

January 12, 2017
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session January 12, 2017 in the City Council Chambers. Chairman Jason Ray called the meeting to order.

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

Staff in attendance: Bob Hosmer, Principal Planner, 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 December 8, 2016 were approved unanimously.

COMMUNICATIONS :

Mr. Hosmer reported on the December 12, 2017 City Council meeting actions.

UNFINISHED BUSINESS:

NEW BUSINESS:

CONSENT ITEMS :

Relinquishment Easement 844	Relinquishment Easement 845
5921 South Grande Vista Avenue	925 East Linwood Drive
Applicant: Lexington Square, LLC	Applicant: James Essner

Relinquishment Easement 844 and Relinquishment Easement 845 was approved as part of the consent agenda

COMMISSION ACTION:

Ms. Cox motioned to approve Consent Agenda items - Relinquishment Easement 844 (5921 South Grande Vista Avenue) and Relinquishment Easement 845 (925 East Linwood Drive). Mr. Doennig seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Doennig, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Rose, Edwards, and Shuler.

PUBLIC HEARINGS:

Conditional Use Permit 427
2811 South Campbell Avenue
Applicant: Hog House, LLC

Mr. Hosmer stated that this is a request for a CUP to allow an Automobile Service Garage within a GR, General Retail District generally located at 2811 South Campbell Avenue.

The Growth Management and Land Use Plan of the Comprehensive Plan identify this property as an appropriate area for medium intensity retail, office or housing. Automobile Service Garages within a GR, General Retail District require a CUP. 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 for CUP. 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 is required along the west/ R-SF. 30 degree bulk plane is required between the GR and the R-SF Districts. Staff has reviewed the applicant's request and site plan for a Conditional Use Permit and has determined that it satisfies the standards. 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 building permit is obtained and the construction of a structure is started; or
- An occupancy permit is obtained and the conditional use is begun.

Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Derrick Lee, Lee Engineering 1200 East Woodhurst representing the owner. The existing site is a restaurant and the intent is to put in a tire store. The traffic usage will be less for a tire store than a restaurant and will put in a sidewalk along Woodland Street as well as add a 20' bufferyard and a fence.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Doennig motioned to approve Conditional Use Permit 427 (2811 South Campbell Avenue). Ms. Ogilvy seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Doennig, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Rose, Edwards, and Shuler.

Z-19-2016 w/COD #115

1435 West Talmage Street

Applicant: Greenway Studios North, LLC

Mr. Hosmer stated that this is a request to rezone approximately 2.72 acres of property generally located at 1432 West Livingston Street and 1435 West Talmage Street from an R-SF, Residential Single Family District to a R-MD, Medium Density Multi-Family Residential District; and establishing Conditional Overlay District No. 115.

The Growth Management and Land Use Plan identify this as an appropriate area for Medium or High Density Housing.

Talmage Street is classified as collector roadway and access will only be allowed from Talmage Street. A traffic study was not warranted by Public Works Traffic Division with a rezoning from R-SF to R-MD. The proposed rezoning will facilitate the development of the property to 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 minimum bufferyard required between the R-MD zoning and the adjacent R-SF zoned property to the east is a 15 foot wide landscaped bufferyard. All R-MD structures shall remain below a forty-five (45) degree bulk plane as measured from the boundaries of any R-SF district. One to one height to setback ratio. The proposed project required a Multi-Family Location and Design Guidelines assessment. The R-MD District is intended to accommodate multi-family developments at densities up to 29 units per acre. The applicant has achieved a maximum of 27.25 dwelling units per acre. Density bonuses 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 project will provide 83 off-street parking spaces over the required 74 spaces. The proposed development will include a swimming pool, basketball court, dog park and park benches with an internal walkway system connecting to public sidewalks. Two lots will be administratively combined into one lot prior to building permits being issued.

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 total of 27.25 dwelling units per acre or for a total of 74 micro-efficiency dwelling units. The developer's attorney will prepare a deed restriction for the affordable housing bonus. A sewer extension cost recovery fee of \$15,417.05 must be paid at the time of development prior to construction. The development of the subject property shall be in substantial conformance to the Multi-Family Location and Design Guidelines and the attached site plan. Staff recommends approval.

Mr. Ray asked if micro-efficiency unit developments require less parking than a regular unit.

Mr. Hosmer noted that micro-efficiency's are only required to have one parking space per unit, where a multi-family would have one and half to two parking spaces.

Mr. Ray opened the public hearing.

Mr. Greg Whitlock, 9648 E. Northview, representing the developer. Noted the concern on the water detention, the north part of the lot is an existing water detention basin. It has been sized for a multi-family use on the south tract. The existing micro-efficiency parking lot on Webster Avenue has not had any parking issues.

Mr. Lee Viorel, 901 St. Louis Street, representing Rnd Properties. Rnd Properties owns property north and west of the proposed unit and filed a letter with the Planning Department regarding the water detention area. They are worried about the sufficiency, however staff have assured them that it has the capacity and stated that they have maintained the up-keep and maintenance and would like to stress to the new owner that they have a responsibility also for the up-keep and maintenance.

Ms. Gail Cunningham, 2765 N. Fort, noted that the neighborhood is at a crucial crossroads and concerned with the changes that are being made. The neighborhood is fragile at this time with the influx of homeless people and the past housing crisis.

Ms. Cox asked about the detention area.

Ms. Hawkins noted that the detention was sized for the Talmage Trio Subdivision and it was amended later to be enlarged.

Mr. Doennig asked about the tax parcels being combined and any future problems with the maintenance of the detention basin.

Mr. Hosmer stated that it is correct and the owner would be responsible.

Ms. Cox asked about the definition of a micro-efficiency apartment.

Mr. Hosmer stated that it is approximately 400' of living space.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

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

Z-22-2016

3015 South Lakeside 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. Rick Wilson, 1835 S. Stewart, representing the owners. Combined three residential lots and rezoned it a few years ago. At this time there is an opportunity to sale to a local jeweler (single user) and the traffic would be reduced from the current zoning.

Mr. Jeff Kastner, 3026 S. Lakeside has traffic concerns, noting that kids get on the bus at Battlefield because buses won't come down the street and his concerns for the congestion from 4:30pm to 6:30pm.

Mr. Coltrin asked if Mr. Kastner if he had any opposition to the office building on the same side of the road.

Mr. Kastner stated that he did not.

Ms. Cox asked what types of businesses are allowed in Limited Business (LB) and any limitation to access from Battlefield Road or Lakeside Avenue.

Mr. Hosmer stated that churches, community centers, community gardens, daycare centers, eating and drinking establishments, excluding drive-in or pick up windows, general offices excluding banks/financial institutions with automatic teller machines and drive in facilities, etc.

Ms. Gardner stated that there will be no access to Battlefield and the access will always be Lakeside.

Ms. Cox asked about the buyout option of Galloway Creek drainage area and wondering why there is one.

Ms. Gardner noted that it is very close to the flood plain so detention will not serve a purpose.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Coltrin motioned to approve Z-22-2016 (3015 South Lakeside Avenue). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Doennig, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Rose, Edwards, and Shuler.

Z-1-2017

1655 West Republic Street

Applicant: Ridgecrest Baptist Church

Mr. Hosmer stated that this is a request 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.

Conditional Overlay District 122 would prohibit:

Bus stations.

Campground and recreational vehicle parks.

Cemeteries.

Permanent amusement parks, theme parks and drive-in movie theaters in the Commercial outdoor recreation use group.

Household resource recovery collection centers.

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.

Manufactured housing (mobile home) and trailer sales, leasing and service with no storage. The sale of recreational vehicles and trailers shall be allowed.

Prohibits the following Conditional uses:

Go-cart tracks (outdoor only).

Truck stops.

Staff recommends amending the request to include the proposed Conditional Overlay District No. 122

Mr. Ray opened the public hearing.

Mr. Jared Rasmussen, 550 St. Louis Street noted to remove "trailer sales" on the Conditional Overlay District language and feels that this zoning fits for this area.

Ms. Cox asked for clarification on "trailer sales."

Mr. Hosmer noted that it is about trailers and vehicles and not the mobile home trailers.

Ms. Sara Fields, 1241 W. Maplewood stated her concerns for ambulance services, flashing or scrolling signage and possible loud speakers that could accompany automotive sales and is looking for restrictions.

Ms. Carol McCarthy, 1249 W. LaSalle representing Parkcrest Neighborhood Association. The neighborhood concerns are automotive sales with the noise and air pollution, increased traffic, and the lights from signs.

Mr. Harlan Bristol, 3535 S. Primrose Court does not want to see any current changes due to the construction along Republic Road and Kansas Avenue and is worried about the possible increase of traffic and speeding.

Mr. Ray closed the public hearing.

Mr. Coltrin asked if the lighting on sight is covered by City standards and the sound/noise volume.

Mr. Hosmer stated that they are under the current regulations.

Mr. Ray noted the concerns for the signage and stating that the direction of the signs would be focused toward the traffic on James River and that any noise issues may only be on Saturdays.

Mr. Doennig motioned to add COD #122 to Z-1-2017 (1655 West Republic Street). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Doennig, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Rose, Edwards, and Shuler.

Mr. Doennig motioned to remove "and trailer" sales from Z-1-2017 COD #122 (1655 West Republic Street). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Doennig, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Rose, Edwards, and Shuler.

Mr. Doennig motioned to approve Z-1-2017 w/COD #122 as amended (1655 West Republic Street). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Doennig, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Rose, Edwards, and Shuler.

Z-2-2017

1823 South Pickwick Avenue, 1826 & 1912 South Fremont Avenue

Applicant: One Hundred Two Glenstone, LLC

Mr. Hosmer stated that this is a request 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.

The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this area as Low-Density Housing; however, it is also located in proximity to the Sunshine and National (Community) Activity Center. Properties along Sunshine Street are within the medium intensity retail, office or housing land use category. The property at 1823 S. Pickwick Avenue and 1826 S. Fremont Ave are proposed to be rezoned to GR and combined with properties to the north along Sunshine Street.

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

Staff recommends that a lot combination be required as a condition of the rezoning request.

Mr. Ray opened the public hearing.

Mr. Derek Lee, 1200 E. Woodhurst representing the owner. The Pickwick lot will be used for a detention area and thus moving the buffer area farther south. The intent is to put a Culver's fast food restaurant along Sunshine with a driveway through the existing GR lot onto Pickwick.

Mr. Ray closed the public hearing.

Ms. Cox motioned to approve Z-2-2017 (1823 South Pickwick Avenue, 1826 & 1912 South Fremont Avenue). Ms. Ogilvy seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Doennig, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Rose, Edwards, and Shuler.

Z-3-2017 w/COD #117

3500 blk East Seminole Street

Applicant: Calvary Chapel of Springfield

Mr. Hosmer stated that this is a request to rezone approximately 5.79 acre of property generally located at the 3500 block East Seminole Street from an R-SF, Single-Family Residential District to a R-LD, Low-Density Multi-Family Residential District and establishing Conditional Overlay District No. 117.

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. No portion of a multi-family structure shall be higher than forty-five (45) degree bulk plane where the property adjoins an R-SF District (a one to one ratio for height and setback). 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, 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:

Limit du/ac to 11.

Prohibit any access from the subject property to Bowman Street.

Require the dedication of a sidewalk easement for future construction of sidewalk along Seminole Street. The standard requirements for bufferyards, noise, lighting, odor and signage will be part of this development.

Buyout in lieu of on-site stormwater detention is not an option for this site.

No Traffic Study required.

Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Gary Fenton, 3026 W. Canterbury, potential developer. Approximately 54 units, with 9.2 units per acre. The plan is for one level, all brick, and 55+ units.

Mr. Robert Rootz, 2059 S. Bedford has water retention concerns. There is a storage facility that drains into the field whenever there are heavy storms and a lot of water flows through it. My property has a retention pond which has a ditch behind it that feeds into the retention pond and is concerned about the development

and the additional water run-off. Have concerns about rental housing versus home ownership and decreasing neighborhood property values.

Mr. Jason Finley, 1540 N. Commercial, potential developer. Addressed the concern regarding rental stating that people paying higher rental rates are usually upscale people and will take care of their property and noted that engineers will address any stormwater issues and fix any problems that might arise.

Mr. Ray closed the public hearing.

Ms. Cox motioned to approve Z-3-2017 w/COD #117 (3500 blk East Seminole Street). Mr. Coltrin seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Doennig, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Rose, Edwards, and Shuler.

Z-4-2017

3416 South National Avenue

Applicant: Kum & Go

Mr. Hosmer stated that this is a request 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.

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 was previously zoned to a Planned Development which allows for office and retail uses. Near the James River Freeway and National Avenue Activity Center and is identified as areas of significant business and high-density housing. The existing Planned Development No. 12 Amendment 7 allows for General Retail uses. The applicant plans on expanding the existing gas station and will retain a portion of the existing credit union property as an office. Lot line adjustment. Both tracts will have to meet the requirements of the Zoning Ordinance for open space, setbacks, parking and stormwater. Buyout in lieu of on-site stormwater detention is not an option for this site. No Traffic Study required. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Cameron Smith, 550 St. Louis Street, representing the owner. It is an existing Kum & Go and updating for a newer store.

Mr. Ray closed the public hearing.

Mr. Doennig motioned to approve Z-4-2017 (3416 South National Avenue). Mr. Coltrin seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Doennig, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Rose, Edwards, and Shuler.

Z-5-2017

1513 East Washita Street

Applicant: GWG Properties III, LLC

Mr. Hosmer stated that this is a request to rezone approximately 0.08 acres of property generally located at 1513 East Washita Street from a R-SF, Residential Single-family District to a GR, General Retail District.

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 applicant is intending to use the subject property as additional parking for the Pharmacy at 1522 East Sunshine Street. If approved requires lot line adjustment. The property line between 1522 East Sunshine Street and 1513 East Washita Street will be adjusted approximately (43) feet to the south. Staff is requiring a condition that if the lot line adjustment 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. 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. Staff recommends approval with conditions.

Mr. Ray opened the public hearing.

Mr. Chris Ball, 444 S. Campbell Avenue, representing the owner. The owners own properties, the residential and commercial property and have an on-going parking agreement with Oxford Health Care next door. The small extension will allow them to adjust their property line to the bank next door.

Mr. Ray closed the public hearing.

Ms. Cox motioned to approve Z-5-2017 (1513 East Washita Street). Ms. Ogilvy seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Doennig, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Rose, Edwards, and Shuler.

Z-6-2017 w/COD #118
3411 South Kansas Avenue
Applicant: R&S Associates, LLC

Mr. Hosmer stated that this is a request to rezone approximately 2.27 acres of property generally located at 3411 South Kansas Avenue from an R-SF, Residential Single Family District to a R-MD, Medium Density Multi-Family Residential District; and establishing Conditional Overlay District No. 118.

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. Walnut Lawn is classified as a secondary arterial roadway and Kansas Avenue is classified as collector roadway. A secondary arterial and collector roadway support the proposed land use. The applicant is proposing a 40 unit multi-family development. The Multi-Family Location and Design Guidelines assessment will limit the density to 20 dwelling units per acre and will require design guidelines that must conform to the attached site plan to ensure compatibility with adjacent neighborhoods. The R-MD District is intended to accommodate multi-family developments at densities up to approximately twenty-nine (29) units per acre. Buyout in lieu of on-site stormwater detention is not an option for this site.

A traffic study was not required. The minimum bufferyard required between the R-MD and the adjacent R-SF to the south is a 15 foot wide Bufferyard Type "C". 14 feet of additional right of way is required along Kansas Avenue. The proposed development will include a swimming pool, playground, and park benches with an internal walkway system connecting to public sidewalks. The developer is proposing to provide more than the required 68 off-street parking spaces. The development must substantially comply with the attached site plan. Staff recommends approval.

Ms. Cox asked if this is a final site plan or can it change and asked about the location of the trash bin.

Mr. Hosmer stated that it has to sustainably comply with the final site plan, they can make minor adjustments and states that the trash bin has been moved to another location.

Mr. Ray opened the public hearing.

Mr. Chris Ball, 444 S. Campbell Avenue, representing the owner. There were a lot of discussion about the bufferyard, pool, and the amenities.

Ms. Ogilvy asked about the driveway and hill off of Kansas Avenue and if these units are one or two story units.

Mr. Ball stated that one driveway is directly on Walnut Lawn and the second is off Kansas Avenue. The Kansas Avenue driveway is close to the top, the slope down starts about past the second unit. They are proposing two story units.

Ms. Carol McCarthy, 1249 W. LaSalle, representing the Parkcrest Neighborhood Association and as a resident. Concerns are the slope at Kansas Avenue and conditions when it gets icy. A lot of the residents have problems with icy roads and have to use alternate routes and is worried about deterioration of Kansas Avenue and decreasing property values. Worried that it might become low-income/subsidized housing and it may set precedence for other properties in the Parkcrest Neighborhood and is asking why the jump in zoning, noting that there is no buffer between residential single family and proposed multi-family.

Ms. Cassandra Henne, 3459 S. Kansas Avenue, states that her main concern is South Kansas Avenue, and is wondering about improvements planned.

Mr. Hosmer stated that he is not aware of any.

Mr. Harlan Bristol, 3535 S. Primrose Court lives in the neighborhood. The egress and ingress is too close to Kansas Expressway and Walnut Lawn Avenue. Has concerns regarding the traffic backing at Kansas Avenue from Kansas Expressway.

Ms. Sara Fields, 1241 W. Maplewood, has concerns about the grade where the driveway is located, noting that it is very steep and will cause site distance problem and well as traffic concerns. There will be a significant impact on traffic issues.

Mr. Ray closed the public hearing.

Mr. Ray asked if there are any planned improvements at the Kansas Expressway intersection.

Ms. Gardner stated that it would be MoDOT and would need to be verified, however is aware of intersection improvements along Kansas Expressway and Sunset.

Mr. Coltrin asked about the grade on the driveway to Walnut Lawn and asked about a comparison to Kansas Avenue.

Mr. Ball stated that the driveway is "at grade" to Walnut Lawn, which is basically level.

Ms. Cox motioned to approve Z-6-2017 w/COD #118 (3411 South Kansas Avenue). Mr. Doennig seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Doennig, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Rose, Edwards, and Shuler.

Planned Development 355
1320 East McClernon Street
Applicant: The Kitchen, Inc.

Mr. Hosmer stated that this is a request to rezone approximately 5.36 acres of property generally located at 1320 East McClernon Street from Planned Development 228 Amended to Planned Development 355.

The Growth Management and Land Use Plan Element of the Comprehensive Plan identify this area as appropriate for Low Density Residential Housing. However, the subject property was rezoned to a Planned Development to allow multi-family uses. The applicant is proposing to rezone a previously approved Planned Development for 36 unit multi-family elderly housing development facilities as defined by the Federal Fair Housing Act. The current 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 current 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 that this design requirement be removed from the PD. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Randy McCoy, 1630 N. Jefferson Avenue representing The Kitchen, Inc., and the project is 36 unit low-income housing tax credit development and funded by the Missouri Housing Development Commission. It is designed as a senior's project - 55+ with an additional special population category for homeless veterans.

Mr. Ray closed the public hearing.

Ms. Cox motioned to approve Planned Development 355 (1320 East McClernon Street). Mr. Coltrin seconded the motion. The motion **carried** as follows: Ayes: Ray, Ogilvy, Doennig, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Cline, Rose, Edwards, and Shuler.

OTHER BUSINESS:

None