorizing the disposal of real estate located at 300 West McDaniel Street declared surplus by the Board of Public Utilities following receipt of bids by City Utilities and as otherwise authorized by the City Purchasing Manual and in accordance with requirements of the Federal Transit Administration; and authorizing the Mayor, on behalf of the City of Springfield, to execute a deed to convey said real estate. (The Board of Public Utilities and Planning and Development staff recommend approval).
Removed from Consent Agenda- First Reading Bills Item #39 and Amended	33.75	Council Bill 2016-299. (Prater) A special ordinance authorizing the Mayor, on behalf of the City of Springfield, Missouri, to enter into an agreement regarding the priority of easements with the United States of America, said agreement to grant the United States of America priority status for their Transmission Line easement over approximately six square feet of City-owned right-of-way on Stewart Avenue.
Second Reading to Occur December 20, 2016	34.	PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.
	35.	NEW BUSINESS.
Recommended		The Mayor recommends the following appointments to the Springfield Convention and Visitors Bureau: Diane Heatherly with term to expire January 1, 2019 and Martina Sally with term to expire January 1, 2020.
Recommended		The Mayor recommends the following reappointments to the Springfield Convention and Visitors Bureau: Gordon Elliot and Stephanie Hein with terms to expire January 1, 2020.
Recommended		The Mayor recommends the following appointment to the Land Clearance for Redevelopment Authority: Ryan Cosby with term to expire March 1, 2017.
Recommended		The Public Involvement Committee recommends the following appointment to the Citizens Advisory Committee for Community Development: Erin Gray with term to expire May 1, 2019.
Recommended		The Public Involvement Committee recommends the following reappointment to the Citizens Advisory Committee for Community Development: Angela Dowler-Pryor with term to expire May 1, 2018.
Recommended		The Public Involvement Committee recommends the following appointment to the Citizens Sales Tax Oversight Committee: Daniel Furtak with term to expire May 1,

2019.

Recommended	The Public Involvement Committee recommends the following appointment to the Personnel Board: Sarah Devlin with term to expire March 1, 2019.
Recommended	The Public Involvement Committee recommends the following appointments to the Planning and Zoning Commission: Natalie Broekhoven and Joel Thomas with terms to expire January 1, 2021.
Recommended	The Public Involvement Committee recommends the following reappointments to the Planning and Zoning Commission: Melissa Cox and David Shuler with terms to expire January 1, 2021.
Recommended	The Public Involvement Committee recommends the following reappointment to the Police Civilian Review Board: Lynne Mitchell with term to expire May 1, 2019.
Recommended	The Public Involvement Committee recommends the following appointment to the Public Building Corporation: Dan Tenney with term to expire September 1, 2019.
Recommended	The Public Involvement Committee recommends the following reappointment to the Public Building Corporation: Michael Miller with term to expire September 1, 2022.
Referred	Refer to the Plans and Policies Committee the issue of the Primary Seat Belt Ordinance.
	36. UNFINISHED BUSINESS.
	37. MISCELLANEOUS.
	38. CONSENT AGENDA – FIRST READING BILLS. See Item #3.
Moved to First Reading Bills Item #33.75	39. Council Bill 2016-299. (Prater) A special ordinance authorizing the Mayor, on behalf of the City of Springfield, Missouri, to enter into an agreement regarding the priority of easements with the United States of America, said agreement to grant the United States of America priority status for their Transmission Line easement over approximately six square feet of City-owned right-of-way on Stewart Avenue.
	40. CONSENT AGENDA – ONE READING BILLS.
	41. CONSENT AGENDA – SECOND READING BILLS. Citizens Have Spoken. May Be Voted On.
26829	42. Council Bill 2016-283. (Stephens) A special ordinance authorizing the City Manager, or his designee, to accept a grant for the Blueprint for Safer Roads Program from the Missouri Highways and Transportation Commission in the amount of \$5,000; to enter into an agreement with the Missouri Highways and Transportation Commission; and amending the budget for the Department of Public Works for Fiscal Year 2016-2017 in the amount of \$5,000.
26830	43. Council Bill 2016-284. (Fishel) 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, Missouri,

as shown on the Preliminary Plat of Ironbridge Phase XIV, generally located at the 4900 block of South National 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.

26831

44. Council Bill 2016-286. (Ferguson)

A special ordinance approving the sale of real property at 1333 West Livingston Street to Dawn Almeida for \$5,500 and authorizing the issuance of a deed for same.

Confirmed

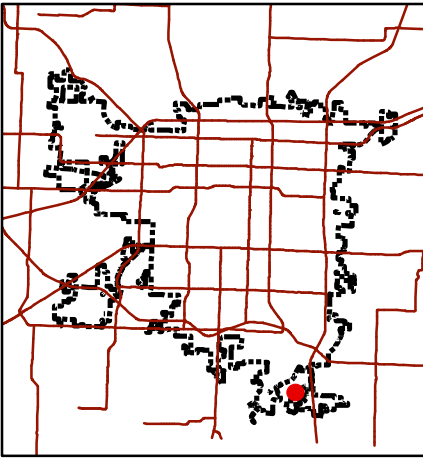
45. Confirm the following appointment to the Mayor's Commission for Children: Christen Davis with term to expire November 29, 2019.

Confirmed

Confirm the following reappointments to the Mayor's Commission for Children: Susan Henderson, Shara Cash, and Dr. Kayce Morton with terms to expire November 29, 2019.

46. END OF CONSENT AGENDA.

47. ADJOURN.



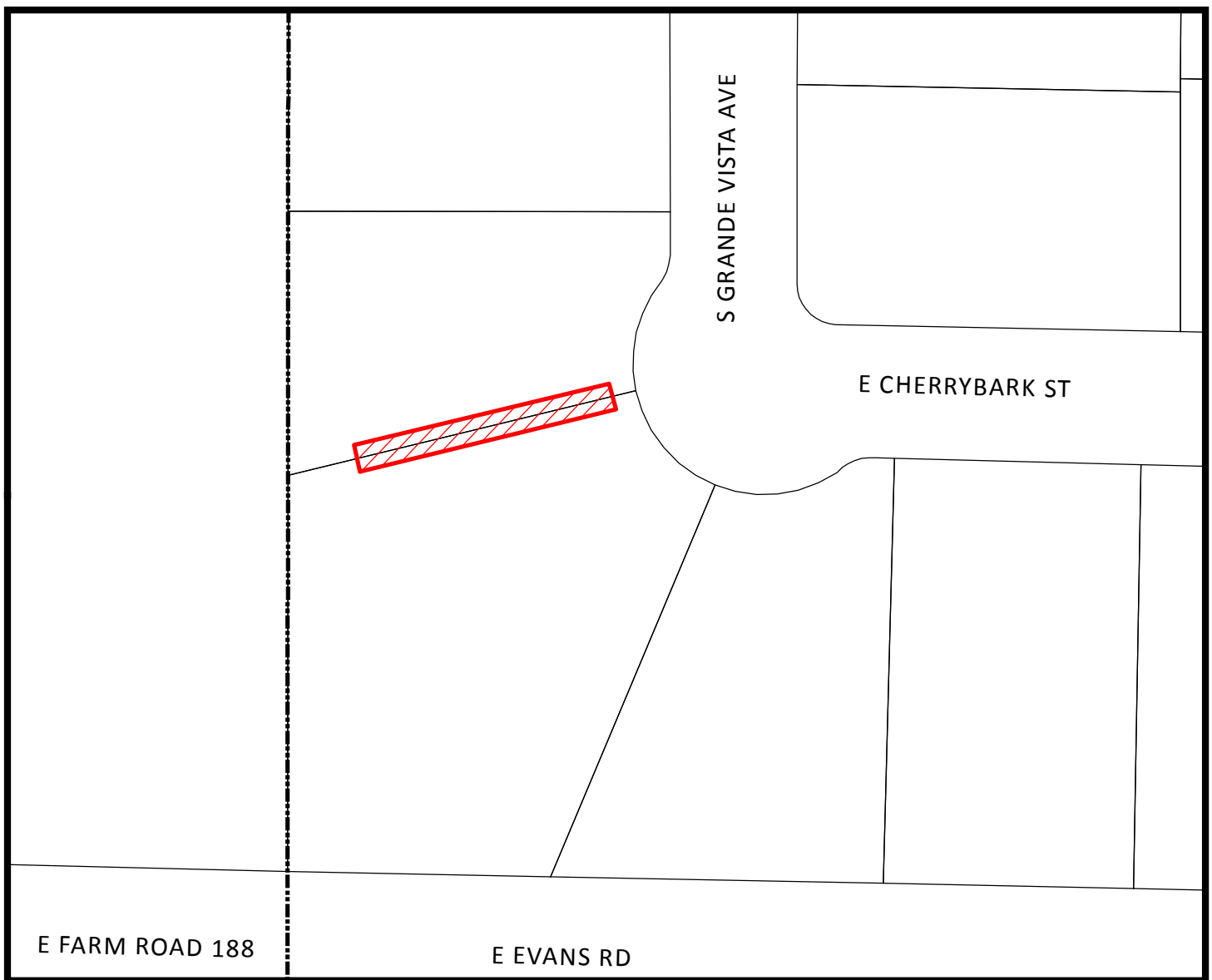
Development Review Staff Report

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

Relinquish Easement 844

LOCATION: 5921 S. Grande Vista Avenue

LOCATION SKETCH



- Area of Proposal

0 37.5 75 150
Feet

1 inch = 60 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO RELINQUISH EASEMENT NUMBER 844

PURPOSE: To relinquish an utility easement

REPORT DATE: December 20, 2016

LOCATION: 5921 S. Grande Vista

APPLICANT: Lexington Square, LLC

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Alyssa S. Ahner
Assistant City Planner

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

ATTACHMENT A
RELINQUISH EASEMENT NO. 844
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish an utility easement in order to facilitate the development of the property.

ATT COMMENTS:

Approved; builder has initiated facilities relocation.

CITY UTILITY COMMENTS:

Approved; no objection to the easement relinquishment. There are no City Utility facilities involved.

CLEAN WATER SERVICES COMMENTS:

Approved; no objection to the relocation. There is no public sewer in the easement.

STAFF COMMENTS:

1. The applicant is requesting to relinquish an utility easement in order to facilitate development of the property. A replacement easement has been provided. The subject easement is located within city limits.
2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 844
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 subject easement to date.

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

STAFF RESPONSE:

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

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

STAFF RESPONSE:

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

RELINQUISH EASEMENT NO. 844
EXHIBIT 1

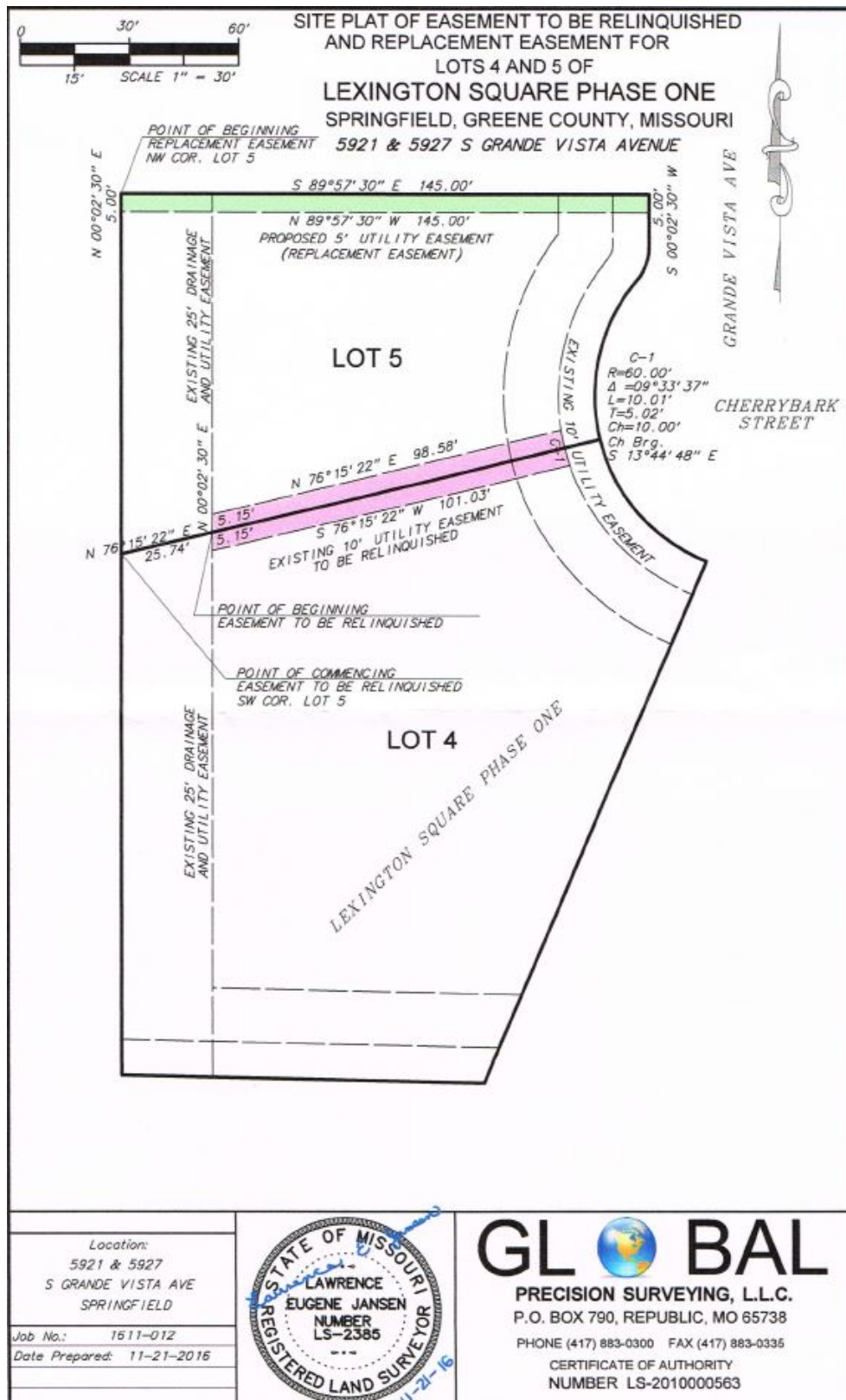
EASEMENT TO BE RELINQUISHED:

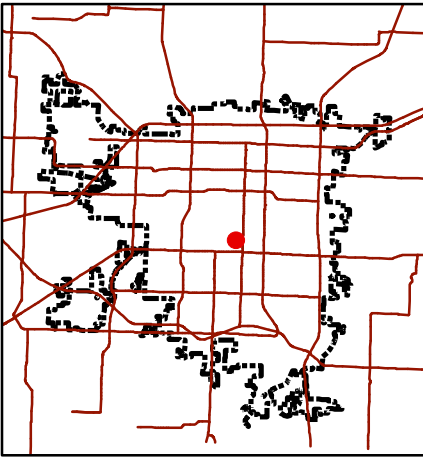
AN EXISTING 10' UTILITY EASEMENT SITUATED IN LOTS 4 AND 5 OF LEXINGTON SQUARE PHASE ONE, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND RECORDED IN PLAT BOOK ZZ PAGE 166, GREENE COUNTY RECORDERS OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 76°15'22" EAST ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 25.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°02'30" EAST A DISTANCE OF 5.15 FEET TO A POINT FOR CORNER; THENCE NORTH 76°15'22" EAST A DISTANCE OF 98.58 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A DELTA OF 09°33'37", AN ARC LENGTH OF 10.01 FEET, AND A CHORD WHICH BEARS SOUTH 13°44'48" EAST HAVING A CHORD DISTANCE OF 10.00 FEET TO A POINT ON A LINE; THENCE SOUTH 76°15'22" WEST A DISTANCE OF 101.03 FEET TO A POINT FOR CORNER; THENCE NORTH 00°02'30" EAST A DISTANCE OF 5.15 FEET TO THE POINT OF BEGINNING, AND CONTAINING 997 SQUARE FEET OR 0.0229 ACRE(S) OF LAND, MORE OR LESS.

REPLACEMENT EASEMENT:

A 5' PERPETUAL UTILITY EASEMENT SITUATED IN LOT 5 OF LEXINGTON SQUARE PHASE ONE, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND RECORDED IN PLAT BOOK ZZ PAGE 166, GREENE COUNTY RECORDERS OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89°57'30" EAST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 145.00 FEET TO A POINT FOR CORNER; THENCE SOUTH 00°02'30" WEST A DISTANCE OF 5.00 FEET TO A POINT FOR CORNER; THENCE NORTH 89°57'30" WEST A DISTANCE OF 145.00 FEET TO A POINT FOR CORNER; THENCE NORTH 00°02'30" EAST A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 725 SQUARE FEET OR 0.0166 ACRE(S) OF LAND, MORE OR LESS.

RELINQUISH EASEMENT NO. 844
EXHIBIT 2





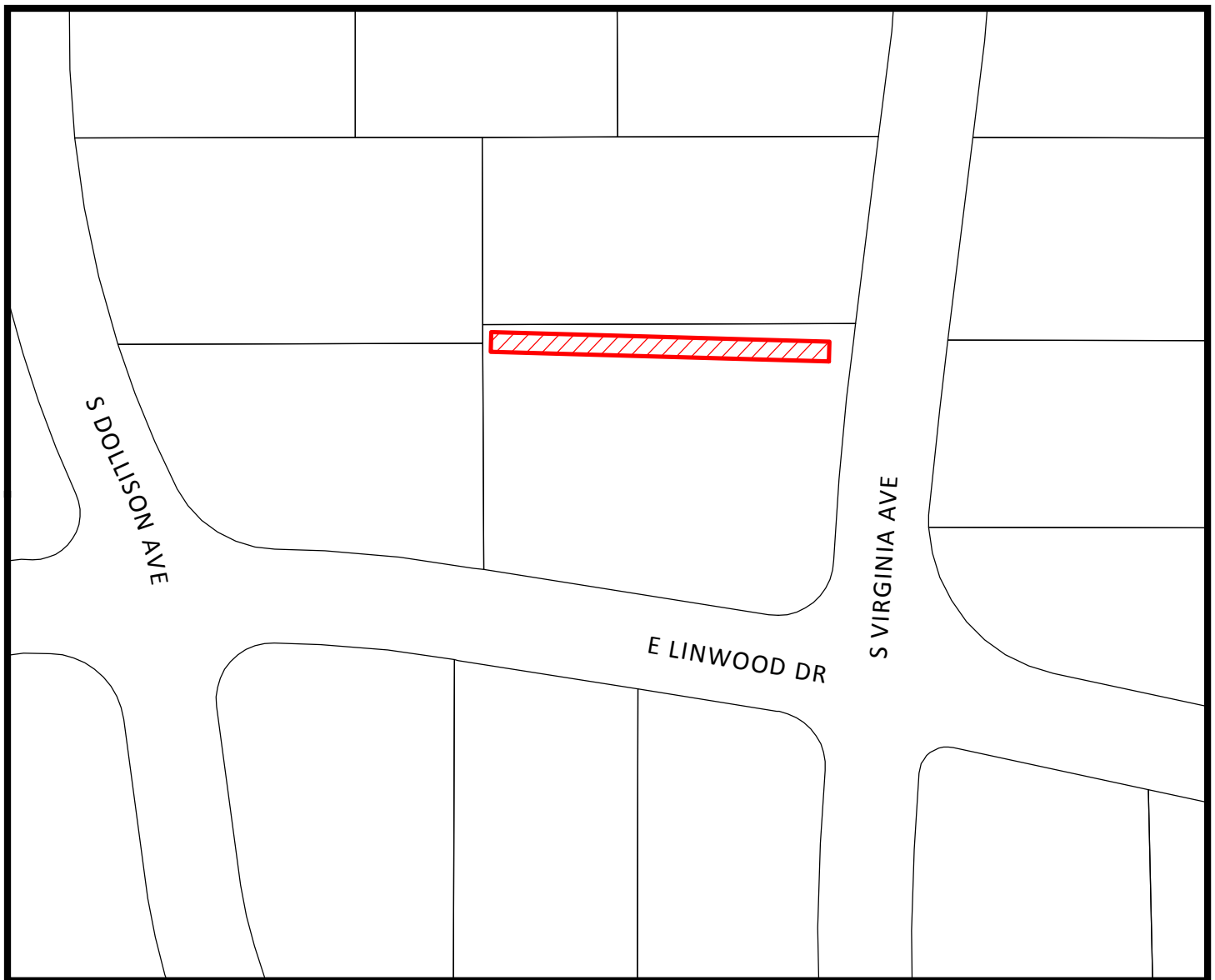
Development Review Staff Report

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

Relinquish Easement 845

LOCATION: 925 East Linwood Drive

LOCATION SKETCH



- Area of Proposal

0 55 110 220 Feet

1 inch = 85 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO RELINQUISH EASEMENT NUMBER 845

PURPOSE: To relinquish a sewer and an utility easement

REPORT DATE: January 5, 2017

LOCATION: 925 E. Linwood Drive

APPLICANT: James Essner

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Alyssa S. Ahner
Assistant City Planner

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

ATTACHMENT A
RELINQUISH EASEMENT NO. 845
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish a sewer and an utility easement in order to facilitate the development of the property.

STORM WATER:

Approved; there are no stormwater concerns with relinquishing this sanitary sewer and utility easement.

CITY UTILITIES:

Approved; legal description and survey were revised to show the east 10 feet of the easement being retained.

SANITARY SEWER:

Approved; no objection to relinquishing the east-west easement.

STAFF COMMENTS:

1. The applicant is requesting to relinquish an utility easement in order to facilitate development of the property. The existing easement is not being used and will be in conflict with the proposed addition. The subject easement is located within city limits.
2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 845
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 subject easement to date.

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

STAFF RESPONSE:

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

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

STAFF RESPONSE:

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

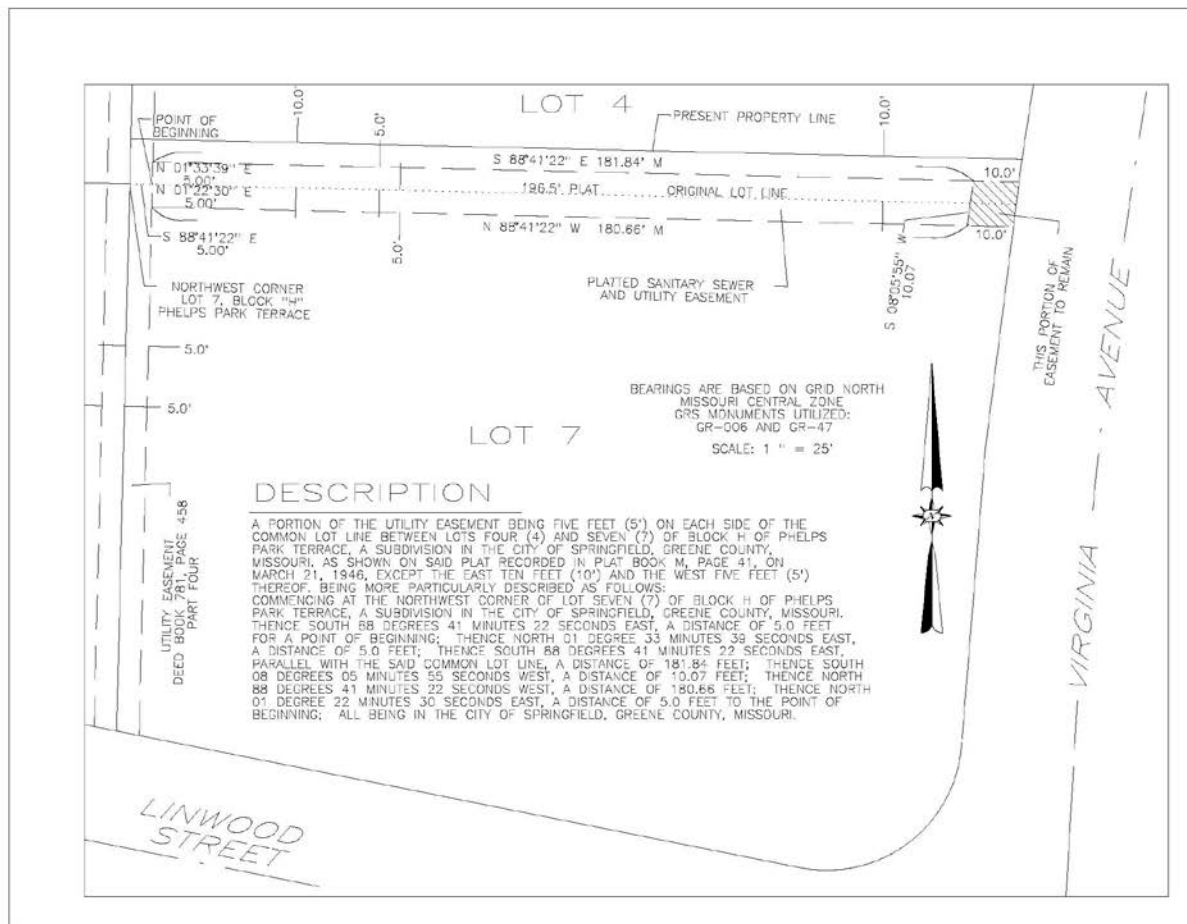
RELINQUISH EASEMENT NO. 845
EXHIBIT 1

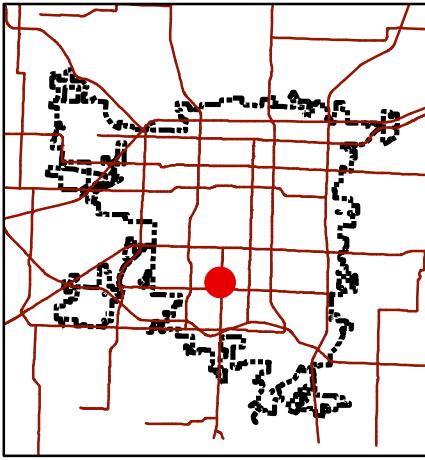
EXISTING EASEMENT:

A PORTION OF THE UTILITY EASEMENT BEING FIVE FEET (5') ON EACH SIDE OF THE COMMON LOT LINE BETWEEN LOTS FOUR (4) AND SEVEN (7) OF BLOCK H OF PHELPS PARK TERRACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. AS SHOWN ON SAID PLAT RECORDED IN PLAT BOOK M, PAGE 41, ON MARCH 21, 1946, EXCEPT THE EAST TEN FEET (10') AND THE WEST FIVE FEET (5') THEREOF. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT SEVEN (7) OF BLOCK H OF PHELPS PARK TERRACE, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. THENCE SOUTH 88 DEGREES 41 MINUTES 22 SECONDS EAST, A DISTANCE OF 5.0 FEET FOR A POINT OF BEGINNING; THENCE NORTH 01 DEGREE 33 MINUTES 39 SECONDS EAST, A DISTANCE OF 5.0 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 22 SECONDS EAST, PARALLEL WITH THE SAID COMMON LOT LINE, A DISTANCE OF 181.84 FEET; THENCE SOUTH 08 DEGREES 05 MINUTES 55 SECONDS WEST, A DISTANCE OF 10.07 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 22 SECONDS WEST, A DISTANCE OF 180.66 FEET; THENCE NORTH 01 DEGREE 22 MINUTES 30 SECONDS EAST, A DISTANCE OF 5.0 FEET TO THE POINT OF BEGINNING; ALL BEING IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

RELINQUISH EASEMENT NO. 845
EXHIBIT 2





Development Review Staff Report

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

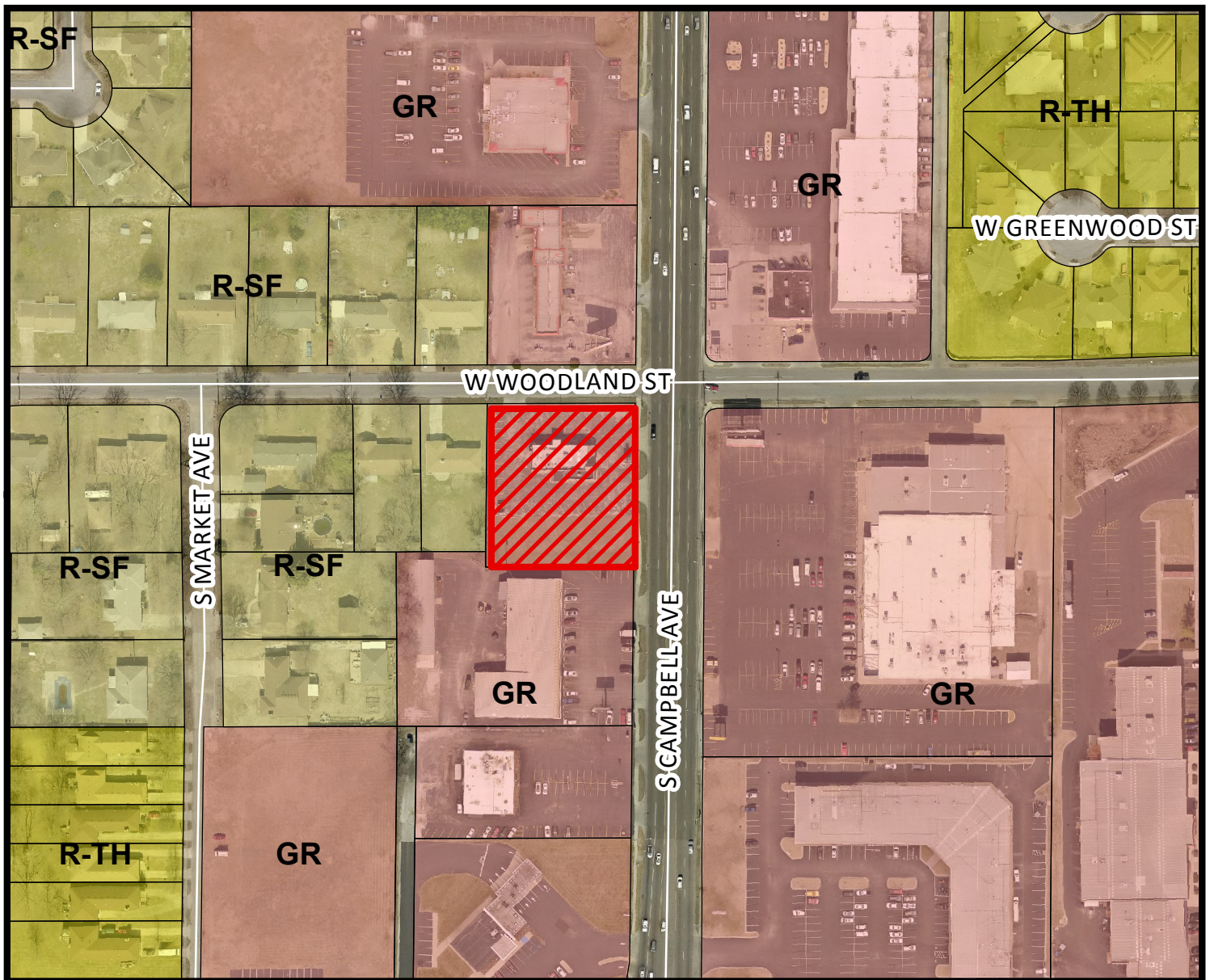
Conditional Use Permit 427

LOCATION: 2811 South Campbell Avenue

CURRENT ZONING: GR, General Retail District

PROPOSED ZONING: GR, General Retail District with a
Conditional Use Permit to allow an Automobile Service Garage

LOCATION SKETCH



- Area of Proposal

0 50 100 200

Feet

1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
CONDITIONAL USE PERMIT 427

PURPOSE: To allow an Automobile Service Garage within a GR, General Retail District generally located at 2811 South Campbell Avenue

REPORT DATE: December 21, 2016

LOCATION: 2811 South Campbell Avenue

APPLICANT: Hog House LLC

TRACT SIZE: Approximately 1.03 acres

EXISTING USE: Restaurant

PROPOSED USE: Automobile Service Garage

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* identifies this property as an appropriate area for medium intensity retail, office or housing. This land use category would accommodate a variety of commercial uses.
2. Approval of this request will provide for the productive use of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.
3. This application meets the approval standards for a Conditional Use Permit and is in conformance with the *Comprehensive Plan*, which identifies this area as appropriate for a variety of commercial uses.

RECOMMENDATION:

Staff recommends approval of this request with the following conditions:

1. The regulations and standards listed on Attachment 3 shall govern and control the use and development of the land in Use Permit Number 427 in a manner consistent with the attached site plan (Attachment 5).
2. The proposed automobile service garage shall be located and constructed in substantial conformance to the attached site plan.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GR	Commercial Uses
East	GR	Commercial Shopping Center
South	GR	Commercial Shopping Center
West	R-SF	Single-family housing

ZONING ORDINANCE REQUIREMENTS:

1. The conditional use permit procedure is designed to provide the Planning and Zoning Commission and the City Council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety and welfare of the public. In granting a conditional use, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions, safeguards and restrictions upon the premises benefited by the conditional use as may be necessary to comply with the standards set out in the Zoning Ordinance to avoid, or minimize, or mitigate any potentially adverse or injurious effect of such conditional uses upon other property in the neighborhood. The general standards for conditional use permits are listed in Attachment 3.
2. No conditional use permit shall be valid for a period longer than 18 months from the date City Council grants the conditional use permit, unless within this 18 months:
 - a. A building permit is obtained and the erection or alteration of a structure is started; or
 - b. An occupancy permit is obtained and the conditional use is begun.

HISTORY:

The subject property was rezoned to GR, General Retail district in March 1995 (G.O. 4494) as part of community-wide zoning case.

COMPREHENSIVE PLAN:

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. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The General Retail district is intended for uses that provide community-wide personal and business services, shopping centers and specialty shops. 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.

STAFF COMMENTS:

1. The applicant is proposing an Automobile Service Garage within a GR, General Retail District generally located at 2811 South Campbell Avenue. 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. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The General Retail district is intended for uses that provide community-wide personal and business services, shopping centers and specialty shops. 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. An Automobile Service Garage is an appropriate use in this location. The subject property is located along Campbell Avenue, a primary arterial roadway and in an area of medium to high intensity commercial uses.
2. Approval of this request will provide for the productive use of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.
3. The bufferyard required between GR and R-SF zoning is a Bufferyard "Type F" at least twenty (20) feet wide with a six foot solid wood fence, masonry/brick wall or evergreen hedge and required plantings. This bufferyard will be required at the time of development along the west property line adjacent to R-SF, Single-family Residential zoned property.
4. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 36-363(10) of the Zoning Ordinance. Any development of this property must also follow the GR District requirements.
5. The proposed Conditional Use Permit was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on December 13, 2016, regarding the request for a conditional use permit. A summary of the meeting is attached (Attachment 4).

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days

prior to the public hearing to all property owners within 185 feet. Thirteen (13) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL PUBLIC HEARING:

February 6, 2017

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
CONDITIONAL USE PERMIT 427

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection to conditional use permit.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies Campbell Avenue as a Primary Arterial and Woodland Street as a Collector roadway. The standard right of way width for Campbell Avenue is 50 feet from the centerline and 30 feet from the centerline for Woodland Avenue. Additional right of way is not required for Campbell or Woodland. Both Campbell Avenue and Woodland Street are city maintained streets. The most recent traffic count on Campbell Avenue is 17,818 vehicles per day and 521 vehicles per day on Woodland Street. There are two existing driveway access points on Campbell Avenue. The northernmost driveway access will be closed. One existing driveway access on Woodland Street will also remain. There is sidewalk along the property frontage on Campbell Avenue, and no sidewalk along the property frontage on Woodland Street. The existing infrastructure meets current city standards. On-street parking is not allowed along Campbell or Woodland. South Creek greenway trail is located within a quarter-mile to the north and is constructed under Campbell Avenue. There is one northbound and one southbound bus stop along Campbell Avenue located just north of Woodland Street and one northbound and one southbound bus stop along Campbell Avenue located just south of Woodland Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements along Campbell Avenue or Woodland Street.

Public Works Traffic Division	Response
Street classification	Campbell Avenue - Primary Arterial Woodland Street - Collector
On-street parking along streets	Campbell Avenue - No Woodland Street - No
Trip generation - existing use	720 vehicles per day (GR)
Trip generation - proposed use	36 vehicles per day (ITE Rate Auto Service Garage Use)
Existing street right of way widths	Campbell Avenue - 50 ft from the centerline Woodland Street - 30 ft from the centerline
Standard right of way widths	Campbell Avenue - 50 ft from the centerline Woodland Street - 30 ft from the centerline
Traffic study submitted	Not required
Proposed street improvements	None required

STORMWATER COMMENTS:

The property is located in the South Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention is not an option or cannot be determined. There is an existing 24" culvert available for this development to discharge into. There are no known sinkholes on the proposed property.

There are no stormwater concerns with this Conditional Use Permit. Please note that development (or re-development) of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	South Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	No

CLEAN WATER SERVICES COMMENTS:

No objections to Conditional Use Permit. Public sewer and service lateral currently available.

CITY UTILITIES:

No objection to Conditional Use Permit

FIRE DEPARTMENT:

No objection to Conditional Use Permit.

ATTACHMENT 2
REQUIREMENTS FOR CONDITIONAL USE PERMIT 427

1. An automobile service garage is permitted in substantial conformance with Attachment 5.
2. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.

ATTACHMENT 3
STANDARDS AND RESPONSES FOR CONDITIONAL USE PERMITS
CONDITIONAL USE PERMIT 427

An application for a conditional use permit shall be granted only if evidence is presented which establishes the following: (see attached Attachment 5 for the applicant's response)

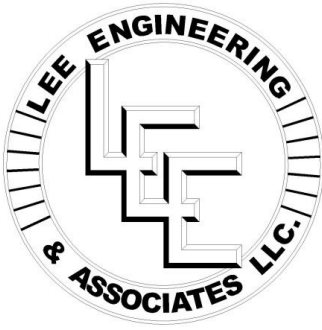
1. The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan;
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;
3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district;
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent possible such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare as proposed;
7. The location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site;
8. Such signs will not have an adverse effect on any adjacent properties;
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment

of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare.

11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 - a. The location, nature and height of buildings, structures, walls and fences on the site; and
 - b. The nature and extent of landscaping and screening on the site;
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance;
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards;
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect.
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed

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

19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield, and;
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.



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

November 16, 2016

Re: Conditional Use Permit – Tire Service Center
2811 S. Campbell Ave

The existing site is a closed Mexican restaurant. Plaza Tire has a contract to purchase the property and construct a tire store. The current zoning is GR and does not permit automobile service garages. The intent of this conditional use permit request is to allow automobile service garage uses on the property.

The Zoning Ordinance provides standards for applications for Conditional Use Permits. According to the zoning ordinance, an application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the to the extent applicable each of the questions below:

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

The proposed tire service center is consistent with the Comprehensive Plan. The lot is zoned General Retail (GR). This conditional use permit will allow for the tire service center to be developed on the lot.

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

The site is located at 2811 E. Campbell Ave. Campbell Ave. has a five lane section with a center turn lane. The traffic volume for an automobile repair shop will be less than for a restaurant. There are existing sidewalks on the West side of Campbell Ave. which will assist in pedestrian safety. New sidewalk will be constructed on Woodland Street to assist in pedestrian safety.

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

The tire service center will be built per the latest fire code required by the City of Springfield to adequately provide for safety.

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

The existing site is fully developed with similar flows to the proposed site. The proposed tire service center will be designed to the latest standards to prevent flood damage to the adjacent property owners.

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

The site is in the middle of other retail developments. The noise from an automotive repair shop will not be significantly higher than the existing fast food restaurant.

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

The tire service center lights will be typical for a new commercial development. The site lighting will follow City of Springfield lighting standards. The City of Springfield exterior lighting standards require three-tenths foot-candle at any point along the perimeter of the property where it adjoins a residential zoning district.

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

The proposed tire service center signage will be typical for a new commercial development and in accordance with the zoning ordinance. The signage will be similar to all of the other commercial developments along Campbell Ave.

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

The signage will be along the Campbell Ave. right of way. The existing Mexican restaurant has a sign and GR zoning permits signs. A conditional use permit to allow automobile service garage uses will not affect adjacent properties any more than a typical commercial development.

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

The surrounding pavement widths are typical of a primary arterial and adequate for GR uses. Automobile service garage uses generate less traffic than the existing restaurant use.

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

The proposed tire service center will not have any substantial or undue adverse effect upon the surrounding property. South Campbell is fully developed with retail developments some of which are similar to the proposed use. There is another tire store just South of Battlefield and a used car lot just north of the site.

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

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

The proposed facilities will be similar in location, nature, and height of building to the adjoining buildings. A 20' buffer yard with 6' privacy fence will be constructed between the parking for the automobile service garage and the adjoining residential uses. Currently no buffer is provided. If another restaurant goes into the existing building, no buffer will be required.

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

The nature and extent of landscaping and screening will be consistent with the requirements of the zoning ordinance. Landscaping will be provided along the perimeter and between the residential uses. Currently the site does not have landscaping. Asphalt is located to the property line along the streets and adjoining residential property.

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

The existing site is a Mexican restaurant. The proposed tire service center will not adversely affect natural topographic or physical features of the site.

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

The existing site is a Mexican restaurant that is not of any significant natural, scenic, or historical importance.

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

The proposed tire service center will comply with all applicable regulations of the Article including lot size requirements, bulk regulations, use limitations and performance standards.

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

The proposed tire service center will allow motorists using Campbell Ave. and surrounding areas to conveniently obtain tires. The tire store compliments new and used car lots, other automobile repair centers and the adjoining gas stations.

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

The proposed tire service center will follow the standards set out in 5-1500, 5-1600 and 6-1300. If the conditional use permit is granted, the adjoining residential uses will be provided more protection/buffering than currently exists.

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

The site will be designed to meet the City of Springfield's site design guidelines. The existing roads are adequate to minimize traffic congestion. The site currently has two entrances onto Campbell Ave. and generates more traffic than the proposed automobile service garage. The proposed site will eliminate one drive onto Campbell Ave. to increase public safety.

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

As described in question 17, the proposed tire service center will improve vehicular circulation elements. The new sidewalk on Woodland St. will improve pedestrian travel.

19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;

The proposed tire service center will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.

20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield.

The existing structures will be removed and the new structure will meet the fire, health, building, plumbing and electrical requirements of the City of Springfield.

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

The proposed tire service center will be adequately served by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: Automobile Service Garage
2. Meeting Date & Time: December 13 -- 4:00 PM - 6:30 PM
3. Meeting Location: Redeemer Lutheran Church -- 2852 S Dayton Ave
4. Number of invitations that were sent: 64
5. How was the mailing list generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 5 individuals
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.)

See Attached

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

See Attached

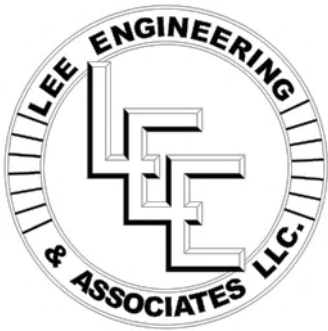
I, Dalton Patterson (*print name*), attest that the neighborhood meeting was held on 12/13/2016 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Dalton Patterson

Printed name of person completing affidavit



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DRIVE., SUITE D200, SPRINGFIELD, MO. 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

December 14, 2016

Planning and Zoning
840 N Booneville Ave
Springfield, MO 65802

RE: PLN2016-00434 – 2811 S. Campbell Ave - Affidavit of Neighborhood
Notification and Meeting Summary

Lee Engineering hosted a neighborhood meeting at Redeemer Lutheran Church between 4:00 and 6:30 PM on Tuesday, December 13. Lee Engineering had two people present to answer questions, Derek Lee and Dalton Patterson.

I have included in this letter all responses to the information requested on the Affidavit of Neighborhood Notification and Meeting Summary:

- The hours of operation were voiced as a concern. We advised the neighbors of the general hours for Plaza Tire Service in 3 different cities in the State of Missouri.
- One neighbor asked about the smell that could radiate from the facility. We advised that facility smells would not radiate outside of the building or property lines.
- Traffic was brought up and we advised the attendees that traffic would be lower for a tire service center than the previous higher traffic that comes with a restaurant.
- Another neighbor asked about parking and if the facility would push parking to the streets. We advised that the facility was designed with more parking than what city regulations state is needed and parking would not be allowed in the street.

The attendees were offered comment sheets to express their concerns to the city council. They declined to write their comments.

I would also like to submit the list of resources all attendees to the meeting had access to:

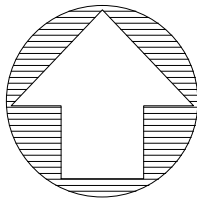
- Conditional Use Permit Sketch Plan
- Aerial Map
- Dates for public hearings

If you have any questions please feel free to contact our office.

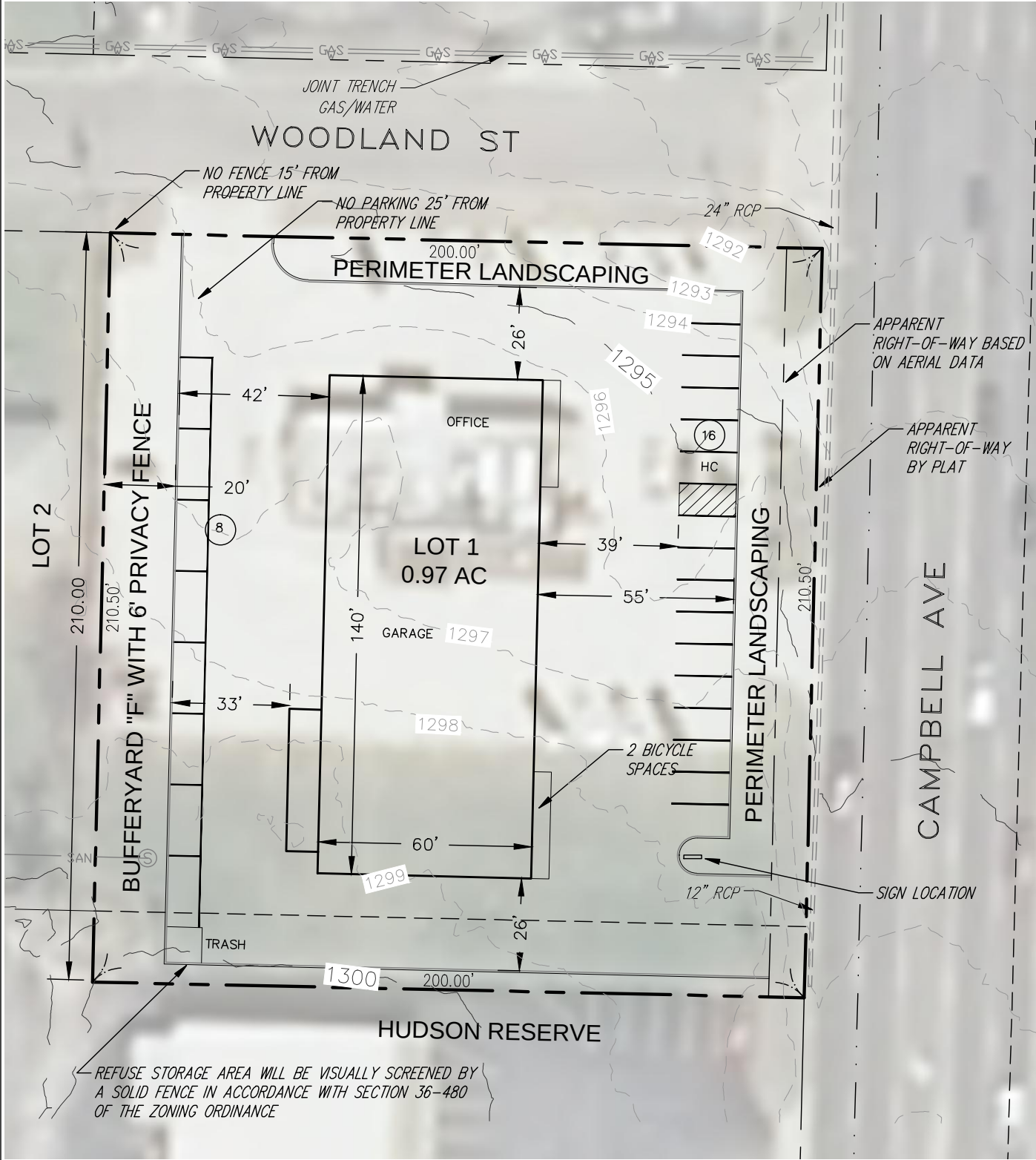
Thank you,

A handwritten signature in black ink, appearing to read 'Dalton Patterson', with a stylized flourish at the end.

Dalton Patterson



SCALE 1" = 40'



ZONING INFORMATION:
CURRENT ZONING - GR
PROPOSED CUP - AUTOMOBILE SERVICE GARAGE
MINIMUM OPEN SPACE REQUIRED: 20%
OPEN SPACE PROVIDED: 20%

PARKING SCHEDULE:
PARKING REQUIRED - 2 FOR EACH SERVICE GARAGE
PLUS EMPLOYEES: THE PROPOSED GARAGE HAS UP
TO 7 BAYS AND 5 EMPLOYEES.

7 BAYS * 2 SPACES = 14 SPACES
5 EMPLOYEES * 1 SPACE = 5 SPACES
TOTAL REQUIRED = 19 SPACES

PARKING PROVIDED: 24 SPACES

BICYCLE PARKING SCHEDULE:
BICYCLE SPACES REQUIRED = 2 SPACES

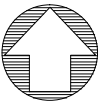
TOTAL BICYCLE SPACES PROVIDED = 2 SPACES

BULK PLANE REGULATIONS
30 DEGREE BULK PLANE REQUIRED FROM R-SF
BUILDING IS ONE STORY 15' TALL AND 62' FROM R-SF
A 30 DEGREE BULK PLANE WOULD ALLOW A 35' TALL
BUILDING.

LANDSCAPING AND BUFFERYARD REGULATIONS
BUFFERYARD F AND PERIMETER LANDSCAPING
SHALL BE IN ACCORDANCE WITH SECTION 36-482 OF
THE ZONING ORDINANCE.

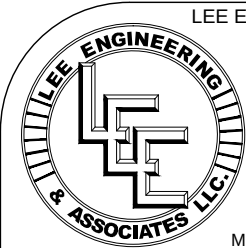
LIGHTING REGULATIONS
PARKING LOT AND ALL EXTERIOR LIGHTING SHALL
BE IN ACCORDANCE WITH SECTION 36-484 OF THE
ZONING ORDINANCE

DESCRIPTION –
ALL OF LOT 1 IN BLOCK "D", CASTLEWOOD CREST ALONG AND WITH A
20-FOOT WIDE STRIP OF GROUND OFF THE HUDSON RESERVE TRACT
LYING ADJACENT TO AND CONTIGUOUS WITH THE SOUTH LINE OF SAID
LOT 1, BLOCK "D", ALL AS SHOWN ON THE PLAT OF CASTLEWOOD CREST,
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.



VICINITY MAP
NOT TO SCALE

FLOOD NOTE:
This property lies in Flood Zone "X" (areas
determined to be outside of the 0.2% annual
chance floodplain) according to FIRM
Community Panel 29077C 0341 E, effective
December 17, 2010.



LEE Engineering & Associates, L.L.C.
1200 E. Woodhurst,
Suite D200
Springfield, MO 65804
417-886-9100 (phone)
417-886-9336 (fax)
dlee@leeengineering.biz
"Engineering with integrity"
Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2009028050

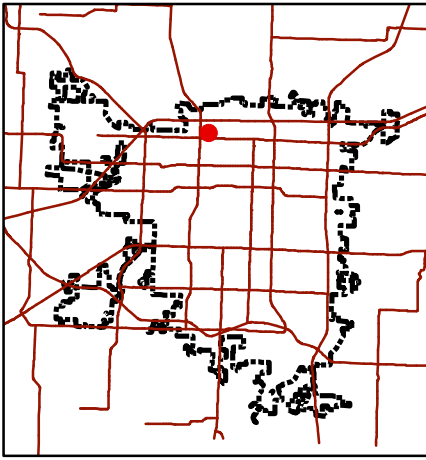
DWG: 2811 S Campbell.dwg
DATE: 11/22/2016

PROJECT NO.: 1619

**CONDITIONAL USE PERMIT SKETCH PLAN
FOR PLAZA TIRE, INC.**

**2811 S Campbell
Springfield, Greene County, Missouri**

SURVEY BY	DESIGN	SCALES HOR. 1"=40' VERT. n/a	SHEET 1 OF 1 SHEETS FILE NO.
	DRAWN DRB		
FIELD BK	CHECKED LEE		
LEVEL BK			



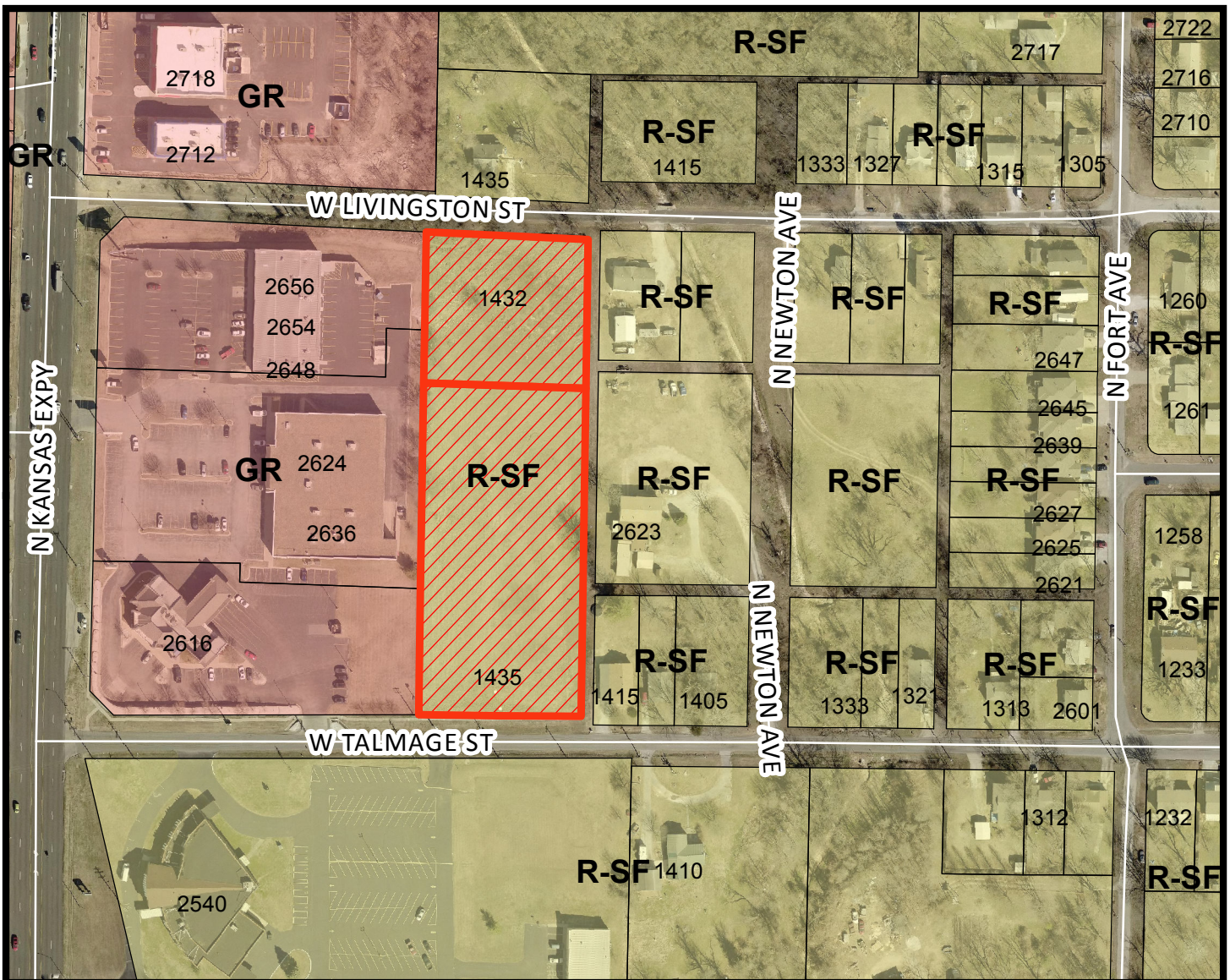
Development Review Staff Report

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

Z-19-2016 COD#115

LOCATION: 1435 W. Talmage and 1432 W. Livingston Street
CURRENT ZONING: R-SF, Single Family Residential District
PROPOSED ZONING: R-MD, Medium Density
Multi-Family Residential District with a COD# 115

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-19-2016 & CONDITIONAL OVERLAY DISTRICT NO. 115

REPORT DATE: October 24, 2016

LOCATION: 1432 West Livingston and 1435 West Talmage Street.

APPLICANT: Greenway Studios North, LLC

TRACT SIZE: Approximately 2.72 acres

EXISTING USE: Vacant land

PROPOSED USE: Micro-efficiency multi-family residential uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* identifies this as an appropriate area for Medium or High Density Housing. The R-MD District is intended to serve as a transition between lower density and higher intensity commercial districts.
2. The Transportation Plan classifies Talmage Street as a collector roadway which supports the proposed land use.
3. The Multi-Family Location and Design Guidelines will limit the development to 27.25 dwelling units per acre for a total of 74 micro-efficiency dwelling units and require amenities such as a swimming pool, basketball court, dog park and park benches with an internal walkway system connecting to public sidewalks.
4. The proposed conditional overlay district will mitigate the potential impact of the multi-family development by requiring a lot combination, sewer extension cost recovery fee and will require the development to conform to the proposed site plan and elevations. The development requirements in the R-MD District are adequate for mitigating any other potential impacts of the proposed development on the adjoining properties.

RECOMMENDATION:

Staff recommends **approval** of this request

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF	Single-family residences
East	R-SF	Single-family residences
South	R-SF	Church
West	GR	Commercial uses

COMPREHENSIVE PLAN:

1. The *Growth Management and Land Use* element of the *Comprehensive Plan* designates this area as appropriate for Medium or High Density Housing uses. The plan encourages a variety of housing types that would enable developers to compete more effectively and provide greater choices for residents. Appropriate design standards as required by the Multi-Family Location and Design Guidelines can assure compatibility of different housing types and densities with existing neighborhoods. These properties are located near the Interstate 44 and Kansas Expressway area which is identified as a Community Activity Center. This area recommends greater intensity of land development. The Transportation Plan classifies Talmage Street as a collector roadway which supports the proposed land use.

STAFF COMMENTS:

1. This item was tabled at the November 10, 2016 Planning and Zoning Commission due to the Neighborhood meeting not being held within the vicinity of the subject property. The applicant rescheduled the Neighborhood meeting for December 5, 2016 at the Library Station near the subject property.
2. The applicant is proposing to rezone the subject property from an R-SF, Residential Single Family District to a R-MD, Medium Density Multi-Family Residential District with Conditional Overlay District No. 115. The proposed rezoning will facilitate the development of this property for a micro-efficiency multi-family apartment complex. A micro-efficiency dwelling unit is a unit with a total floor area of 400 square feet or less. The Conditional Overlay District Provisions will require a lot combination, sewer extension cost recovery fees and the development must conform to the site plan and elevations (Attachment 4).
3. The R-MD District is intended to accommodate multi-family developments at densities up to approximately twenty-nine (29) units per acre. The applicant is requesting a maximum of 27.25 dwelling units per acre. The R-MD District along with the alley on the eastside and drainage basin on the north side will provide for a transition between the single-family residential to the east and to the north.

The R-MD district is intended to have all vehicular access from a collector or higher classified street without traversing minor streets in adjoining residential neighborhoods. Talmage Street is classified as collector roadway and access will only be allowed from Talmage Street.

4. A traffic study was not warranted by Public Works Traffic Division since the rezoning from R-SF to R-MD will not generate a significant amount of additional traffic.
5. The property to the north and south of the subject property is zoned R-SF, Single Family Residential. There are no bufferyard requirements when public streets or right-of-way separate residential districts; however, all structures shall remain below a forty-five (45) degree bulk plane as measured from the boundaries of any R-SF district. The property to the east is zoned R-SF, Residential Single Family District with an existing alley between the properties. The minimum bufferyard required between the R-MD zoning and the adjacent R-SF zoned property is a 15 foot wide landscaped bufferyard (Bufferyard C) as shown on the attached site plan. There is an existing storm drainage detention basin which does not require a bufferyard. All other applicable zoning requirements such as lighting, noise, landscaping shall be met.
6. The proposed project required a Multi-Family Location and Design Guidelines assessment. The request is consistent with the Revised Multi-Family Development Location and Design Guidelines as approved by the Planning and Zoning Commission and City Council (see Attachment 3). As part of the multi-family development, the developer is proposing 74 micro-efficiency dwelling units. The proposed development will also include a swimming pool, basketball court, dog park and park benches with an internal walkway system connecting to public sidewalks. As shown on the site plan, the developer is proposing to provide more additional off-street parking spaces than the required 74 spaces. The project will be providing 83 parking spaces with 9 bicycle spaces. The development must substantially comply with the site plan (Attachment 5).
7. The proposed rezoning was reviewed by City departments and comments are attached (Attachment 1).

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on October 20, 2016 at the Library Center and held a second Neighborhood meeting closer to the subject property at the Library Station on December 5, 2016. A summary of both meetings is attached (Attachment 2).

PUBLIC COMMENTS:

Fifteen (15) property owners within one hundred eighty-five (185) feet of the

subject property were notified by mail of this request. Correspondences submitted to staff are attached (Attachment 6).

CITY COUNCIL MEETING:

February 6, 2017

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-19-2016 & CONDITIONAL OVERLAY DISTRICT NO. 115

BUILDING DEVELOPMENT SERVICES COMMENTS:

1. Building Development Services does not have any issues to the proposed rezoning.

TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Talmage Street as a Collector and Livingston Street as a Local Commercial. The standard right of way width for both Talmage and Livingston is 30 feet of right of way from the centerline of the street. Additional right of way is not needed. Both are City maintained streets. The most recent traffic counts on Talmage Street is 1,894 vehicles per day and Livingston Street is 288 vehicles per day. There are no existing driveway access points along the property frontage on Talmage or Livingston. The site plan shows there is no access being taken to Livingston. Livingston is a substandard Street. If access is developed onto Livingston it will have to be improved to current city standards including sidewalks. There is a sidewalk along the property frontage on Talmage but not along the property frontage on Livingston Street. On-street parking is not allowed along the adjacent streets. There is not a greenway trail in the area. There are no bus stops along Talmage or Livingston Street. There are no proposed improvements along Talmage or Livingston.

Public Works Traffic Division	Response
Street classification	Talmage Street - Collector Livingston Street - Residential Commercial
On-street parking along streets	No
Trip generation - existing use	60 vehicles per day
Trip generation change - proposed use	180 vehicles per day
Existing street right of way widths	Talmage Street - 30 feet from centerline Livingston Street - 30 feet from the centerline
Standard right of way widths	Talmage Street - 30 feet from the centerline Livingston Street - 30 feet from the centerline
Traffic study submitted	Not required
Proposed street improvements	None required

STORMWATER COMMENTS:

The property is located in the Spring Beach drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems on the adjacent property due to groundwater. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention is not applicable since stormwater detention is

already provided as part of the Talmage Trio Subdivision. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required. There is an existing detention and water quality basin available for this development to discharge into. There are no sinkholes on the proposed property.

Please note that development (or re-development) of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Stormwater detention is provided north of this site as part of the Talmage Trio Subdivision. Divert all stormwater flows to this basin. Water quality has been provided as part of 9PW4661.

Public Works Stormwater Division	Response
Drainage Basin	Spring Beach
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	NA

CLEAN WATER SERVICES COMMENTS:

1. No objection to rezoning but there is an outstanding SECR (sewer extension cost recovery) fee of \$15,417.05 that would be required before rezoning. Below is the information regarding the SECR fee; Tax Bill ID 53200A, PIN # 881302305016, Original Tax Amount \$23,717.05, Total Reduction \$15,417.05, Tax Date 1/10/2011, Date Recorded 2/24/2011, Book # 2011, Page # 007568-11, Sewer District 112, Sewer Section 5
2. This fee would have to be paid as a condition of the rezoning.
3. Public sewer and service lateral are available however the lateral may not be large enough for this development. The sewer main can be tapped if a larger lateral is required.

CITY UTILITIES:

1. No objection to re-zoning. Note that adequate room must be allowed for on west side of property for pad mount transformers.



October 27, 2016

Bob Hosmer
Principal Planner
City of Springfield
840 Boonville Ave
Springfield, Missouri 65801

Re: PLN2016-00372
Zoning Map Change from R-SF to R-MD

Dear Mr. Hosmer:

Please accept this letter as our explanation for requesting Zoning Map Change from R-SF to R-MD. The proposed project would consist of studio apartments with less than 400 square feet of floor area per unit. The initial assessment criteria resulted in a total of 6 points and we have designed the site to achieve an additional six design points for a total of 12 points or a maximum density of 24 DU/acre. The development will also achieve bonus density of 2 for providing affordable housing and 1.25 for an Energy Star rating of 75-100. The developer's attorney will prepare a deed restriction for the affordable housing bonus. This brings the density to at least 27 DU/acre or 74 total units for the 2.72-acre site. If the developers do not meet the Energy Star rating then we would reduce the density to 73 DU/acre at the time of development.

The developers held a neighborhood meeting on October 20, 2016 at the Library Center on South Campbell. There were no community rooms available at the North Library Center and they were concerned about the possibility of inclement weather if the meeting were held at the vacant site. There were rooms available at the south location so the decision was made to hold the meeting at the south location.

In addition we will be requesting a lot combination prior to development that will combine the development site and the common area into one tract if the zoning change is approved.

Please contact me at 417-379-0640 if you have any questions.

Sincerely,
Whitlock Engineering, LLC

A handwritten signature in blue ink, appearing to read 'Greg Whitlock'.

Greg Whitlock, P.E.

ATTACHMENT 2

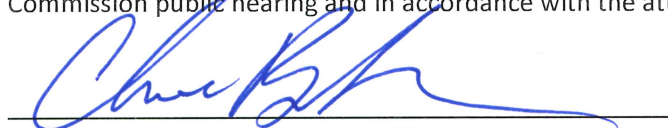
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF to R-HD
*(existing zoning)**(proposed zoning)*
2. Meeting Date & Time: 10/20/2016 4:00pm - 6:30pm
3. Meeting Location: The Library Center, 4653 S Campbell Ave, Springfield, MO 65810
4. Number of invitations that were sent: 15 Recipients per 185', 75 recipients per 500'
5. How was the mailing list generated: Zoning and Planning Produced the List
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.)

Neighbor wanted to learn more about the development. In favor of redevelopment due to the existing crime and homeless in the area. They would like to see the development expand to he North & East.

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

I, Chase Bilyeu (*print name*), attest that the neighborhood meeting was held on 10/20/2016 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

Chase Bilyeu
Printed name of person completing affidavit

NEIGHBORHOOD MEETING SIGN-IN SHEET

[illegible]



November 23, 2016

Neighbors:

We would like to cordially invite you to a neighborhood meeting regarding a potential real estate development project at 1435 W. Talmage. We wish to continue to be a good and community minded neighbor with this the second of our micro-efficiency apartment projects in Springfield.

Due to low turnout at our first meeting we will be hosting a second neighborhood meeting closer to the project location. We will plan to hold our meeting from 4:00 p.m. to 6:30 p.m. on Monday, December 5th, at the Library Station 2535 N Kansas Expy, Springfield, MO 65803 (in the Sante Fe Room) and hope you can attend to discuss any questions you may have regarding Greenway Studios.

Best Regards,

Brent T. Brown, Member

Greenway Studios, LLC

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

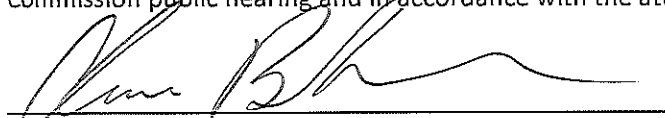
1. Request change to zoning from: R-SF to R-MD
(existing zoning) (proposed zoning)
2. Meeting Date & Time: December 5th 2016, 4:00 p.m. - 6:30 p.m.
3. Meeting Location: Library Station, 2535 N. Kansas Expy, Springfield, MO 65803
4. Number of invitations that were sent: 185' list 15 recipients, 500' list 75 recipients, 90 total
5. How was the mailing list generated: Generated & paid for by Planning & Development
6. Number of neighbors in attendance (attach a sign-in sheet): 0
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

There were no neighbors in attendance

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

There were no neighbors in attendance

I, Chase Bilgen (print name), attest that the neighborhood meeting was held on 12/05/2016 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Chase Bilgen

Printed name of person completing affidavit

ATTACHMENT 2

NEIGHBORHOOD MEETING SIGN-IN SHEET

December 5th, 2016

[illegible]

ATTACHMENT 3
MULTI-FAMILY MATRIX ASSESSMENT
ZONING CASE Z-19-2016 & CONDITIONAL OVERLAY DISTRICT NO. 115

The applicant is requesting 74 micro-efficiency apartments on 2.72 acres of property. According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 12 points, which would allow 24 dwelling units per acre. The applicant is proposing to obtain additional bonus density by providing EPA Energy Star Rating and Affordable Housing bonus density for a total of 27.25 dwelling units per acre or for a total of 74 dwelling units. Below is an analysis of the four categories used to calculate the Matrix score.

A. Land Use Accessibility (3/3 points)

A maximum of three points were given for land use accessibility. There is neighborhood retail mix, supermarket, medical/dental, as well as a public library within ½ mile of the subject property.

B. Connectivity Analysis (2/5 points)

Two out of a maximum of five points were given for connectivity. The proposed development received scores for its proximity to transit, sidewalks, roadways, greenways and bicycle paths.

C. Road Network Evaluation (2/2 points)

A maximum of two points were given for the road network evaluation.

D. Design Guidelines (6/6 points)

A maximum of six points were given for design guideline criteria. Below are the design considerations that have been incorporated into the proposed development.

1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Pedestrian-scale lighting shall be provided within the development lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.
2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall be in compliance with the attached site plan and elevations

3. Building Orientation and Interior Landscaping – All building orientations will address Talmage Street to receive design points for this element. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located throughout the parking lot. There shall be a 15 feet wide Type C bufferyard located along the eastern property per the site plan. A landscaping plan shall be submitted conforming to these requirements for building permits.
4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features windows, entrances, arcades, arbors, awning (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations
5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system in accordance to the attached site plan.
6. Useable Recreational Area/Facility – Benches will be located throughout the common areas providing for useable tenant amenities in accordance with the attached site plan; however a minimum of 20% usable open space is required.
7. Amenity Calculation – The following amenities shall be provided: A swimming pool, basketball court, dog park and park benches per the site plan.
8. Preservation of Trees –All existing trees of 6” caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.
9. Water Quality and Detention – As noted on the attached site plan, a storm water detention area that meets city requirements is located to the north of the proposed site plan.

DENSITY: The initial assessment criteria resulted in a total of 12 points or a maximum density of 24 dwelling units per acre. The development will also obtain a density bonus of 1.25 dwelling units per acre for an EPA Energy Star Rating of 75-100, and 2 dwelling units per acre for providing affordable housing. The developer's attorney will prepare a deed restriction for the affordable housing bonus. This brings the maximum density to 27.25 du/acre or 74 total units for the 2.72 acre site. The site plan shall not exceed a maximum of 74 micro-efficiency units.

ATTACHMENT 4
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-19-2016 & CONDITIONAL OVERLAY DISTRICT NO. 115

The requirements of *Section 36-383* of the *Springfield Zoning Ordinance* shall be modified herein for development within this district.

Design Requirements:

1. The subject properties at 1432 West Livingston and 1435 West Talmage Street must be administratively combined prior to building permits being issued.
2. The applicant is proposing to obtain additional bonus density for providing EPA Energy Star Rating of 75-100 (1.25 du/ac) and Affordable Housing bonus density (2 du/ac) for a maximum of 27.25 dwelling units per acre which equates to 74 micro-efficiency dwelling units. The developer's attorney will prepare a deed restriction for the affordable housing bonus.
3. A sewer extension cost recovery fee of \$15,417.05 must be paid at the time of development prior to construction.
4. The development of the subject property shall be in substantial conformance to the Multi-Family Location and Design Guidelines and the attached site plan (Attachment 5).

GREENWAY DEVELOPMENT, LLC
4820 N TOWNE CENTRE DR
OZARK, MO 65721

1435 N TALMAGE ST &
1432 W LIVINGSTON ST
SPRINGFIELD, MO 65803

GREENWAY DEVELOPMENT, LLC
4820 N TOWNE CENTRE DR
OZARK, MO 65721

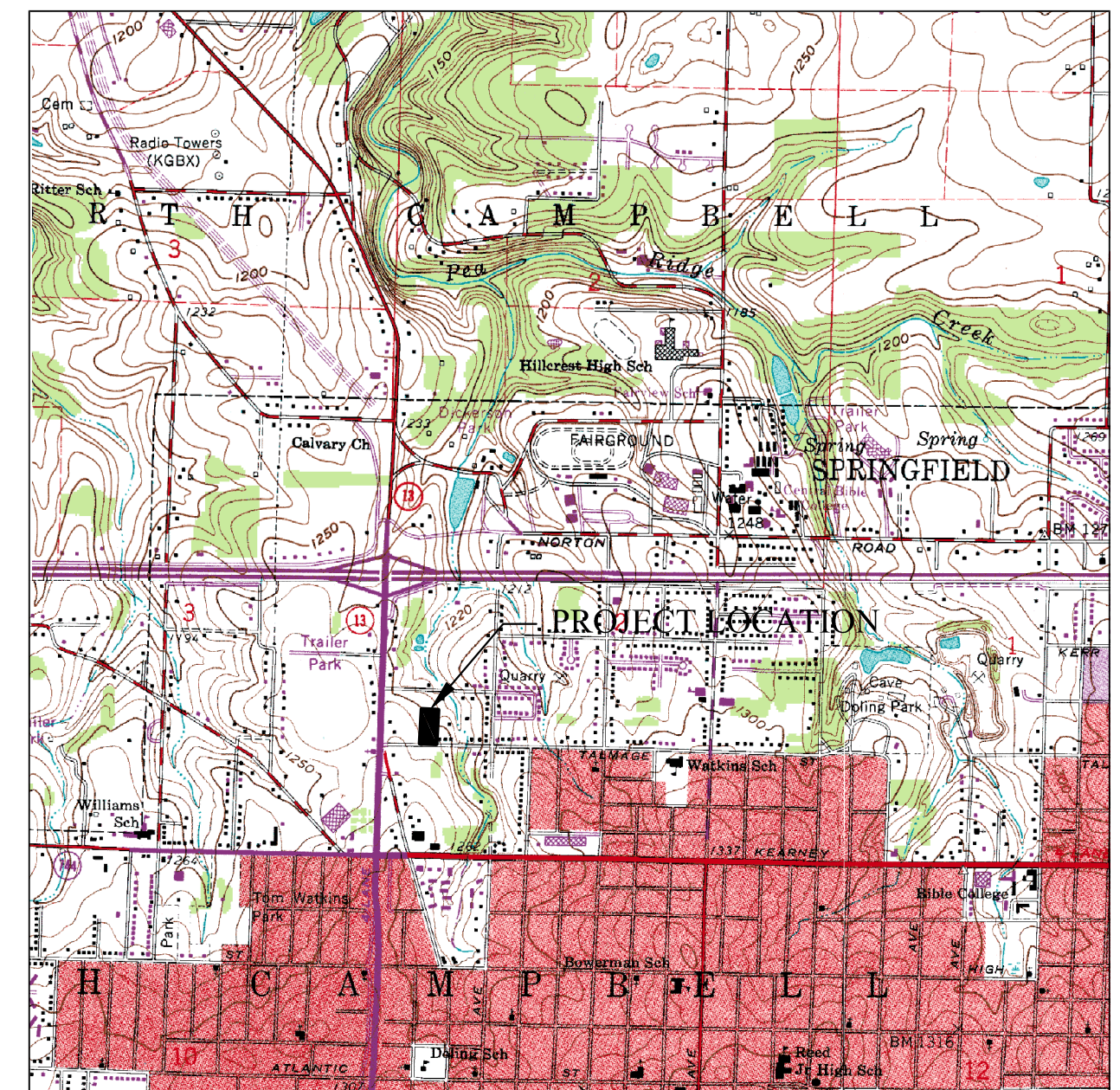
THAT CERTAIN PARCEL, OR TRACT OF LAND BEING ORIGINALLY PLATTED AS ALL OF LOT 1 OF TALLMAGE TRIO SUBDIVISION AND THE COMMON AREA OF TALLMAGE-LIVINGSTON SUBDIVISION, BOTH BEING RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE, N03°02'04"E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 169.87 FEET TO THE COMMON WEST CORNER TO SAID LOT 1 AND THE COMMON AREA; THENCE, N03°01'01"E, ALONG THE WEST LINE OF SAID COMMON AREA, A DISTANCE OF 186.83 FEET TO THE NORTHWEST CORNER OF SAID COMMON AREA; THENCE, S85°53'29"E, ALONG THE NORTH LINE OF SAID COMMON AREA, A DISTANCE OF 200.23 FEET TO THE NORTHEAST CORNER OF SAID COMMON AREA; THENCE, S03°05'15"W, ALONG THE EAST LINE OF SAID COMMON AREA, A DISTANCE OF 183.04 FEET TO THE COMMON EAST CORNER OF SAID COMMON AREA AND LOT 1; THENCE, S03°03'15"W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 404.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE, N88°31'31"W, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 199.88 FEET TO THE POINT OF BEGINNING, CONTAINING 2.72 ACRES, MORE OR LESS.

THERE ARE NO EXISTING TREES ON THE SITE

PERIMETER (LESS THAN 50')
HEDGE BUFFER ALONG SOUTH BUILDING
4 SHRUBS

INTERIOR (83 SPACES)
6 UNDERSTORY

TYPE C BUFFERYARD (450 L.F. TO DETENTION WALL)
5 CANOPY
9 UNDERSTORY
9 EVERGREEN
9 EVERGREEN/UNDERSTORY IN LIEU OF 45 SHRUBS



LOCATION MAP
 $1" = 2000'$

SITE AREA = 2.72 ACRES
EXISTING ZONING = R-SF
PROPOSED ZONING = R-MD

TOTAL PROPOSED UNITS = 74
MAXIMUM PROPOSED DENSITY = 27.25 D.U./ACRE
MAXIMUM BUILDING HEIGHT = THREE STORY CONSTRUCTION

GREEN SPACE = 1.51 ACRES. = 56% (20% REQUIRED)

RECREATIONAL AMENITIES
17,700 S.F. = 15%

PARKING REQUIRED PER ORDINANCE
CAR @ 1 SPACE/UNIT = 74 SPACES REQUIRED
BICYCLE @ 3 SPACES PER 51-75 CAR SPACES

OFF-STREET PARKING PROVIDED = 83 CAR SPACES
BICYCLE PARKING PROVIDED = 9 SPACES

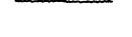
VEHICULAR OPEN SPACE
MINIMUM ALLOWED = 5%
VEHICULAR AREA = 32,218 S.F.
OPEN SPACE PROVIDED = 2,315 S.F.
= 7.2%

IMPERVIOUS AREA ANALYSIS
MAXIMUM ALLOWED = 80%

POST-PROJECT IMPERVIOUS AREA = 1.21 AC.
= 44%

BUILDING SQUARE FOOTAGE:		
	BUILDING 1	BUILDING 2
FIRST FLOOR	6,088 S.F.	5,736 S.F.
SECOND FLOOR	6,027 S.F.	5,678 S.F.
THIRD FLOOR	6,027 S.F.	5,678 S.F.
	TOTAL	35,234 S.F.

USE GROUP R-2
CONSTRUCTION TYPE 5-B
FULLY SPRINKLED

SYMBOL	TYPE	SIZE
	DECIDUOUS CANOPY TREE	1-1/2" CALIPER AT TIME OF PLANTING MINIMUM 30' HEIGHT AT MATURITY
	DECIDUOUS UNDERSTORY TREE	1" CALIPER AT TIME OF PLANTING MAXIMUM 30' HEIGHT AT MATURITY
	EVERGREEN/CONIFER	6' TALL AT TIME OF PLANTING MINIMUM 20' HEIGHT AT MATURITY
	SHRUB	MINIMUM 18" HEIGHT AT TIME OF PLANTING
	HEDGE	MINIMUM 18" HEIGHT AT TIME OF PLANTING MINIMUM 3' HEIGHT ONE YEAR AFTER PLANTING

No.	Revision/Issue	Date
2	BUFFER YARD/LANDSCAPING	10/27/16



October 31, 2016

MEMBERS

THEODORE L. JOHNSON, III
 CRAIG F. LOWTHER
 MICHAEL K. CULLY ¹
 JOHN W. HOUSLEY
 DAVID A. FIELDER
 GLENN P. GREEN
 THOMAS M. BENSON
 RANDY J. REICHARD
 LEE J. VIOREL
 MICHAEL L. MILLER
 KORY D. STUBBLEFIELD
 RUSSELL W. COOK ^{1,2}
 MATTHEW J. GROWCOCK
 MATHEW L. PLACZEK
 AARON M. KLUSMEYER

ASSOCIATES

KYLE HARMON
 N. AUSTIN FAX
 AIMEE L. MORRISON
 LYNSEY R. COFFEY
 MEGAN N. C. MILLION

OFFICE ADMINISTRATOR

SAMIE K. PAYNE

¹ ALSO ADMITTED IN ARKANSAS

² ALSO ADMITTED IN KANSAS

DIRECT EMAIL

lvioREL@lowtherjohnson.com

901 ST. LOUIS STREET
 20TH FLOOR
 SPRINGFIELD, MISSOURI
 65806-2592
 TELEPHONE :
 (417) 866-7777 EXT 242
 FACSIMILE :
 (417) 866-1752

WEB

www.lowtherjohnson.com

Development Review Staff
 Department of Planning and Development
 840 Boonville Avenue
 Springfield, MO 65802

RE: *Planning and Zoning Commission*
Case # Z-19-2016 COD #115
 Matter ID 21605-017.003

Dear Sirs:

I represent R & D Properties of Springfield, LLC, which is an owner of property within 185 feet of the property requested for the rezoning. A portion of the property requested to be rezoned is used as a water detention area. The request for the Medium Density change will impact the water detention area and will affect my client. My client is concerned as to the capacity of the water detention area to take on additional storm water run-off, particularly if there is an increase in square footage of non-permeable materials erected upon the surface of the subject property.

My clients rely upon the water detention area for discharge of water and the change in the use of the property as requested by the current owner will negatively and substantially impact my client. In addition, there does not appear to be proper access for ingress and egress to the subject property.

As a result, my client requests that the Commission and Development Staff take special note of the uses of the water detention area, its continued use as a water detention area, and the capacity of the water detention area in light of the requested zoning change and deny the request for the change in zoning.

Thank you for your time and attention to this matter.

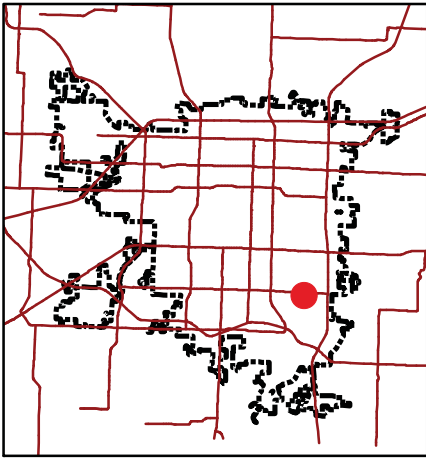
Very truly yours,

LOWTHER JOHNSON
 Attorneys at Law, LLC

A handwritten signature in blue ink that reads 'Lee J. Viorel, III'. The signature is fluid and cursive, with the first name 'Lee' and last name 'Viorel' being the most prominent parts.

Lee J. Viorel, III

LJV:gbm



Development Review Staff Report

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

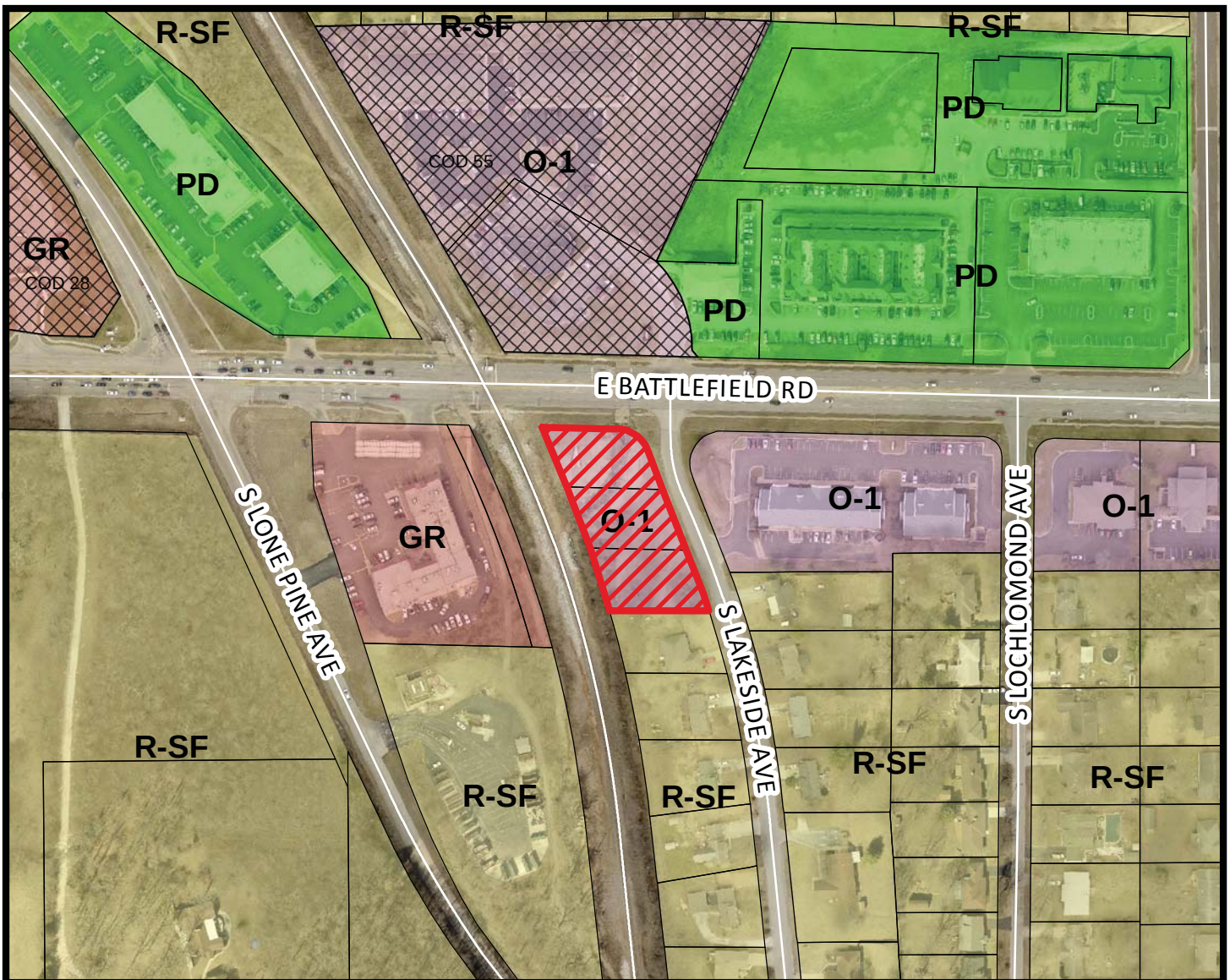
Z-22-2016

LOCATION: 3027 South Lakeside

CURRENT ZONING: O-1, Office District

PROPOSED ZONING: LB, Limited Business

LOCATION SKETCH



- Area of Proposal

0 100 200 400
Feet

1 inch = 250 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-22-2016

PURPOSE: To rezone approximately 1.03 acres of property generally located at 3027 South Lakeside Avenue from an O-1, Office District to an LB, Limited Business District

REPORT DATE: December 22, 2016

LOCATION: 3027 South Lakeside Avenue

APPLICANT: In-Out LLC

TRACT SIZE: Approximately 1.03 acres

EXISTING USE: Undeveloped Land

PROPOSED USE: Uses permitted in the LB, Limited Business District

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which identifies this area as appropriate for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The LB, Limited Business District is identified as an appropriate zoning district for this land use category.
2. Approval of LB zoning at this location is consistent and compatible with the existing zoning and development along Battlefield Road and provides a transition between the high traffic roadway and higher intensity uses on the north side of Battlefield and the residential development to the south.
3. Approval of this application will allow for development of this property and promote infill development where investments have already been made in public services and infrastructure.

RECOMMENDATION:

Staff recommends approval of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	O-1 w/ COD 55	Bank, office, retail and restaurant uses
East	O-1, R-SF	Office uses, Single-family homes
South	R-SF	Single-family homes
West	GR	Retail and restaurant uses

HISTORY:

City Council approved General Ordinance 6213 in August 2015 to rezone the subject property from R-SF, Single-Family Residential to O-1, Office District with conditions to complete a deed of access limitations preventing direct access to Battlefield and combining the subject property into a single property for development. Those conditions have been completed and the O-1, Office District is the current zoning.

COMPREHENSIVE PLAN:

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. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The LB, Limited Business district is identified as an appropriate zoning district for this land use category.

STAFF COMMENTS:

1. The applicant is proposing to rezone from an O-1, Office District to an LB, Limited Business District. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The LB, Limited Business District is identified as an appropriate zoning district for this land use category.
2. The subject property is located along Battlefield Road, a primary arterial roadway, and is sandwiched between Office zoning to the east and General Retail zoning to the west. Approval of LB zoning at this location is consistent and compatible with the existing zoning and development along Battlefield Road and provides a transition between the high traffic roadway and higher intensity uses on the north side of Battlefield and the residential development to the south.

3. The LB district is designed to accommodate compact, freestanding commercial centers or to function as a transition between more intense commercial uses and residential neighborhoods. Because the permitted retail and personal service uses may be an integral part of the neighborhood, more restrictive requirements for light, air, open space, building design and landscaping are made than are provided in other commercial districts.
4. The bufferyard required between LB and R-SF zoning is a Bufferyard "Type D" at least fifteen (15) feet wide with a six foot solid wood fence, masonry/brick wall or evergreen hedge and required plantings. This bufferyard will be required at the time of development along the south property line along R-SF, Single-family Residential zoned property. In addition, a bufferyard "Type S-2", fifteen (15) feet wide with required plantings, will be required along the south portion of the east property line adjacent to R-SF zoned property.
5. Approval of this application will allow for development of this property and promote infill development where investments have already been made in public services and infrastructure.
6. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on December 14, 2016 regarding the rezoning request. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Ten (10) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

February 6, 2017

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-22-2016

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection to rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Lakeside Avenue as a Local Residential and Battlefield Road as a Primary Arterial roadway. The standard right of way width for Lakeside Avenue is 25 feet from the centerline and for Battlefield Road is 50 feet from the centerline. Additional right of way is not needed. Both Lakeside Avenue and Battlefield Road are City maintained streets. The most recent traffic counts on Battlefield Road is 28,879 vehicles per day. There is not a traffic count for Lakeside Avenue. As a Local Residential, traffic counts are not completed for residential streets unless specifically requested. There is one existing driveway access point along Lakeside and no access points on Battlefield. There is a sidewalk along the property frontage of both Lakeside and Battlefield. The existing infrastructure meets current city standards. On-street parking is not allowed along the adjacent streets. There is a greenway trail in the area. There is one bus stop along this area of Battlefield Road and no bus stops along Lakeside. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements along Lakeside Avenue or Battlefield Road.

Public Works Traffic Division	Response
Street classification	Lakeside Avenue - Local Residential Battlefield Road - Primary Arterial
On-street parking along streets	No
Trip generation - existing use	240 vehicles per day
Trip generation change - proposed use	470 vehicles per day
Existing street right of way widths	Lakeside Avenue - 25 ft from the centerline Battlefield Road - 65 ft from the centerline
Standard right of way widths	Lakeside Avenue - 25 ft from the centerline Battlefield Rd - 50 ft from the centerline
Traffic study submitted	Not required
Proposed street improvements	None required

STORMWATER COMMENTS:

The property is located in the Galloway Creek drainage basin. The property is located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is

required according to Chapter 96. Buyout in lieu of on-site stormwater detention is an option. There is an existing stream channel available for this development to discharge into. There are no sinkholes on the proposed property.

Please note that development (or re-development) of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Based upon City data, there is a significant amount of offsite concentrated stormwater crossing the subject property. Although stormwater detention and water quality do not have to be provided for these flows, public improvement plans will be required to convey these flows across the subject property. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

A buyout is an option since a part of the lot is located in the FEMA designated floodplain. There wouldn't be any benefit from detention.

Public Works Stormwater Division	Response
Drainage Basin	Galloway
Is property located in Floodplain?	Yes
Is property located on a sinkhole?	No
Is stormwater buyout an option?	Yes

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning. Public sewer is currently available.

FIRE DEPARTMENT COMMENTS:

No objection to rezoning.

CITY UTILITIES:

No objection to rezoning. Adequate utilities are available to provide service.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: 0-1 (existing zoning) to LB (proposed zoning)
2. Meeting Date & Time: 12-14-16 @ 4:30 - 6:00 pm
3. Meeting Location: Sperry Van Ness, 2808 S. Ingram Mill Rd, Ste. A100
4. Number of invitations that were sent: 41
5. How was the mailing list generated: provided by City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): (3) 1st Meeting, (3) 2nd meeting
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 Negative Comments at 2nd meeting
NO NEGATIVE COMMENTS AT 1ST MEETING
12/28/16 MR BLEVINS (3037 S. LAKESIDE) SENT AN E-MAIL
OPPOSING ANY ZONING THAT WOULD ALLOW A RESTAURANT.

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

I, Rick Wilson (print name), attest that the neighborhood meeting was held on
December 14, 2016 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning
 Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."
 REVISED 1/5/17

Rick Wilson
 Signature of person completing affidavit

Rick Wilson
 Printed name of person completing affidavit

12-14-16

CASE NO

[illegible]

Sparlin, Michael

From: Hilly Billy [dblevins@email.com]
Sent: Wednesday, December 07, 2016 11:25 PM
To: Zoning@springfieldmo.gov
Subject: notification

Greetings:

I am a resident of 3037 S. Lakeside Ave. Springfield MO. I have been notified by a freind that I recieved a letter from Wilson Surveying about a zoning request from In and Out properties. For rezoneing of 3005 S. Lakeside the property adjacent to me. From office one to Limited that would include restaurants and the like.

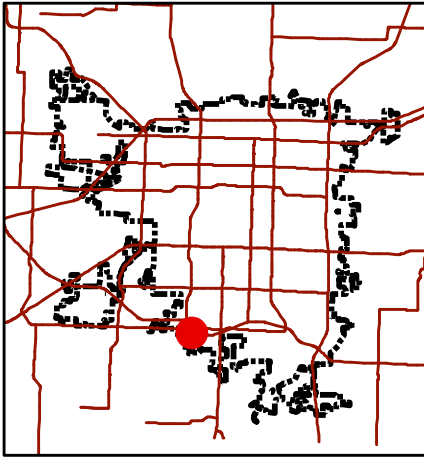
Totally against this use for the area since it is a dead end street effects the whole neighborhood negetively.

If you would direct me to the person I need to lodge a complaint with. I am presently out of the country till April and will not be able to voice my opposition to this.

I can not find the official request on you website. Perhaps this will come later.

Thank YOU
DAve Blevins

**City staff responded to Mr. Blevins on 12/8/2016 and provided him with the requested information.*



Development Review Staff Report

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

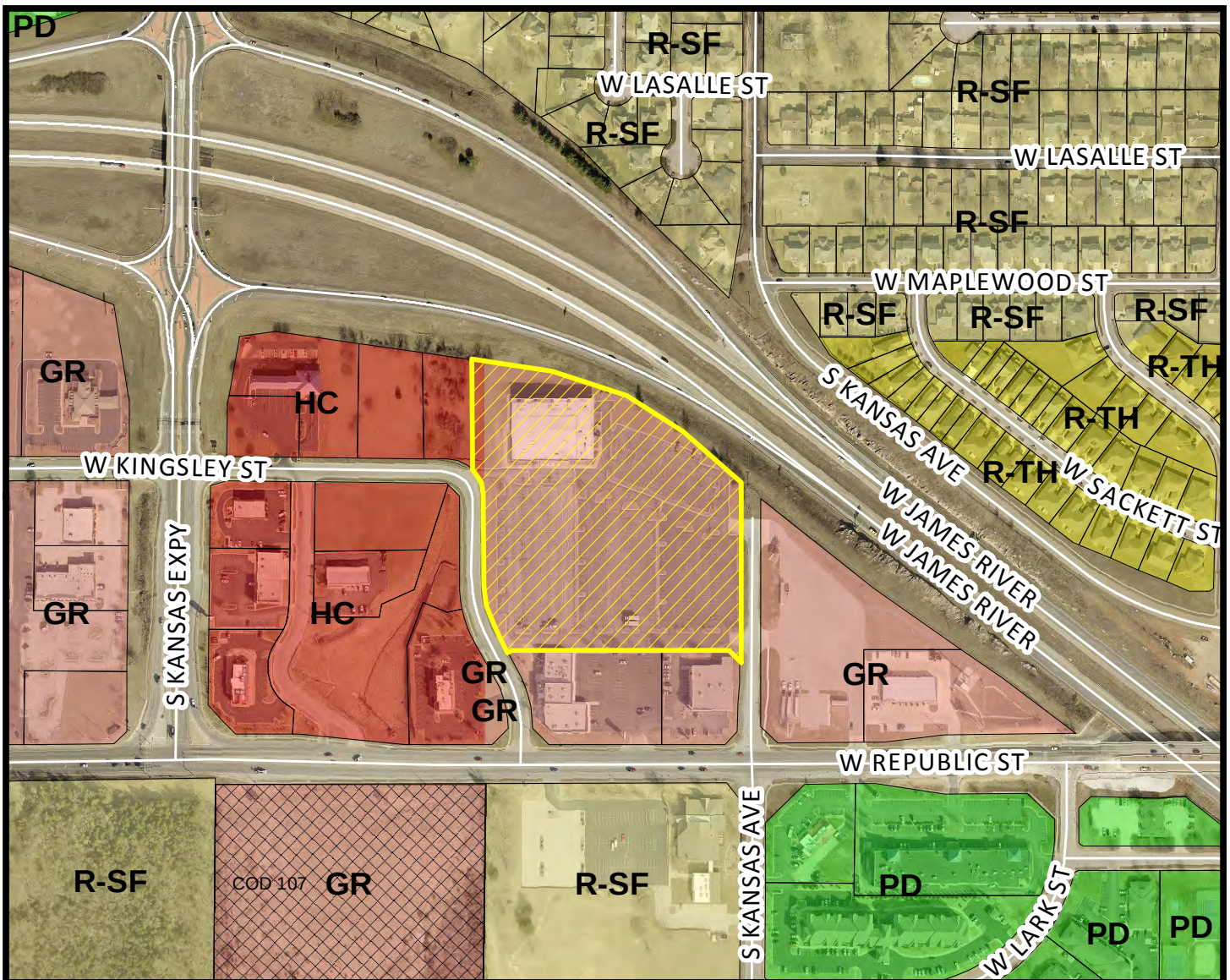
Z-1-2017

LOCATION: 1655 W. Republic St.

CURRENT ZONING: GR, General Retail

PROPOSED ZONING: HC, Highway Commercial

LOCATION SKETCH



- Area of Proposal



1 inch = 400 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-1-2017

PURPOSE: To rezone approximately 9 acres of property generally located at 1655 West Republic Street from a GR, General Retail District to a HC, Highway Commercial District

REPORT DATE: December 20, 2016

LOCATION: 1655 W. Republic St.

APPLICANT: Ridgecrest Baptist Church

TRACT SIZE: Approximately 9 acres

EXISTING USE: Commercial event space

PROPOSED USE: Highway Commercial uses

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*, which identifies this area as appropriate for High Intensity Retail, Office or Housing. The HC, Highway Commercial District is a recommended zoning district for this land use category.
2. This area is also located near a Community Activity Center at James River Freeway and Kansas Expressway. The *Plan* recommends these areas be developed with greater intensity.
3. Approval of this application will facilitate redevelopment of this property and promote infill development and increased intensity where investments have already been made in public services and infrastructure.
4. Supports the following Field Guide 2030 goal(s): Chapter 6, Growth Management and Land Use Major Goal 4: Develop the community in a sustainable manner. Objective 4a, Increase density in activity centers and transit corridor.

RECOMMENDATION:

Staff recommends approval of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF	Single-family residential uses
East	GR	General retail uses
South	GR	General retail uses
West	HC	Car wash and vacant/undeveloped land

HISTORY:

This property was rezoned to GR as part of zoning case Z-31-1996 (G.O. 4662).

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for High Intensity Retail, Office or Housing. It is also located in proximity to the James River Freeway and Kansas Expressway (Community) Activity Center.

STAFF COMMENTS:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for High Intensity Retail, Office or Housing. The HC, Highway Commercial District is a recommended zoning district for this land use category.
2. The applicant is proposing to rezone from a GR, General Retail District to a HC, Highway Commercial District. The applicant is actively marketing the property and the proposed HC zoning district provides a wider range of uses for resale.
3. One of the major differences between the GR and HC is the allowance of outdoor automobile parking used for the purpose of retail or wholesale storage or sale of motorized or commercial vehicles. The GR District prohibits the storage and sales while the HC permits these uses. Another difference is the HC permits the Major Event Entertainment Use Group, which allow uses such as stadiums, sports arenas, coliseums, race tracks, auditoriums, exhibition and meeting areas and fairgrounds, and Commercial Outdoor Recreation Use Group, which allow uses such as amusement parks, theme parks, golf driving ranges, drive-in movie theaters and archery ranges.
4. The requirements for noise, odor, signage and lighting are identical between the GR and HC Districts.

5. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on December 20, 2016 regarding the rezoning request. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Nine (9) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

February 6, 2017

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-1-2017

BUILDING DEVELOPMENT SERVICES COMMENTS:

No BDS issues with rezoning to HC. However, when the property is redeveloped it will be given a new address based on Lexington Ave or Kansas Ct since it does not have any frontage on Republic St. When the out-lots for Remington's Subdivision were created, the development was existing and the address was allowed to remain the same.

CITY UTILITIES:

No objection to rezoning request. CU has adequate facilities available to provide service.

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Public sewer is available to the west and a sewer permit has been issued for the building.

MODOT COMMENTS:

No comments on the rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies Republic Street as a Primary Arterial roadway. This property is addressed off of Republic Street, but has no direct access to Republic. Direct access is provided to Lexington Avenue and Kansas Court. Lexington Avenue and Kansas Court are both classified as Local Commercial Roadways. The standard right of way width for Lexington Avenue and Kansas Court is 35 feet from the centerline. Additional right of way is not required. Both Lexington and Kansas Court are city maintained streets. The most recent traffic count on Kansas Court is 89 vehicles per day. A traffic count does not exist for Lexington Avenue which is normal for a roadway with a local classification. Traffic counts are provided on locals by request only. There are two existing driveway access points along Lexington and one along Kansas Court pertaining to the properties in this zoning. There is not sidewalk along the property frontage on Lexington or Kansas, but it does exist on the other side of each street which is the requirement of the zoning code. The existing infrastructure meets current city standards. On-street parking is not allowed along Republic, Lexington or Kansas. There is not a greenway trail in the area. There is one eastbound and one westbound bus stop along Republic Street in this area, but no bus stops along Lexington or Kansas Court. The proposed development is in an area that provides for multiple direct

connections and provides for good connectivity in the area. There are no proposed improvements along Lexington or Kansas Court. Republic Street has recently been improved to a five lane section by the City of Springfield.

Public Works Traffic Division	Response
Street classification	Republic Street - Primary Arterial Lexington Avenue - Local Commercial Kansas Court - Local Commercial
On-street parking along streets	Republic Street - No Lexington Avenue - No Kansas Court - No
Trip generation - existing use	720 vehicles per day (GR) 720 vehicles per day (HC)
Trip generation change - proposed use	720 vehicles per day (GR) 720 vehicles per day (HC)
Existing street right of way widths	Republic Street - 50 ft from the centerline Lexington Avenue - 30 ft from the centerline Kansas Court - 30 ft from the centerline
Standard right of way widths	Republic Street - 50 ft from the centerline Lexington Avenue - 30 ft from the centerline Kansas Court - 30 ft from the centerline
Traffic study submitted	Not required
Proposed street improvements	None required

STORMWATER COMMENTS:

The property is located in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout is not applicable for this property as it is part of the Remington subdivision and stormwater and water quality have already been provided as part of 9PW4715. There are no sinkholes on the proposed property.

Please note that development of the properties will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.

3. Stormwater detention and water quality are already provided as this property is part of the Remington Subdivision and stormwater improvements were built as part of 9PW4715.

Public Works Stormwater Division	Response
Drainage Basin	Ward Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	NA

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: GR to HC

(existing zoning) (proposed zoning)
2. Meeting Date & Time: December 20, 2016 from 4:00-6:30 PM
3. Meeting Location: Ridgecrest Baptist Church; 2210 W. Republic Road
4. Number of invitations that were sent: 20
5. How was the mailing list generated: By the City
6. Number of neighbors in attendance (attach a sign-in sheet): 7
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.)

Q: What is being proposed for redevelopment?

A: unknown at this time. Rezoning to attract future buyers.

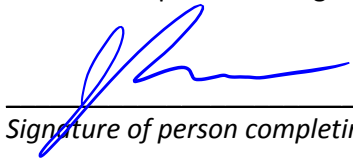
Q: What will be done to prevent light spillage from the property, (Parking lot lots and Signage)?

A: By City code, developments are required to be prevent light spillage at the property line. Until a plan for redevelopment is identified, changes to the existing condition are unable to be answered.

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

None received

I, Jared Rasmussen (print name), attest that the neighborhood meeting was held on 12/20/2016 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Jared Rasmussen

Printed name of person completing affidavit

Neighborhood Meeting

1701 W. Republic Road Rezoning

December 20, 2016

4:00 p.m. – 6:30 p.m.

Name	Address	Phone
JARED Rasmussen	550 St. Louis Street ^{Sgf, MO 65806}	890-8802
Joe Tabor	1503 W Republic Rd, Springfield MO, 65806	573-825-7229
Connie Stokes	1725 W. Primrose	887-4523 @DNA
Sara Fields	1241 W. Maplewood	496 4613
Lance Mellenbruch	1529 W. Maplewood St.	417-393-5303
FRED Romaine	1134 W. MAPLEWOOD ST.	864- 554-4313 @DNA
Carol McCarthy	1249 W. LaSalle	877-9446 @DNA
Joe Stokes	1725 W. Primrose	300-9672

Greater Parkcrest Neighborhood Association

Attachment 3

January 3, 2017

Springfield City Council and Planning Commission
Busch Municipal Building
840 Boonville Ave.
4th Floor
Springfield, MO 65802

Re: 1655 W. Republic Road

Dear Planning Commission and City Council:

We appreciate the opportunity to comment on the proposed rezoning at 1655 West Republic Road. The Greater Parkcrest Neighborhood Association membership includes residents, businesses and churches. Our boundaries are Battlefield Street to the North, Campbell Avenue to the East, Kansas Expressway to the West and James River Freeway to the South. We are proud to be a family friendly, safe, walkable, livable and stable neighborhood. We pride ourselves on the relationship between area residents and businesses.

The Greater Parkcrest Neighborhood Association would like to request that the proposed rezoning **is denied** at this time. There are several homes within 500 feet from the Remington's property. The neighborhood and Remington's is separated only by James River Freeway which is several feet below grade of the surrounding properties.

When Remington's was constructed properties across the freeway were not notified. The resulting effect was a decrease in property values and light pollution from the building signage. Rezoning to Highway Commercial would allow for an increase in intensive uses on the site. The uses that we specifically object to are ambulance services, automobile sales, mobile home sales, bus stations, commercial outdoor recreation (theme parks) and major event entertainment use group (race tracks). We also object to the conditional uses allowing for truck stops, and go-cart tracks.

The specific objection is related to increased noise and light pollution. Increased noise might result from automobile/mobile home sales intercom systems, race car and go cart engines, bus and truck engines and ambulance sirens. Increased light would relate to big signs displaying car specials, gasoline prices or upcoming events and additional lighting for security.

We understand that the Ridgecrest Baptist church would like to attract a buyer with a high price and we fully support the Ridgecrest Baptist Church and the work they do in the community. We are not opposed to many of the uses that are allowed in the existing zoning including retail, hotel, or an event center. However, we would like to see the property used in a way that is compatible with nearby residential uses.

Thank you for your consideration.
The Greater Parkcrest Neighborhood Association

Carol McCarthy, GPNA President
1249 W. LaSalle, Springfield, MO 65807
(417) 877-9446

Neal, Daniel

From: Sara Fields [sara7455@gmail.com]
Sent: Wednesday, December 21, 2016 10:19 AM
To: Neal, Daniel
Subject: Remington's Rezoning
Attachments: remingtons photos.docx

Mr Neal,

Thank you for your assistance with my questions regarding the proposed rezoning for the Remington's property on Republic Road. I would like to request that you share my comments with the Planning and Zoning Commission for consideration.

The Remington's property is 300 to 400 feet from housing across the freeway. The freeway is at a lower grade, so when we look to the west we see Remington's not James River Freeway. The only current issue that we have with the Remington's property is the lighted red sign which shines brightly into windows.

A higher intensity use would allow a few uses that would intensify the impact of lights and signs and the headlights of cars. While, I do not fully understand the breadth of possible uses with the upgraded zoning, I am concerned that two possible uses will be problematic for the adjacent residences. If either an automobile or mobile home sales, or truck stop were to locate here, the impacts of additional, signs, lights and traffic would be detrimental to the Greater Parkcrest Neighborhood. By nature those uses would require large lit signs and lighted parking lots turned on all night. It is unfortunate that residential uses occur so close to the freeway, as the freeway is generally a great place for Highway Commercial uses. Unfortunately the low grades of the freeway and the proximity of residential uses do not support the zoning change in this specific case.

I request that you deny the zoning request and ask the applicant to request a Planned Unit Development for a specific use with limitations regarding lighting and signage impacts on the adjacent neighborhood.

Thank you for your consideration.

Sincerely,
Sara Fields
1241 W. Maplewood St.

View from West Maplewood Street



View from Kansas Avenue



View from Remington's across James River Freeway looking at the Maplewood/Kansas Avenue Area





January 9, 2017

City of Springfield
Planning & Development

RE: Zoning Case Z-1-2017 – Rezoning 1655 W. Republic St.

To Whom it May Concern:

This letter shall be considered as notice of the property owner's intent to modify the submitted rezoning application for the above reference property and zoning case. It is the owner's intent to modify the straight Highway Commercial (HC) zoning with the following conditions:

- Bus Stations shall be excluded.
- Campground and recreational vehicle parks shall be excluded.
- Cemeteries shall be excluded.
- Commercial outdoor recreation use Group shall be allowed with the exception to the following; permanent amusement parks, permanent theme parks, & drive-in movie theaters.
- Household resource recovery collection centers shall be excluded.
- Major event entertainment use group shall be allowed with the exception to the following; stadiums (open to the air), sports arenas (open to the air), coliseum (open to the air), race tracks (horse & dog), and fair grounds. Sporting activities contained within an enclosed structure shall be allowed.
- Manufactured housing (mobile home) and trailer sales, leasing and service with no storage shall be excluded. The sale of recreational vehicles and trailers shall be allowed.

From the HC Conditional Uses:

- Outdoor Go-cart tracks shall not be allowed.
- Truck stops shall not be allowed.

Sincerely,

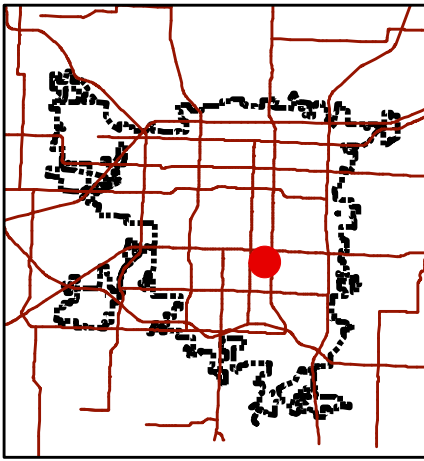
A handwritten signature in blue ink, appearing to read 'Jared Rasmussen', with a long horizontal flourish extending to the right.

Jared Rasmussen, PE
Olsson Associates

ATTACHMENT 4
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-1-2017 & CONDITIONAL OVERLAY DISTRICT NO. 122

The requirements of *Section 36-422. Highway commercial district.* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

1. Prohibits the following permitted uses:
 - a. Bus stations.
 - b. Campground and recreational vehicle parks.
 - c. Cemeteries.
 - d. Permanent amusement parks, theme parks and drive-in movie theaters in the Commercial outdoor recreation use group.
 - e. Household resource recovery collection centers.
 - f. Stadiums (open to the air), sports arenas (open to the air), coliseum (open to the air), race tracks (horse & dog), and fairgrounds in the Major entertainment use group. Sporting activities contained within an enclosed structure shall be allowed.
 - g. Manufactured housing (mobile home) and trailer sales, leasing and service with no storage. The sale of recreational vehicles and trailers shall be allowed.
2. Prohibits the following Conditional uses:
 - a. Go-cart tracks (outdoor only).
 - b. Truck stops.



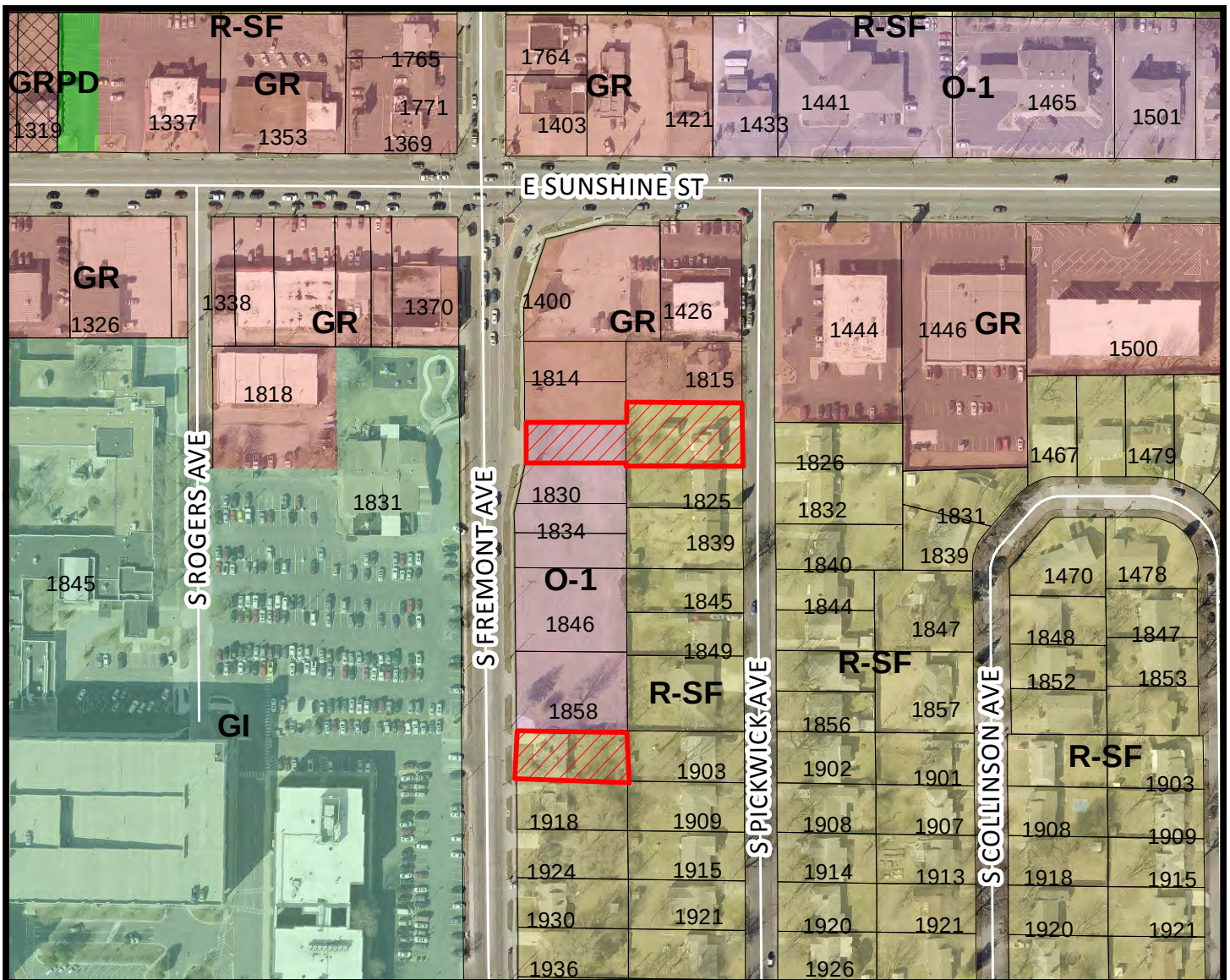
Development Review Staff Report

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

Z-2-2017

LOCATION: 1823 S. Pickwick Ave., 1826 & 1912 S. Fremont Ave.
CURRENT ZONING: R-SF & O-1
PROPOSED ZONING: GR & O-1

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-2-2017

PURPOSE: To rezone approximately 0.61 acres of property generally located at 1826 and 1912 South Fremont Avenue and 1823 South Pickwick Avenue from an R-SF, Single-Family Residential District and O-1, Office District to an O-1, Office District and GR, General Retail District with conditions

REPORT DATE: December 27, 2016

LOCATION: 1826 & 1912 S. Fremont Ave. and 1823 S. Pickwick Avenue

APPLICANT: One Hundred Two Glenstone, Inc. and Stephanie Twibell

TRACT SIZE: Approximately 0.61 acres

EXISTING USE: Single-family residential and vacant/undeveloped land

PROPOSED USE: General Retail and Office District uses

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*, which identifies this area in the proximity of a Community Activity Center. Mercy Hospital and related clinics in the area form a foundation for long-term growth and change in the immediate vicinity.
2. The applicant's proposal is consistent with the location guidelines in the *Growth Management and Land Use Plan* in that the subject properties are located near the intersection of a primary and a secondary arterial and have access to those major streets.
3. Approval of this application will facilitate redevelopment of this property and promote infill development and increased intensity where investments have already been made in public services and infrastructure.
4. Supports the following Field Guide 2030 goal(s): Chapter 6, Growth Management and Land Use Major Goal 4: Develop the community in a sustainable manner. Objective 4a, Increase density in activity centers and transit corridor.

RECOMMENDATION:

Staff recommends approval of this request with the following conditions:

1. The properties at 1826 S. Fremont Ave. and 1823 S. Pickwick Ave. shall be combined into one tract/lot of land for development with GR lots to the north (1400 E. Sunshine St. & 1814, 1815 and 1820 S. Pickwick Ave). The property at 1912 S. Fremont Ave. shall be combined with O-1 lots to the north (1830, 1834, 1838, 1846 and 1858 S. Fremont Ave).
2. If the above conditions are not met within one (1) year after City Council's approval, that approval is null and void and the zoning will remain R-SF, Single Family Residential District.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	O-1 & GR	Vacant/undeveloped land
East	R-SF	Single-family residential uses
South	R-SF & O-1	Single-family residential and vacant land
West	O-1 & GI	Mercy Hospital and undeveloped/vacant land

HISTORY:

The properties at 1823 S. Pickwick Avenue and 1912 S. Fremont Avenue were rezoned to R-SF as part of the 1995 citywide re-mapping. The property at 1826 S. Fremont Avenue was originally zoned R-SF as part of the 1995 citywide re-mapping and then rezoned to O-1, Office District in 2008 as part of case Z-27-2008.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for Low-Density Housing; however, it is also located in proximity to the Sunshine and National (Community) Activity Center which Mercy Hospital and related clinics in the area form a foundation for long-term growth and change in the immediate vicinity. Also, the properties at 1826 S. Fremont and 1823 S. Pickwick will be combined with property that fronts Sunshine Street. Properties along Sunshine Street are within the medium intensity retail, office or housing land use category. 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. Since these land uses may have differing impacts on adjacent low-density housing and on traffic generation, the site planning guidelines of this plan and the regulations of the zoning ordinance must be observed during the site planning process.

STAFF COMMENTS:

1. The applicant is proposing to rezone multiple properties from an R-SF, Single-Family Residential District and O-1, Office District to an O-1, Office District and GR, General Retail District. The property at 1823 S. Pickwick Avenue is proposed to be rezoned to GR and combined with properties to the north along Sunshine Street. The applicant is proposing to construct a stormwater detention basin in this area. The property at 1826 S. Fremont Avenue will also be rezoned to GR and combined with the lots to the north along Sunshine St. and provide access to the site from Fremont Avenue. These lots will facilitate the redevelopment of the site for a general retail development. The property at 1912 S. Fremont Avenue will be rezoned to O-1 and be combined with the existing O-1 lots to the north and be marketed for an office development.
2. The proposed commercial zoning area, combined with the existing commercial lots on the south side of Sunshine would make the depth of the property more developable. The three lots the applicant has requested to be rezoned to GR and O-1 would be problematic to develop as stand-alone commercial sites. The applicant has indicated the intent to combine the properties with the property on Sunshine and Fremont. Staff recommends that a lot combination be required as a condition of the rezoning request.
3. The subject properties meet the location criteria for commercial and office development in that they are located near the intersection of a primary arterial (Sunshine) and a secondary arterial (Fremont). With the proposed lot combination, they have access to streets and to other services in the area.
4. If the properties are rezoned, the Zoning Ordinance will require bufferyards and a bulk plane height limitation adjacent to the residential district. Bufferyard F and a thirty degree bulk plane is required between the GR and the R-SF Districts while Bufferyard C and a forty-five degree bulk plane is required between the O-1 and the R-SF Districts. This will provide a landscaped separation between the future buildings and the residential property line and a maximum height to the commercial and office buildings adjacent to the residential properties. The bufferyards and bulk plane will be required at the building permit stage. The bufferyard requirement between the O-1 and GR can be waived with the granting of a joint access agreement between properties.
5. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on December 19, 2016 regarding the rezoning request. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Forty (40) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

February 6, 2017

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-2-2017

BUILDING DEVELOPMENT SERVICES COMMENTS:

The rezoning case cannot remove the bufferyard requirement between GR and O-1. This can be done, but will need to be achieved by a specific development condition.

CITY UTILITIES:

No objection to rezoning. CU has adequate facilities available to provide service.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning. Each tract of AS6556 has access to sewer. Any further review to determine sewer capacity will require a site plan, proposed use and flow rates.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Fremont Avenue as a Secondary Arterial roadway and Pickwick Avenue as a Local Residential. The standard right of way width for Fremont Avenue is 35 feet from the centerline and 25 feet from the centerline for Pickwick Avenue. Additional right of way is not needed on Fremont or Pickwick. Both Fremont and Pickwick are city maintained streets. The most recent traffic counts on Fremont Avenue is 11,792 vehicles per day and 1,139 vehicles per day on Pickwick Avenue. There is one existing driveway access point along Fremont and one along Pickwick pertaining to the properties in this zoning. There is sidewalk along the property frontage on Fremont and no sidewalk along the property frontage on Pickwick. The existing infrastructure meets current city standards. On-street parking is not allowed along Fremont but is allowed along Pickwick Avenue. There is not a greenway trail in the area. There is one bus stop in this area along Fremont Avenue and no bus stops along Pickwick Avenue in this area. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements along Fremont Avenue or Pickwick Avenue.

Public Works Traffic Division	Response
Street classification	Fremont Avenue - Secondary Arterial Pickwick Avenue - Local Residential
On-street parking along streets	Fremont - No Pickwick - Yes
Trip generation - existing use	240 vehicles per day (O-1) 48 vehicles per day (R-SF)

Trip generation change - proposed use	720 vehicles per day (GR) 240 vehicles per day (O-1)
Existing street right of way widths	Fremont Avenue - 35 ft from the centerline Pickwick Avenue - 25 ft from the centerline
Standard right of way widths	Fremont Avenue - 35 ft from the centerline Pickwick Avenue - 25 ft from the centerline
Traffic study submitted	Not required
Proposed street improvements	None required

STORMWATER COMMENTS:

The properties are located in the Fassnight Creek drainage basin. The properties are not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention is not an option for these sites. There are existing inlets along Fremont for the properties available for this development to discharge into. There are no sinkholes on the proposed property.

Please note that development of the properties will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Stormwater improvements should be constructed as to not impact adjacent properties.

Public Works Stormwater Division	Response
Drainage Basin	Fassnight Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	No

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: O-1, R-SF and R-SF to GR, O-1 and GR

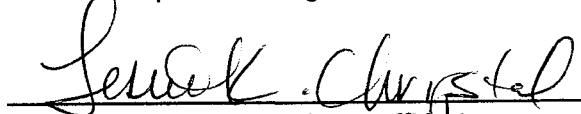
(existing zoning)(proposed zoning)
2. Meeting Date & Time: December 19, 2016 4 to 6:30pm
3. Meeting Location: Towneplace Suites at 2009 S. National Avenue
4. Number of invitations that were sent: 214
5. How was the mailing list generated: City of Springfield
6. Number of neighbors in attendance (attach 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.)

See Attached Affidavit of Neighborhood Notification and Meeting Summary Letter

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

No written comments.

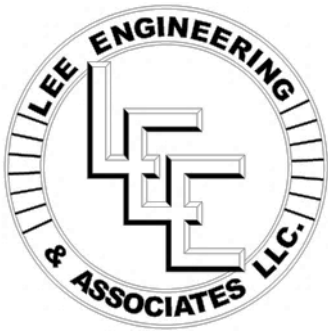
I, Leslie K. Chrystal (print name), attest that the neighborhood meeting was held on 12/19/2016 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Leslie K. Chrystal

Printed name of person completing affidavit



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DRIVE., SUITE D200, SPRINGFIELD, MO. 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

Planning and Zoning
840 N Boonville Ave
Springfield, MO 65802

December 21, 2016

RE: PLN2016-00463 – 1826 & 1912 S. Fremont Ave. and 1823 S. Pickwick Ave.
Affidavit of Neighborhood Notification and Meeting Summary

Lee Engineering hosted a neighborhood meeting at the Towneplace Suites by Marriott at 2009 S. National Ave. between 4:00 and 6:30 PM on Monday, December 19, 2016. Lee Engineering had two people present to answer questions, Derek Lee and Elizabeth Lee. The neighborhood voiced the following concerns:

- The neighborhood did not want a drive onto Pickwick Ave. We advised the neighbors of the existing zoning case Z-27-2008 which allows a driveway onto Pickwick Ave. Our intent is to provide a drive in the location approved in the original case. We will place a detention basin on 1823 S. Pickwick Avenue.
- One neighbor indicated they were concerned about the development on Fremont. The hospital, multi family and development have turned Fremont into more of a commercial street than a neighborhood. I indicated we were only providing commercial development on Sunshine. 1912 S. Fremont would be changed to O-1 zoning and would be combined with the other O-1 zoning on Fremont.

The attendees were offered comment sheets to express their concerns to the city council. They declined to write their comments.

I would also like to submit the list of resources all attendees to the meeting had access to:

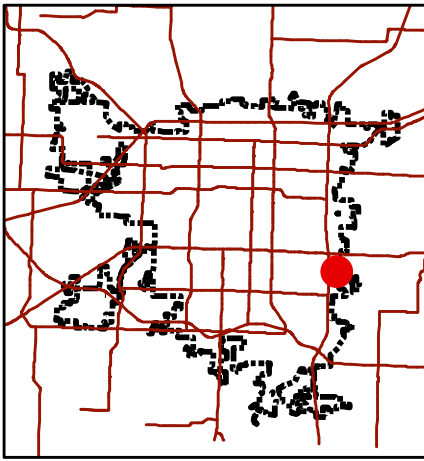
- GR and O-1 sections of the zoning ordinance
- Aerial Map
- Dates for public hearings

If you have any questions please feel free to contact our office.

Thank you,

A handwritten signature in black ink that reads "Derek A. Lee".

Derek A. Lee



Development Review Staff Report

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

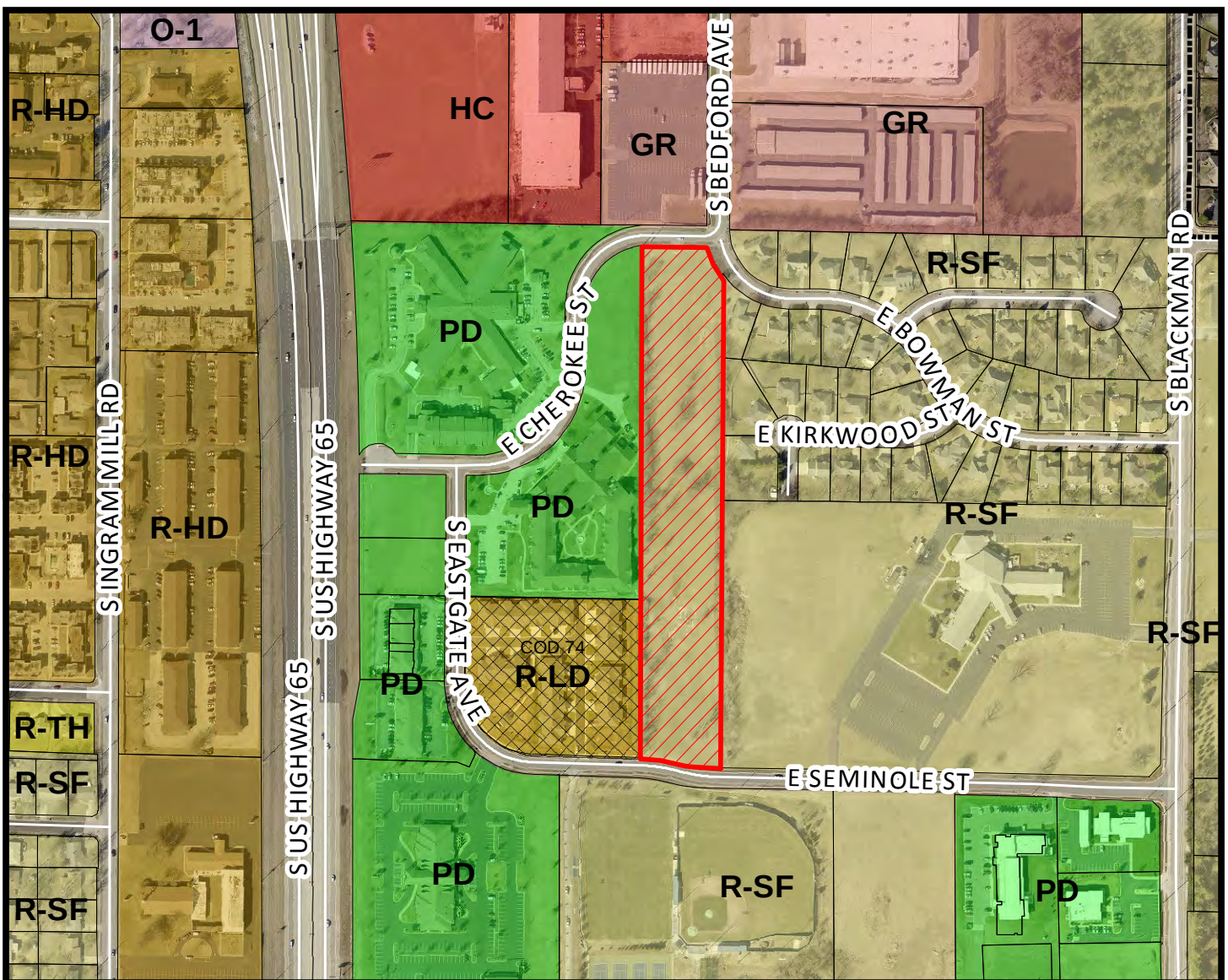
Z-3-2017/Conditional Overlay District No. 117

LOCATION: 3500 block E. Seminole Street

CURRENT ZONING: R-SF, Single-Family Residential

PROPOSED ZONING: R-LD, Low-Density Multi-Family
Residential District/COD #117

LOCATION SKETCH



- Area of Proposal



1 inch = 400 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-3-2017 CONDITIONAL OVERLAY DISTRICT NO. 117

PURPOSE: To rezone approximately 5.79 acre of property generally located at the 3500 block East Seminole Street from a R-SF, Single-Family Residential District to a R-LD, Low-Density Multi-Family Residential District and establishing Conditional Overlay District No. 117

DATE: December 27, 2016

LOCATION: 3500 block East Seminole Street

APPLICANT: Calvary Chapel of Springfield

TRACT SIZE: Approximately 5.79 acres

EXISTING USE: Vacant/undeveloped land

PROPOSED USE: Multi-family townhouse development for seniors

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for medium or high density housing. The R-LD District is one of the appropriate zoning districts recommended for this area.
2. The subject property is within the U.S. 65 and Sunshine Street (Community) 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.
3. The request is consistent with the adjacent zoning along Cherokee, Eastgate and Seminole and the intent of the R-LD district to serve as a transition between lower density and higher density residential districts. This development will serve as a transition between the adjoining single-family residential neighborhood and church to the east, and the commercial, multi-family and institutional properties to the north, south and west.
4. 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.

5. The proposed conditional overlay district will mitigate the potential impact between the multi-family and single-family uses by restricting the maximum density to no more than eleven (11) dwelling units per acre which is significantly less intense than what is permitted in the R-LD district. The proposed conditional overlay district will restrict and lower the residential density similar to the R-TH, Residential Townhouse District. While both the R-TH and R-LD Districts allow townhouses as proposed, the primary difference is that the R-TH District only allows one townhouse per lot while the R-LD allows for multiple townhouses or dwelling units on a single lot.
6. The standard development requirements in the R-LD District are otherwise adequate for mitigating potential impacts of the multi-family uses on the adjoining single-family residential properties. No portion of a multi-family shall be higher than forty-five (45) degree bulk plane where the property adjoins an R-SF District.
7. Supports the following Field Guide 2030 goal(s): Chapter 6, Growth Management and Land Use Major Goal 4: Develop the community in a sustainable manner. Objective 4a, Increase density in activity centers and transit corridor.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GR	Off-street parking lot
East	R-SF	Single-family residences and church
South	R-SF	Springfield Catholic High School
West	PD & R-LD	Multi-family residential and retirement home uses

HISTORY:

The subject property has been zoned R-SF since the 1995 citywide re-mapping. There was a request to rezone the subject property for a townhouse development in 2004. This development included a public street between Cherokee and Seminole and a maximum of 60 dwelling units which is approximately 10 dwelling units per acre. Planning and Development staff supported the request; however, the Planned Development District No. 273 request was denied by Planning and Zoning Commission and the applicant withdrew the case and chose to not appeal the request at City Council.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for medium or high density housing. The R-LD District is one of the appropriate zoning districts recommended for this area. The proposed multi-family residential uses and densities are an appropriate transition between the higher intensity retail, residential and office uses along U.S. 65 and Cherokee to the west and single-family residential property to the east. The subject site with the conditional overlay district meets the recommendations and intent of the *Comprehensive Plan* and R-LD District.

The *Growth Management and Land Use Plan* identifies Schoolcraft Freeway (U.S. 65) and Sunshine Street as an established community activity center. The *Plan* identifies activity centers as appropriate locations for mixed use development including commercial, office and high-density housing. It is intended that additional development be concentrated in and around activity centers so as to optimize transportation investments, citizen convenience, investor confidence, a compact growth pattern, and a sense of urban excitement. Design within activity centers should emphasize mixed and multiple use development, attractive open spaces and high quality site planning and architecture.

STAFF COMMENTS:

1. The applicant is proposing to rezone the property at the 3500 block East Seminole Street from a R-SF, Single-Family Residential District to a R-LD, Low-Density Multi-Family Residential District and establishing Conditional Overlay District No. 117. The intent of this application is to facilitate the development of the site for a multi-family townhouse development for seniors.
2. The subject property is within the U.S. 65 and Sunshine Street (Community) 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 proposed rezoning would allow the subject property to be developed more intensely than currently zoned which is consistent with the *Plan*.
3. The subject property is a difficult tract of land to develop. This narrow strip of land, nearly one-fourth of a mile (1,320 feet) long and only 197 feet wide, is located at the southern edge of commercial development at the U.S. Highway 65 and Sunshine community activity center. The property is wedged between a single-family subdivision and a church on the east and a nursing home, assisted care facility, senior townhomes and offices on the west. The narrow width of the

property prohibits the property from developing under the existing single family zoning with a public street through the middle of the tract with lots on either side of the street which is typical of most single-family developments. A local residential street requires 50 feet of right-of-way and a R-SF lot requires a minimum lot depth of 80 feet which would require a total of 210 feet of lot width for a typical R-SF subdivision. This proposal for R-LD with residential townhomes provides a step-down development from the offices and elderly multifamily housing facilities to the west and will serve as a transition between those higher intensity uses and the single family homes to the east.

4. The R-LD District is intended to accommodate multi-family developments at densities up to approximately eighteen (18) units per acre and is intended to have all vehicular access from a collector or higher classified street (Cherokee & Seminole) without traversing minor streets in adjoining residential neighborhoods. The applicant is requesting a conditional overlay district that will restrict the maximum density to eleven (11) dwelling units per acre. The Multi-Family Location and Design Guidelines are not required for multi-family developments at eleven (11) dwelling units per acre or less. The current R-SF, Single-Family Residential District allows for a maximum residential density of 7 du/ac. The proposed conditional overlay district will restrict the residential density to 11 dwelling units per acre which is similar to the R-TH, Residential Townhouse District this is a difference of 4 du/ac. While both the R-TH and R-LD Districts allow townhouses as proposed, the primary difference is that the R-TH District only allows one townhouse per lot while the R-LD allows for multiple townhouses or dwelling units on a single lot. The conditional overlay district will also prohibit any access from the subject property to Bowman Street and require the dedication of a sidewalk easement for future construction of sidewalk along Seminole Street since the existing street was constructed along the north edge of the right-of-way.
5. The maximum height of any multi-family dwelling is restricted by a forty-five (45) degree bulk plane as measured from the boundaries of any R-SF districts. This is a one to one ratio of building setback to height. Therefore, if the building setback was 25 feet any structures could only be 25 feet high which is similar to what the applicant is proposing. The applicant has proposed a 10 foot side yard setback along the western property line and when side yards are less than 15 feet in width, the maximum structure height is 35 feet or two and one-half stories above the finished grade which is the same height restrictions as in the R-SF District. The standard requirements for bufferyards, noise, lighting, odor and signage will be covered by the Zoning Ordinance.
6. A traffic study was not warranted by Public Works Traffic Division since the rezoning from R-SF to the R-LD with COD #117 will not generate a significant amount of additional traffic.

7. The bufferyard requirement between the R-LD, Low-Density Multi-Family Residential District and adjacent R-SF, Single-Family Residential District to the east, is a Bufferyard "B". Bufferyard "B" requires a minimum open space of fifteen (15) feet wide with the following plantings per one hundred (100) linear feet: one (1) canopy tree, one (1) understory tree, one (1) evergreen tree and six (6) shrubs. There are no required structures (i.e. solid fence, wall or hedge) in the Bufferyard "B".
8. The property to the southwest (2118 S. Eastgate Ave.) of the subject property was rezoned in 2014 to R-LD with a conditional overlay district that restricted its density to 11 dwelling units per acre. It has recently constructed residential townhouses for seniors.
9. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting with property owners, residents and any registered neighborhood association within 500 feet of the subject properties on December 14, 2016. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Seventeen (17) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. Staff has received no objections to date.

CITY COUNCIL MEETING:

February 6, 2017

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-3-2017 & CONDITIONAL OVERLAY DISTRICT NO. 117

BUILDING DEVELOPMENT SERVICES COMMENTS:

No BDS issues with rezoning proposal.

CITY UTILITIES:

No objections to rezoning, CU has adequate facilities in place to handle the density.

CLEAN WATER SERVICES COMMENTS:

1. No objections to rezoning however the entire development will not be able to be served by gravity sewer.
2. Gravity sewer is only available along Cherokee which is approx. 30 feet higher than Seminole. The entire development will either have to privately pump north to Cherokee or Sewer will have to be extended along Seminole. If private pumping is used the force mains cannot cross property lines which should not be a problem as long as the property does not subdivide.
3. The trunkline connection fee shown for this property has expired and is no longer applicable.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies Seminole Street and Cherokee Street as Local Residential roadways. The standard right of way width for both streets is 25 feet from the centerline or 50 feet between the property lines. Additional right of way is not required for Cherokee or Seminole, however, a sidewalk easement is required to be able to construct a sidewalk along the property frontage that is within public right of way. Sidewalk is required to be constructed at development. Both Seminole and Cherokee are city maintained streets. The most recent traffic count on Seminole Street is 1,472 vehicles per day. A traffic count does not exist for this section of Cherokee Street as it would be provided by request only since it is classified as a Local Residential. There is one existing driveway access points along Cherokee Street and none along Seminole pertaining to the properties in this zoning. The property fronts a very small portion of Bowman Street. No access is allowed to Bowman. There is not sidewalk along the property frontage on Seminole Street, but sidewalk does exist along the property frontage on Cherokee Street. The existing infrastructure meets current city standards. On-street parking is not allowed along Seminole or Cherokee. There is not a greenway trail in the area. There are no bus stops along Seminole or Cherokee in this area. The proposed development is in an area that provides for

multiple direct connections and provides for good connectivity in the area. There are no proposed improvements along Seminole Street or Cherokee Street.

Public Works Traffic Division	Response
Street classification	Seminole Street - Local Residential Cherokee Street - Local Residential
On-street parking along streets	Seminole Street - No Cherokee Street - No
Trip generation - existing use	48 vehicles per day (R-SF)
Trip generation change - proposed use	120 vehicles per day (R-LD)
Existing street right of way widths	Seminole Street - 50 ft between property lines Cherokee Street - 25 ft from the centerline
Standard right of way widths	Seminole Street - 50 ft between property lines Cherokee Street - 25 ft from the centerline
Traffic study submitted	Not required
Proposed street improvements	None required

STORMWATER COMMENTS:

The property is located in the Pierson Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention is not an option for this site. There is an existing box culvert south of the property available for this development to discharge into. There are no sinkholes on the proposed property.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Based upon City data, there is a significant amount of offsite concentrated stormwater crossing the subject property. Although stormwater detention and water quality do not have to be provided for these flows, public improvement

plans will be required to convey these flows across the subject property. Drainage easements must be provided for this conveyance.

4. Staff is aware of stormwater concerns by the neighborhood to the east of the proposed property. The property currently slopes to the south and when it is developed detention and water quality will be required. Developing the site will not impact current stormwater issues in the neighborhood to the east.

Public Works Stormwater Division	Response
Drainage Basin	Pierson Creek
Is property located in Floodplain	No
Is property located on a sinkhole	No
Is stormwater buyout an option	No

Attachment 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

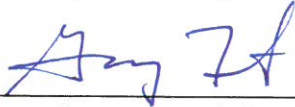
1. Request change to zoning from: R-SF to R-LD
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 12/14/16, 4 pm - 7 pm
3. Meeting Location: SPRINGFIELD FIRE STATION, 2601 S BLACKMAN
4. Number of invitations that were sent: 53
5. How was the mailing list generated: CITY STAFF LIST
6. Number of neighbors in attendance (attach a sign-in sheet): 17 (9 owners, 8 renters)
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.)

SEE ATTACHED.

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

SEE ATTACHED.

I, GARY FENTON (print name), attest that the neighborhood meeting was held on 12/14/16 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

GARY FENTON

Printed name of person completing affidavit

Attachment to Affidavit of Neighborhood Notification and Meeting Summary

Verbal comments:

1. Make sure road stays blocked off (Bowman St)

Response: We have no intention of un-blocking that road.

2. Concerns about resale value of homes that backs up to development

Response: We do not know how it would affect resale values

3. Concerns about water flow on west side of development

Response: Water flow issues will be addressed with development plans as required by city staff and codes

4. Concerns about leaving brush and trees along borders of the property

Response: We plan on leaving all bordering trees and brush but will 'clean' it up

5. Concerns about water flow on east side of development

Response: Water flow issues will be addressed with development plans as required by city staff and codes

6. Concerns about Multi-story buildings and crime associated with that

Response: Development is not multi-story, only single story.

7. Concerns about increased traffic on Bowman St.

Response: As far as we know Bowman St (the blocked off street) will not be affected by the development as they are not connected at all.

8. Concerns that we will not follow our plan of 55+ age group and will not build as we presented

Response: Reiterated our plan for a 55+ community, and there will not be any major plan changes.

Attachment to Affidavit of Neighborhood Notification and Meeting Summary

Written comments (via email to city):

1. Tricia Yim: (she also attended the neighborhood meeting)

- Water flow issues
- Children safety
- Sex offenders

Response:

- Water flow issues will be addressed with development plans as required by city staff and codes
- Children safety- we don't see any children safety issues with the development. Mrs. Yim mentioned that people, on occasion, were partying in the field (her house backs up to development land), and maybe the development will eliminate that.
- Sex offenders - told Mrs. Yim we will make every effort not to rent to sex offenders

2. Robert & Deborah Rootz: (they attended the neighborhood meeting and their property backs up to the development)

- Water flow issues
- Wants development property to 'stay a field'

Response:

- Water flow issues will be addressed with development plans as required by city staff and codes

SIGN IN SHEET

NAME: Quinn Andrews ^{-(owner)} ADDRESS: 3631 E. Bowman PHONE #: 883-9673 EMAIL ADDRESS
EARLINE SSCOPE 2118 S. EASTGATE 839-4265 ^(Renter)

Doris & Steven Webster ^(owner)
3626 E Bowman

SIGN IN SHEET

MARY OFFICER 2118 S. Eastgate Ave A-6 (RENTER)

NAME: ADDRESS: PHONE #: 417 718 1710 EMAIL ADDRESS

Kay Bales	2118 S. Eastgate E1	417-576-5494	(Renter)
Jim & Lee Purcell	2118 E Eastgate C2	417-883-1490	(Renter)
Shawn McClure	3642 E Bowman	417-234-4331	(owner)
Robert Rootz	2059 South Bedford	314 604 6786	(owner)
Reborah Rootz	→		
		417-684-0008	(owner)
Clayton Dupy	3731 E Bowman		
Tricia Yim	3631 E. Kirkwood St.	417-887-8575	(owner)
Ruby & Larry Clark	3660 E Bowman St	417-576-7069	(owner)
Debbie Hopkins	3751 E Alameda		(owner)

SIGN IN SHEET

NAME: Shirley Mitchell (Renter) ADDRESS: 2118 S. Lodgegate B4 PHONE #: 417-471-0161 EMAIL ADDRESS:

SCOTT BAILES 2920 S. Ranch Dr. 766-5072 sbailers@cardinalb.com
(owner of property to west)

Attachment 3

NOTICE

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits, an application for a change in land use or zoning the property will be posted, there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at [zoning \(5\) springfieldmo.gov](mailto:zoning(5)>springfieldmo.gov). Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

Comment Card: mail comments to the address above or email comments to [zoning\(5>springfieldmo.gov](mailto:zoning(5)>springfieldmo.gov)

DATE	12/14/2016	Telephone No.	417.576.7069
YOUR NAME	Ruby Clark		
YOUR ADDRESS	3660 E. Bowman St. Springfield Mo. 65809		
PROJECT ADDRESS	5.98 Acres of land from R-SF, Residential-Single Family to R-LD, Residential-Low Density with a Conditional Overlay District restricting number of units to 11 per acre. Next to Backman woods		
COMMENTS:	Subdivision		

We strongly object to the rezoning of the land next to Blackman Woods Subdivision. This neighborhood cannot withstand any more water being dumped onto it. Putting apartments there and having a lot of parking space would cause the houses next to that property to be flooded. It would also not be safe for our children in our neighborhood to have ditches with overflowing water in them. We are also concerned about possible chemical run off from the blacktop parking lot.

Neal, Daniel

From: Deborah Rootz [rootzdeborah@gmail.com]
Sent: Friday, December 09, 2016 4:11 AM
To: Zoning@springfieldmo.gov
Subject: Fwd: Zoning change comments

Also, here are some pictures we took during rain storms at our house & property that joins field.

The Hope Church, adjoining field & our property, caused some flooding to our house's previous owner, in the past, we were told. That had to be fixed at Church's expense, & was very expensive, several thousands.

And new rental condos, by Nursing Home behind us (across from Catholic High School & Funeral Home) also we were told, does not have good water drainage, & is causing concerns & problems in the field & surrounding areas off Seminole.

The Storages Units Business at Cherokee St., behind Sams on Sunshine, & behind our Subdivision, has huge drain pipe by it, very near our Subdivision. It directs a strong & large flow of water, across street, directly toward & into field, & alongside a neighbors house that joins field directly. Which then comes by our house & next door neighbor, both our houses property also join field. As there are two drainage ditches, one on our properties, & one on field, that are very, very close together, as you can see in pictures, that water gets very high to overflowing. Plus water runs like a creek through field & pools also.

Alongside our house, there is a drain field for our subdivision, that is on our property oddly. That fills quickly & deeply, that the two ditches flow into & nearby alongside.

Our house is at the bottom of a hill, on So. Bedford at Kirkwood, so all the water comes down the hill in our Subdivision & through two large drain pipes into drain field. Our house has two sump pumps & a lift pump, as do some neighbors, we were told.

Its quite alarming & worrisome during these storms already. & To hear of these past & recent problems, with Church & new Rental that have already been built, next door. & Now very possible future problems with new construction being considered in field.

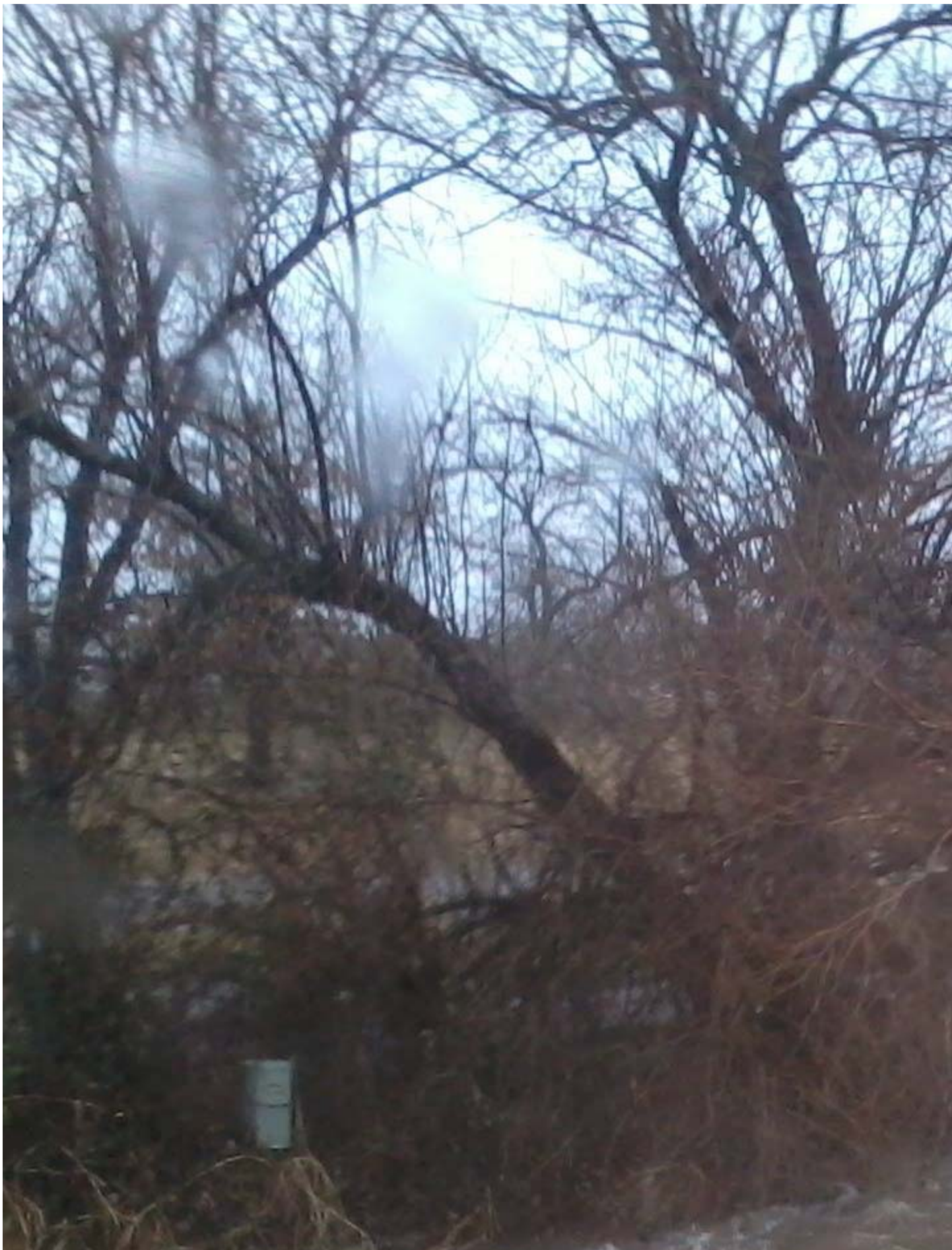
Please take these things into consideration, & into your planning. Thank you very much.

Also, several of us neighbors, in this Subdivision of about 50 houses, plan to attend meeting & share our concerns, as many, if not all are concerned. About the water drainage problems, & what type of building is to be built in field, and how it will affect our properties.

Thanks again for your help & for the letter informing us. Deborah

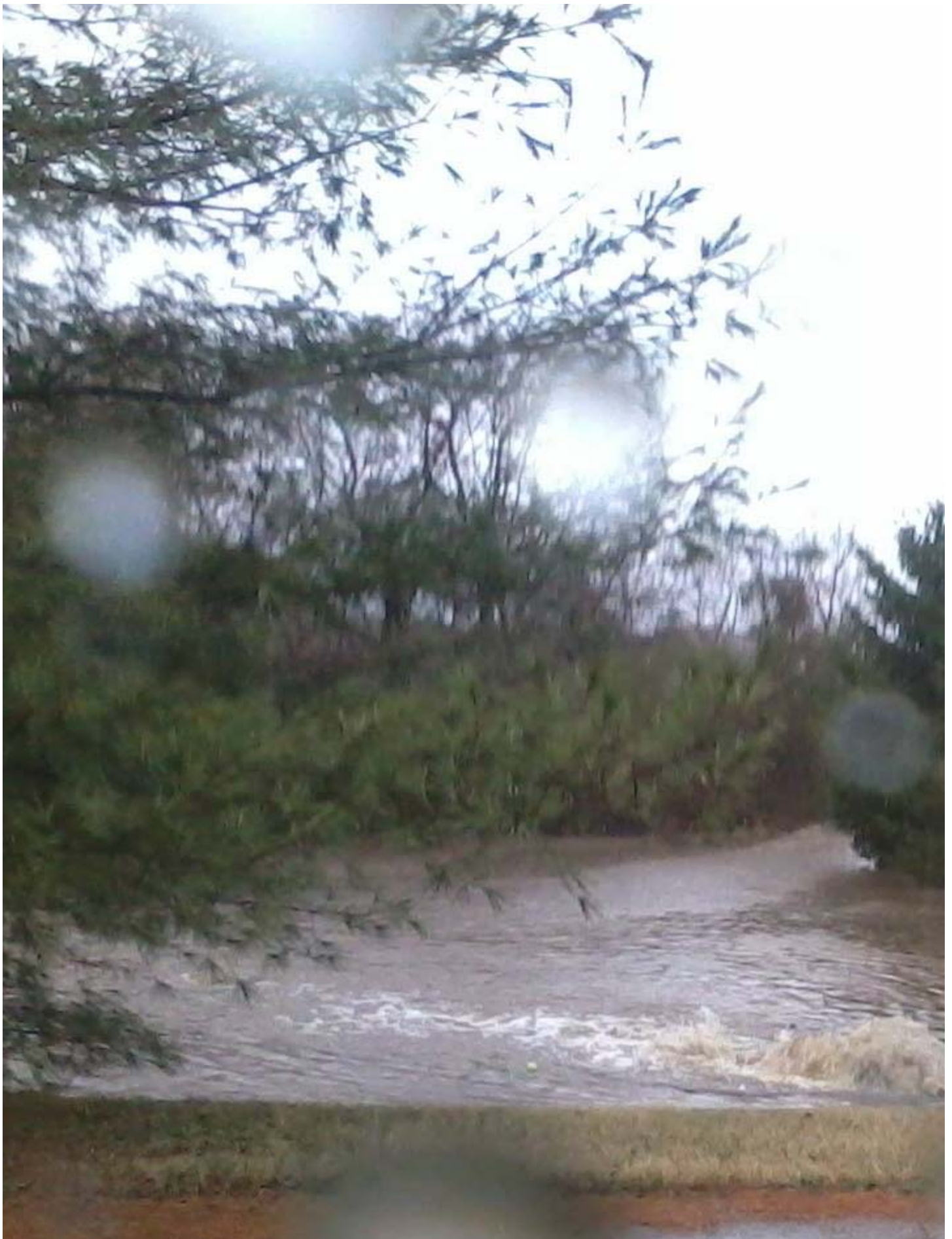












Sent from my iPhone

Begin forwarded message:

From: Deborah Rootz <deborahrootz@yahoo.com>
Date: December 9, 2016 at 3:26:48 AM CST
To: Deborah Rootz <rootzdeborah@gmail.com>
Subject: Fwd: Zoning change comments

Sent from my iPhone

Begin forwarded message:

From: robert rootz <robertrootz@yahoo.com>
Date: December 7, 2016 at 3:19:16 PM CST
To: zoning@springfieldmo.gov
Subject: Zoning change comments

12/7/2016.

Robert and Deborah Rootz
2059 South Bedford
Springfield, Mo 65809
314 604 6786

Project address: 5.98 acres of vacant land located between Seminole & Cherokee, adjoining the west boundary of Hope church located at 2121 S Blackman Road.

Our concern is the water runoff from the project. The two ditches behind our house are completely full of water when it rains. Frequently, water runs through the field when we receive heavy rain.

I think improvements would need to be made to both the field, and on our property the ditches and retention pond to control the volume of water runoff and prevent flooding.

We are not in favor of building on this land and prefer it stay a field.

Robert & Deborah Rootz

Neal, Daniel

From: Tricia Y [skyhigh97@hotmail.com]
Sent: Tuesday, December 13, 2016 11:06 AM
To: Zoning@springfieldmo.gov
Subject: Application for rezoning

Good morning. I am contacting you regarding the application submitted by Emerald Villas LLC to rezone the 5.98 acres m/l of vacant land located between Seminole & Cherokee, adjoining the west boundary of Hope Church on Blackman road. As a property owner who's property directly adjoins the vacant land, I am deeply concerned with this application & do not support this rezoning. Many homes in our neighborhood are basement homes, my home included, and there is already a substantial amount of water that comes through our property by way of a water flow ditch at the rear of our lot. There is far more than we ever anticipated when originally purchasing our property. This rezoning & the ability for Emerald Villas to place approximately 66 units on this currently vacant lot can be detrimental to our dwelling as well as our family. Nothing good ever comes from a flooded basement, which has greater potential of happening due to this type of development.

My other concern is for the type of development; rental property. When we purchased our home, we signed the papers under the presumption that there would one day be a church on that land. As a neighborhood full of young children, there is a deep concern for the lack of concern for our children's safety from having non-landlord dwelling rental property this close. Not only for the concern of continual tenant turnover not properly screened, but possible sex offenders moving in and out, etc. Please consider your own family and think about how you might feel if this was in your back yard and your home, property value and safety was in jeopardy. I am requesting that you reject this rezoning application on the basis of putting the well-being of people before profit.

I sincerely appreciate your attention to this matter. Please do not hesitate to contact me with any questions you may have.

-Tricia Yim

~Have a blessed day!~

Neal, Daniel

From: Deborah Rootz [rootzdeborah@gmail.com]
Sent: Wednesday, December 14, 2016 11:29 PM
To: Zoning@springfieldmo.gov
Subject: Re: Zoning change comments

We attended the Neighborhood Meeting tonight with the Builder in the Field behind our house.. I have more concerns.

They were not aware one of the two drainage ditches (see in the pictures) by the Field they want to build on, is 'on the Field's property'. He told us they were both on our property, but I showed them they were incorrect, & where the property boundary stakes are in the pictures. They stakes are on the small hill between the two ditches, clearly showing one ditch is on the Field's property, and only one is on ours & our 2 neighbors.

Another concern is, a lot of our Subdivision's houses have basements with lift pumps for the basement bathrooms, and also have sump pumps.

Our house has 2 sump pumps. We think the 2nd may have been installed when the flooding problem occurred with the Hope Church next door, when the Church had to pay for damages to this house, to the previous owner. At least that's what the paperwork said the costs were almost \$10,000.

Our 2 sump pumps & our lift pump run constantly, rain or shine, in the heat of the Summer. We rarely use our basement, but the lift pump run constantly like the 2 sump pumps, so they must be connected.

I told the Builder, we were told by a neighbor (that recently moved) that there are underground springs. Thus the constant running of our lift & sump pumps. (We do live in "Spring"field after all.)

Also, a Neighbor up the hill on Bowman, told me they had some flooding problems, and their neighbor had to have some work done in their yard. She said their drainage, drains down toward these drainage ditches, I think.

We have only owned our house 6 years, the Subdivision is 18 yrs old. So we don't know what was done when Subdivision was built. I don't know if there are original owners, I would think there would be some.

But I am concerned if the Field's Builder starts working on these water drainage ditches, if it will affect where all these neighbors sump pumps and yard drainage. Not just the one that join the Field. If they drain down the hill from yards & sump pumps & lift pumps in basements, & empty into these drainage ditches possibly. Especially the 3 neighbors that join the Field.

Would you or City Utilities have underground maps, showing where the houses in our Subdivision basements lift pumps and sump pumps & yard drains were put underground here? Where that water drainage is directed? Will that be available to the Field Builder?

A lot of water comes down the street and into the drain field on our property, into the two large drain pipes. But since the Neighbor mentioned the yard problem they & their neighbor recently had, I wonder if that may be directed to the drainage ditches along the Field. Its underground somewhere.

When they start work on the Field & their drainage ditch, they may start "backing up" & "clogging up" the neighborhood's sump pumps & lift pumps & yard drainage.

This needs to be looked into by the City.

Thanks, Deborah



On Wed, Dec 14, 2016 at 11:01 PM, Deborah Rootz <rootzdeborah@gmail.com> wrote:

We attended the Neighborhood Meeting tonight with the Builder. I have more concerns.

They were not aware one of the two drainage ditches in the pictures and by the field they want to build on, is on the Field's property. He told us they were on our property

----- Forwarded message -----

From: Deborah Rootz <rootzdeborah@gmail.com>

Date: Sun, Dec 11, 2016 at 4:12 PM

Subject: Fwd: Zoning change comments

To: Rootz Deborah <deborahrootz@yahoo.com>

Neal, Daniel

From: D-S Webster [happycampers2000@hotmail.com]
Sent: Tuesday, January 03, 2017 10:35 AM
To: Zoning@springfieldmo.gov
Subject: Rezoning concerns

I am writing concerning the rezoning of 3500 E Seminole Z-#-2017W/COD117 . We live at the end of Blackman and would probably be affected more so than anyone else. We have several concerns.

We have emailed the potential builder regarding the water issue and his reply was "Unfortunately at this point, since we have not yet done any civil engineering, I can't speak to that. But I do know the engineers and with city approval will not allow any water from our property on to yours. I'm not trying to be vague, or not trying to not answer, but I just don't know at this point."

If they have no idea what is going to be done, I'm not sure how we could not have concerns on the rezoning. One of our concerns is the water issue. Most of the water overflow comes from the street and the overflow pond beside the mini storage that definitely overflows through the edge of our property to the drainage ditch during an extremely hard rain. If that water no longer goes on the adjacent property that means we will be getting the water closer to our house because of the grade at the property line. Also, what would it look like from our property if they do something to divert their water from coming on our property (retaining wall?). There is a lot of brush at our side of the drainage ditch that we really like because it shades our yard and provides privacy, that would make a huge difference in our yard if that was taken out. We have heard what they say they *intend* to do, but what would keep them from changing the plans once it's rezoned. For example could they build a multi-story, low income or build closer than the 25 feet off the property as promised? One of the reasons we purchased our property is because the attached land was zoned residential.

We are not sure how to process, should we just mail in the notarized form and attend the meeting. Any input you could give us would be appreciated. Thank you.

Doris & Steven Webster
3626 E Bowman
Springfield, MO
417-631-1554
happycampers2000@hotmail.com

Neal, Daniel

From: D-S Webster [happycampers2000@hotmail.com]
Sent: Monday, January 09, 2017 5:03 PM
To: Zoning@springfieldmo.gov
Subject: Re: Rezoning concerns

Since sending this email, we have been in contact with the developer and have a better understanding of the development. If built as the plans show, they have addressed our concerns to our satisfaction and if it is possible we would like to withdraw our objections. We will still be attending the zoning meeting on Thursday. Thank you.

Steven and Doris Webster
3626 E Bowman
Springfield, MO
417-631-1557

Sent from my iPad

On Jan 3, 2017, at 10:35 AM, D-S Webster <happycampers2000@hotmail.com> wrote:

I am writing concerning the rezoning of 3500 E Seminole Z-#-2017W/COD117 . We live at the end of Blackman and would probably be affected more so than anyone else. We have several concerns.

We have emailed the potential builder regarding the water issue and his reply was "Unfortunately at this point, since we have not yet done any civil engineering, I can't speak to that. But I do know the engineers and with city approval will not allow any water from our property on to yours. I'm not trying to be vague, or not trying to not answer, but I just don't know at this point."

If they have no idea what is going to be done, I'm not sure how we could not have concerns on the rezoning. One of our concerns is the water issue. Most of the water overflow comes from the street and the overflow pond beside the mini storage that definitely overflows through the edge of our property to the drainage ditch during an extremely hard rain. If that water no longer goes on the adjacent property that means we will be getting the water closer to our house because of the grade at the property line. Also, what would it look like from our property if they do something to divert their water from coming on our property (retaining wall?). There is a lot of brush at our side of the drainage ditch that we really like because it shades our yard and provides privacy, that would make a huge difference in our yard if that was taken out. We have heard what they say they *intend* to do, but what would keep them from changing the plans once it's rezoned. For example could they build a multi-story, low income or build closer than the 25 feet off the property as promised? One of the reasons we purchased our property is because the attached land was zoned residential.

We are not sure how to process, should we just mail in the notarized form and attend the meeting. Any input you could give us would be appreciated. Thank you.

Doris & Steven Webster
3626 E Bowman
Springfield, MO

ATTACHMENT 4
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-3-2017 & CONDITIONAL OVERLAY DISTRICT NO. 117

The requirements of *Section 36-382. Low-density multifamily residential district.* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

1. The maximum density for the subject property is eleven (11) dwelling units per acre.
2. No access to Bowman Street is allowed.
3. A sidewalk easement is required to be dedicated along Seminole Street to accommodate the construction of sidewalks at the time of development.

Development Review Staff Report

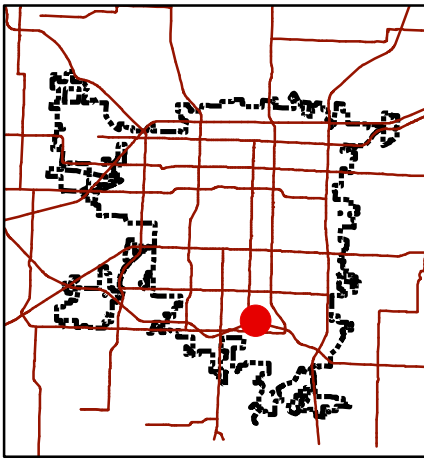
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Z-4-2017

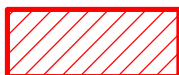
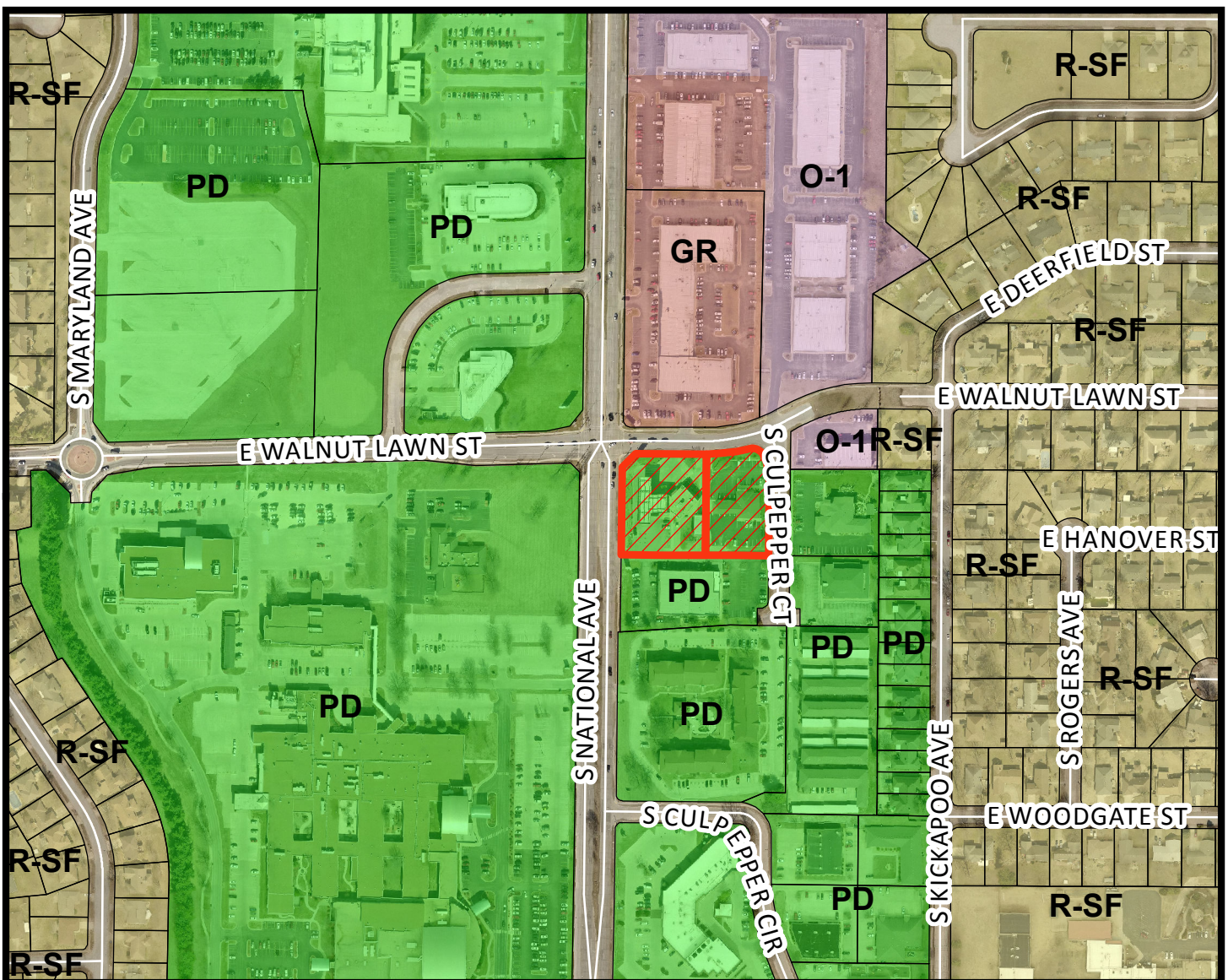
LOCATION: 3416 South National Ave.

CURRENT ZONING: Planned Development 12 Amendment 7

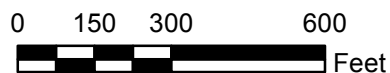
PROPOSED ZONING: GR, General Retail District



LOCATION SKETCH



- Area of Proposal



1 inch = 375 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-4-2017

PURPOSE: To rezone approximately 1.84 acres of property generally located at 3416 South National and 1220 East Walnut Lawn Street from a Planned Development No. 12 Amendment 7 District to a GR, General Retail District.

REPORT DATE: December 15, 2016

LOCATION: 3411 South National Avenue and 1220 East Walnut Lawn

APPLICANT: Kum and Go and Community Financial Credit Union

TRACT SIZE: Approximately 1.84 acres

EXISTING USE: Kum and Go gas station and Community Financial Credit Union

PROPOSED USE: Redevelopment of an existing gas station and office use

FINDINGS FOR STAFF RECOMMENDATION:

5. The *Growth Management and Land Use Plan* Element of the *Comprehensive Plan* identifies this area appropriate for Medium or High density housing. However, the subject property is near the James River Freeway and National Avenue Activity Center as shown in the *Growth Management and Land Use Plan* element. 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.
6. The subject property is located at the corner of National Avenue, a primary arterial roadway and Walnut Lawn Street and Culpepper Court as a local commercial roadway which are appropriate locations for GR, General Retail uses.
7. The existing Planned Development No. 12 Amendment 7 allows for General Retail uses.
8. Approval of this application will provide for the continued productive use of the subject property which is already served by public facilities and services.

RECOMMENDATION:

Staff recommends approval of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GR	Retail and General Office uses
East	PD 12 Amd 7/ O-1	General Office use
South	PD 12 Amd 23	General office use
West	PD 2 Amd. 1	Clinic/ Hospital

HISTORY:

The original Planned Development 12 was approved by City Council in 1982. The subject property was zoned Planned Development 12 Amendment 7 by General Ordinance 4461 on October 17, 1994.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* Element of the *Comprehensive Plan* identifies this area appropriate for Medium or High density housing. However the subject property is near the James River Freeway and National Avenue Activity Center as shown in the *Growth Management and Land Use Plan* element. 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.

STAFF COMMENTS:

1. The applicant is requesting to rezone the subject property from a Planned Development No. 12 Amendment 7 District to a GR, General Retail District for a gas station expansion and office use.
2. The subject property is located on a corner of National Avenue, a primary arterial roadway and Walnut Lawn Street and Culpepper Court, local commercial roadways, which are appropriate locations for GR, General Retail uses.
3. The *Growth Management and Land Use Plan* Element of the *Comprehensive Plan* identifies this area appropriate for Medium or High density housing. The subject property is near the James River Freeway and Campbell Avenue Activity Center as shown in the *Growth Management and Land Use Plan* element.

4. The existing Planned Development No. 12 Amendment 7 allows for General Retail uses.
5. The applicant plans on expanding the existing gas station and will retain a portion of the existing credit union property as an office. This will require a lot line adjustment. Both tracts will have to meet the requirements of the Zoning Ordinance for open space, setbacks, parking and stormwater.
6. Approval of this application will provide for the continued productive use of the subject property which is already served by public facilities and services.
7. Approval of this application will allow compatible and consistent commercial uses with the surrounding zoning and development in this area.
8. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on December 15, 2016 regarding the rezoning request. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Ten (10) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

February 6, 2017

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-4-2017

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with the proposed rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies National Avenue as a Primary Arterial, Walnut Lawn as a Local Commercial and Culpepper Court as a Local Commercial roadway. The standard right of way width for National Avenue is 50 feet from the centerline and Walnut Lawn and Culpepper Court is 30 feet from the centerline. No additional right of way is needed. National Avenue, Walnut Lawn and Culpepper Court are all city maintained streets. The most recent traffic count on National Avenue is 34,593 vehicles per day south of Walnut Lawn and 33,563 north of Walnut Lawn. The most recent traffic count on Walnut Lawn Avenue east of National is 5,233 vehicles per day. No traffic count exists for Culpepper Court. There is currently one driveway access point along National Avenue, one along Walnut Lawn and one along Culpepper Court pertaining to the properties in this rezoning. There is sidewalk along the property frontage on National, along Walnut Lawn and no sidewalk along the property frontage along Culpepper Court. The existing infrastructure meets current city standards. On-street parking is not allowed along National Avenue or Walnut Lawn Street but is allowed along Culpepper Court. There is not a greenway trail in the area. There is one northbound bus stop and three southbound bus stops along National Avenue in this area, but no bus stops along Walnut Lawn or Culpepper Court. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements along National Avenue, Walnut Lawn or Culpepper Court.

Public Works Traffic Division	Response
Street classification	National Avenue - Primary Arterial Walnut Lawn - Local Commercial Culpepper Court - Local Commercial
On-street parking along streets	National Avenue - No Walnut Lawn - No Culpepper Court - Yes
Trip generation - existing use	240 vehicles per day (PD)
Trip generation change - proposed use	720 vehicles per day (GR)
Existing street right of way widths	National Avenue - 50 ft from the centerline Walnut Lawn - 30 ft from the centerline Culpepper Court - 30 ft from the centerline
Standard right of way widths	National Avenue - 50 ft from the centerline Walnut Lawn - 30 ft from the centerline Culpepper Court - 30 ft from the centerline
Traffic study submitted	Not required
Proposed street improvements	None required

STORMWATER COMMENTS:

The property is located in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention is not an option. There is an existing box culvert available for this development to discharge into. There are no known sinkholes on the proposed property.

There are no stormwater issues with re-zoning this property. Please note that development (or re-development) of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	Ward Branch
Is property located in Floodplain	No
Is property located on a sinkhole	No
Is stormwater buyout an option	No

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Public sewer is currently available.

A portion of the existing canopy at the gas station is in the sewer easement. Olsson is looking at relocating the sewer to avoid future conflicts with the gas tanks and future canopy.

CITY UTILITIES:

No objection to rezoning. No impact on City Utilities. All facilities are in place to provide service.



December 1, 2016

Dear Property Owner:

We are submitting a rezoning application to the City of Springfield for property located at 3416 S. National Ave., at the southeast corner of the intersection of National Ave. and Walnut Lawn. The area to be rezoned is an existing Kum & Go and Community Financial Credit Union.

The properties are currently zoned as (PD) Planned Development and we are requesting to rezone the (PD) property to a (GR) General Retail District. The proposed rezoning will allow Kum & Go, LC to construct a new convenience store in this location.

Representatives from Olsson Associates will be available to speak with neighbors and answer any questions you might have about the rezoning application on **Thursday, December 15, 2016 from 4:00 – 6:30 p.m. at the Holiday Inn Express** located at 310 E. Monastery Street Springfield, MO 65810. A map indicating the affected property as well as the meeting location is attached to this letter.

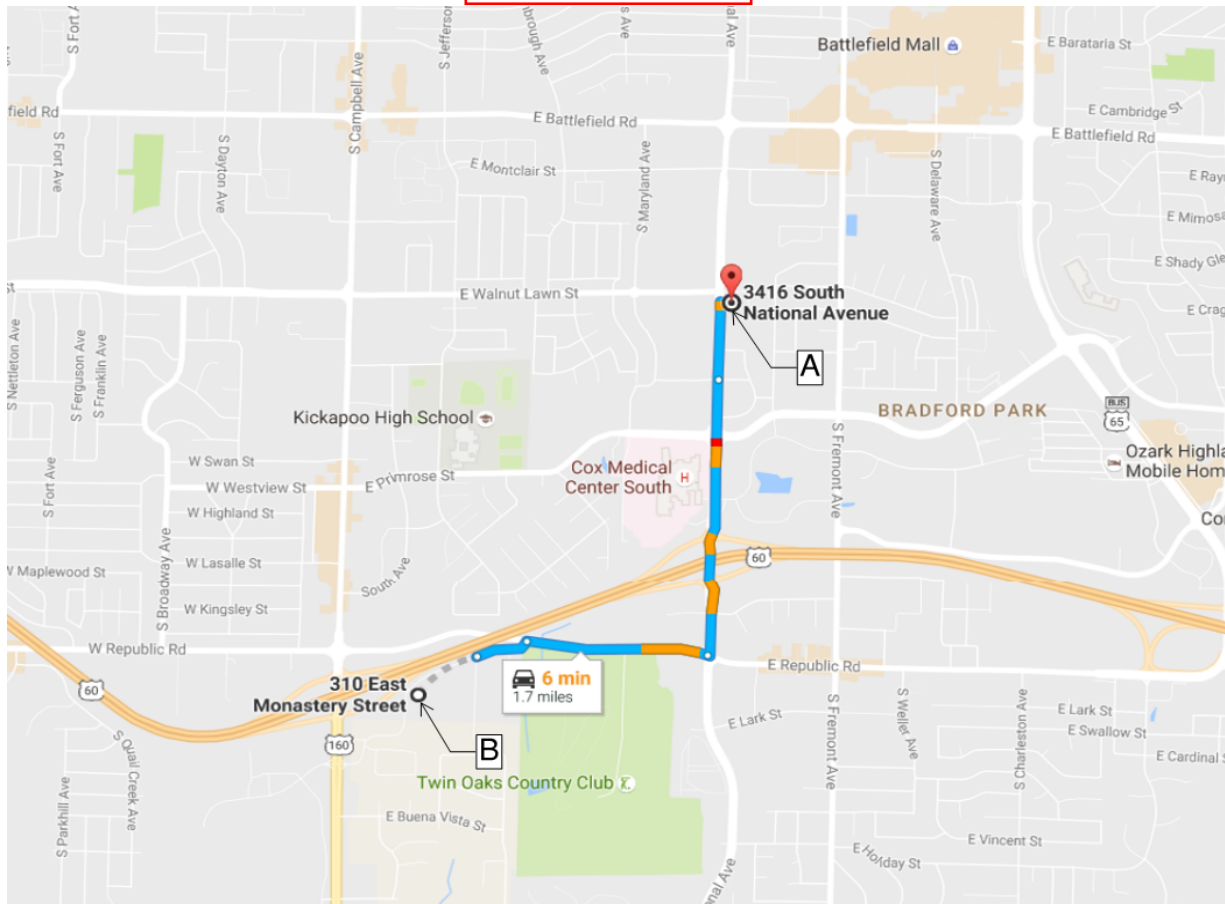
This case is scheduled to be heard before the City of Springfield Planning and Zoning Commission on January 12, 2016 at 6:30 p.m. Please plan to attend. If you should have any questions, please feel free to contact our office at (417) 890-8802.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. R. Smith', written in a cursive style.

Cameron R. Smith, PLA, ASLA
Olsson Associates

ATTACHMENT 2



LEGEND

- A – 3416 S. National Avenue
B – 310 E. Monastery Street

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: _____ to _____
(existing zoning) (proposed zoning)

2. Meeting Date & Time: _____

3. Meeting Location: _____

4. Number of invitations that were sent: _____

5. How was the mailing list generated: _____

6. Number of neighbors in attendance (attach a sign-in sheet): _____

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.)

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

I, _____ (print name), attest that the neighborhood meeting was held on
_____ (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning
Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



Signature of person completing affidavit

Printed name of person completing affidavit

Neighborhood Meeting
Proposed Kum & Go - Rezoning
December 15th, 2016
4:00 p.m. – 6:30 p.m.

ATTACHMENT 2

Name	Address	Phone	Comments
Missy Dumblee	3424 S. Macdonald	417-888-4488	



MEMORANDUM

Date: 1/12/2017

To: Planning and Zoning Commission

From: Julie Hawkins, Public Works

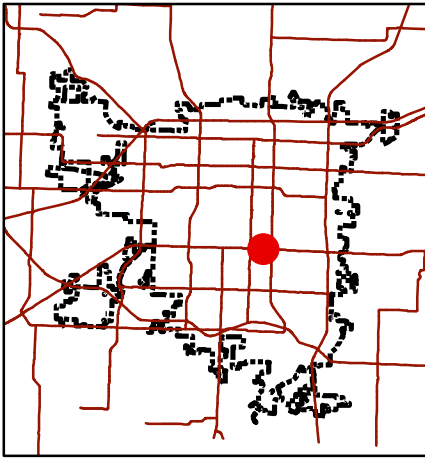
RE: Z-4-2017 3416 S National Ave – Kum & Go

This memo is to explain a discrepancy on the stormwater template. It should be amended to state that stormwater buyout will be allowed on this site.

The template was submitted prior to previous correspondence and meeting with Olsson on Tuesday January 10, 2017 where it was brought to our attention that the overall site (both the Kum and Go Site and Bank Lot) will only be adding 1,200 sq. ft. of net impervious. This is an insignificant amount when considering the approximately 95 acres of urbanized watershed draining to this point and will not adversely impact adjacent properties.

Olsson will amend their plans to show their private stormwater system connecting to the existing reinforced concrete box culvert along National Ave.

The bank/office lot in the northeast corner will surface drain through the other site or a small amount to right-of-way through a curb break in the parking lot. Public improvements or an easement is not required.



Development Review Staff Report

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

Z-5-2017

LOCATION: 1513 East Washita Street
CURRENT ZONING: R-SF, Residential Single-family District
PROPOSED ZONING: GR, General Retail District

LOCATION SKETCH



- Area of Proposal

0 50 100 200
Feet
1 inch = 150 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-5-2017

PURPOSE: To rezone approximately .08 acres of a portion of property generally located at 1513 East Washita Street from a R-SF, Residential Single-family District to a GR, General Retail District

REPORT DATE: December 23, 2016

LOCATION: 1513 East Washita Street

APPLICANT: GWG Properties III LLC

TRACT SIZE: Approximately .08 acres

EXISTING USE: Rear yard of residence

PROPOSED USE: Parking lot for commercial use

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which identifies this area as appropriate for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The GR, General Retail District is identified as an appropriate zoning district for this land use category.
2. Approval of this request will expand the existing GR zoning an additional approximate forty-three (43) feet to the south. This request is consistent with the depth of existing GR zoning to the west. GR zoning of the adjacent property to the east extends further south than the proposed depth of this request. Expansion of the GR district will facilitate the development of the subject property for off-street parking and bufferyard.
3. Approval of this application is not expected to have any negative impact on the surrounding properties. A bufferyard will be provided on the south property line adjacent to residential development.

RECOMMENDATION:

Staff recommends approval of this request with conditions:

This rezoning shall not become effective until the following condition is met:

1. An administrative lot line adjustment to adjust the common property line between 1513 East Washita and 1552 East Sunshine and make the subject property part of 1522 East Sunshine Street.

If this condition is not met within two (2) years of City Council's approval, then the rezoning approval is null and void and the subject property will remain zoned R-SF, Residential Single-family.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GR	Pharmacy
East	GR	Parking lot for Medical office
South	R-SF	Single-family home
West	GR	Parking lot for Bank

HISTORY:

The Washita property was rezoned from C-2 (commercial) to R-SF in a community-wide rezoning to the current Zoning Ordinance regulations in March 1995 (G.O. 4494). C-2 allowed duplexes in addition to commercial uses. The current R-SF district does not allow duplexes, however, the existing duplex use can continue as a legal non-conforming use because it existed prior to the current Zoning Ordinance.

The Sunshine property was zoned to GR in a community-wide rezoning to the current Zoning Ordinance regulations in March 1995 (G.O. 4494).

COMPREHENSIVE PLAN:

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. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The GR, General Retail District is identified as an appropriate zoning district for this land use category.

STAFF COMMENTS:

1. The applicant is proposing to rezone from an R-SF, Residential Single-family District to a GR, General Retail District. This is a rear portion of property approximately .08 acres in size generally located at 1513 East Washita. Upon approval of this application, the applicant proposes to execute an Administrative Lot Line adjustment which will adjust the common property line between 1522

East Sunshine Street and 1513 East Washita Street approximately forty-three (43) feet to the south. The purpose of this application and lot line adjustment is to use the subject property as additional parking for the Pharmacy located at 1522 East Sunshine Street.

2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The GR, General Retail District is identified as an appropriate zoning district for this land use category.
3. Approval of this request will expand the existing GR zoning an additional approximate forty-three (43) feet to the south. This request is consistent with the depth of existing GR zoning to the west. GR zoning of the adjacent property to the east extends further south than the proposed depth of this request. Expansion of the GR district will facilitate the development of the subject property for off-street parking and bufferyard.
4. Vehicular access from the commercial use at 1522 East Sunshine will be prohibited from accessing Washita Street.
5. The bufferyard required between GR and R-SF zoning is a bufferyard "Type F" at least twenty (20) feet wide with a six foot solid wood fence, masonry/brick wall or evergreen hedge and required plantings. This bufferyard will be required at the time of development along the south property line adjacent to R-SF, Single-family Residential zoned property.
6. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on December 22, 2016 regarding the rezoning request. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Eight (8) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

February 6, 2017

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-5-2017

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection to rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies Washita Street as a Local Residential roadway. The standard right of way width for Washita Street is 50 feet from the centerline. Additional right of way is not required. Washita Street is a city maintained street. There is no recent traffic count on Washita Street as it is a Local Residential which are only counted by request. There is one existing driveway access point on Washita, however, the portion of the property being rezoned will not be allowed to have access to Washita Street. All access will be off of Sunshine Avenue through the existing driveway on the neighboring property. There is not sidewalk along the property frontage on Washita Street. The existing infrastructure meets current city standards. On-street parking is allowed on Washita. There is not a greenway trail in the area. There are no bus stops along Washita and one eastbound bus stop along Sunshine just west of this location. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements for Washita Street.

Public Works Traffic Division	Response
Street classification	Local Residential
On-street parking along streets	Yes (along Washita)
Trip generation - existing use	48 vehicles per day (R-SF)
Trip generation - proposed use	720 vehicles per day (GR)
Existing street right of way widths	25 feet from the centerline
Standard right of way widths	25 ft from the centerline
Traffic study submitted	Not required
Proposed street improvements	None required

STORMWATER COMMENTS:

The property is located in the Galloway Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention is not an option. There is no existing storm sewer available for this development to discharge into. There are no known sinkholes on the proposed property.

There are no stormwater issues with re-zoning this property. Please note that development (or re-development) of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	Galloway Creek
Is property located in Floodplain	No
Is property located on a sinkhole	No
Is stormwater buyout an option	No

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning. Public sewer is currently available.

FIRE DEPARTMENT COMMENTS:

No objection to rezoning.

CITY UTILITIES COMMENTS:

No objection to rezoning.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

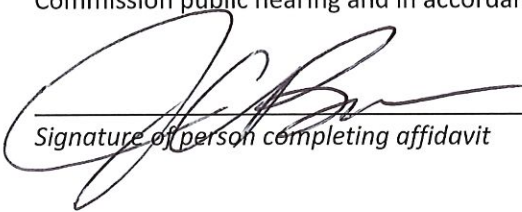
1. Request change to zoning from: R-SF to GR
(existing zoning) (proposed zoning)
2. Meeting Date & Time: Thursday December 22, 2016 from 4:00 to 5:30 pm
3. Meeting Location: 1522 East Sunshine - Grove Pharmacy Lobby
4. Number of invitations that were sent: per city list
5. How was the mailing list generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 1 - see attached sign up sheet
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.)

There were no concerns

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

n/a

I, Chris Ball (print name), attest that the neighborhood meeting was held on
12/22/16 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning
Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

Jack Christopher Ball AIA
Printed name of person completing affidavit

Grove Pharmacy

4-6:30

Comm Mtg

10-22-16

NAME

PHONE

Rosemary Kammerer

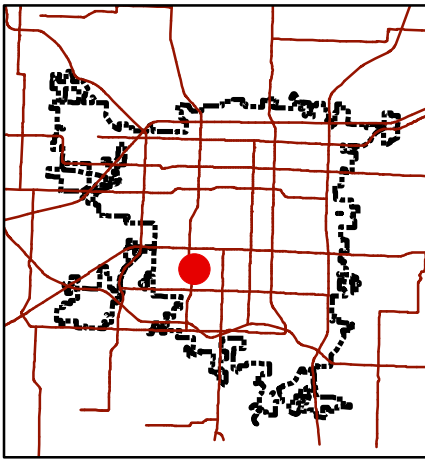
881-7674

Development Review Staff Report

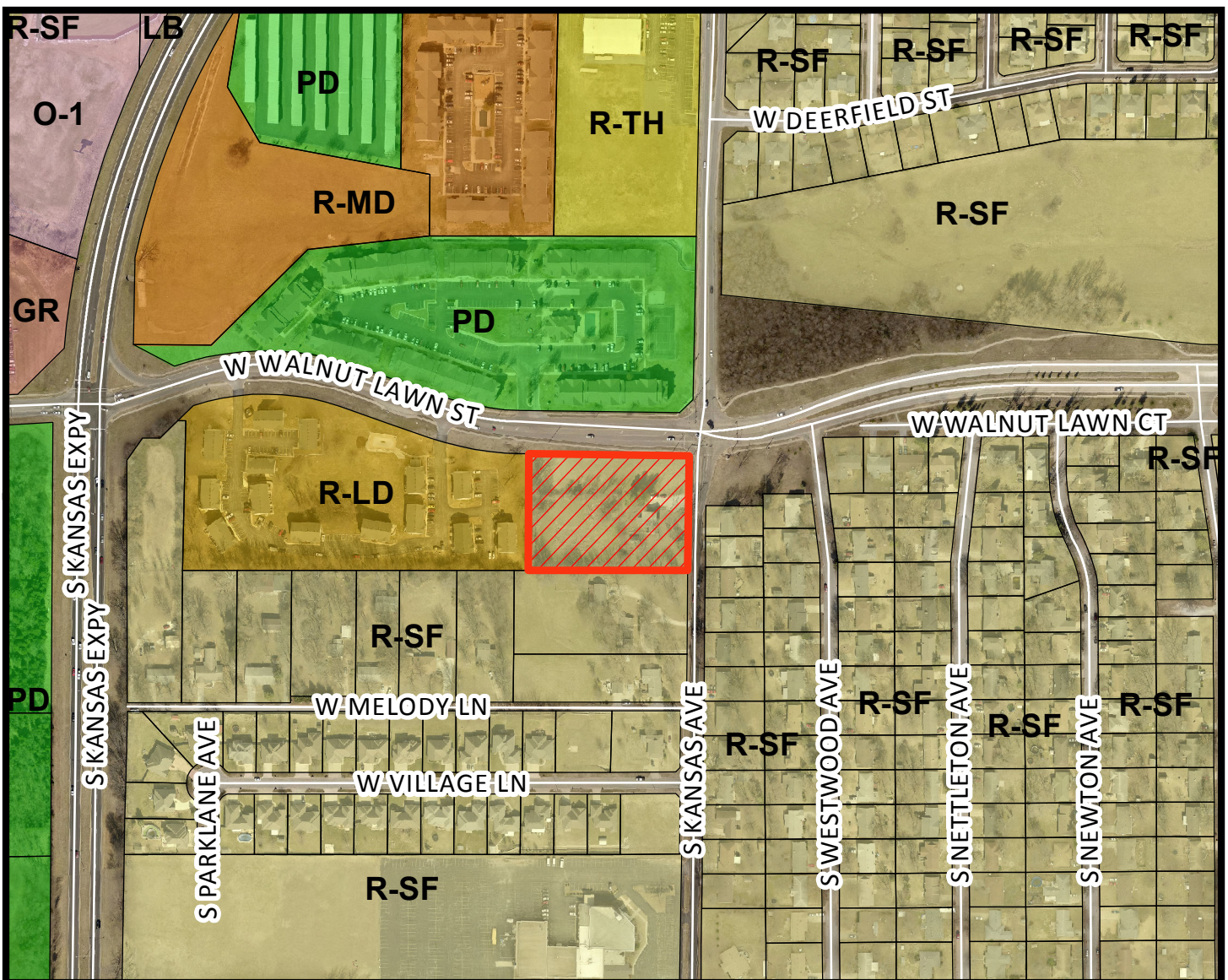
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Z-6-2017 COD# 118

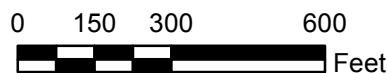
LOCATION: 3411 South Kansas Ave.
CURRENT ZONING: R-SF, Single Family Residential District
PROPOSED ZONING: R-MD, Residential Medium Density
Multi-Family Residential District COD#118



LOCATION SKETCH



- Area of Proposal



1 inch = 375 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-6-2017 & CONDITIONAL OVERLAY DISTRICT NO. 118

REPORT DATE: December 15, 2016

LOCATION: 3411 South Kansas Avenue

APPLICANT: R&S Associates LLC

TRACT SIZE: Approximately 2.27 acres

EXISTING USE: Vacant house

PROPOSED USE: Multi-family residential uses

FINDINGS FOR STAFF RECOMMENDATION:

1. 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. The R-MD is an appropriate zoning district for this category. The R-MD District is intended to serve as a transition between lower density and higher density housing and higher intensity commercial districts.
2. The Transportation Plan classifies Walnut Lawn Street as a secondary arterial and Kansas Avenue as a collector roadway which both support the proposed land use.
3. The Multi-Family Location and Design Guidelines will limit the development to 20 dwelling units per acre for a total of 40 dwelling units and requires amenities such as a swimming pool and park benches with an internal walkway system connecting to public sidewalks.
4. The proposed conditional overlay district will mitigate the potential impact of the multi-family development, will limit the density, and require the development to conform to the proposed site plan and elevations. The development requirements in the R-MD District are adequate for mitigating any other potential impacts of the proposed development on the adjoining properties.

RECOMMENDATION:

Staff recommends **approval** of this request

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 157	Multi-family residences
East	R-SF	Single-family residences
South	R-SF	Single-family residences
West	R-LD	Multi-family residences

HISTORY:

The subject property was zoned R-SF by General Ordinance 4494 on March 7, 1995.

COMPREHENSIVE PLAN:

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. The *Growth Management and Land Use Plan* encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents. Appropriate design standards as required by the Multi-Family Location and Design Guidelines can assure compatibility of different housing types and densities with existing neighborhoods. The property is located at the intersection of Walnut Lawn Street and Kansas Avenue. The Transportation Plan classifies Walnut Lawn as a secondary arterial roadway and Kansas Avenue is classified as collector roadway. A secondary arterial and collector roadways both support the proposed land use.

STAFF COMMENTS:

1. The applicant is proposing to rezone the subject property from an R-SF, Residential Single Family District to a R-MD, Medium Density Multi-Family Residential District with Conditional Overlay District No. 118. The proposed rezoning will facilitate the development of this property for a multi-family apartment complex. The Conditional Overlay District will limit the density and require the development to conform to the approved site plan (Attachment 4).
2. The R-MD District is intended to accommodate multi-family developments at densities up to approximately twenty-nine (29) units per acre. The applicant is requesting a maximum of 20 dwelling units per acre. The R-LD District to the west allows for up to approximately 18 dwelling units per acre similar to the proposed rezoning. Kansas Avenue will provide for a transition between multi-family uses and the single-family residential to the east. The Planned Development to the north of the subject property allows for 18 dwelling units per

acre. The R-MD district is intended to have all vehicular access from a collector or higher classified street without traversing minor streets in adjoining residential neighborhoods. Kansas Avenue is classified as collector roadway and Walnut Lawn is a secondary arterial, access will be allowed to both streets.

3. A traffic study was not warranted by Public Works Traffic Division since the rezoning from R-SF to R-MD will not generate a significant amount of additional traffic.
4. The property to the east of the subject property is zoned R-SF, Single Family Residential. There are no bufferyard requirements when public streets or right-of-way separate residential districts; however, all structures shall remain below a forty-five (45) degree bulk plane as measured from the boundaries of any R-SF district. The property to the south is zoned R-SF, Residential Single Family District. The minimum bufferyard required between the R-MD zoning and the adjacent R-SF zoned property is a 15 foot wide landscaped bufferyard (Bufferyard C) as shown on the attached site plan. All other applicable zoning requirements such as lighting, noise, landscaping shall be met.
5. The proposed project required a Multi-Family Location and Design Guidelines assessment. The request is consistent with the Revised Multi-Family Development Location and Design Guidelines as approved by the Planning and Zoning Commission and City Council (see Attachment 3). As part of the multi-family development, the developer is proposing 40 multi-family dwelling units. The proposed development will include a swimming pool, playground, and park benches with an internal walkway system connecting to public sidewalks. As shown on the site plan, the developer is proposing to provide more than the required 68 off-street parking spaces. The project will be providing 70 parking spaces. The development must substantially comply with the site plan (Attachment 5).
6. The proposed rezoning was reviewed by City departments and comments are attached (Attachment 1).

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on December 20, 2016. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Fourteen (14)

property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

February 6, 2017

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-6-2017 & CONDITIONAL OVERLAY DISTRICT NO. 118

BUILDING DEVELOPMENT SERVICES COMMENTS:

1. Building Development Services does not have any issues to the proposed rezoning.

TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies Kansas Avenue as a Collector and Walnut Lawn as a Secondary Arterial roadway. The standard right of way width for Kansas Avenue is 30 feet from the centerline and Walnut Lawn is 35 feet from the centerline. It appears approximately 14 feet of additional right of way is required on Kansas Avenue. Adequate right of way exists on Walnut Lawn. Both Kansas Avenue and Walnut Lawn are city maintained streets. The most recent traffic count on Kansas Avenue is 4,312 vehicles per day south of Walnut Lawn and 7,346 north of Walnut Lawn. The most recent traffic count on Walnut Lawn Avenue is 11,560 vehicles per day. There is currently one driveway access point along Kansas Avenue and none on Walnut Lawn pertaining to the properties in this zoning. There is sidewalk along the property frontage on Walnut Lawn and no sidewalk along the property frontage along Kansas Avenue. The existing infrastructure meets current city standards. On-street parking is not allowed along Kansas Avenue or Walnut Lawn. There is not a greenway trail in the area. There is one eastbound and one westbound bus stop along Walnut Lawn in this area, but no bus stops along Kansas Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements along Walnut Lawn or Kansas Avenue.

Public Works Traffic Division	Response
Street classification	Kansas Avenue - Collector Walnut Lawn - Secondary Arterial
On-street parking along streets	Walnut Lawn - No Kansas Avenue - No
Trip generation - existing use	48 vehicles per day (R-SF)
Trip generation change - proposed use	180 vehicles per day (R-MD)
Existing street right of way widths	Walnut Lawn - 35 ft from the centerline Kansas Avenue - 16 ft from the centerline
Standard right of way widths	Walnut Lawn - 35 ft from the centerline Kansas Avenue - 30 ft from the centerline
Traffic study submitted	Not required
Proposed street improvements	None required

STORMWATER COMMENTS:

The property is located in the Inman Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of any flooding problems in the

area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention will not be allowed for this site – detention will be required. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required. There is an area that may no longer look like a sinkhole but the underground strata may still function as a sinkhole. As long as you are not disturbing any land in the sinkhole indicated area then a detailed sinkhole report is not required.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to existing drainage basin on site.
3. If disturbing more than one acre water quality will also have to be provided.
4. Drainage easements must be provided for this conveyance.
5. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
6. This property drains to the west and detention will be required as to not negatively impact adjacent properties to the west. If the land around sinkhole indicated area is not disturbed then a detailed sinkhole report by a geological engineer will not be required.

Public Works Stormwater Division	Response
Drainage Basin	Inman Creek
Is property located in Floodplain	No
Is property located on a sinkhole	Yes
Is stormwater buyout an option	No

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Public sewer is currently available.

CITY UTILITIES:

No objections to rezoning. CU has adequate facilities in place to handle the increase in density.

FIRE COMMENTS:

Fire has no issues with rezoning.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

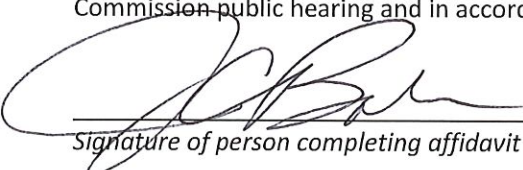
1. Request change to zoning from: R-SF to R-MFD or R-ID
(existing zoning) (proposed zoning)
2. Meeting Date & Time: Tuesday December 20, 2016 from 4 pm to 6:30 pm
3. Meeting Location: 3411 S Kansas Ave
4. Number of invitations that were sent: 74
5. How was the mailing list generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 17
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.)

Almost all issues raised were about traffic issues and the hill going down to the signal at Kansas and Walnut Lawn. Two individuals expressed that they would prefer the property to remain undeveloped. The adjacent neighbor to the south requested we move the trash enclosure and we did

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

none were recieved

I, Chris Ball (print name), attest that the neighborhood meeting was held on Dec 20, 2016 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

J. Christopher Ball AIA
Printed name of person completing affidavit

Reaghan Willis 417-889-7290

ing Baker 417-234-0820

eed Connie Stokes 887-4523 GPNA

Judy Myrick 883-0706 GPNA

Ann Snider 881-7950 GPNA

Murielle Reed 844-7002 GPNA

Carole McCarty 877-8446 GPNA

Zvelyn Johnson 417-300-7716

Ken Lupton 417 496 4853

Denise Lupton 417 496-8475

Brandon Gates 417-343-1425 GPNA

Jassandra Hane 417-840-2239

Trish Bryant

Keith Bryant

417-234-5830

Jamie Phillips

(417) 761-9612

JASON HENNE

(417) 822-9410

Neighborhood Meeting Invitation

We would like to invite you to attend a neighborhood meeting at

3411 S Kansas Ave, Springfield, MO 65807
on December 20th from 4:00 pm to 6:30pm

R&S Associates is planning to rezone the property at Kansas Ave and Walnut Lawn from R-1 to R-MFD to allow for medium density multifamily housing in accordance with the City of Springfield guidelines.

We are concerned about your opinion, and want you to have an opportunity to discuss the project with us, and ask any questions you may have.

If you need to reach us prior to the meeting you can reach

Owner – Sonu Bansal at 417-693-2980
Or
Architect – Chris Ball at 417-866-1904

From: [Murielle Reed](#)
To: Zoning@springfieldmo.gov
Subject: 3411 S. Kansas Ave. responding
Date: Wednesday, December 14, 2016 12:09:29 PM

December 14, 2016
Murielle Reed 417-844-7002
1141 W. Maplewood St.
3411 S. Kansas Ave. (project for rezoning)

There are enough apartments in that area and adding another would make it even more congested. The traffic is very heavy at certain times of the day. Since the veterans hospital is being constructed on Republic Rd. there is a rumor that a hotel could be built on that property. That area needs to remain residential-single family.

Greater Parkcrest Neighborhood Association

January 3, 2017

Springfield City Council and Planning Commission
Busch Municipal Building
840 Boonville Ave.
4th Floor
Springfield, MO 65802

Re: 3411 S. Kansas Avenue

Dear Planning Commission and City Council:

We appreciate the opportunity to comment on the proposed rezoning at 3411 S. Kansas Avenue. The Greater Parkcrest Neighborhood Association was established on April 7th, 2015. The boundaries are Battlefield Street to the North, Campbell Avenue to the East, Kansas Expressway to the West, and James River Freeway to the South. The Greater Parkcrest Neighborhood Association membership includes residents, businesses and churches.

We have approximately 2,035 households in our Parkcrest area. Although we are a new association, we have worked very hard to establish a relationship with the area residents, Horace Mann School, churches, and our area businesses. We are proud to be a family friendly, safe, walkable, livable and stable neighborhood. We have had two successful neighborhood clean-ups and we applied for a grant in conjunction with the Park Board to make improvements on Sanford Park.

Regarding the Zoning changes at this property our concerns are:

- Decreased property value for homeowners in this area
- Increased traffic flow on Kansas Avenue and Walnut Lawn
- Further deterioration of Kansas Avenue
- Ingress and egress will impact the neighborhood, or will not happen
- Once the rezoning changes we will have no control over what goes in there, low-income housing, subsidized housing
- Rezoning this property sets a precedent for other properties in the Parkcrest neighborhood.

The Greater Parkcrest Neighborhood Association would like to request that the proposed rezoning is **denied** at this time. We pride ourselves on being a family friendly and safe neighborhood, and we hope to work with the city to have a stable housing market.

Thank you for your consideration,

The Greater Parkcrest Neighborhood Association

Carol McCarthy, GPNA President
1249 W. LaSalle, Springfield, MO 65807
(417) 877-9446

ATTACHMENT 3
MULTI-FAMILY MATRIX ASSESSMENT
ZONING CASE Z-6-2017 & CONDITIONAL OVERLAY DISTRICT NO. 118

The applicant is requesting approval of 40 multi-family apartments on 2.27 acres of property. According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 11 points, which would allow up to 20 dwelling units per acre. Below is an analysis of the four categories used to calculate the Matrix score.

A. Land Use Accessibility (1/3 points)

A maximum of one point was given for land use accessibility. There is neighborhood retail mix and supermarket within ½ mile of the subject property.

B. Connectivity Analysis (2/5 points)

Two out of a maximum of five points were given for connectivity. The proposed development received scores for its proximity to transit, sidewalks, roadways and bicycle paths.

C. Road Network Evaluation (2/2 points)

A maximum of two points were given for the road network evaluation.

D. Design Guidelines (6/6 points)

A maximum of six points were given for design guideline criteria. Below are the design considerations that have been incorporated into the proposed development.

1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Pedestrian-scale lighting shall be provided within the development lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.
2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall be in compliance with the attached site plan and elevations
3. Building Orientation and Interior Landscaping – All building orientations will address Kansas Avenue and Walnut Lawn Street to receive design points for this element. Landscaping and open spaces shown shall be

provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located throughout the parking lot. There shall be at least a 15 feet wide Type C bufferyard located along the southern property per the site plan. A landscaping plan shall be submitted conforming to these requirements for building permits.

4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features windows, entrances, arcades, arbors, awning (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations
5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system in accordance to the attached site plan.
6. Useable Recreational Area/Facility – Benches will be located throughout the common areas providing for useable tenant amenities in accordance with the attached site plan; however a minimum of 20% usable open space is required.
7. Amenity Calculation – The following amenities shall be provided: A swimming pool, clubhouse, playground and park benches per the site plan.
8. Preservation of Trees –All existing trees of 6” caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.
9. Water Quality and Detention – As noted on the attached site plan, a storm water detention area that meets city requirements is located on the proposed site plan.

DENSITY: The initial assessment criteria resulted in a total of 11 points for a maximum density of 20 dwelling units per acre.

ATTACHMENT 4
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-6-2017 & CONDITIONAL OVERLAY DISTRICT NO. 118

The requirements of *Section 36-383* of the *Springfield Zoning Ordinance* shall be modified herein for development within this district.

Design Requirements:

1. The density will be limited to 20 dwelling units per acre.
2. The development of the subject property shall be in substantial conformance to the Multi-Family Location and Design Guidelines and the attached site plan (Attachment 5).

UNIT / PARKING TABULATION

UNIT MIX	PARKING REQUIREMENTS	
1-BEDROOM UNITS	24	24 X 1.5 = 36 SPACES
2-BEDROOM UNITS	16	16 X 2 = 32 SPACES
TOTAL	40 UNITS	SUB TOTAL 68 SPACES
SUB-TOTAL PARKING SPACES		68 SPACES
TOTAL PARKING SPACES REQUIRED		68 SPACES
TOTAL PARKING SPACES PROVIDED		70 SPACES

MULTI-FAMILY DEV. MATRIX

THE FOLLOWING POINTS HAVE BEEN DETERMINED BY STAFF THROUGH THE ADMINISTRATIVE PROCESS.

5.3. LAND USE ACCESSIBILITY	1 POINT
5.4. CONNECTIVITY ANALYSIS	2 POINTS
5.5. ROAD NETWORK EVALUATION	2 POINTS
5.7. DESIGN GUIDELINES	6 POINTS

TOTAL POINTS AWARDED	11 POINTS
ALLOWS 18-20 UNITS PER ACRE	
BUILDING USE GROUP	R-2 MULTI FAMILY DWELLINGS
LAND AREA	2.27 ACRES
TOTAL UNITS ALLOWED	20 X 2.27 ACRES = 45 ALLOWED
TOTAL UNITS PROPOSED	40 UNITS PROPOSED

DESIGN GUIDELINES

THIS DESIGN IS AN ATTEMPT TO OBTAIN 6 POINTS IN THE DESIGN GUIDELINE CATEGORY. BELOW IS THE SUMMATION:

DESIGN TO ENCOURAGE PEDESTRIAN ACTIVITY:

1. PEDESTRIAN AMENITIES	COMPLIANT
2. BUILDING SCALE & ARTICULATION	COMPLIANT
3. BUILDING ORIENTATION & INT. LANDSCAPING	COMPLIANT
4. AVOIDANCE OF BLANK WALLS	COMPLIANT
5. HISTORIC DECONSTRUCTION	NOT APPLICABLE
6. ON-STREET PARALLEL PARKING	NOT APPLICABLE

PROVIDE A GOOD CIRCULATION SYSTEM:

1. EXTERNAL CONNECTIVITY	COMPLIANT
2. INTERNAL CONNECTIVITY	COMPLIANT
3. TRAIL CONNECTIONS	NOT APPLICABLE
4. SHARED DRIVEWAYS	NOT APPLICABLE
5. STREET ALIGNMENT	COMPLIANT
6. INTERNAL STREETS	NOT APPLICABLE

RESPECT THE NATURAL ENVIROMENT:

1. USEABLE RECREATIONAL AREA/FACILITY	COMPLIANT
2. AMENITY CALCULATION	COMPLIANT - 2 AMENITIES REQUIRED RESIDENT CLUBHOUSE & POOL
3. PRESERVATION OF TREES	COMPLIANT

TREE PRESERVATION REQUIREMENTS : A TREE SIX INCHES OR GREATER IN DIAMETER MEASURED 4-1/2 FEET ABOVE GROUND MUST BE PRESERVED OR REPLACED WITH A TREE OF AT LEAST TWO INCHES (2") IN DIAMETER FOR A MAXIMUM TOTAL OF 7 TREES PER ACRE. TREES MEETING THE LANDSCAPE REQUIREMENTS IN THE ZONING ORDINANCE MAY BE COUNTED TOWARD THIS REQUIREMENT. A TREE SURVEY SITE PLAN MUST BE SUBMITTED WITH A ZONING APPLICATION IN ORDER TO ASSESS THIS REQUIREMENT. THE LIFE OF ALL PLANTED OR SAVED TREES SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF 5 YEARS OR SHALL BE REPLACED WITH AN EQUAL DIAMETER. IF THIS IS NOT POSSIBLE, THEN THE TOTAL DIAMETER OF TREES AT THE TIME THEY ARE LOST SHALL BE REPLACED WITH AN EQUAL DIAMETER TREE AMOUNT OF TREES WITH NO LESS THAN 2" IN DIAMETER THROUGHOUT THE PROJECT AREA.

KEYNOTES

01 PERMANENT PARK BENCH & TRASH CAN LOCATION

GENERAL NOTES

1. ON SITE LIGHTING: LIGHTING SOURCES OR LUMINARIES THAT DO NOT HAVE A CUTOFF AND ARE USED IN PARKING LOTS AND PEDESTRIAN WAYS SHALL NOT EXCEED A MAXIMUM OF 15 FEET IN HEIGHT. LIGHTING SOURCES OR LUMINARIES THAT DO HAVE A CUTOFF SHALL NOT EXCEED A MAXIMUM OF 30 FEET IN HEIGHT. ALL LIGHTING SHALL BE GLARE-FREE AND SHIELDED FROM THE SKY AND ADJACENT RESIDENTIAL PROPERTIES AND STRUCTURES, EITHER THROUGH EXTERIOR SHIELDS OR THROUGH OPTICS WITHIN THE FIXTURE.

LANDSCAPING/SCREENING SCHEDULE:

INTERIOR LANDSCAPING: PROVIDE MINIMUM OF 5% OF AREA DEVOTED TO PARKING TO BE COVERED BY LIVING LANDSCAPING COMPRISED OF GRASS, GROUND COVER, PLANTS, SHRUBS AND/OR TREES.

BUFFERYARD: ALONG A PORTION OF THE SOUTH SIDE OF THE PROPERTY LINE ADJACENT TO THE R-SF ZONING, A 15 FEET WIDE BUFFERYARD TYPE C IS REQUIRED CONSISTING OF THE FOLLOWING PLANTINGS PER 100 LINEAR FEET.

(1) CANOPY TREE

(2) UNDERSTORY TREE

(2) EVERGREEN TREE

(10) SHRUBS

SCREENING: TRASH ENCLOSURE TO BE CONSTRUCTED WITH SOLID 6'-0" HIGH WOOD FENCE.

SITE LEGEND

3" ASPHALT OVER 5" GRAVEL BASE OVER PREPARED COMPACTED FILL

CONCRETE SIDEWALK OR PAVEMENT. SIDEWALKS TO HAVE CONTROL JOINTS @ 5'-0" O.C. MAX AND EXPANSION JOINTS @ 25'-0" O.C. MAX

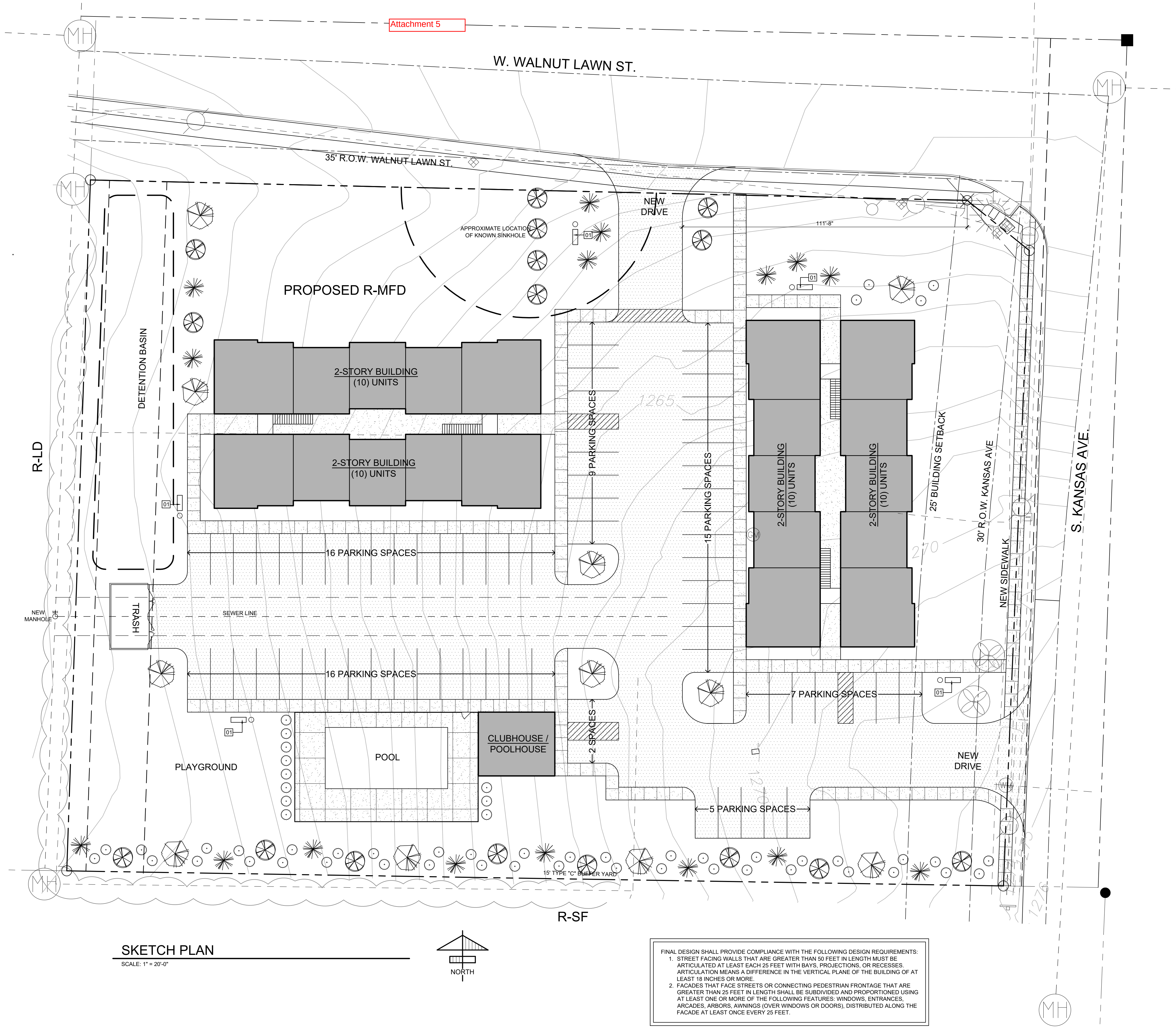
ALL UNHATCHED AREAS INDICATES LIVING GROUND COVER (GRASS SEED AND STRAW)

DECIDUOUS CANOPY TREE: 1.5" MIN. CALIPER, MIN. MATURE HEIGHT OF 30'. SPECIES SHALL BE RED MAPLE OR APPROVED EQUAL

DECIDUOUS UNDERSTORY TREE: 1" MIN. CALIPER, MATURE HEIGHT LESS THAN 30'. SPECIES SHALL BE EASTERN REDBUD OR APPROVED EQUAL

EVERGREEN TREE: MIN. 6' HIGH WITH MIN. MATURE HEIGHT OF 20'. SPECIES SHALL BE BLUE SPRUCE OR APPROVED EQUAL

DECIDUOUS SHRUB: 18" HIGH, MATURE HEIGHT < 3'. SPECIES SHALL BE BURNING BUSH OR APPROVED EQUAL



BALL ARCHITECTS PC

BALL

ARCHITECTS

WWW.JBAPC.COM

444. S. CAMPBELL AVE
SPRINGFIELD, MO 65806
P: 417.866.1904 F: 417.866.3695
C. of A. serial no. A-2005007041-D

SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

ORIGINAL PRINTS

REVISIONS

COPYRIGHT 2016

NOTICE TO PLAN HOLDER:
ARCHITECT AND ARCHITECT'S CONSULTANTS ARE DEEMED AUTHORS OF ALL DRAWINGS, SPECIFICATIONS, AND OTHER INSTRUMENTS OF SERVICE AND WILL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS. IN ADDITION TO ALL COPYRIGHTS, AS PER GENERAL PROVISIONS FOUND IN AIA DOCUMENT A201 PARAGRAPH 1.6.1 ANY UNAUTHORIZED DUPLICATION IS NOT ALLOWED. CALL ARCHITECT TO CONFIRM PERMISSION PRIOR TO DUPLICATION.

QUALITY CONTROL

PHASE	CHK'D BY	DATE
15%		
30%		
60%		
90%		

SKETCH PLAN STUDY FOR:
PLN2016-00225
3411 S. KANSAS AVE.
SPRINGFIELD, MISSOURI

DATE 12/21/2016

COMM. NO. 1326-16

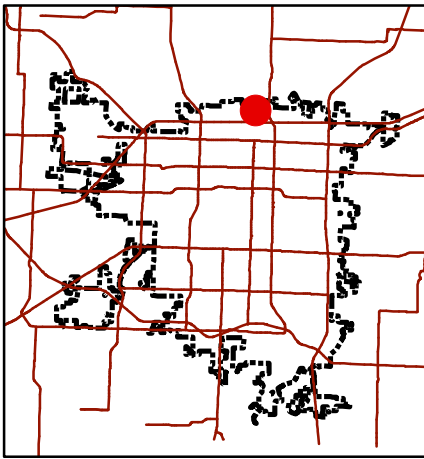
SHEET C1.0 OF 1

Development Review Staff Report

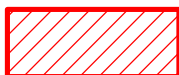
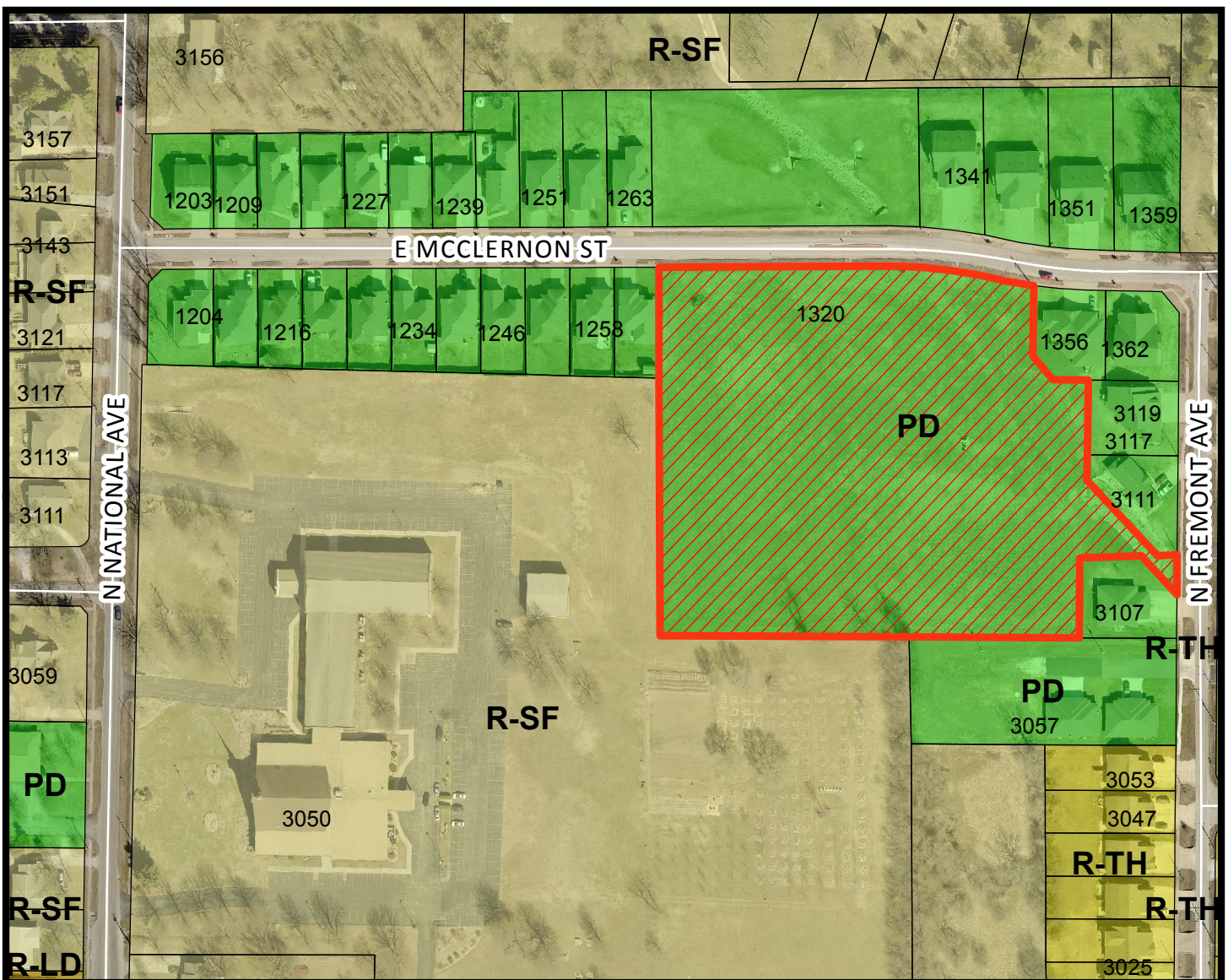
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Planned Developmnet 355

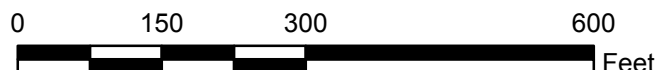
LOCATION: 1320 East McClernon Street
CURRENT ZONING: Planned Development 272
PROPOSED ZONING: Planned Development 355



LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
PLANNED DEVELOPMENT 355

PURPOSE: To rezone approximately 5.36 acres of property generally located at 1320 East McClernon Street from Planned Development 228 Amended to Planned Development 355

REPORT DATE: December 13, 2016

LOCATION: 1320 East McClernon Street

APPLICANT: Whiskers Investment LLC

TRACT SIZE: Approximately 5.36 acres

EXISTING USE: Vacant land

PROPOSED USE: Multi-Family Elderly Housing Development

FINDINGS FOR STAFF RECOMMENDATION:

1. Planned Development 228 Amended was approved by City Council by General Ordinance 5357 on March 29, 2004 and allows for multi-family elderly housing facilities at this location.
2. The applicant is requesting to change the design requirements for a previously approved Planned Development for a 36 unit multi-family elderly housing development on 5.36 acres of property
3. Approval of this application will facilitate development of this property for a 36 unit multi-family elderly facility to promote infill development where investments have already been made in public services and infrastructure.
4. The development requirements in the Planned Development 355 are adequate for mitigating any potential impacts of development of this property on the adjacent residential properties.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 228 Amd	Single family homes
East	PD 228 Amd	Single family homes
South	R-SF	Church
West	PD 228 Amd/ R-SF	Single family homes and Church

HISTORY:

The subject property at 1320 East McClernon Street was zoned to a Planned Development District No. 228 Amended on March 29, 2004. The Final Development Plan was submitted and approved by the Planning and Zoning Commission on March 3, 2016 and approved by City Council on April 4, 2016. The subject property is located on lot 21 which allows for churches and multi-family elderly housing as defined by Federal Fair Housing Act.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* Element of the *Comprehensive Plan* identifies this area as appropriate for Low Density Residential Housing. However, the property was rezoned in 2004 to a Planned Development which allows for Multi-family elderly housing at this location.

STAFF COMMENTS:

1. The applicant is requesting to change the design requirements for a previously approved Planned Development for a 36 unit multi-family elderly housing development on 5.36 acres of property.
2. The Planned Development requires that architectural exterior building material covering outside walls may consist of brick veneer, pre-cast elements, architectural style vinyl siding and/or EIFS. The applicant is requesting to remove vinyl siding or EIFS as a building material and allow fiber cement siding or Hardie board. The PD also requires that each of the building frontages facing the street or abutting properties shall have a minimum of 40% of brick, stone or equivalent on exterior walls. The applicant requests this design requirement be removed from the PD.
3. The Planned Development did not require a Multi-family Development Location and Design Guidelines assessment since the density will be less than 11 units per acre.

4. Upon development of the property a bufferyard is required along the south property line adjacent to the single-family residential uses (Church). The bufferyard required between R-SF zoning and residential uses would be a Bufferyard "Type C" of at least fifteen (15) feet wide. The minimum fifteen (15) foot wide bufferyard with plantings for each one-hundred (100) linear feet of bufferyard would be one (1) canopy tree, two (2) understory tree, two (2) evergreen trees and ten (10) shrubs. There is also an 80 feet platted building setback from all adjacent property lines.
5. The proposed planned development will have to adhere to the design requirements as outlined in Exhibit 1 and Exhibit 2.
6. The proposed Planned Development was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting in accordance with the Zoning Ordinance requirements on December 19, 2016. A summary of this meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Twenty-two (22) property owners were notified by mail of this request and are within one hundred eighty-five (185) feet of the subject property.

CITY COUNCIL MEETING:

February 6, 2017

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
PLANNED DEVELOPMENT 355

BUILDING DEVELOPMENT SERVICES COMMENTS:

No BDS issues with proposed exterior wall finish.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies McClernon Street as a Local Residential roadway. The standard right of way width for McClernon Street is 25 feet from the centerline. Additional right of way is not needed. McClernon Street is a city maintained street. The most recent traffic count on McClernon Street is 921 vehicles per day. There are no existing driveway access points along McClernon pertaining to the properties in this zoning. There is sidewalk along the property frontage on McClernon. The existing infrastructure meets current city standards. On-street parking is not allowed along 1320 E McClernon, but is allowed on the rest of the block. There is not a greenway trail in the area. There are no bus stops in this area along McClernon Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements along McClernon Street.

Public Works Traffic Division	Response
Street classification	McClernon Street - Local Residential
On-street parking along streets	McClernon - Not along property frontage, but allowed on rest of the block.
Trip generation - existing use	180 vehicles per day (based on use in PD)
Trip generation change - proposed use	180 vehicles per day (based on use in PD)
Existing street right of way widths	McClernon Street - 25 ft from the centerline
Standard right of way widths	McClernon Street - 25 ft from the centerline
Traffic study submitted	Not required
Proposed street improvements	None required

STORMWATER COMMENTS:

The property is located in the Pea Ridge Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention is not an option. There is an existing box culvert available for this development to discharge into. There are no known sinkholes on the proposed property.

There are no stormwater concerns with this PD. Please note that development (or re-development) of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. All structures must stay outside of the drainages easement on the east side of the lot.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	Pea Ridge Creek
Is property located in Floodplain	No
Is property located on a sinkhole	No
Is stormwater buyout an option	No

CLEAN WATER SERVICES COMMENTS:

No objection to the layout of the rezoning however we do have the following comments;

1. There have been wet weather flow issues along the 12 inch main on the east side of lot 21. We would recommend looking at the finish floor elevations of the proposed buildings to address any issues that might arise because of that.
2. Public sewer is available to lot 21 by the 12 inch trunkline that crosses the northeast corner of the lot and the 8 inch clay line that crosses beneath the storm sewer channel to the east. 100 linear feet of the 8 inch line and easement was retained for use as a lateral for this lot when the property was platted in 2005. The condition of the 8 inch clay line is unknown and it is recommended that the line be inspected prior to use.

CITY UTILITIES:

1. CU has already installed electric and water extensions to serve the development. The plan appears to match the plans we used to design the extensions.

McClernon Villas, LP

1630 N. Jefferson
Springfield, MO 65803

December 9, 2016

To: Neighbors of McClernon Villas

RE: Notice of Neighborhood Meeting: December 19, 2016 4 p.m. until 6:30 p.m.
Meeks Design Center
3231 N. Glenstone
Springfield, MO 65803

We are hosting a required neighborhood meeting to discuss McClernon Villas, LP's proposal to change the Planned Development as shown on Exhibit "A" attached hereto.

A copy of the approved site plan is attached as Exhibit "B".

All questions concerning the proposed change should be directed to McClernon Villas, LP representative:

Sheila Jett
1525 E. Republic Road, Suite B100
Springfield, MO 65804
(417)887-6682
sheila@housingplusllc.com

Sincerely,

McClernon Villas, LP



Sheila Jett
McClernon Villas, LP Representative

ATTACHMENT 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Planned Development #228 to Planned Development #355
(existing zoning) (proposed zoning)
2. Meeting Date & Time: December 19, 2016 4:00 p.m. - 6:30 p.m.
3. Meeting Location: Meeks Design Center, 3231 N. Glenstone, Springfield, MO
4. Number of invitations that were sent: 136
5. How was the mailing list generated: Received from City
6. Number of neighbors in attendance (attach a sign-in sheet): 8 neighbors
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.)

Attached

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

There were no written comments.

I, Sheila R. Jett (print name), attest that the neighborhood meeting was held on 12/19/2016 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Sheila R. Jett
Signature of person completing affidavit

Sheila R. Jett
Printed name of person completing affidavit

McClernon Villas, LP

1630 N. Jefferson
Springfield, MO 65803

RE: Neighborhood Meeting for McClernon Villas, LP
December 19, 2016

Verbal Comments:

1. The first comments were regarding why neighbors were not notified before the project began. The answer: There was a sign posted on the property. Brenda Pantleo said that she had seen the sign and researched MHDC and learned it was low income housing. They were also informed that the property was already zoned multifamily so no change was needed to build multifamily, therefore no notification was warranted.
- 2 Neighbors were not aware the property was for disabled veterans and David & Brenda Pantleo were concerned that the disabled veterans were all mentally disabled and they might not stay on their medications. The answer: Anyone applying to live at McClernon Villas goes through an application process and must be able to live independently to qualify. Rorie Orgeron, CEO of The Kitchen, Inc., also reassured the neighbors that they have case managers as well as a property manager on-site to help and assess the needs of the residents. He gave all attendees his cell phone number and encouraged all to call if any concerns arise.
3. The next concern was about what the property would look like in three years. The answer: We gave them addresses and directions to all of our local properties so they can see what they look like from three to seven years out. They were assured we inspect and maintain all our properties on a routine basis and our desire is to be a good neighbor. Mr. Rorie Orgeron also informed the neighbors that MHDC inspects all of the properties for compliance with the contract.
4. There were concerns about disabled veterans living there and what it would bring to the neighborhood. We assured them again of our desire to be a good neighbor and hoped that it would bring the same friendship and comradery they voiced they have now in the neighborhood.
5. There was a concern regarding the noise and traffic tie up on McClernon Street during construction. Our project manager, Dan Smith, informed them that the rock breaking was complete and that enough infrastructure has taken place to accommodate the construction staff on-site and off the street.
6. After addressing concerns with McClernon Villas, they voiced concerns that the neighborhood had a high crime rate already due to McClernon being opened up all the way to Glenstone. The island in the middle of McClernon is not well received although they all had concerns with the speed limit not being adhered to. We informed them that we had no control over the island on McClernon Street.
7. Mr. Orgeron had a one on one chat w/Mr. Don Chadwick, 3037 N. Pickwick, regarding his concerns with the run off of storm water and that we should pay particular attention to the SE

ATTACHMENT 2

corner of the development. Dan Smith, Project Manager, commented that the storm water was calculated and designed by Anderson Engineering and reviewed by the City.

The majority of attendees voiced that they had no concerns with the “fiber cement siding”.

McClernon Villas

1630 N. Jefferson
Springfield, MO 65803

McClernon Villas Plan Development Neighborhood Meeting Sign-In Sheet

Name: Address: Phone: E-Mail

1. David + Brenda Pantleo 1227 E. McClernon 417-838-0823
2. Shirley Badell 1422 E. McClernon 417-833-3820
3. Don Chadwick 3037 N. Pickwick 417-833-4810
4. Caleb + Jennifer Taylor 1246 E. McClernon St. 603-831-2045
5. *(Owner)* Rorie Olgason 1630 N. Jefferson Ave. 65803 417-837-1500
6. Jim & Gina Wix 1408 E. McClernon St. Sp. Mo 65803 jrw_1968@yahoo.com
7. *(Contractor)* Dan Smith + Sheila Jett, 1525 E Republic Rd. Spfld, MO 65804 dan.smith.508@yahoo.co
sheila@housingpublica
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.
- 21.
- 22.
- 23.
- 24.
- 25.
- 26.
- 27.
- 28.
- 29.
- 30.

EXHIBIT 1

Requirements and Standards Applicable to Planned Development District No. 355

No building or other permits may be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Springfield Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

DEFINITIONS: For purposes of this ordinance, the following definitions shall apply:

Density: The number of dwelling units per unit of land normally expressed as dwelling units per acre. Gross density includes all the land within the boundaries of the particular area including land that may eventually be devoted to streets, public lands and common area. Net density excludes streets, public lands and common area and its calculation shall generally be based on a tract(s) of record satisfying the requirements of Chapter 36, Article II, Subdivision Regulations, Code of the City of Springfield.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

Dwelling, Multifamily: Attached dwelling units, involving no horizontal subdivision of land, shall be treated as multifamily dwelling units.

Floor Area, Gross: The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including parking or loading spaces for motor vehicles. The gross floor area shall include public or common areas such as public toilets, corridors, stairwells, elevators, machine and equipment rooms, lobbies or mall areas, whether closed or enclosed and shall also include all outdoor areas devoted to retail sales, storage or other activities incidental to the building.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area.

$$FAR = \frac{\text{Gross Floor Area}}{\text{Total Site Area}}$$

Impervious Surface: Any part of a lot that is covered by buildings, structures, parking areas, driveways and any other surfaces which reduce or prevent absorption of storm water.

Impervious Surface Ratio (ISR): The proportion of the site covered by impervious surfaces, and shall be determined as follows:

$$\text{ISR} = \frac{\text{Area covered by impervious surfaces}}{\text{Total site area}}$$

Open Space: Any occupied space on a lot that is unobstructed to the sky except for the ordinary projection of cornices and eaves. Open space shall not include areas covered by structures, decks, porches, parking areas, driveways, internal streets and other forms of impervious surface.

Open Space Ratio (OSR): The proportion of a site covered by open space which shall be determined as follows:

$$\text{OSR} = \frac{\text{Area covered by open space}}{\text{Total site area}}$$

Vehicular Use Area: That portion of a lot that is used by vehicles for access, circulation, parking and loading and unloading. It comprises the total of circulation areas, loading and unloading areas, and parking areas.

USES PERMITTED: The following uses shall be permitted:

The following uses shall be permitted on Lot 21:

1. Multifamily Elderly Housing Facilities: Living facilities for the older persons, as defined by the Federal Fair Housing Act, designed as a multifamily dwelling in which the living units may or may not contain kitchen facilities. Other uses which may be permitted if they are clearly incidental to such facilities may include central dining rooms, activities centers, commissary, nursing care, beauty and barber shops, and other similar uses. Typical uses include retirement homes.
2. Churches: With uses normally considered accessory to and clearly incidental to the church and which accessory uses are not open to the general public on a commercial basis and provided that such facilities occupy a lot or site no less than one (1) acre in size.

USE LIMITATIONS:

1. All uses shall operate in accordance with the noise standards contained in *Section 36-485 of the Springfield Zoning Ordinance*.
2. No use shall emit an odor that creates a nuisance as determined by *Springfield City Code*.
3. Screening and fencing shall be provided in accordance with Section 36-480 of the *Springfield Zoning Ordinance*.
4. The locations of all permitted uses shall conform with Exhibit 2

INTENSITY OF DEVELOPMENT: Development shall adhere to the following:

1. There shall be a maximum of eleven (11) dwelling units per acre allowed on lot 21.

BULK, AREA AND HEIGHT REQUIREMENTS: Development shall adhere to the following:

1. The following minimum building setbacks are required for Lot 21:
 - A. Front yard: For the northernmost buildings within this lot, two thirds of the building frontages along the street shall have shall have a maximum thirty-five (35) foot setback. The remaining one-third of the building frontage along the street shall have a maximum setback of fifty (50) feet from the street
 - B. Side yard: Eighty (80) feet from the east and west property lines
 - C. Rear yard: Eighty (80) feet from the south property line
2. The following minimum lot sizes are permitted:
 - A. Lot 21 shall have a minimum of fifteen thousand (15,000) square feet.
3. The following minimum lot widths are required:
 - A. Lots 21 shall have a minimum lot width in substantial conformance with Exhibit 2.
4. All lots shall have a minimum lot depth in substantial conformance with Exhibit 2.
5. In Lot 21, no structure shall exceed a height of thirty-five (35) feet plus one (1) additional foot for each additional one (1) foot of setback provided on each side of

the structure up to seventy-five (75) feet. Above seventy-five (75) feet, no additional setback is required. Accessory structures shall have a maximum height of sixteen (16) feet, except storage buildings which shall have a maximum height of ten (10) feet.

6. The impervious surface shall not exceed 0.80 on each buildable lot.
7. The open space ratio shall be at least 0.20 on each buildable lot.
8. Building coverage (including accessory buildings) shall not exceed 0.40 on each buildable lot.

REQUIRED IMPROVEMENTS. Public and private improvements are necessary to adequately accommodate the intensity of development proposed in this District. The improvements shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. The applicant or subsequent owners shall include with the Final Development Plan(s) a schedule for completion of the required improvements. Prior to building permits being issued to the applicant, or subsequent owners:

- A. The required improvements shall be constructed; or
- B. Assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department shall be provided to the City.

No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:

- A. The required improvements are completed prior to occupancy of the structures; or
- B. The Director of Public Works has determined that such required improvements, if not completed, have little or no effect on the occupancy of the facility or conditions beyond the control of the contractor, i.e., strikes, weather, etc., have delayed the completion of the improvements.

If one of these conditions occur, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

Improvements necessary to adequately accommodate the intensity of development proposed in this District include the following:

1. Best Management Practices, including a water quality detention basin, a grass channel across the site and grass swales around the site, should be used to direct all runoff to the detention basin.

ACCESS TO PUBLIC THOROUGHFARES: Development shall adhere to the following:

Access to the adjoining public thoroughfares shall be situated in substantial conformance with Exhibit 2.

OFF-STREET PARKING: Development shall adhere to the following:

The City's off-street parking requirements, off-street loading requirements as well as the off-street parking and loading area design standards, Sections 36-455, 36-456 and 36-483 from the *Springfield Zoning Ordinance* in effect at the time of development shall apply.

SIGNS: Development shall adhere to the following:

1. The City's sign codes for the appropriate development type from Section 36-454 of the *Springfield Zoning Ordinance* in effect at the time of development shall apply.
2. Off-premise signs, as defined by the City sign code, are prohibited.

PERIMETER TREATMENT: Development shall adhere to the following:

1. Bufferyard C, at least fifteen (15) feet wide, shall be provided between the multifamily elderly housing facility and any adjacent single family residential or duplex use and single family residential zoned land.
2. Screening and fencing, and landscaping requirements for off-street parking and vehicular use areas is required in accordance with Sections 36-480 and 36-482 of the *Springfield Zoning Ordinance* in effect at the time of development.
3. No structures, signs, mechanical equipment, vehicular use areas (except those drives required to provide access to adjoining public thoroughfares) are permitted within these bufferyards. The surface of these bufferyards, or other required landscaped areas, shall be maintained with a living ground cover.

4. All utilities within required bufferyards shall be located underground.
5. All other areas not shown as buildings or other form of impervious surface on Exhibit 2 and which are not designated as a bufferyard shall be required to be maintained with a living ground cover.
6. Waste cans, dumpster units, or other forms of litter control and refuse disposal devices shall be placed within the district where they are least visible from a public street or adjoining properties. Screening of these devices, in the form of a sight-proof fence or wall, shall be provided. These devices may not occupy parking spaces required by this exhibit.
7. A landscape plan, showing conformance with these requirements, shall be submitted with the final development plan.

EXTERIOR LIGHTING: Development shall adhere to the following:

The purpose of this section is to regulate the spillover and glare on operators of motor vehicles, pedestrian and land uses in the proximity of the light source. With respect to motor vehicles in particular, safety considerations form the basis of the regulations contained herein. In other cases, both the nuisance and hazard aspects of glare are regulated. This section is not intended to apply to public street lighting, signs or seasonal displays.

The requirements and standards of Section 36-484 of the *Springfield Zoning Ordinance*, in effect at the time of development, shall apply.

DESIGN REQUIREMENTS: Development shall adhere to the following:

1. Development of the multifamily elderly housing facility on Lot 21 shall conform to the following:

Architectural exterior building material covering outside walls may consist of brick veneer, pre-cast elements and or fiber cement siding (Hardie board). All roofs shall contain a shadow line type (or equivalent) architectural shingles with a roof pitch of between 5:12 and 8:12.
2. Building elevations showing compliance with these requirements shall be submitted with the final development plan.
3. A central mailbox facility shall be provided to serve this subdivision. The mailboxes for the individual properties within this subdivision shall be consolidated to a single location to provide more opportunity for on-street parking and enhance the appearance of the subdivision.

MAINTENANCE OF COMMON AREAS AND FACILITIES: Development shall adhere to the following:

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owners association meeting all legal requirements prescribed by the City Attorney.

PHASING: Development shall adhere to the following:

Development may be phased at the discretion of the developer(s) provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

FINAL DEVELOPMENT PLAN. A final development plan, showing conformance with the requirements of this exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. All development within this district shall be in conformance with the approved planned development district.

1. The final development plan for the multifamily elderly housing facility or a church on Lot 21 shall be submitted to the Administrative Review Committee (ARC) for review and final action provided such plan substantially conforms to the provisions of the ordinance.
2. The Administrative Review Committee (ARC) is hereby authorized at their discretion to approve minor adjustments and modifications to the site plan(s). Such authority shall not, however, be construed to permit:
 - a. Any uses within this tract other than those specifically prescribed by ordinance.
 - b. Any increase in the intensity of use permitted within this tract.
 - c. Any deviation from provisions specifically prescribed by this ordinance.

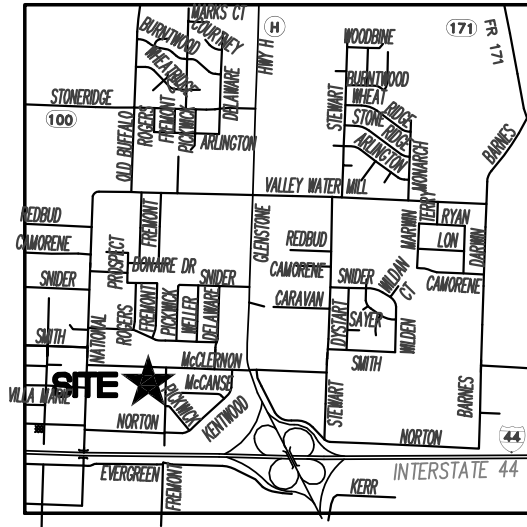
SIGNATURE

FRJ201600003

ANDERSON ENGINEERING
EMPLOYEE OWNED



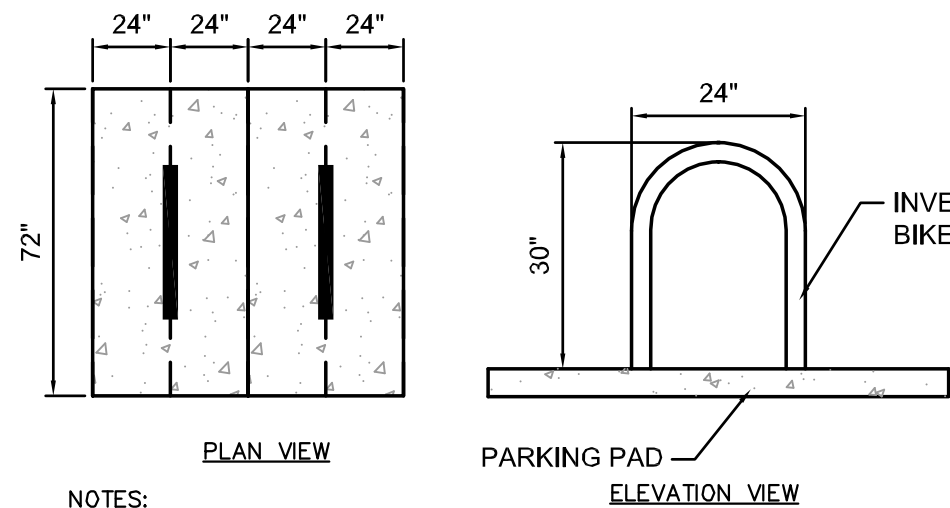
ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
2045 W. WOODLAND - SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2774
ANDERSON COAF 000062-AARON T HARGRAVE PEI 20170727



LOCATION SKETCH
SEC. 6, T-29-N, R-21-W
NOT TO SCALE



ISSUE DATE: 04-29-16

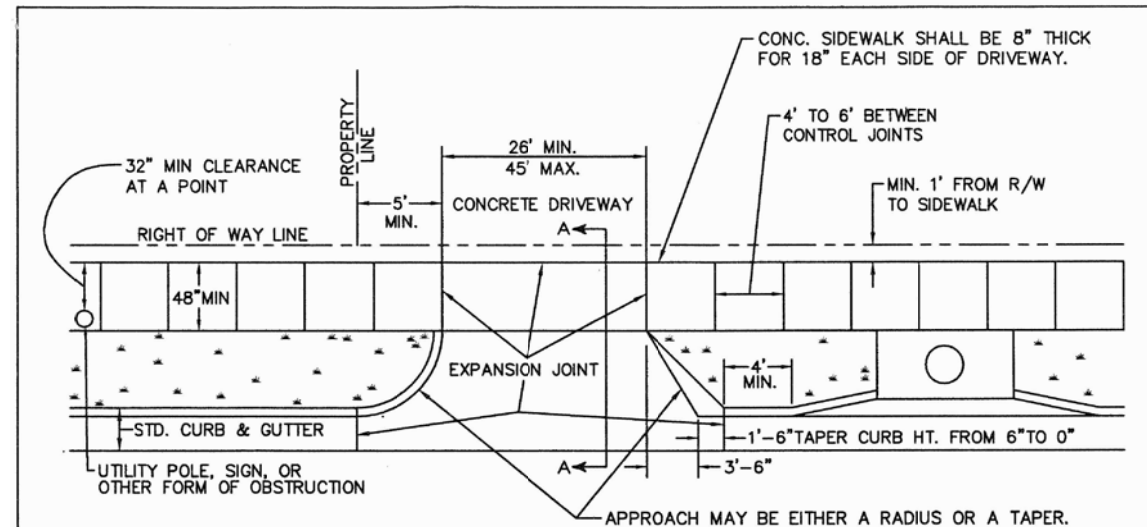


NOTES:
1. PAD CAN BE EITHER ASPHALT OR CONCRETE.
2. BICYCLE PARKING SPACES SHALL BE ACCESSED ON AT LEAST ONE SIDE WITH A CLEARANCE OF NOT LESS THAN 48 INCHES.

BICYCLE PARKING DETAIL

NOT TO SCALE

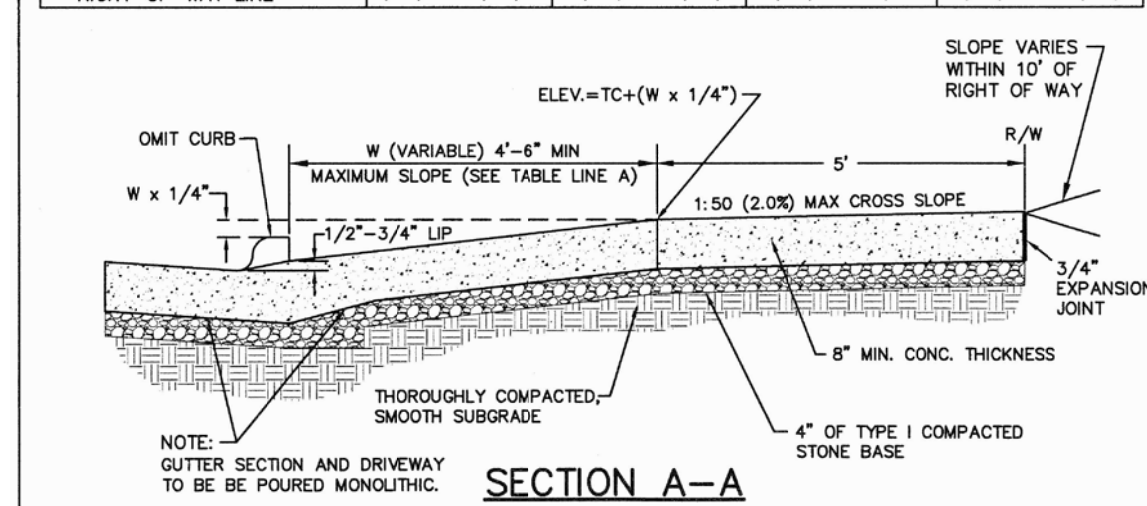
A-48.79'
R-575.00'
CH-48.78'
B-S7732 20°E



TYPICAL DRIVEWAY PLAN VIEW

NOTE:
ANY PART OF AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH THOSE REGULATIONS.

	REQUIRED DRIVEWAY GRADES			
	MAJOR ARTERIAL	SECONDARY ARTERIAL	COLLECTOR LOCAL	NON-RESIDENTIAL LOCAL
A. DRIVEWAY APPROACH GRADE	1/4in/ft to 1/2in/ft	1/4in/ft to 5/8in/ft	1/4in/ft to 3/4in/ft	1/4in/ft to 1in/ft
B. MAXIMUM CHANGE OF GRADE AT BACK OF SIDEWALK	4%	5%	6%	6%
C. SLOPE WITHIN 10 FEET OF RIGHT-OF-WAY LINE	-2% to 6%	-3% to 7%	-4% to 8%	-5% to 10%



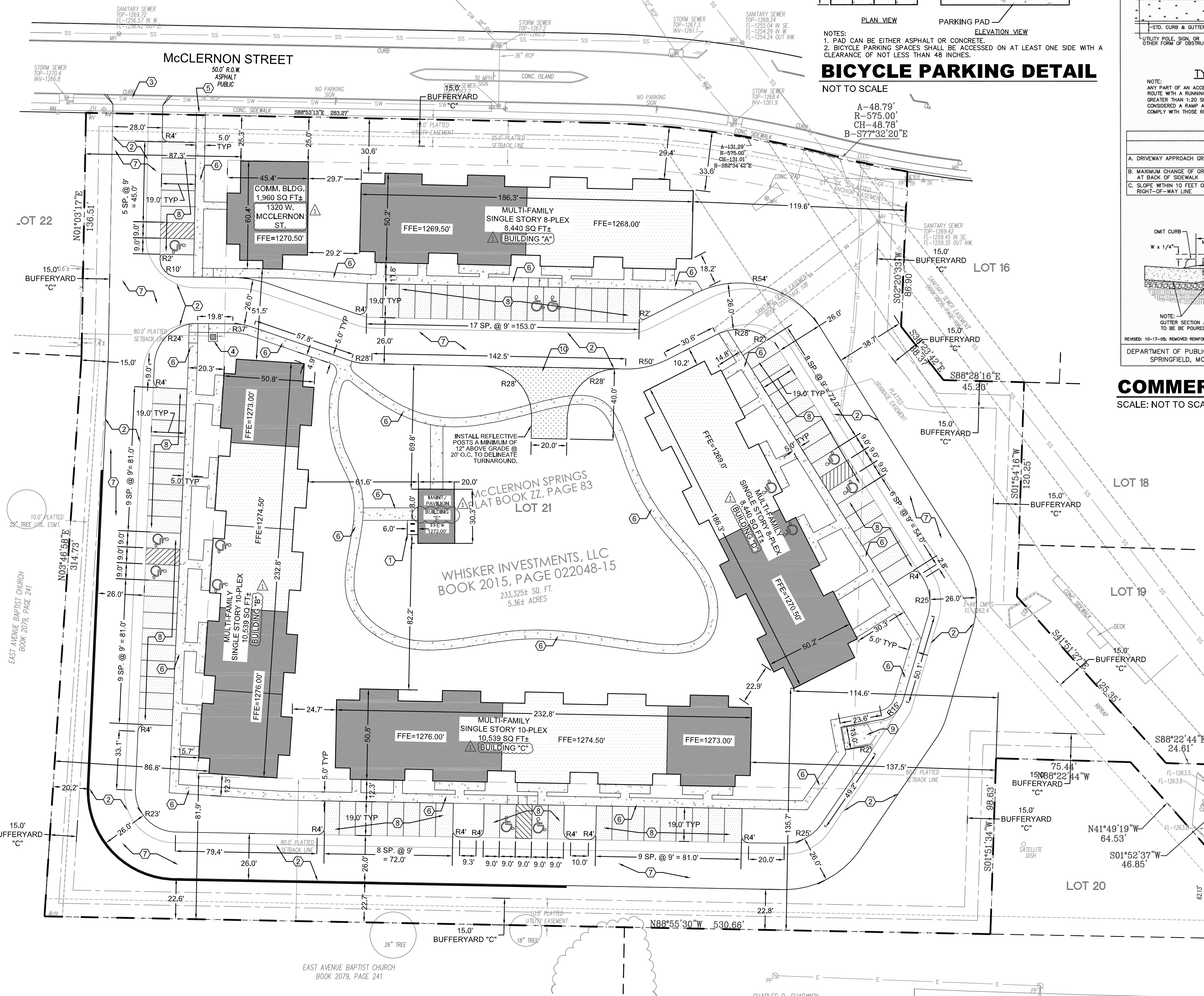
DEPARTMENT OF PUBLIC WORKS SPRINGFIELD, MO.	TYPICAL COMMERCIAL DRIVEWAY & SIDEWALK	ADOPTED: 10-17-05 ST-9
--	--	---------------------------

COMMERCIAL DRIVEWAY DETAIL

SCALE: NOT TO SCALE

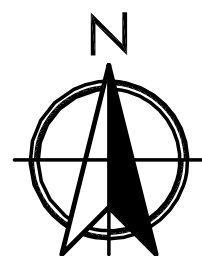
KEY NOTES:

1. BICYCLE PARKING
SEE BICYCLE PARKING DETAIL.
2. FIRE LANE STRIPING
4" WIDE STRIPING. PROVIDE (2) COATS OF HIGHWAY PAINT. COLOR TO BE RED. THE WORDS "NO PARKING - FIRE LANE" SHALL BE STENCILED IN LETTERS 2" WIDE WIDE BY 12" HIGH EVERY 50' LETTERS TO BE WHITE.
3. COMMERCIAL DRIVEWAY
PER CITY OF SPRINGFIELD STANDARDS.
4. 5x5 CONCRETE MAILBOX PAD.
5. MATCH EXISTING SIDEWALK
FIELD VERIFY LOCATION & ELEVATION.
6. INSTALL CONCRETE SIDEWALK.
REFER TO DETAIL 7/C.
7. INSTALL HEAVY DUTY ASPHALT PAVING.
REFER TO DETAIL 5/C.
8. INSTALL STANDARD DUTY ASPHALT PAVING.
REFER TO DETAIL 4/C.
9. INSTALL CONCRETE PAVEMENT.
REFER TO DETAIL 6/C.
10. INSTALL 1,140 SQ. FT. OF GRASSPAVE TURNAROUND.
REFER TO DETAIL 8/C.



SITE DIMENSION PLAN

SCALE: 1" = 30'



CHARLES D. CHADWICK
BOOK 2013, PAGE 032173-13

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

THE KITCHEN INC.

MCCLERNON VILLAS
SITE DIMENSION PLAN

1320 E MCCLERNON STREET
SPRINGFIELD, MISSOURI

DRAWING NO.
WB 110-558

SHEET NUMBER

C1
OF 5