



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: February 9th, 2017
Time: 6:30 p.m.

Members: Randall Doennig (Vice-Chairman), Melissa Cox, David Shuler, Andrew Cline, King Coltrin, Dee Ogilvy, Cameron Rose, Joel Thomas, and Natalie Broekhoven.

1. ROLL CALL

2. APPROVAL OF MINUTES

January 12, 2017

Documents:

[PZ MINUTES 1-12-2017.PDF](#)

3. COMMUNICATIONS

City Council - January 23, 2017

Documents:

[NA01-23-17.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. Relinquishment Easement 846

1930 East Kearney Street, Glen-Kearney Development, LLC

Documents:

[RE 846 SR.PDF](#)

7. PUBLIC HEARINGS

8. Vacation 787

1801 East Seminole Street, Tower Grove Center, LLC

Documents:

[VAC 787 TABLE MEMO.PDF](#)

9. Z-7-2017 W/COD #119

2419 West High, Lean Manthos

Documents:

[Z-7-2016 COD119 TABLINGMEMO.PDF](#)

10. Z-8-2017 W/COD #120

1712 - 1734 South Plaza, E&E Financial, Inc.

Documents:

[Z-8-2017 COD 120 SR.PDF](#)

11. Z-9-2017 W/COD #121

3810 East Sunshine Street, Central Bank of the Ozarks

Documents:

[Z-9-2017 COD 121.PDF](#)

12. Hickman Woods Preliminary Plat-Major Subdivision

3400 blk East Salem, Hawkins Spousal Trust ETAL LP

Documents:

[HICKMANWOODSSUB.PDF](#)

13. East Cherry Townhomes Redevelopment Plan

1361 & 1365 East Cherry Street, Say You Can, LLC

Documents:

[EAST CHERRY TOWNHOMES REDEVELOPMENT PLAN.PDF](#)

14. Bailey School House Redevelopment Plan

501 West Central Street, Bailey School Redevelopment Corporation

Documents:

[BAILEY SCHOOL REDEVELOPMENT PLAN.PDF](#)

15. Beverly Lofts Redevelopment Plan

519 - 525 East Cherry Street, Beverly Lofts Redevelopment Corporation

Documents:

[BEVERLY LOFTS REDEVELOPMENT PLAN.PDF](#)

16. OTHER BUSINESS

17. Elections 2017 Chair And Vice-Chair

18. 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.

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



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
January 23, 2017 - 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.

1. ROLL CALL.

Postponed until
February 6, 2017
City Council
Meeting

2. APPROVAL OF MINUTES. January 9, 2017

Approved as
Amended

**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.

10304

5. Council Bill 2017-016. (Stephens)

A resolution recognizing Bill Weaver for forty years of dedicated service as an employee of the City of Springfield.

10305

6. Council Bill 2017-017. (Stephens)

A resolution recognizing David Hall for his dedicated years of service as an employee of the City of Springfield on the occasion of his retirement.

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.

**7. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS
RAISED AT THE PREVIOUS CITY COUNCIL MEETING.**

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

Amended
26840

9. Amended Council Bill 2016-294 Substitute No. 1. (McClure)

A special ordinance approving a Petition to Establish the Brentwood N/S Community Improvement District; 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. (Staff recommends approval).

Failed Due to
Passage of 2016-
294 Substitute
No. 1.

**10. Council Bill 2016-294. (McClure) (Tabled at the January 9, 2017
meeting in order to consider the substitute Council Bill. If the
substitute passes this bill will automatically fail.)**

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.

6331

11. Council Bill 2017-004. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Zoning Maps,' by rezoning approximately 1.65 acres of property, generally located at 3242 South Stewart Avenue and the west side of the 3200 block of South Stewart Avenue from Planned Development No. 252 to a GR, General Retail District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: KJ Texas Properties, LLC; 3225 & 3242 South Stewart Avenue; Z-23-2016.)

6332

12. Council Bill 2017-005. (McClure)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Zoning Maps,' by rezoning 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; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Mexican Villa; 1408 South National Avenue; Z-21-2016 w/COD #116.)

6333

13. Council Bill 2017-006. (Prater)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Zoning Maps,' by rezoning 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; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: R Carlson Properties, LLC; 2873 East Chestnut Expressway; Z-20-2016.)

Tabled Until April
3, 2017 City
Council Meeting

14. Council Bill 2017-007. (Ferguson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, Zoning Maps, by rezoning approximately 1.45 acres of property, generally located at 1040 and 1110 North Sherman Avenue from a R-SF, Single Family Residential District and Mid-Town Urban Conservation District No. 3 Area E to a Planned Development District No. 353 and Mid-Town Urban Conservation District No. 3 Area E; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend denial.) (By: Greenway Studios, LLC; 1040 & 1110 North Sherman Avenue; Final Development Plan 353.)

6334

15. Council Bill 2017-008. (Prater)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official Zoning Map and rules for interpretation,' by rezoning approximately 5.42 acres of property, generally located between 833 and 903 South Oak Grove Avenue from a R-SF, Single-Family Residential District to a Planned Development District No. 354; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: The Touchstone Group, LLC & James and Susan Shaeffer; 833-903 South Oak Grove Avenue; Final Development Plan 354.)

6335

16. Council Bill 2017-009. (Ferguson)

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 1, 'Intent, Purpose, and General Provisions,' Section 36-303, 'General Provisions,' Subsection 36-303(33)(b)(1), for the purpose of adding the COM district to the list of prohibited districts for the transfer of development rights for any overnight shelter, soup kitchen, or transitional service shelter. (Planning and Zoning Commission and staff recommend approval). (By: City of Springfield; Citywide; Transfer of Development Rights Amendments.)

26841

17. Council Bill 2017-010. (Fisk)

A special ordinance approving a plan for an industrial development project for 3M Company, a Delaware corporation, consisting of the acquisition and installation of new equipment and machinery at the existing plant; and authorizing the City of Springfield, Missouri, to issue its Taxable Industrial Development Revenue Bonds (3M Company "Project"), Series 2017, in a principal amount not to exceed \$17,000,000 to finance the costs of such project; authorizing and approving certain

documents; and authorizing certain other actions in connection with the issuance of the Bonds.

Referred to Plans &
Policies Committee
For No More Than
90 Days

18. Council Bill 2017-011. (Fulnecky)

A general ordinance amending the Springfield City Code, Chapter 18, Animals, Article II, Dogs, Cats and Ferrets, by repealing Division 3, Prohibition of Pit Bull Dogs, in its entirety.

19. RESOLUTIONS.

20. EMERGENCY BILLS.

21. PUBLIC IMPROVEMENTS.

22. GRANTS.

23. AMENDED BILLS.

24. COUNCIL BILLS FOR PUBLIC HEARING.

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

26. Council Bill 2017-018. (Hosmer)

A special ordinance approving a mutual aid agreement between the Ebenezer Fire Protection District and the Springfield Fire Department.

Removed From
Consent Agenda-
First Reading Bills,
Item #32.

26.25 Council Bill 2017-019. (McClure)

A special ordinance authorizing the City Manager, or his designee, to enter into contracts with LexisNexis for the purpose of providing law enforcement software and database services.

Removed From
Consent Agenda-
First Reading Bills,
Item #34.

26.5 Council Bill 2017-021. (Fisk)

A general ordinance amending Chapter 2, Section 2-92 of the Springfield City Code, known as 'Salary Ordinances,' relating to the salary rate and pay grade for one job title within the Law Department, as contained in the Professional, Administrative and Technical (PAT) salary schedules, by adding one new job title, Senior Paralegal (PAT 7).

27. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Mr. Allen Kemper Addressed City Council.

Mr. Bob Mondy Addressed City Council.

28. NEW BUSINESS.

Recommended

The Committee of the Whole recommends the following appointment to the Board of Public Utilities: Cynthia Hyde with term to expire December 1, 2019.

Referred

Refer to the Plans and Policies Committee the issue of a potential pet waste removal ordinance.

As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

29. UNFINISHED BUSINESS.

30. MISCELLANEOUS.

31. CONSENT AGENDA – FIRST READING BILLS. See Item #3.

Moved to First Reading Bills, Item #26.25.

32. Council Bill 2017-019. (McClure)

A special ordinance authorizing the City Manager, or his designee, to enter into contracts with LexisNexis for the purpose of providing law enforcement software and database services.

33. Council Bill 2017-020. (Schilling)

A special ordinance authorizing the City Manager, or his designee, to enter into a cost share agreement with SoMac Lofts, LLC, for the purpose of constructing a public sewer main in the vicinity of South Avenue and East McDaniel Street. The submitted bid for the sewer relocation under plan number 2015PW0092 is \$63,035, of which 50 percent or \$31,517.50 have been budgeted from funds in the Fiscal Year 2016-2017 budget of the Clean Water Services Fund. (Environmental Services staff recommends approval).

Moved to First Reading Bills, Item #26.5.

34. Council Bill 2017-021. (Fisk)

A general ordinance amending Chapter 2, Section 2-92 of the Springfield City Code, known as 'Salary Ordinances,' relating to the salary rate and pay grade for one job title within the Law Department, as contained in the Professional, Administrative and Technical (PAT) salary schedules, by adding one new job title, Senior Paralegal (PAT 7).

35. CONSENT AGENDA – ONE READING BILLS.

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

26842

37. Council Bill 2017-012. (Prater)

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 Oak Grove Commons, generally located between 833 and 903 South Oak Grove 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. (Staff recommends that City Council accept the public streets and easements).

38. Council Bill 2017-013. (Fishel)

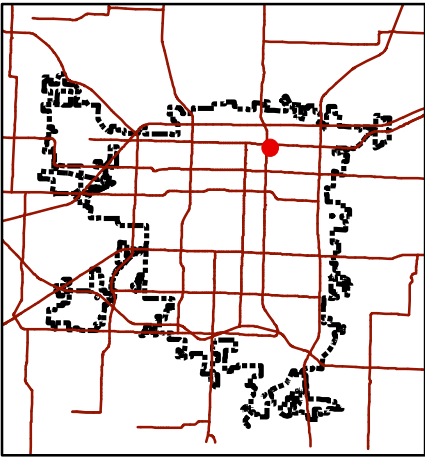
A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Washita Subdivision, generally located at the 2100 block of East Sunshine Street, upon the applicant 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.

Confirmed

39. Confirm the following appointments to the Building Trades Examination and Certification Board: Chad Drake with term to expire December 1, 2017, Richard Glenn with term to expire October 1, 2019 and Rory Krueger with term to expire December 1, 2017.

40. END OF CONSENT AGENDA.

41. ADJOURN.



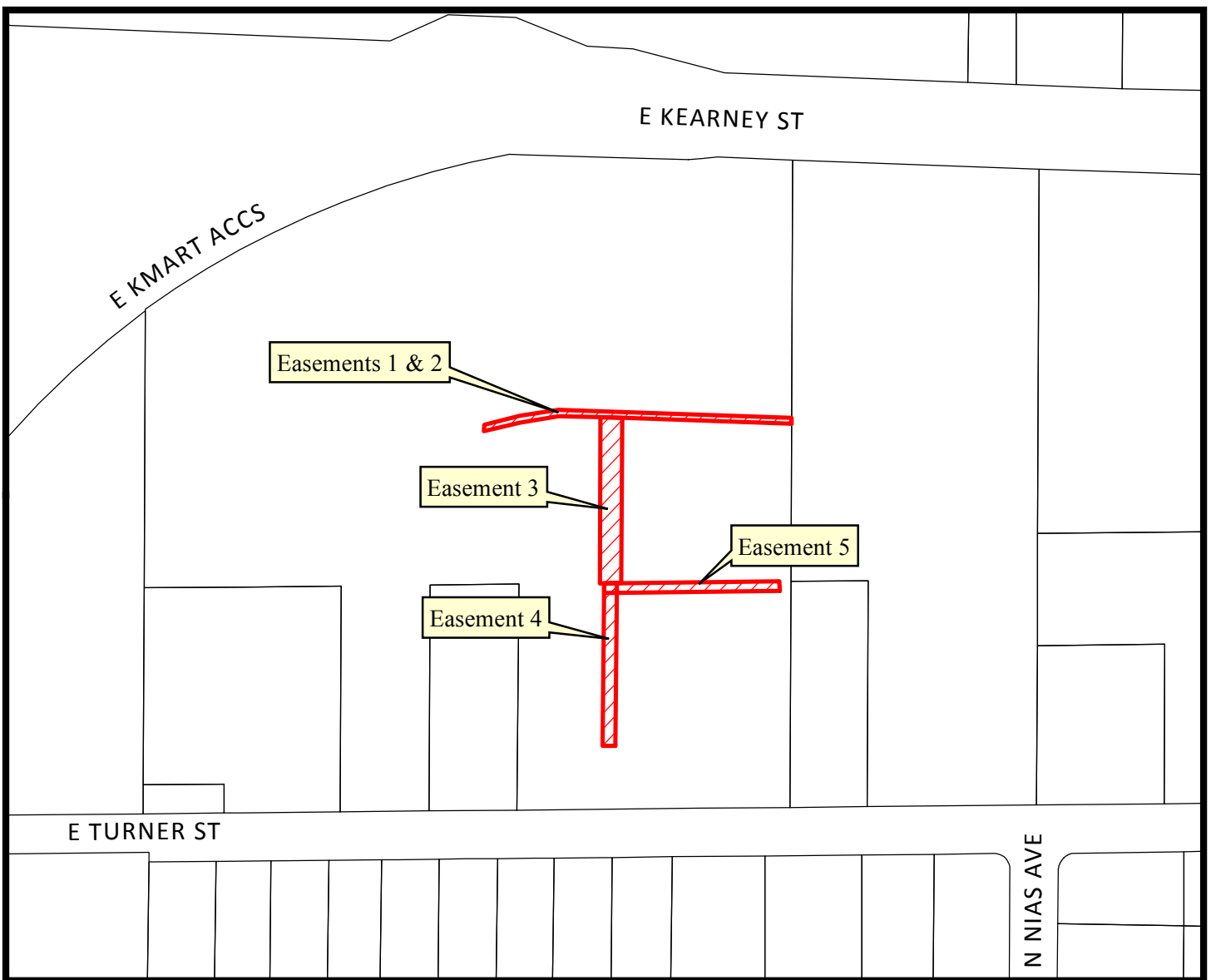
Development Review Staff Report

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

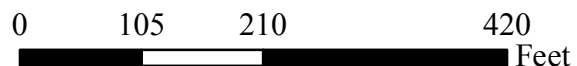
Relinquish Easement 846

LOCATION: 1930 East Kearney Street

LOCATION SKETCH



- Area of Proposal



DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO RELINQUISH EASEMENT NUMBER 846

PURPOSE: To relinquish five (5) utility & sewer easements

REPORT DATE: January 20, 2017

LOCATION: 1930 East Kearney Street

APPLICANT: GLEN-KEARNEY DEVELOPMENT, 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. 846
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish five (5) utility & sewer easements in order to facilitate the development of the property.

STORM WATER:

Approved; This is approved by the stormwater department but be aware that there are stormwater inlets in the relinquished easement area. Stormwater inlets will need to be accounted for when re-developing.

CITY UTILITIES:

Approved; No objection to relinquishment. No utilities within the easements.

ATT:

Approved; Please note that the development of this property will need additional U/E for AT&T to place facilities to feed within that development. Also, the site development may require existing facilities to be relocated at the developer's expense. Request U/E around perimeter of lots to enable the placement of AT&T facilities to this development.

SANITARY SEWER:

Approved; No public sewer within proposed relinquishments. Public sewer was relocated years ago but the easements were never relinquished.

STAFF COMMENTS:

1. The applicant is requesting to relinquish five (5) utility & sewer easements in order to facilitate development of the property. The existing easements are not being used and will be in conflict with the proposed development. The subject easements are 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. 846
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. 846
EXHIBIT 1

EASEMENT RELINQUISHMENT- EASEMENT 1
Book 1100 Page 463 Easement Paragraph 2

A 5-foot easement, being a portion of the easement described in easement paragraph two of Book 1100 Page 463 of Greene County, Missouri Deed Records, City of Springfield, Greene County, Missouri, and being more particularly described as follows: Commencing at the existing Northeast corner of Lot 8 of Kearney-Glenstone Subdivision in the City of Springfield, Greene County, Missouri, as shown on the recorded plat thereof; thence, South 01°57'50" West, along and with the East line of said Lot, a distance of 266.62 feet to a point (said point lying 250 feet West of the East line of the NW/4 of the NW/4 of Section 8, Township 29 North, Range 21 West and 272 feet South of the right-of-way line of Kearney Street, U.S. 66 as it existed in 1957); thence, North 86°41'20" West, a distance of 14.60 feet to the POINT OF BEGINNING; thence, continue North 86°41'20" West, along and with the North line of the aforementioned easement from Book 1100 Page 463, a distance of 225.20 feet to a point lying 272 feet perpendicular to and Southeasterly of the Kearney (U.S. 66) right-of-way; thence, Southwesterly along and with a 653.37-foot radius curve to the left, having a chord bearing of South 76°35'53" West and chord length of 93.14 feet, an arc distance of 93.22 feet to the East line of a platted 10-foot easement; thence, South 00°47'57" West along and with said East line, a distance of 5.27 feet to the South line of the aforementioned easement in Book 1100 Page 463; thence, Northeasterly along and with said line on a 648.37-foot radius curve to the right, having a chord bearing of North 76°30'02" East and chord length of 93.53 feet, an arc distance of 93.61 feet; thence, South 86°41'20" East, a distance of 224.76 feet; thence, North 01°57'50" East, a distance of 5.00 feet to the POINT OF BEGINNING.

EASEMENT RELINQUISHMENT- EASEMENT 2
Book 1100 Page 501 Easement Paragraph 2

A 5-foot easement, being a portion of the easement described in easement paragraph two of Book 1100 Page 501 of the Greene County, Missouri Deed Records, City of Springfield, Greene County, Missouri, and being more particularly described as follows: Commencing at the existing Northeast corner of Lot 8 of Kearney-Glenstone Subdivision in the City of Springfield, Greene County, Missouri, as shown on the recorded plat thereof; thence, South 01°57'50" West, along and with the East line of said Lot, a distance of 266.62 feet to a point (said point lying 250 feet West of the East line of the NW/4 of the NW/4 of Section 8, Township 29 North, Range 21 West and 272 feet South of the right-of-way line of Kearney Street, U.S. 66 as it existed in 1957); thence, North 86°41'20" West, a distance of 14.60 feet to the POINT OF BEGINNING; thence, continue North 86°41'20" West, along and with the South line of the aforementioned easement from Book 1100 Page 501, a distance of 225.20 feet to a point lying 272 feet perpendicular to and Southeasterly of the Kearney (U.S.66) right-of-way; thence, Southwesterly along and with a 653.37-foot radius curve to the left, having a chord bearing of South 76°35'53" West and chord length of 93.14 feet, an arc distance of 93.22 feet to the East line of a platted 10-foot easement; thence, North 00°47'57" East, along and with said East line, a distance of 5.26 feet to the North line of the aforementioned easement in Book 1100 Page 501; thence, Northeasterly along and with said line on a 658.37-foot radius curve to the right, having a chord bearing of North 76°41'38" East and chord length of 92.76 feet, an arc distance of 92.84 feet; thence, South 86°41'20" East, a distance of 225.64 feet; thence, South 01°57'50" West, a distance of 5.00 feet to the POINT OF BEGINNING.

EASEMENT RELINQUISHMENT - EASEMENT 3
Book 1100 Page 463 Easement Paragraph 3

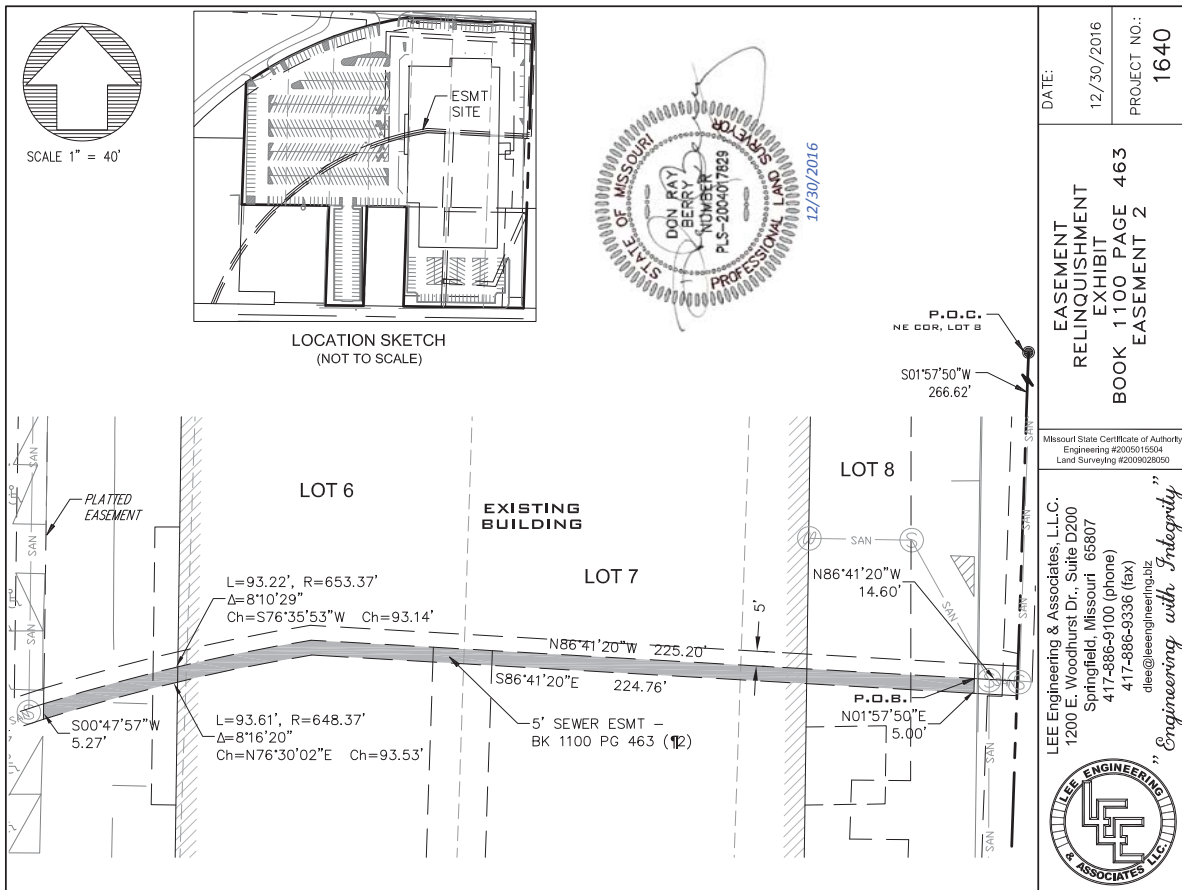
A 10-foot easement as described in easement paragraph three of Book 1100 Page 463 of the Greene County, Missouri Deed Records, City of Springfield, Greene County, Missouri, and being more particularly described as follows: 10 feet equi-distant on each side of the following described centerline: Beginning at a point that is 272 feet south of the south line of Kearney Street, U.S. 66 (as existed in 1957) and 438 feet West of the said East line of the NW/4 of the NW/4 of Section 8, Township 29, Range 21, thence South parallel with and 438 feet West of the said East line of the NW/4 of the NW/4 of Section 8, Township 29, Range 21, a distance of 160 feet, more or less, to the North line of the Byron C. Smith tract, in the City of Springfield, Greene County, Missouri.

EASEMENT RELINQUISHMENT- EASEMENT 4
Book 1100 Page 497

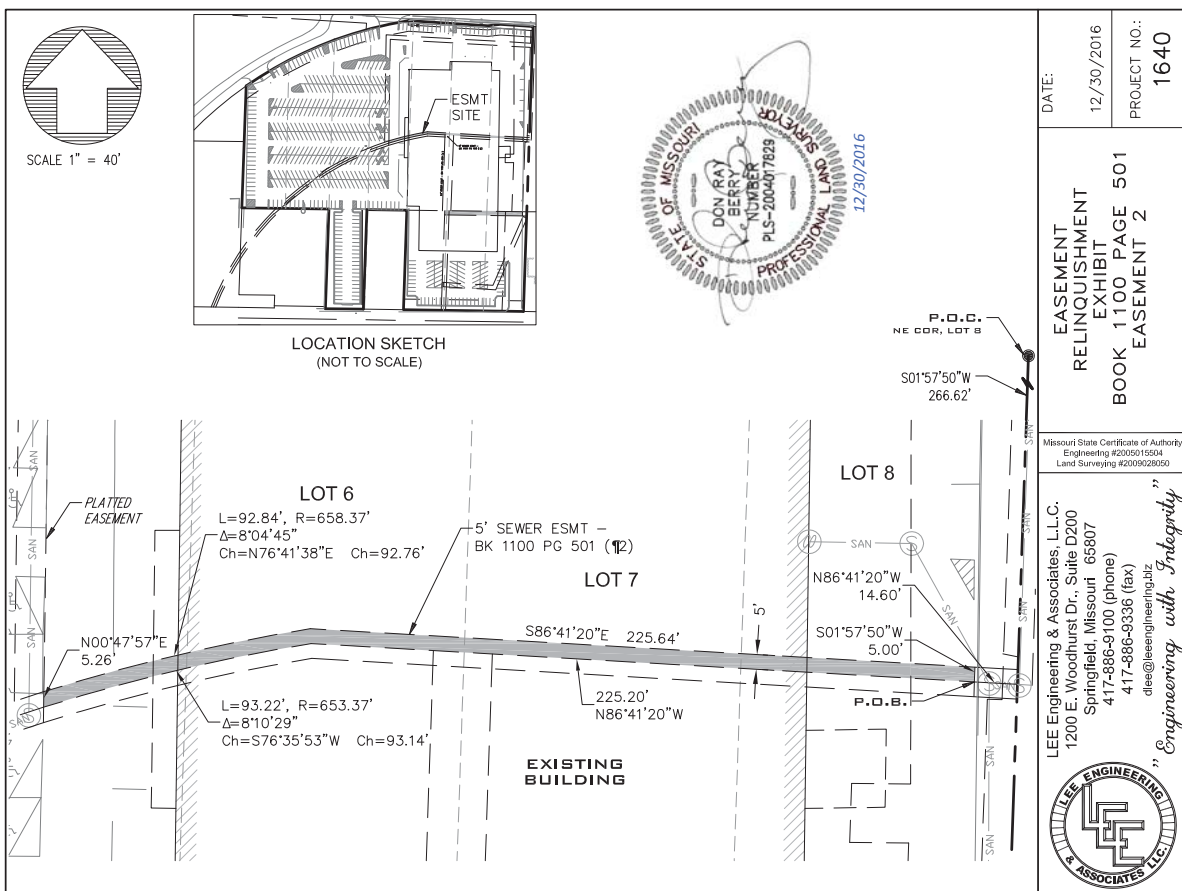
A 10-foot easement, being a portion of the easement described in Book 1100 Page 497 of the Greene County, Missouri Deed Records, City of Springfield, Greene County, Missouri, and being more particularly described as follows: Commencing at the Northwest corner of Lot 10 of Kearney-Glenstone Subdivision, said point lying 438 feet West of the East line of the NW/4 of the NW/4 of Section 8, Township 29, Range 21; thence, South 89°17'27" East, along and with the North line of said Lot 10, said line being the former South line of the Carl W. Appleby tract, a distance of 5.00 feet; thence, South 01°58'38" West, a distance of 169.01 feet to the North line of an easement recorded in Book 2144 Page 1197 of the Greene County Deed Records; thence, North 86°40'09" West, along and with the North line of said Easement in Book 2144 Page 1197 and the Westerly extension thereof, a distance of 10.00 feet; thence, North 01°58'38" East, a distance of 168.55 feet to the North line of Lot 11 of said Kearney Glenstone Subdivision; thence, South 89°17'27" East, along and with said North line, a distance of 5.00 feet to the POINT OF BEGINNING.

EASEMENT RELINQUISHMENT- EASEMENT 5
Platted 10-foot Easement, Lots 9 and 10

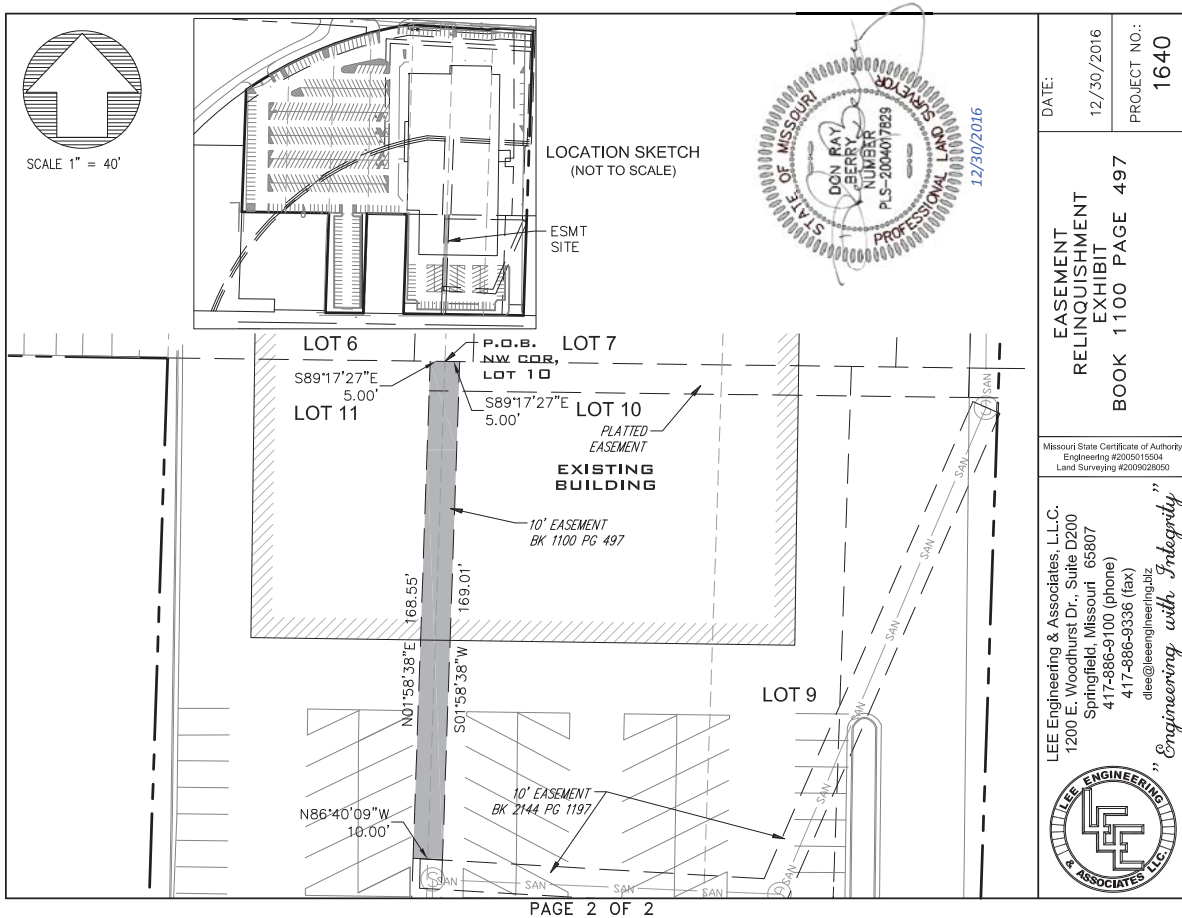
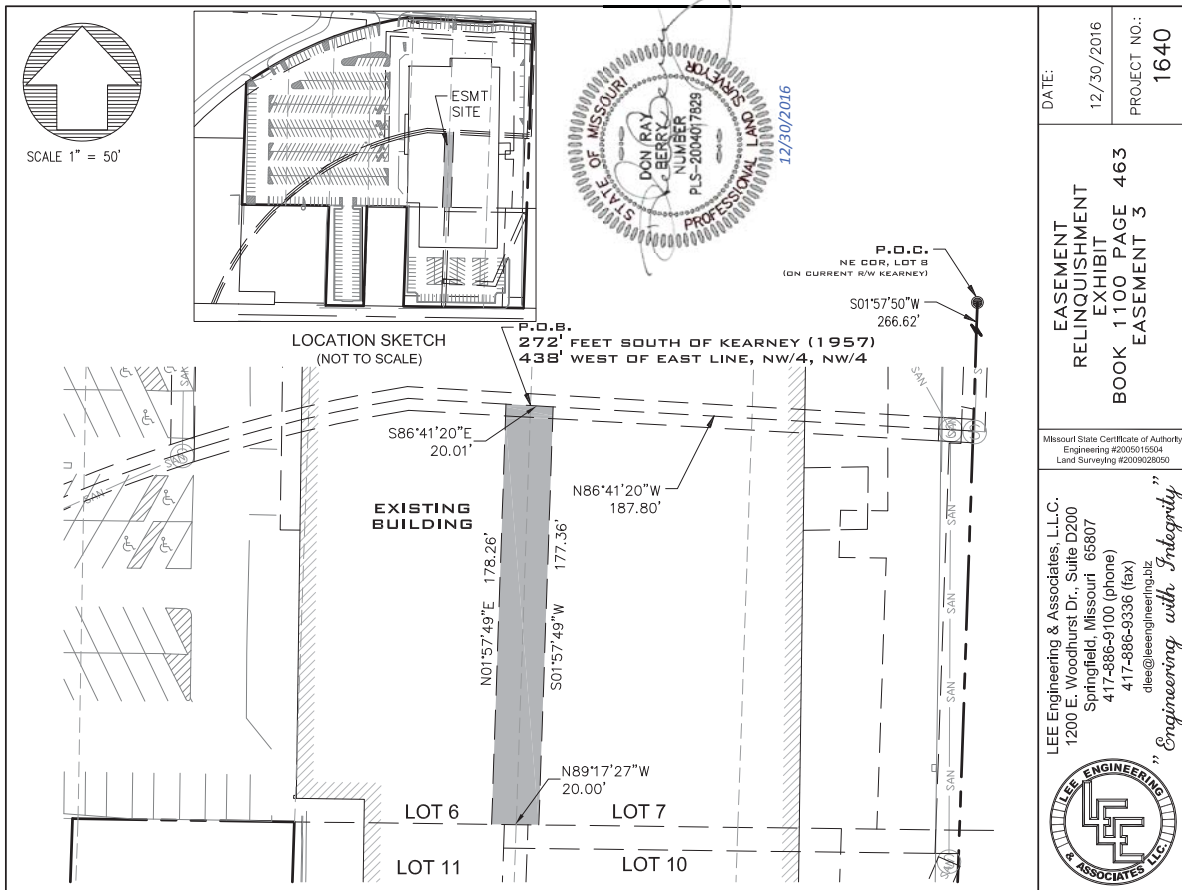
All that part of a platted 10-foot easement along and across the North ten feet of Lots 9 and 10 of Kearney-Glenstone Subdivision, City of Springfield, Greene County, Missouri and being more particularly described as follows: BEGINNING at the Northwest corner of Lot 10 of Kearney-Glenstone Subdivision, City of Springfield, Greene County, Missouri, as shown on the recorded plat thereof; thence, South 89°17'27" East, along and with the North line of said Lots 10 and 9, a distance of 177.79 feet to a point lying 10 feet West of the East line of said Lot 9; thence, South 01°57'50" West, parallel to the East line of said Lot 9, a distance of 10.00 feet; thence, North 89°17'27" West, parallel to the North line of Lots 9 and 10, a distance of 182.79 feet; thence, North 01°58'38" East, a distance of 10.00 feet to the North line of Lot 11; thence, South 89°17'27" East, along and with said North line, a distance of 5.00 feet to the POINT OF BEGINNING.

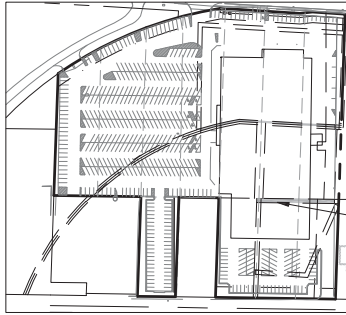
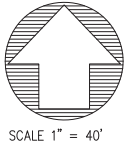


PAGE 2 OF 2

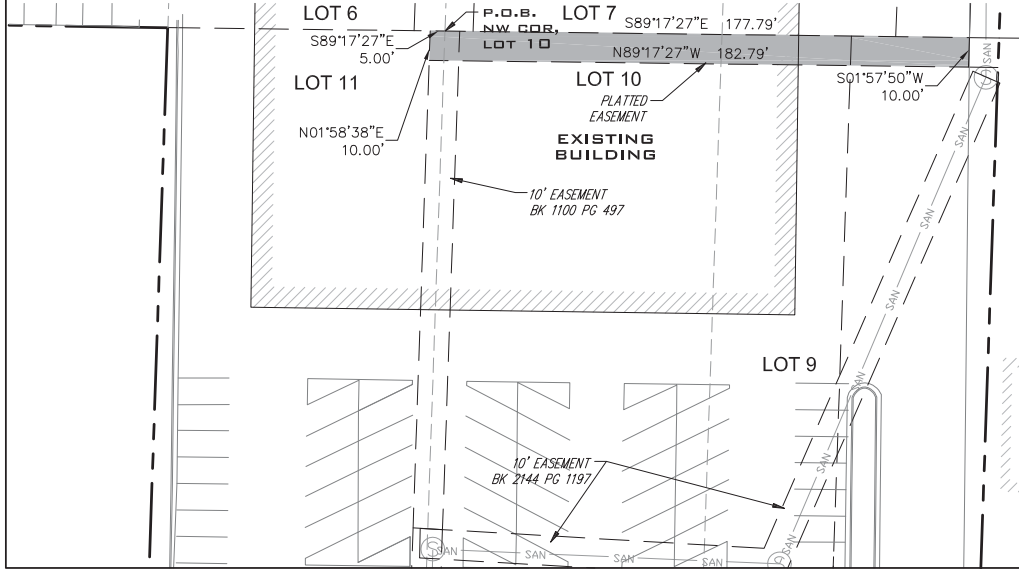


PAGE 2 OF 2





LOCATION SKETCH
(NOT TO SCALE)



PAGE 2 OF 2

DATE: 12/30/2016 PROJECT NO.: 1640	EASEMENT RELINQUISHMENT EXHIBIT PLATTED 10' EASEMENT
Missouri State Certificate of Authority Engineering #2005015504 Land Surveying #2009023050	
LEE Engineering & Associates, L.L.C. 1200 E. Woodhurst Dr. Suite D200 Springfield, Missouri 65807 417-886-9100 (phone) 417-886-9336 (fax) dlee@leeengineering.biz	
 "Engineering with Integrity"	

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM**

DATE: February 2, 2016

TO: Planning and Zoning Commission

FROM: Michael Sparlin
Senior Planner

SUBJECT: Vacation No. 787 at 1801 East Seminole Street

City staff has requested that this case be tabled and be placed on the Planning and Zoning Commission meeting on February 23rd.

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM**

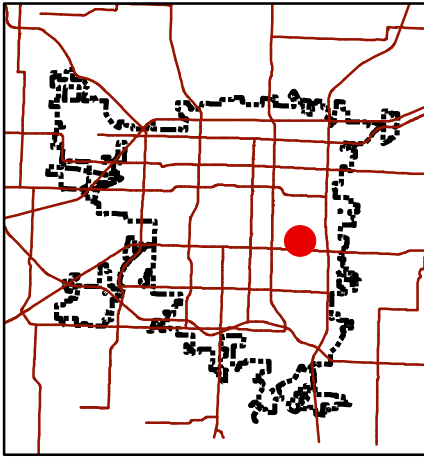
DATE: January 31, 2017

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Zoning Case Z-7-2017/COD #119 at 2419 W. High Street

Due to an error in the legal description of the property on the public advertisement, this case has been automatically tabled and placed on the Planning and Zoning Commission meeting on February 23rd. Property owners within 185 feet of the subject property have been notified of the tabling and new P&Z hearing date.



Development Review Staff Report

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

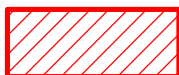
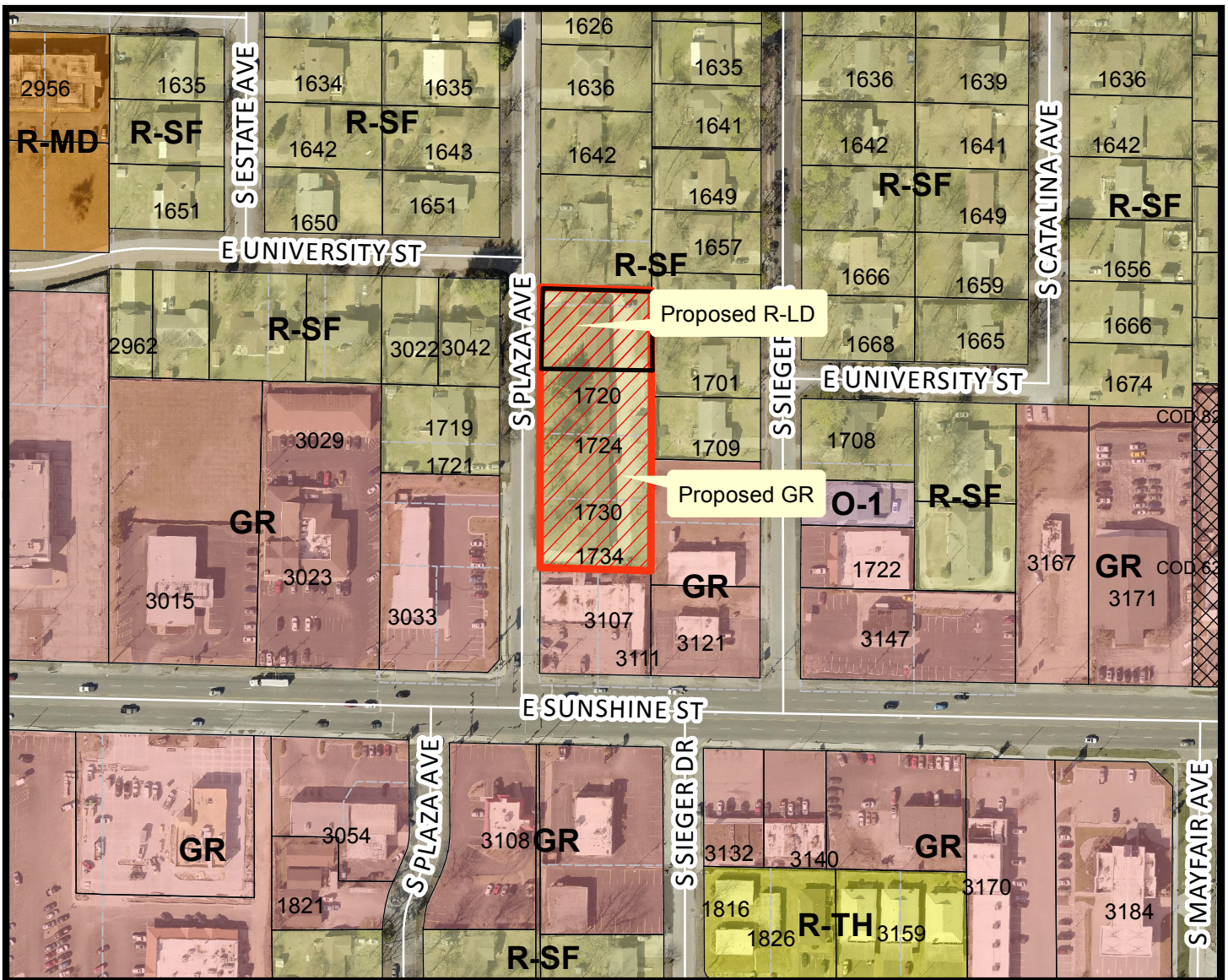
Z-8-2017 Conditional Overlay District No. 120

LOCATION: 1712 -1734 South Plaza Ave

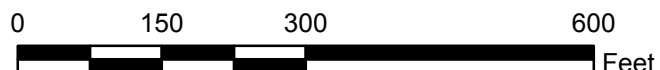
CURRENT ZONING: R-SF, Residential Single Family District

PROPOSED ZONING: GR, General Retail District and R-LD, Low Density Multi-Family Residential District COD No. 120

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-8-2017 CONDITIONAL OVERLAY DISTRICT NO. 120

PURPOSE: To rezone approximately 1.08 acre of property generally located at the 1712 through 1734 South Plaza Avenue (eastside) from a R-SF, Single-Family Residential District to a R-LD, Low-Density Multi-Family Residential District and to a GR, General Retail District and establishing Conditional Overlay District No. 120

DATE: January 23, 2017

LOCATION: 1712 through 1734 South Plaza Avenue (eastside)

APPLICANT: E and E Financial Inc.

TRACT SIZE: Approximately 1.08 acres

EXISTING USE: Non-conforming multi-family use

PROPOSED USE: Multi-family (detention) and Retail uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for Medium Intensity Retail, Office or Housing. The R-LD, Low Density Multi-Family Residential District and GR, General Retail District are appropriate zoning districts recommended for this area.
2. The subject property is located near 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 Transportation Plan classifies Plaza Avenue as a collector roadway which supports the proposed uses.
4. The intent of the R-LD district is 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 to the north and the commercial properties to the south along Plaza Avenue. The subject property is intended to be utilized as a detention area for the GR property to the south.

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.
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 structure shall be higher than forty-five (45) degree bulk plane where the property adjoins an R-SF District.
7. The intent of the GR District is to facilitate the development of the property for retail uses. The proposed GR, General Retail zoning is required to be combined with the existing GR lots that front Sunshine Street as part of the recommendations in the Conditional Overlay District. This will require a lot combination prior to development in order to prevent a stand-alone GR zoned property with frontage only on Plaza Avenue. The lot combination will require driveway closures along Plaza Avenue that are too close to the intersection of Sunshine Street, the dedication of right-of-way along Plaza Avenue if needed and the construction of sidewalks along Plaza Avenue at the time of development.
8. The standard development requirements in the GR District are otherwise adequate for mitigating potential impacts of the retail uses on the adjoining single-family residential properties. No portion of a structure shall be higher than thirty (30) degree bulk plane where the property adjoins an R-SF or R-TH District and a 20 foot landscaped bufferyard with a six (6) foot solid wood fence or solid masonry/brick wall or solid evergreen hedge is required.
9. 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.
10. 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 residences
East	R-SF	Single-family residences
South	GR	Retail Uses
West	R-SF	Single-family residences

HISTORY:

The subject property has been zoned R-SF since the 1995 citywide re-mapping. The property is currently classified as a non-conforming use. A nonconforming use is the use of the land that does not comply with the use regulations for its underlying zoning district but which complied with applicable regulations at the time the use was established. In this case the multi-family structure was built in the County prior to be annexed into the City of Springfield in 1966.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for Medium Intensity Retail, Office or Housing. The R-LD and GR Districts are appropriate zoning districts recommended for this area. The Transportation Plan classifies Plaza Avenue as a collector roadway which supports the proposed uses.

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. The subject property with the conditional overlay district meets the recommendations and intent of the *Comprehensive Plan*.

STAFF COMMENTS:

1. The intent of this application is to utilize the R-LD property as a detention area for the proposed GR property to the south and to facilitate the development of the property for retail uses.

2. 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 (Plaza Avenue) 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.
3. The maximum height of any new 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.
4. 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) foot 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". There is also a required 15 foot landscaped bufferyard between the R-LD and GR zoned property with more required landscaping.
5. The maximum height of any new commercial structure is restricted by a thirty (30) degree bulk plane as measured from the boundaries of any R-SF districts. The standard requirements for use limitations, lighting, and signage will be covered by the Zoning Ordinance at the time of development of property.
6. The bufferyard requirements between the GR, General Retail District and adjacent R-SF, Single-Family Residential District requires a Bufferyard "F". Bufferyard "F" requires a minimum open space of twenty (20) foot wide with the following plantings per one hundred (100) linear feet: Three (3) canopy tree, three (3) understory tree, four (4) evergreen tree and twenty (20) shrubs. There is a required structure (i.e. solid fence, wall or hedge) in the Bufferyard "F" between the R-SF and GR zoned property.
6. The conditional overlay district will also prohibit taverns and bars as a permitted use, require the subject property to be combined with the GR property fronting Sunshine Street, require the construction of sidewalks along Plaza Avenue, driveway closures and the dedication of public right of way if needed.

7. A traffic study was not warranted by Public Works Traffic Division since the rezoning from R-SF to the R-LD and GR with COD #120 will not generate a significant amount of additional traffic.
8. 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 January 18, 2017. A summary of the meeting is attached (Attachment 2).

PUBILC 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 (23) 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:

March 6, 2017

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-8-2017 & CONDITIONAL OVERLAY DISTRICT NO. 120

BUILDING DEVELOPMENT SERVICES COMMENTS:

No BDS issues with rezoning proposal.

CITY UTILITIES:

No objections to rezoning, CU has adequate facilities in place to provide service.

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Public sewer is currently available. Any further review to determine sewer capacity will require a site plan, proposed use and flow rates.

FIRE DEPARTEMENT COMMENTS:

Fire has no issues with the rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Plaza Avenue as a Collector roadway. The standard right of way width for Plaza Avenue is 30 feet from the centerline. It appears that 10 feet of additional right of way is needed to meet this requirement. Plaza Avenue is a City maintained street. The most recent count on Plaza Avenue is 1,245 vehicles per day. There are two existing driveway access points along the property frontage. No sidewalk exists along the property frontage on Plaza Avenue. The existing infrastructure meets current city standards. On-street parking is not allowed along Plaza Avenue. There is not a greenway trail in the area. There are no bus stops along this area of Plaza Avenue, however, there is one eastbound bus stop on Sunshine just west of Plaza. 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 Plaza Avenue.

Public Works Traffic Division	Response
Street classification	Collector
On-street parking along streets	No
Trip generation - existing use	48 vehicles per day
Trip generation change - proposed use	120 vehicles per day for R-LD 720 vehicles per day for GR
Existing street right of way widths	20 ft from the centerline
Standard right of way widths	30 ft from the centerline
Traffic study submitted	Not required
Proposed street improvements	None

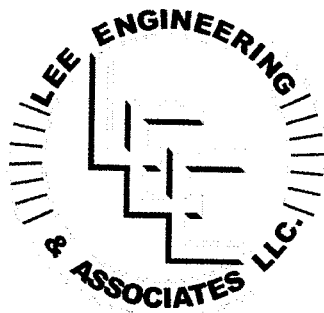
STORMWATER COMMENTS:

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 stormwater detention is not an option and detention will be required. If disturbing more than one acre water quality will be required as well. Since the project may be disturbing more than one (1) acre there will be a land disturbance permit required. 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. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
4. Payment in lieu of construction of detention facilities will not be allowed for this site. The site currently drains east towards the channel that was built as part of 7PW4363.

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



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 30, 2016

Re: Proposed Rezone
1712 – 1734 S. Plaza
Springfield, MO

Dear Property Owner:

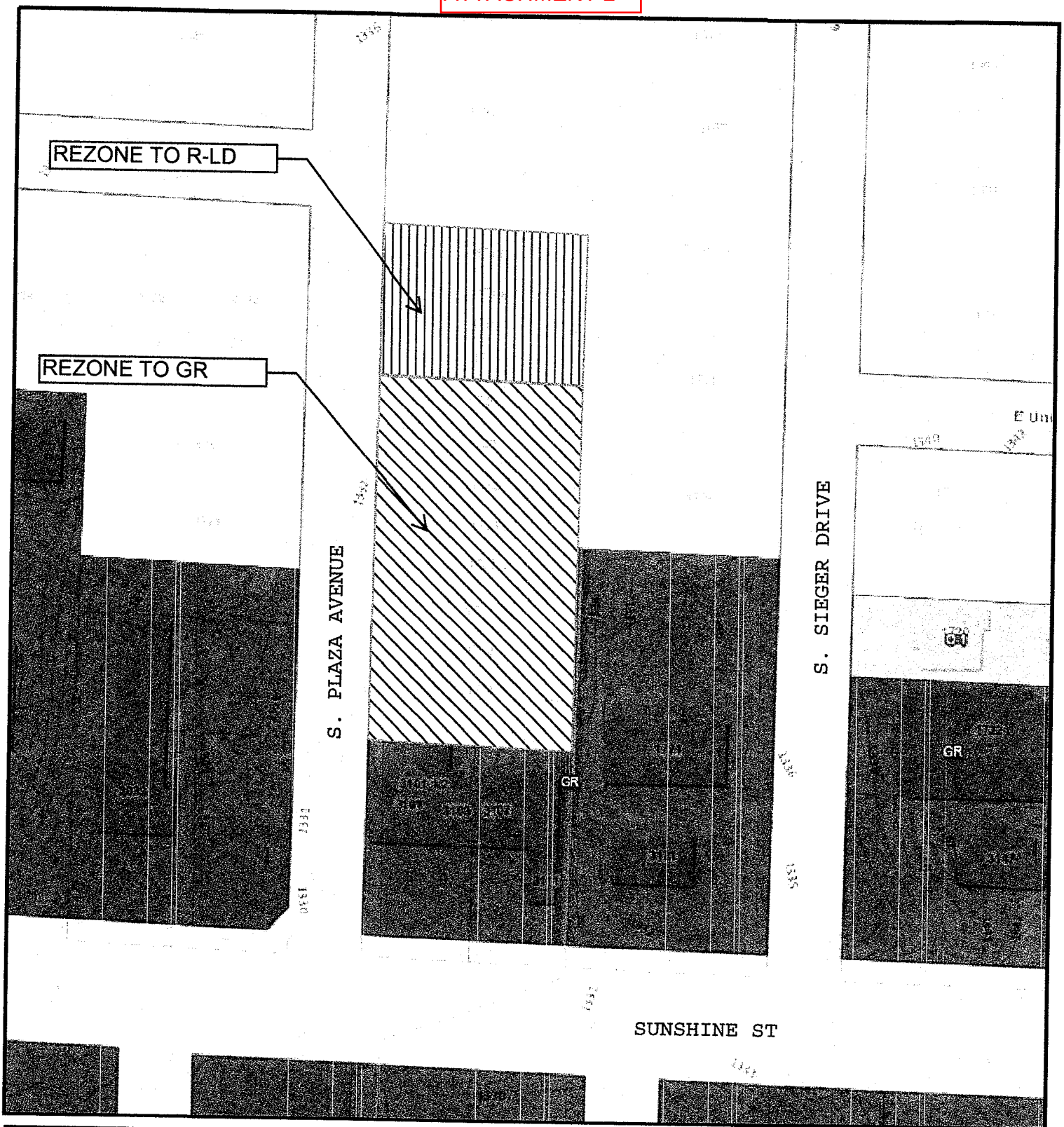
A neighborhood meeting will be held Wednesday, January 18, 2017 to discuss a proposed rezone on the properties listed above. We would like to rezone the properties at 1712, 1714, 1716 and 1718 S. Plaza from R-SF (Residential – Single Family) to R-LD (Residential – Low Density) and 1720, 1722, 1724, 1726, 1728, 1730, 1732 and 1734 S. Plaza from R-SF (Residential – Single Family) to GR (General Retail). The intent is to sell the land as retail space. Attached is an exhibit showing the proposed rezone.

The Neighborhood meeting will be held at the Missouri Career Center, 2900 E. Sunshine, Springfield, Mo. in the "Dogwood A" room. The meeting is between 4:00 and 6:30pm, please feel free to come and go between those times. The owner's representatives will be present to answer any questions you may have concerning this proposed rezone. If you have any questions prior to this meeting, please contact our office at 417-886-9100.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leslie K. Chrystal', is written over a horizontal line.

Leslie K. Chrystal
Office Manager



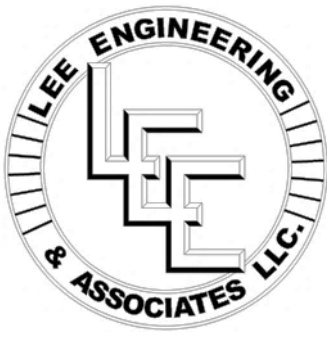
Springfield, Missouri

Zoning



Printed: Dec 05, 2016

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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

January 25, 2017

City of Springfield
Attn: Mr. Bob Hosmer
840 Boonville
Springfield, Mo. 65802

Re: PLN2016-00499
1712 – 1734 S. Plaza

Bob:

In regards to the above listed project, we would like to request the following changes to Z-8-2017 COD #120:

- We would like to remove the tavern use from the GR zoning.
- We would like to add this language: The property would be combined with the GR lot to the south at the time of development.

Thank you for taking our Conditional Overlay District requests into consideration. If you need further information, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dalton Patterson', is written over a horizontal line.

Dalton Patterson
Project Manager

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

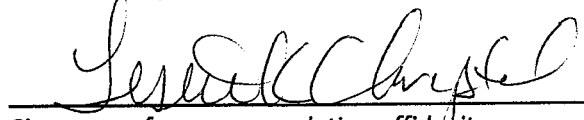
1. Request change to zoning from: R-SF and R-SF to R-LD and GR
(existing zoning) *(proposed zoning)*
2. Meeting Date & Time: January 18, 2017 4 to 6:30pm
3. Meeting Location: Missouri Career Center 2900 E. Sunshine
4. Number of invitations that were sent: 123
5. How was the mailing list generated: City 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

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

See Attached

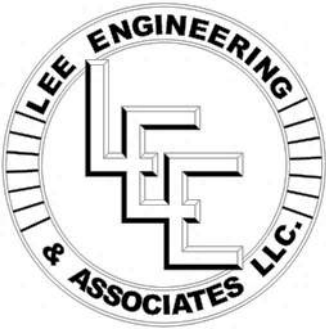
I, Leslie K. Chrystal (*print name*), attest that the neighborhood meeting was held on 01/18/2017 (*month/date/year*), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."



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

January 23, 2017

RE: PLN2016-00499 – 1712-1734 S. Plaza
Affidavit of Neighborhood Notification and Meeting Summary

Lee Engineering hosted a neighborhood meeting at the Missouri Job Center located at 2900 E. Sunshine between 4:00 and 6:30 PM on Wednesday, January 18, 2017. Lee Engineering had two people present to answer questions, Derek Lee and Elizabeth Lee.

The topic being discussed was whether to allow a rezoning from Single Family Residential (R-SF) district to Low Density Residential (R-LD) and General Retail (GR) districts. The owner plans on combining the rezoned property to create a larger retail lot. After which, the owner does not have plans on whether to sell or develop the property.

Below is a list of resources available to meeting attendees:

- R-LD and GR Sections of the Zoning Ordinance
- Proposed Zoning Exhibit
- Time Schedule of Public Hearings

The neighborhood voiced the following sentiments:

- Several neighbors were concerned about increased traffic on Plaza. They suggested the intersection needs improvements. We communicated that any traffic increase would be small and not warrant a new signal.
- The neighbors were also interested in knowing plans for the future development of the lot. We provided them with the uses included under the GR zoning.
- Finally, a night club by the name of the Intensity Club was spoken about at length. The club was negligent with their customers and lacked a properly sized parking lot, causing cars to be parked up and down the neighborhood streets. Neighbors are concerned that by rezoning the property to GR, that a reckless establishment similar to the Intensity Club could go in onto the property.

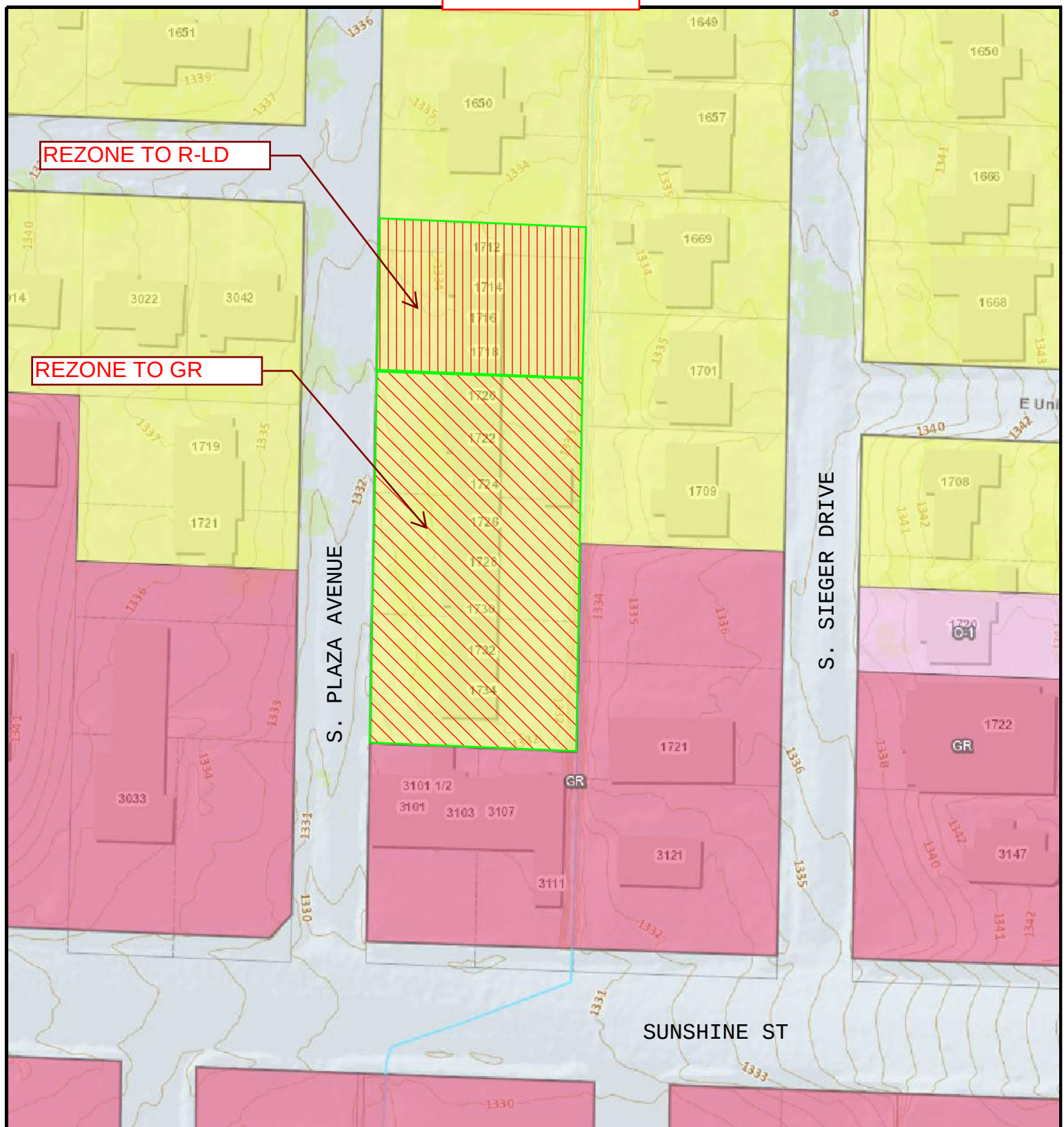
We are requesting a Conditional Overlay District that specifically removes taverns where 75% or more of gross income is derived from the sale of alcoholic beverages by the drink, for consumption on the property.

The attendees were offered comment sheets to express their concerns to the city council. All comments from the neighborhood meeting are attached. 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". The signature is written in a cursive, flowing style.

Derek A. Lee, PE



Springfield, Missouri

Zoning



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Printed: Dec 05, 2016

REZONING TIME SCHEDULE

Commission Hearing: February 9th

Council Hearing: March 6th

at 6:30pm at City Hall (Hearings Open to Public)

Council Action: March 20th

CIVIL ENGINEERING & DESIGN

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

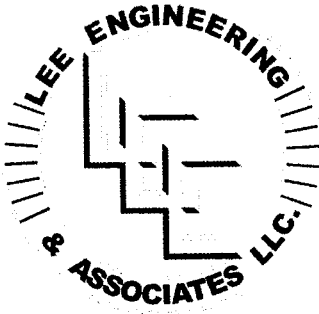
Neighborhood Meeting

Wednesday, January 18, 2017

**Re: Proposed Rezone
1712 - 1734 S. Plaza
Springfield, Missouri**

[illegible]

→ gclany@aol.com
*email
zoniney
info.



ATTACHMENT 2

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

COMMENT SHEET

Neighborhood Meeting

Wednesday, January 18, 2017

Re: Proposed Rezone
1712 – 1734 S. Plaza
Springfield, Missouri

NAME	ADDRESS	PHONE
JOHN HURLEY	2962 E UNIVERSITY	417-

COMMENTS:

My biggest concern is traffic. Getting in and out onto
Sunshine from Plaza will be a problem.

ATTACHMENT 3
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-8-2017 & CONDITIONAL OVERLAY DISTRICT NO. 120

The requirements of *Section 36-382. R-LD- 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. Sidewalks are required to be constructed along the property frontage at the time of development. If any public improvements are required, sidewalks must be part of the public improvement plans.

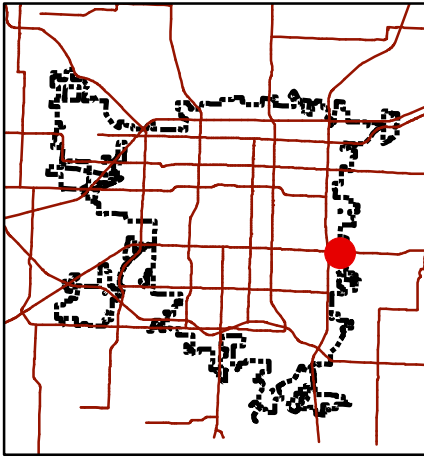
The requirements of *Section 36-421. General Retail District* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

All Permitted and Conditional Uses in the GR District are allowed excluding:

1. Taverns and bars

Design Requirements:

1. The subject property shall be combined with the property at 3101, 3103, 3107 and 3111 East Sunshine Street (located at the northeast corner of East Sunshine Street and South Plaza Avenue).
2. Plaza Avenue is classified as a collector roadway which requires 30 feet of right of way at the centerline. It appears approximately 10 feet is needed to meet this requirement. A survey is recommended to determine the exact amount of existing right of way. Anything less than 30 feet from the centerline is required to be dedicated as right-of-way.
3. The southernmost driveway for the combined properties shall be located across from the driveway on the west side of Plaza Avenue (3033 East Sunshine Street, approximately 195 feet from the right-of-way of Sunshine Street). The two existing driveway approaches along Plaza Avenue for the combined property will have to be closed.
4. Sidewalks are required to be constructed along the property frontage at the time of development. If any public improvements are required, sidewalk must be part of the public improvement plans.



Development Review Staff Report

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

Z-9-2017 with Conditional Overlay District #121

LOCATION: 3810 East Sunshine Street

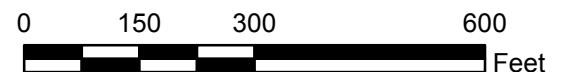
CURRENT ZONING: O-1, Office with Conditional Overlay
District #8

PROPOSED ZONING: O-2, Office with Conditional Overlay
District #121

LOCATION SKETCH



- Area of Proposal



1 inch = 250 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-9-2017 & CONDITIONAL OVERLAY DISTRICT NO. 121

PURPOSE: To rezone approximately 2 acres generally located at 3810 East Sunshine Street from an O-1, Office District with Conditional Overlay No. 8 to an O-2, Office District and establishing Conditional Overlay No. 121

REPORT DATE: January 25, 2017

LOCATION: 3810 East Sunshine Street

APPLICANT: Central Bank of the Ozarks

TRACT SIZE: Approximately 2 acres

EXISTING USE: ATM/Undeveloped land

PROPOSED USE: ATM/Three-story Office Building

FINDINGS FOR STAFF RECOMMENDATION:

4. Approval of this application is consistent with the *Office Land Use Guidelines of the Comprehensive Plan* which encourages the use of location, design and landscaping of office uses to screen and buffer neighborhood from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses. The proposed Conditional Overlay District addresses these factors by maintaining all requirements of the existing Conditional Overlay District and adding a thirty (30) degree bulk plane from the east property line adjacent to residential uses, while also limiting the maximum structure height to fifty (50) feet.
5. The request is consistent with the recommendations with the *Growth Management and Land Use Plan* and other elements of the *Comprehensive Plan* which recommend office or medium to high-density multifamily residential as appropriate uses along major roadways. The *Plan* encourages the use of office developments as transitions and buffers between commercial and residential areas. The proposed rezoning would be consistent with the existing commercial/office land uses surrounding at the intersection and would serve as a transition between these commercial/office uses and the residential development to the east and south.
6. Approval of this application will allow for further 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-2, County C-2	Office Uses
East	County R-1	Single-family Residences
South	County R-1	Undeveloped land
West	GR	Commercial Shopping center

HISTORY:

In September 2008, City Council approved General Ordinance No. 5781 rezoning the subject property from County R-1 to O-1, Office District and establishing Conditional Overlay District No. 8.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* and other elements of the *Comprehensive Plan* recommend office or medium to high-density multifamily residential as appropriate uses along major roadways when not located at major intersections. The *Office Land Use Guidelines* of the *Comprehensive Plan* encourages the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses

STAFF COMMENTS:

1. The applicant is proposing to rezone from an O-1, Office District with Conditional Overlay No. 8 to an O-2, Office District and establishing Conditional Overlay No. 121. The existing O-1 zoning district limits structure height to thirty-five (35) feet and requires a forty-five (45) degree bulk plan measured from the east property line adjacent to residential property. The O-2 zoning district does not have a structure height limit. However, the applicant is proposing to maintain all requirements of the existing Conditional Overlay District No. 8 and, in addition, limit structure height to fifty (50) feet and require a thirty (30) degree bulk plane measured from the east property line adjacent to residential uses.
2. The *Office Land Use Guidelines* of the *Comprehensive Plan* encourages the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses. The proposed Conditional Overlay District addresses these factors by maintaining all requirements of the

existing Conditional Overlay District and adding a thirty (30) degree bulk plan from the east property line adjacent to residential uses, while also limiting the maximum structure height to fifty (50) feet. The proposed Conditional Overlay District will still prohibit potentially objectionable uses that would normally be allowed in the Office District such as cemeteries, substance abuse treatment facilities, police and fire stations, wireless tower facilities, etc. The overlay district will maintain limits on the hours of operation for uses including athletic clubs, fitness centers, indoor sports facilities, and medical and dental clinics. Hour limits for trash pick-up and deliveries are maintained with this proposal. Also maintained with this proposal is the bufferyard that exceeds required standards (normally requires a bufferyard of fifteen (15) feet) with at least a forty (40) foot depth with additional screening along the east property line.

3. The request is consistent with the recommendations of the *Growth Management and Land Use Plan* and other elements of the *Comprehensive Plan* which recommend office or medium to high-density multifamily residential as appropriate uses along major roadways. Sunshine is classified as a Primary Arterial and Blackman Road is classified as a Secondary Arterial. The *Plan* encourages the use office developments as transitions and buffers between commercial and residential areas. The existing zoning of the surrounding properties at this location includes GR, General Retail, office, and County C-2. The proposed rezoning would be consistent with the existing non-residential land uses at this intersection and would serve as a transition between the other commercial/office uses located at the Sunshine Street and Blackman Road intersection and the residential development to the east.
4. Approval of this application will allow for further development of this property and promote infill development where investments have already been made in public services and infrastructure. It would allow an additional fifteen (15) feet structure height over what is currently allowed by the O-1 District; however it also adds protection to the adjacent residential uses to the east with a thirty (30) degree bulk plane.
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 January 10, 2017 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. Twelve (12) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

March 6, 2017

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-9-2017 & CONDITIONAL OVERLAY DISTRICT NO. 121

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection with rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Sunshine Street as a Primary Arterial roadway and Blackman Road as a Secondary Arterial roadway. The standard right of way width for Sunshine is 50 feet from the centerline and 35 feet from the centerline on Blackman Road. No additional right of way is needed to meet these requirements. This portion of Sunshine Street is maintained by the MODOT and Blackman Road is a City maintained street. There is not a recent traffic count on Sunshine east of Blackman Road. The most recent count on Sunshine is east of Blackman Road and is 33,340 vehicles per day. The most recent traffic count on Blackman Road is 4,825 vehicles per day. The subject property has one existing driveway access point along Sunshine Street and one along Blackman Road. There is sidewalk already constructed along the property frontage on both Sunshine and Blackman Road. The existing infrastructure meets current city standards. On-street parking is not allowed along Sunshine or Blackman. There is not a greenway trail in the area. There are no bus stops along this area of Sunshine Street or Blackman Road. 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 Sunshine Street or Blackman Road.

Public Works Traffic Division	Response
Street classification	Sunshine Street - Primary Arterial Blackman Road - Secondary Arterial
On-street parking along streets	No
Trip generation - existing use	240 vehicles per day
Trip generation change - proposed use	480 vehicles per day
Existing street right of way widths	Sunshine Street - 75 ft from the centerline Blackman Road - 45 ft from the centerline
Standard right of way widths	Sunshine Street - 50 ft from the centerline Blackman Road - 35 ft from the centerline
Traffic study submitted	Not required
Proposed street improvements	None

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 applicable as detention is already provided for 1.2 acres of development on the 2 acre site. The previous buyout was for 9,742 cu. Ft. but 3,000 cu. Ft. of detention and water quality were built as part of PRJ2011-01312.

Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required. 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. 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	Pierson Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	N/A detention is already built

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning. Public sewer is currently available.

FIRE DEPARTMENT COMMENTS:

No objection with rezoning

CITY UTILITIES:

No objection to rezoning. CU has adequate facilities in place to provide service

MODOT COMMENTS:

No objection with rezoning. MODOT will review construction plans at time of development. Striping for the right turn lane on Sunshine Street may be needed.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: O - 1 to O - 2

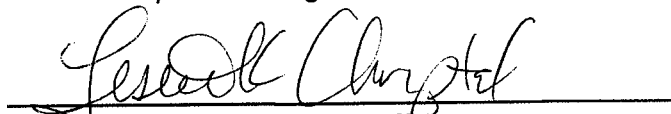
(existing zoning) *(proposed zoning)*
2. Meeting Date & Time: January 10, 2017 4 - 6:30pm
3. Meeting Location: Fire Station #12 - 2455 S. Blackman Road
4. Number of invitations that were sent: 44
5. How was the mailing list generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 11
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 Neighborhood Summary Letter

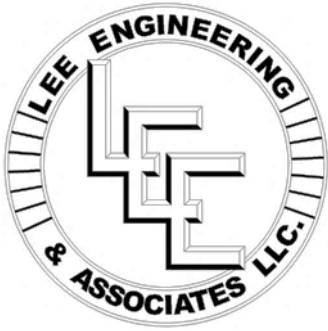
8. List or attach the written comments and how you plan to address any issues:

See Attached

I, Leslie K. Chrystal (*print name*), attest that the neighborhood meeting was held on 1/10/2017 (*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

January 17, 2017

RE: PLN2016-00500 – 3810 W. Sunshine St.
Affidavit of Neighborhood Notification and Meeting Summary

Lee Engineering hosted a neighborhood meeting at the Fire Station #12 located at 2455 S. Blackman Road between 4:00 and 6:30 PM on Tuesday, January 10, 2017. Lee Engineering had four people present to answer questions, Derek Lee, Jason Haynes, Daniel Richards and Elizabeth Lee.

The issue being discussed was to allow a 50' tall building in lieu of a 35' building that would be allowed in the current O-1 Zoning. We communicated that all of the original restrictions found in Zoning Case Z-9-2017 with Conditional Overlay District 121 would be in force. We would add a 50' height restriction as well as a 30 degree bulk plane to the new Conditional Overlay District. This would move the proposed office building 50' further from the residential housing than what would be allowed under the current zoning.

Below is a list of resources all attendees to the meeting had access to:

- Conditional Overlay District 121
- O-1 and O-2 Sections of the Zoning Ordinance
- Proposed Site Plan
- Proposed Building Rendering
- Zoning Exhibits for Bulk Plane and Building Height
- Dates for public hearings

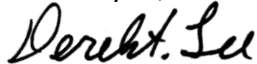
The neighborhood voiced the following concerns:

- The primary concern was to not have development. In general, the neighborhood felt like the surrounding areas were being developed into commercial lots and encroaching on their residential lots. Blackman road, the existing teller machine and the Neighborhood Market were all constructed higher than their finished floor elevations.

- Another concern was the light from the development shining into the windows of the residential development. We communicated that all new development was required to have lights which shine down and do not shine in the windows of the development.
- Several of the neighbors were not opposed to the development and indicated they would rather have the building farther away than closer and shorter.

The attendees were offered comment sheets to express their concerns to the city council. All comments from the neighborhood are attached. If you have any questions please feel free to contact our office.

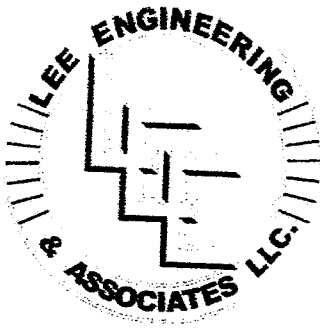
Thank you,



Derek A. Lee, PE

LEE ENGINEERING AND ASSOCIATES, L.L.C.

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



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COMMENT SHEET

Neighborhood Meeting

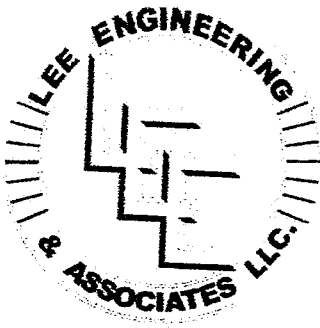
Tuesday, January 10, 2017

Re: Proposed Rezone
3810 E. Sunshine
Springfield, Missouri

NAME	ADDRESS	PHONE
Jean May	1927 S. Brittany Place	343-6938

COMMENTS:

- ① Concerned about what Re-zoning this lot might open-up for future arguments for rezoning the wooded lot that backs up to my back yard
- ② Taller building = taller lights. Shinning into my back yard
- ③ Parking lot elevation?



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COMMENT SHEET

Neighborhood Meeting

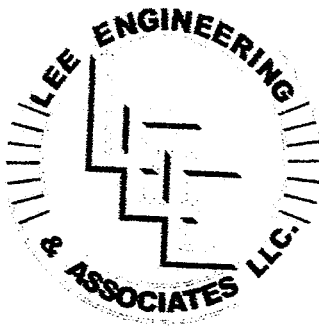
Tuesday, January 10, 2017

Re: Proposed Rezone
3810 E. Sunshine
Springfield, Missouri

NAME	ADDRESS	PHONE
Phillips	1920 S Brittany Place	882-9343

COMMENTS:

- I'm OK in general w/ development of good quality. However, I'm concerned with possible drainage issues + night-time light issues. My bedroom + living room face directly north toward the proposed building. I know bright lights will be a part of band security.
- I'm also concerned with what effect this development might have on the 3 acres to the south, which is adjacent to my backyard.



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COMMENT SHEET

Neighborhood Meeting

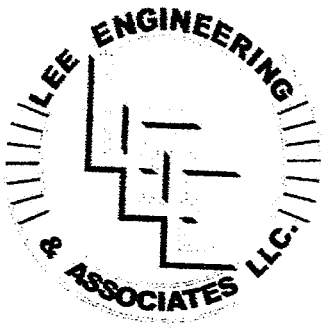
Tuesday, January 10, 2017

Re: Proposed Rezone
3810 E. Sunshine
Springfield, Missouri

NAME	ADDRESS	PHONE
Terry H. Humberg	1426 S. Briarway	417-881-4424

COMMENTS:

would like to know elevations of
ground for parking for both
options



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COMMENT SHEET

Neighborhood Meeting

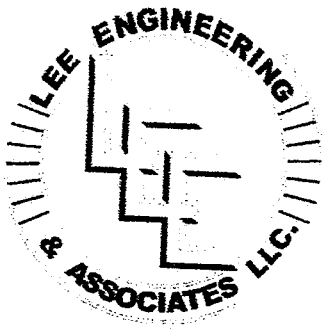
Tuesday, January 10, 2017

Re: Proposed Rezone
3810 E. Sunshine
Springfield, Missouri

NAME	ADDRESS	PHONE
Barb Jackson	1937 S. Brittany PL	209-6577

COMMENTS:

Flood lights/street lights, any tall light
overlooking the bank would be a nuisance.



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

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TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

COMMENT SHEET

Neighborhood Meeting

Tuesday, January 10, 2017

Re: Proposed Rezone
3810 E. Sunshine
Springfield, Missouri

NAME	ADDRESS	PHONE
Craig Peterson	1540 S. Brittany Pl.	840-1134

COMMENTS: - Part of the corner is after this
is built what will become
the lot south of the proposed
development.

Derek Lee

From: Barbara Sue Farrar <barbara.s.farrar.agwc@statefarm.com>
Sent: Monday, January 16, 2017 10:37 AM
To: dlee@leeengineering.biz
Cc: Barbfarrar@Hotmail.com
Subject: Rezoning - Blackman & Sunshine Property

Regarding to our conversation on Tuesday, January 10, 2017, we are opposed to a 3 story building w/120 vehicles being built on this property. When the Bank presented this to us – it was presented as a single structure and our homes would be protected from a commercial site.

John & Barbara Farrar

ATTACHMENT 3
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-9-2017 & CONDITIONAL OVERLAY DISTRICT NO. 121

The requirements of *Section 36-400. Office District.* of the *Springfield Zoning Ordinance* shall be as modified herein for development within this district.

A. Uses - The following uses within the O-2, Office District shall be prohibited in this district:

1. Cemeteries
2. Community centers, nonprofit
3. Substance abuse treatment facilities for 50 or fewer residents
4. Police and fire stations
5. Printshops and photocopying establishments
6. Public and private parks, playgrounds, and golf courses, excluding miniature golf courses and driving ranges.
7. Public service and public utility uses, as follows: water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
8. Schools, elementary and secondary
9. Schools or development centers for persons with handicaps or development disabilities
10. Temporary uses as permitted by Section 5-1200
11. Any residential dwellings existing at the time the district is mapped
12. Tier III wireless facilities in accordance with Section 5-2600

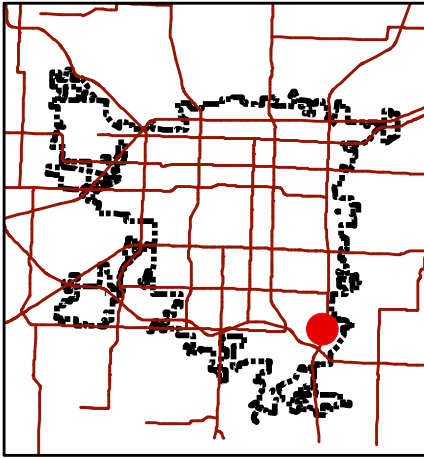
In addition, the following conditional uses within the O-2, Office District shall be prohibited in this district:

1. Crematoriums
2. Heliports
3. Tier III wireless facilities
4. Tier IV wireless facilities
5. Other towers

B. Use Limitations - Development within this district shall adhere to the following:

1. Athletic clubs, fitness centers and indoor sports facilities shall not be open between the hours of 10:00 p.m. and 6:00 a.m.
2. Urgent care centers (medical clinics) shall not be open between the hours of 10:00 p.m. and 6:00 a.m.
3. Medical and dental clinics shall not be open between the hours of 10:00 p.m. and 6:00 a.m.
4. Trash pick-up and business deliveries shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

- C. Bulk and Intensity of Use - The provisions of the *Springfield Zoning Ordinance* pertaining to the O-2, Office District is modified as follows:
1. No building shall be constructed within forty (40) feet of the east property line of the subject property.
 2. All structures shall remain below thirty (30) degree bulk plane as measured from the east property line (adjacent to residential property)
 3. The maximum height for all structures shall be fifty (50) feet.
- D. Open Space Requirements - The provisions of the *Springfield Zoning Ordinance* pertaining to the O-2, Office District shall be modified as follows:
1. Minimum open space shall be thirty-five (35) percent.
 2. Maximum impervious surface area shall not exceed sixty-five (65) percent.
- E. Bufferyard Requirements - the provisions of the *Springfield Zoning Ordinance* regarding bufferyards shall be amended as follows:
1. The bufferyards along the east property line of the subject property shall be at least forty (40) feet deep. The plantings within the eastern bufferyard shall consist of evergreen trees, 6 feet to 12 feet in height, (preferably a white pine species) and shall be planted every 12 feet in a "zig-zag" or staggered pattern to allow for maximum growth and to eventually create a screening effect.



Development Review Staff Report

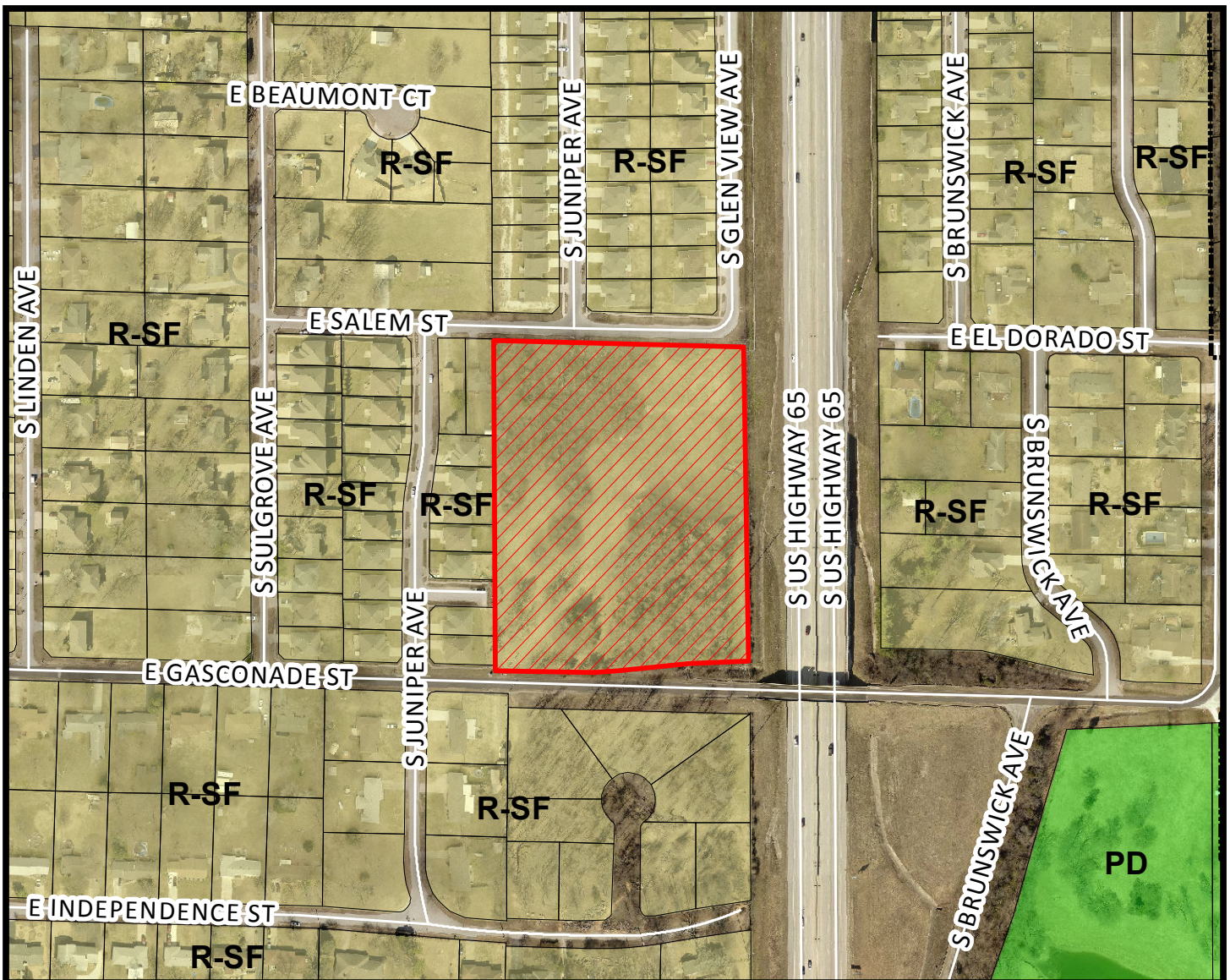
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Preliminary Plat - Hickman Woods Subdivision

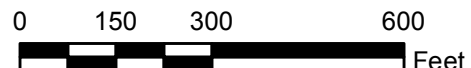
LOCATION: 3400 block E. Salem Street.

CURRENT ZONING: R-SF, Single-Family Residential

LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT – HICKMAN WOODS SUBDIVISION

PURPOSE: To approve a preliminary plat to subdivide approximately 6.28 acres into a 24 lot single-family residential subdivision with common area

REPORT DATE: January 30, 2017

LOCATION: 3400 block E. Salem Street

APPLICANT: Hawkins Spousal Trust Etal LP

TRACT SIZE: Approximately 6.28 acres

EXISTING USE: Vacant/undeveloped land

PROPOSED USE: Single-family residences

FINDINGS FOR STAFF RECOMMENDATION:

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

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission **approve** the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Public improvement plans for the proposed public sewer will be required to be reviewed and approved through ProjectDox. Gravity sewer shall be provided for each lot and designed according to city design standards. Public sewer will need to be constructed and accepted or escrowed before filing the final plat.
 - b. Prior to approval of final plat, calculations will be required to be submitted showing the maximum limits of stormwater runoff flowing through the property from a storm with a 100 year recurrence interval. Where this limit goes beyond the R/W or drainage easement/common space a drainage

easement will be required to be shown. Drainage easements are anticipated on Lots 10, 11, and 14 and possibly 12 and 15. Public improvement plans will be required for any concentrated stormwater runoff crossing lot lines. These improvements must be constructed, inspected, approved and operational, or, if approved, escrowed prior to issuance of a building permit or final plat. 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. Drainage easements will be required where concentrated flow drains from one lot to another or from offsite onto the proposed subdivision. Such easement shall be sized for the 100-year peak flow rate. Existing detention basin (5PW005624) was built to meet water quality and detention requirements for up to 65% impervious development.

- c. There is a \$0.12737676 per square foot trunkline connection fee required for this property. This fee has to be paid when the engineering and inspection fees for the public improvements are paid. This is typically applied to the area of the entire subdivision, however since there is a large existing detention basin on the property, Environmental Services has no objection to removing this area from the calculation.
 - d. As noted on the preliminary plat, a portion of the drainage easement will need to be relinquished so that multiple lots are buildable. Relinquishment of the portion of drainage easement will need to occur prior to the filing of the final plat.
 - e. Per zoning code 36-471, sidewalk is required to be constructed along one side of the property frontage on Salem, Glen View and Galloway Streets. Sidewalk is required along Gasconade Street frontage; however, MoDOT controls majority of the right-of-way and has only required a connection between the existing sidewalk along Gasconade adjacent to the Sequiota Place Subdivision and the proposed Glen View Avenue sidewalk so that a dead end sidewalk does not exist. Since public improvement plans are required for new streets, the sidewalk will need to be included on public improvement plans. Public improvement plans must be approved and sidewalk improvements constructed or escrowed prior to approval of the final plat. MoDOT will need traffic control plans and erosion control plans. The street connection will need to be 8 inch concrete per MoDOT standard drawing 608.00H page 2. All work on right-of-way requires a MoDOT permit.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
- a. No additional access is allowed to Gasconade Street. No access is allowed to U.S. 65.

- b. The dedication of right-of-way for Glen View Avenue, Galloway, Salem and Gasconade Streets are required as follows. Glen View Avenue is classified as a local residential, which requires 25 feet of right-of-way from the centerline. Galloway Street is classified as a local residential, which requires 25 feet of right-of-way from the centerline. Salem Street is also classified as a local residential, which requires 25 feet of right-of-way from the centerline. Gasconade Street is classified as a collector, which requires 30 feet of right-of-way from the centerline. City right of way exists along the western seven feet of property frontage on Gasconade Street. This portion of property frontage requires an additional 10 feet of right of way.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.
 - a. Either a Subdivision Variance is required to not project an existing stub street into this new subdivision as required by the Subdivision Regulations or a vacation is required of abutting Galloway Street right-of-way in the adjacent Sequiota Place Subdivision (east of Juniper) prior to the approval of the final plat.

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

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF	Single-family residences
East	R-SF	Single-family residences
South	R-SF	Vacant/undeveloped land
West	R-SF	Single-family residences

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing uses. This category includes single-family housing. The recommended zoning includes the R-SF, Single-Family Residential District.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 6.28 acres into a 24 lot single-family residential subdivision named "HICKMAN WOODS SUBDIVISION". The property is currently zoned R-SF, Single-Family Residential District and is vacant/undeveloped land.
2. The applicant has applied for a vacation of Galloway Street as requested by the City; however, it will not be reviewed by Planning and Zoning Commission until April 6th. Staff has placed a condition that the vacation be approved prior to approval of the final plat which allows the preliminary plat to go forward. If the vacation is not approved, then the applicant will need to request a subdivision variance to not project an existing stub street into this subdivision at Planning and Zoning Commission.
3. 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.
4. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

CITY COUNCIL MEETING:

March 6, 2017

STAFF CONTACT:

Daniel Neal

Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
PRELIMINARY PLAT – HICKMAN WOODS SUBDIVISION

AT&T COMMENTS:

AT&T is good with the overall plan. May consider making front easement 12' wide so everyone has room since they look to be placing water and sewer in that easements as well.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No additional comments.

CITY UTILITIES COMMENTS:

Electric service is available on Salem or Gasconade. There could be a conflict with the existing pole at Salem and the proposed new street. Gas and water are available on Salem or Gasconade. All extensions to serve the development will be per CU's Extension Policy. Street lights will be installed with the electric extension. Fire hydrants will be installed with the water main extension.

FIRE DEPARTMENT COMMENTS:

No issues.

TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Salem Street as a Local Residential roadway and Gasconade Street as a Collector roadway. The standard right of way width for Salem Street is 25 feet from the centerline and 30 feet from the centerline on Gasconade Street. City right of way exists along the western seven feet of property frontage on Gasconade Street. This portion of property frontage requires an additional 10 feet of right of way. The additional length of property frontage is under MoDOT jurisdiction and no additional right of way is needed. Salem Street is maintained by the City and this portion of Gasconade is a State maintained street. There is not a recent traffic count on Salem Street as this is classified as a Local Residential. Local Residential streets are only counted if there is a specific request. The most recent count on Gasconade Street is 1,081 vehicles per day. There are no existing driveway access points on Salem or Gasconade pertaining to the property in this plat. Sidewalk does not exist along the property frontage of Salem Street or Gasconade Street. The existing infrastructure meets current city standards. On-street parking is not allowed along Salem or Gasconade. There is a greenway trail in the area. There are no bus stops along this area of Salem Street or Gasconade Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. The development will be constructing a new street that makes a connection from Salem to Gasconade. There are no other infrastructure improvements planned for this area.

1. If Galloway Street is not extended, Traffic would support a vacation request of the portion of Galloway Street right-of-way (east of Juniper) in the Sequoia Place Subdivision plat.
2. Public Improvement Plans for the public streets and sidewalk must be submitted, approved and improvements constructed or funds escrowed prior to the approval of the final plat.
3. Sidewalk may be required to be constructed along Gasconade from the existing sidewalk to the west to what is labeled Juniper Avenue on the site plan. Please note, Juniper Avenue already exists to the west of the new street. This new street will need to be named Glen View Avenue which exists to the northeast.

Public Works Traffic Division	Response
Street classification	Salem Street - Local Residential Gasconade Street - Collector
On-street parking along streets	No
Trip generation - existing use	48 vehicles per day
Trip generation change - proposed use	48 vehicles per day
Existing street right of way widths	Salem Street - 25 ft from the centerline Gasconade Street - 20 ft from the centerline
Standard right of way widths	Salem Street - 25 ft from the centerline Gasconade - 30 ft from the centerline
Traffic study submitted	Not required
Proposed street improvements	New street from Salem to Gasconade

MODOT COMMENTS:

Dead end sidewalk is not allowed. We will need traffic control plans and erosion control plans. The street connection will need to be 8 in concrete per MoDOT standard drawing 608.00H page 2. All work on r/w requires a MoDOT permit.

STORMWATER COMMENTS:

The property is located in the James River drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of any flooding problems in the area. Buyout in lieu of on-site stormwater detention is not applicable as existing detention built is already on site. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required. There are no sinkholes on site and this site is not in a sinkhole watershed.

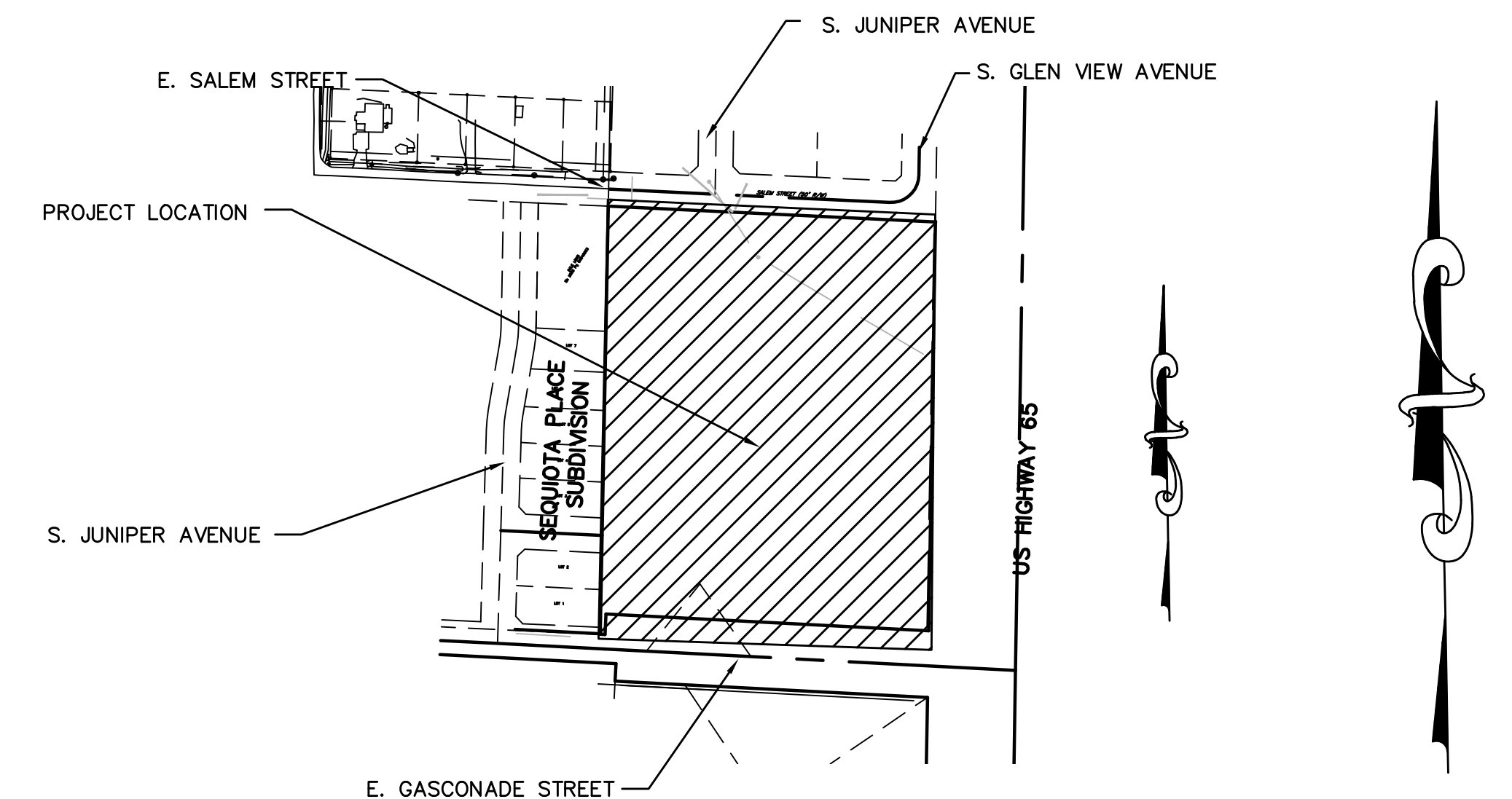
Please note that development of the property will be subject to the following conditions at the time of development:

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 to existing drainage basin on site.
3. Drainage easements must be provided for this conveyance.
4. Public Improvement plans will be required for any concentrated runoff crossing lot lines. These improvements must be constructed, inspected, approved and operational, or, if approved, escrowed prior to issuance of building permit or final plat.
5. Maintenance of any area referred to as a drainage easement or common space is the responsibility of the property owner.
6. Existing detention basin 5PW005624 was built to meet water quality and detention requirements up to 65% impervious.
7. Prior to approval of final plat, calculations will be required to be submitted showing the maximum limits of stormwater runoff flowing through the property from a storm with a 100 year recurrence interval. Where this limit goes beyond the R/W or drainage easement/common space a drainage easement will be required to be shown. Drainage easements are anticipated on Lots 10, 11, and 14 and possibly 12 and 15.

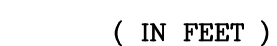
Public Works Stormwater Division	Response
Which Drainage Basin is this located?	James River
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	N/A

CLEAN WATER SERVICES COMMENTS:

1. Public improvement plans for the proposed public sewer will be required to be reviewed and approved through ProjectDox. Gravity sewer to be provided for each lot and designed according to city design standards.
2. Public sewer will need to be constructed and accepted or escrowed before filing the final plat.
3. No objection to escrowing the sewer improvements.
4. There is a \$0.12737676 per square foot trunkline connection fee required for this property. This fee has to be paid when the engineering and inspection fees for the public improvements are paid. This is typically applied to the area of the entire subdivision, however since there is a large existing detention basin on the property, Environmental Services has no objection to removing this area from the calculation. Label the remaining area of the detention basin on the plat. Refer to the markup on the latest plat.



3400 BLOCK EAST SALEM STREET
SPRINGFIELD, MISSOURI LEGEND



LEGAL DESCRIPTION

COMMENCING FROM THE NORTHWEST CORNER OF SECTION TEN (10), TOWNSHIP 28 NORTH, RANGE 21 WEST OF THE 5th P.M. IN GREENE COUNTY, MISSOURI; THENCE S01°05'03"W, 1350.27 FEET TO THE SOUTH LINE OF SALEM STREET AND SAID POINT MARKS THE TRUE POINT OF BEGINNING; THENCE S01°03'17"W, ALONG THE EAST LINE OF SEQUIOTA PLACE SUBDIVISION, 602.34 FEET; THENCE S01°03'32"W, 10.00 FEET TO THE NORTH LINE OF GASCONADE STREET; THENCE S87°18'53"E, ALONG THE NORTH LINE OF GASCONADE STREET, 15.14 FEET; THENCE N02°58'33"E, ALONG THE NORTH LINE OF GASCONADE STREET, 29.32 FEET; THENCE S87°01'27"E, ALONG THE WEST LINE OF GASCONADE STREET, 15.14 FEET TO THE WEST LINE OF U.S. HIGHWAY 65; THENCE N00°56'33"E, ALONG THE WEST LINE OF U.S. HIGHWAY 65, 584.88 FEET TO THE SOUTH LINE OF SALEM STREET; THENCE N87°15'27"W, ALONG THE SOUTH LINE OF SALEM STREET, 468.07 FEET TO THE POINT OF BEGINNING.

DEVELOPMENT NOTES:

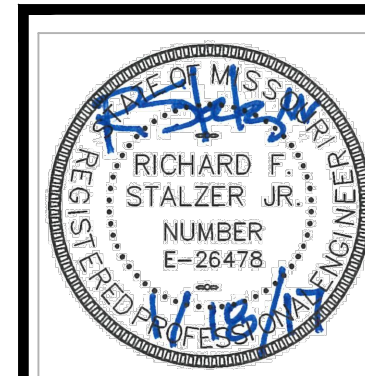
- 1.) TOTAL NUMBER OF LOTS: 24
 - 2.) AREA OF DEVELOPMENT: 6.28 ACRES
 - 3.) PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 - 4.) SMALLEST LOT(S): 15 (6,056 SF)
 - 5.) LARGEST LOT: 10 (9,918 SF)
 - 6.) ALL PUBLIC IMPROVEMENTS TO BE DESIGNED IN ACCORDANCE WITH CITY OF SPRINGFIELD: PUBLIC WORKS, DESIGN STANDARDS.
 - 7.) ALL PUBLIC IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF SPRINGFIELD: PUBLIC WORKS, TECHNICAL SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
 - 8.) MAXIMUM IMPERVIOUS SURFACE ON ANY LOT SHALL BE LIMITED TO LESS THAN 65%
 - 9.) THE PROJECT DOES NOT LIE WITHIN THE FEMA FLOODPLAIN ACCORDING TO COMMUNITY PANEL NO. 29077C0337E, ZONE X
 - 10.) LOTS 1 & 21-24 SHALL NOT HAVE DIRECT ACCESS TO GASCONADE STREET.
 - 11.) MAINTENANCE OF ANY AREA REFERED TO AS DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - 12.) DRAINAGE PATTERNS FOR ANY RUNOFF CURRENTLY FLOWING ACROSS THE SITE MUST NOT BE BLOCKED OR ALTERED BY ANY FUTURE CONSTRUCTION INCLUDING BUT NOT LIMITED TO, FENCES.
 - 13.) NO SINKHOLES ON-SITE. THE PROPERTY DOES NOT HAVE A FLOOD HAZARD AREA.
 - 14.) ALL GARAGES TO BE SET 20 FEET FROM PUBLIC RIGHT-OF-WAY.
- CERTIFICATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION
APPROVED THIS _____ DAY OF _____, 2017 BY
THE PLANNING & ZONING COMMISSION OF SPRINGFIELD, MISSOURI.

MARY LILLY SMITH – DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL
I, ANITA J. COTTER, CITY CLERK OF SPRINGFIELD, GREENE COUNTY, MISSOURI,
DO HEREBY CERTIFY THAT THE PLAT OF HICKMAN WOODS SUBDIVISION WAS
PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY
OF SPRINGFIELD AND APPROVED BY ORDINANCE NO. _____ ON THIS
DAY OF 2017

ANITA J COTTER - CITY CLERK

OWNER/DEVELOPER
PROPERTY OWNER/DEVELOPER:
HAWKINS SPOUSAL TR ETAL LP
%LARRY CHILDRESS
4175 S. FARM ROAD 193
ROGERSVILLE MO. 65742
CONTACT PERSON: ROBERT HAWKINS
CELL: 417-861-9017



DRAWING REVISIONS			
DATE	REMARKS	APPROVED BY	
1-19-17	PER CITY COMMENTS		
1-23-17	PER CITY COMMENTS		
1-27-17	PER CITY COMMENTS		

RICHARD F. STALZER, JR., P.E.
CONSULTING CIVIL ENGINEERING
 1454 WEST LARK STREET APT. 108 SPRINGFIELD, MO. 65810
 (PHONE) 813-373-9491

SPRINGFIELD, MISSOURI

PRELIMINARY PLAT
HICKMAN WOODS SUB.

DATE <u>12-29-16</u>	DESIGN <u>RFS</u>	SCALES	SHEET <u>1</u>
PROJ. NO. <u>080115</u>	DRAWN <u>RFS</u>	HOR <u>1"=40'</u>	OF <u>1</u> SHTS.
DWG. NO. _____	CHECKED <u>RFS</u>	VERT <u>N/A</u>	FILE NO. _____

DEVELOPMENT REVIEW STAFF REPORT
Redevelopment Plan for the East Cherry Townhomes Redevelopment Area

DATE: February 1, 2017

PURPOSE: To approve the Redevelopment Plan for the East Cherry Townhomes Redevelopment Area

LOCATION: Generally located along the north side of East Cherry Street near the intersection of East Cherry Street and South Fremont Avenue (1361 and 1365 East Cherry Street)

APPLICANTS: Say You Can, LLC

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the East Cherry Townhomes Redevelopment Area be **disapproved**.

FINDINGS:

The proposed Redevelopment Plan for the East Cherry Townhomes Redevelopment Area is not conformance with the *Springfield-Greene County Comprehensive Plan*.

STAFF CONTACT:

Matt D. Schaefer, AICP
Senior Planner
417-864-1100

ATTACHMENTS:

Attachment A: Background Report

Exhibit I: Legal Description

Exhibit II: Location Map

Exhibit III: Land Use Map Excerpt from the *Growth Management and Land use Element of the Springfield-Greene County Comprehensive Plan*

Exhibit IV: Blight Report and Redevelopment Plan for the East Cherry Townhomes Redevelopment Area

ATTACHMENT A
Background Report
Redevelopment Plan for the East Cherry Townhomes Redevelopment Area

APPLICANT'S PROPOSAL:

Say You Can, LLC has filed an application requesting approval of a redevelopment plan pursuant to Sections 99.300-99.715, RSMo, the Land Clearance for Redevelopment Authority Law, for a redevelopment project generally located near the north side of the intersection of East Cherry Street and South Fremont Avenue (*Exhibits I&II*). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan (*Exhibit III*) for conformance with the *Springfield-Greene County Comprehensive Plan*.

The purpose of the Redevelopment Plan for the East Cherry Townhomes Redevelopment Area is to remove blight and redevelop the area for multi-family residential use. The Redevelopment Area consists of two parcels (1361 and 1365 East Cherry Street), which comprise approximately 0.51 acres and contain two residential structures that were built in 1920. Specifically, the property at 1361 East Cherry Street is currently contains a vacant, single-family residential structure, and the property at 1365 East Cherry Street contains an occupied, three-unit apartment building that was originally constructed as a single-family residential structure. The Plan proposes to demolish the existing structures within the Redevelopment Area and construct a new townhouse development that will consist of 12 units located among two three-story buildings. Each unit, except for the two that will front East Cherry Street, will be three stories in height and will have a two-stall garage on the ground floor and living areas on the second and third floors. The two units fronting East Cherry Street will be limited to two stories in height and will not have garages. However, off-street parking for these units will be provided will be provided onsite. Both units' facades will face East Cherry Street and include certain Arts and Crafts-inspired architectural detailing such as covered front porches with tapered square columns, decorative brackets under eaves, and double-hung windows with multiple lights on the upper sash and a single pane on the lower sash.

COMPREHENSIVE PLAN:

1. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* designates much of the area along the north side of East Cherry Street between South National Avenue and South Pickwick Avenue as Medium- or High Density Housing with the exception of a small section that extends approximately 400 feet west from South Fremont Avenue (*Exhibit III*). This area includes the Redevelopment Area and is designated for Low-Density Residential Housing. This land use designation includes single-family housing at up to six dwelling units per acre, home occupations specified in the Zoning Ordinance, and, as an optional element, small neighborhood-oriented retail or

service businesses carefully located and screened at certain intersections.

This designation appears consistent with the current land uses in this area. Historically, single-family residential was the prevailing land use along the north side of East Cherry Street between South National Avenue and South Pickwick Avenue. Over the years, much of the existing single-family residential structures were either converted to or replaced with apartments. However, field observations, aerial photography, and land records indicate there remains an intact pocket of single-family residential structures in this area along the north side of East Cherry Street that is designated as Low-Density Housing.

The Redevelopment Plan fails to conform to the Land Use Plan by proposing multi-family residential housing at 24 dwelling units per acre in an existing single-family residential area that is designated as Low-Density Housing in the *Growth Management and Land Use Element* of the *Comprehensive Plan*.

2. The *Growth Management and Land Use Element* also recommends the character of existing neighborhoods be maintained and strengthened by encouraging infill or replacement housing that is compatible with neighboring structures in height, setback, lot width, front door orientation, and general architecture, particularly in older neighborhoods. Such recommendation is further supported by the *Community Physical Image Element of Springfield-Greene County Comprehensive Plan*, which recommends any publicly assisted redevelopment projects or new construction located in Urban Conservation Districts reinforce the positive features of surrounding neighborhood's prevailing architectural themes.

The Redevelopment Plan includes building elevations and renderings, which show the two units fronting East Cherry Street will be two stories in height to better match the heights of nearby single-family dwellings. Both units' facades will face East Cherry Street and include certain Arts and Crafts-inspired architectural detailing such as covered front porches with tapered square columns, decorative brackets under eaves, and double-hung windows with multiple lights on the upper sash and a single pane on the lower sash. Such detailing somewhat reinforces the Arts and Crafts theme which is predominant in the neighborhood. However, Staff is concerned about whether the height and front door orientation of the majority of the proposed units towards the side yards are compatible with the neighboring structures.

3. According to the *Rountree Neighborhood Plan*, the Redevelopment Area is located within the East Cherry Street Corridor, which extends along East Cherry Street from South National Avenue to South Fremont Avenue. The Plan recognizes this area contains a significant amount of multi-family residential development due to its location near Missouri State University and that it is currently zoned for high-density residential development. The Plan suggests multi-family residential as an appropriate use, provided that it is developed in a manner that is sensitive to the surrounding properties and preserves the single-

family character of the neighborhood. The Plan also recommends the provisions of the Rountree Urban Conservation District (UCD) be utilized. The purpose and intent of such regulations specific to the Cherry Street Corridor are to “promote the mixed residential nature of the area to provide housing opportunities to students and to protect adjacent single family areas from the adverse effects of the higher intensity development.”

As discussed above, the building elevations and renderings provided in the Redevelopment Plan propose units fronting East Cherry Street that are reduced in height and facades that incorporate features that reinforce the Arts and Crafts theme, which predominates in this area. Staff believes such provisions are somewhat sensitive to the surrounding properties and preserve the single-family character of the neighborhood. However, Staff is concerned about the scale, intensity, and configuration of the proposed redevelopment and its potential adverse impacts on the adjacent single-family areas. For example, the Redevelopment Plan proposes two three-story townhouse structures that will be oriented perpendicular to the street and be tightly configured with a shared driveway on a 0.51 acre tract of land. As a result, with the exception of the two units fronting East Cherry Street, front door access to the remaining 10 units will be taken via sidewalks located within the buildings’ required side yards. Staff believes this configuration is neither sensitive to the surrounding properties nor helps preserve the single-family character of the neighborhood.

STAFF COMMENTS:

1. The proposed Redevelopment Plan is one component of the applicant’s request to obtain partial real property tax abatement pursuant to the Land Clearance for Redevelopment Law (“Chapter 99, RSMo”). Chapter 99 tax abatement is an economic development incentive used to encourage redevelopment within blighted areas through partial real property tax abatement. Within Council-approved redevelopment areas, the Land Clearance for Redevelopment Authority may authorize partial real property tax abatement for projects that conform to an approved redevelopment plan. Real Property tax abatement is based on 100% of the assessed value of qualified new construction or rehabilitation for 10 years.

The applicant is required to submit an application that includes a blight report and redevelopment plan. The Planning and Zoning Commission’s responsibility is to review the redevelopment plan for conformance with the City’s general plan for the development of the City as a whole and make a recommendation regarding the same to City Council.

2. The Redevelopment Area is currently zoned R-HD, High-Density Multi-Family Residential. It is also located inside the Rountree Urban Conservation District (UCD No. 2, Area E), which imposes additional requirements intended to implement the policies and recommendations of the *Rountree Neighborhood*

Plan such as to help maintain neighborhood character and integrity and to help foster harmonious, orderly, and efficient development and redevelopment within the Rountree Neighborhood. Prior to the issuance of building permits, the Administrative Review Committee (ARC) shall review and approve a site plan of the proposed redevelopment, based on certain prescribed criteria.

3. The project proposed in the Redevelopment Plan may be permitted by the existing R-HD zoning. However, the Planning and Zoning Commission's standard for review of the Redevelopment Plan is to determine its conformity to the Comprehensive Plan.
4. Staff believes the proposed redevelopment is too intense for its location when considering the recommendations in the Comprehensive Plan, and that a smaller, less-intense townhouse project with fewer units might be more appropriate in this case. Despite the existing R-HD zoning, the *Growth Management and Land Use Plan* designates this area for Low-Density Housing. Such designation does not necessarily mean higher density housing should be prohibited. However, when taken into consideration with the Comprehensive Plan as a whole, multi-family residential might only be appropriate if it has a proper density and is developed in a manner that preserves the single-family character of the neighborhood. Striking such balance could mean not developing the site to its maximum intensity allowed by zoning.

EXHIBIT I
Legal Description
Redevelopment Plan for the East Cherry Townhomes Redevelopment Area

ALL OF LOTS THIRTEEN (13) AND FOURTEEN (14), AMENDED PLAT OF RALPH WALKER'S SECOND SUBDIVISION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT II
Location Map
Redevelopment Plan for the East Cherry Townhomes Redevelopment Area

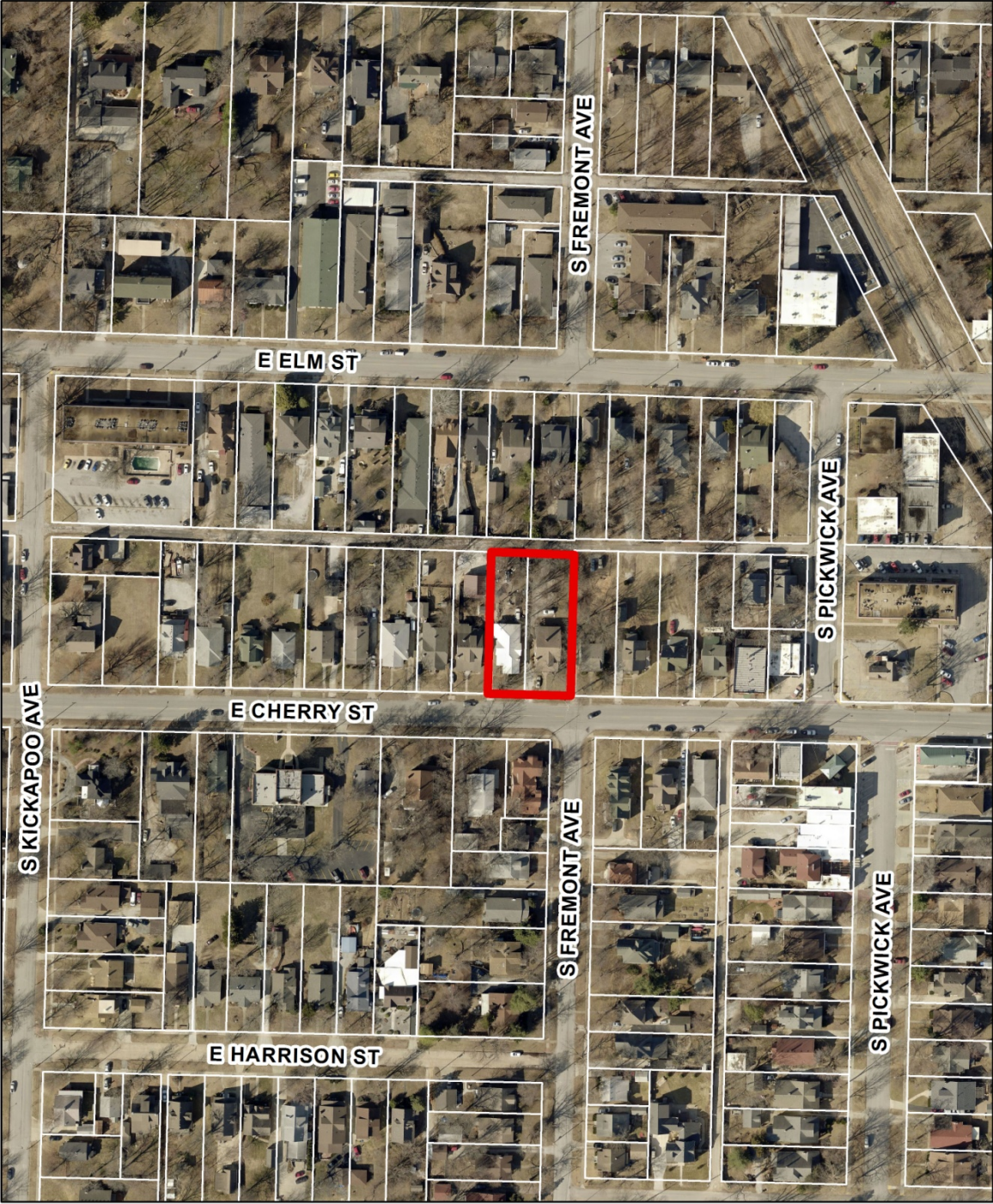


EXHIBIT III
Land Use Plan Excerpt from the *Growth Management and Land Use Element of the
Springfield-Greene County Comprehensive Plan.*

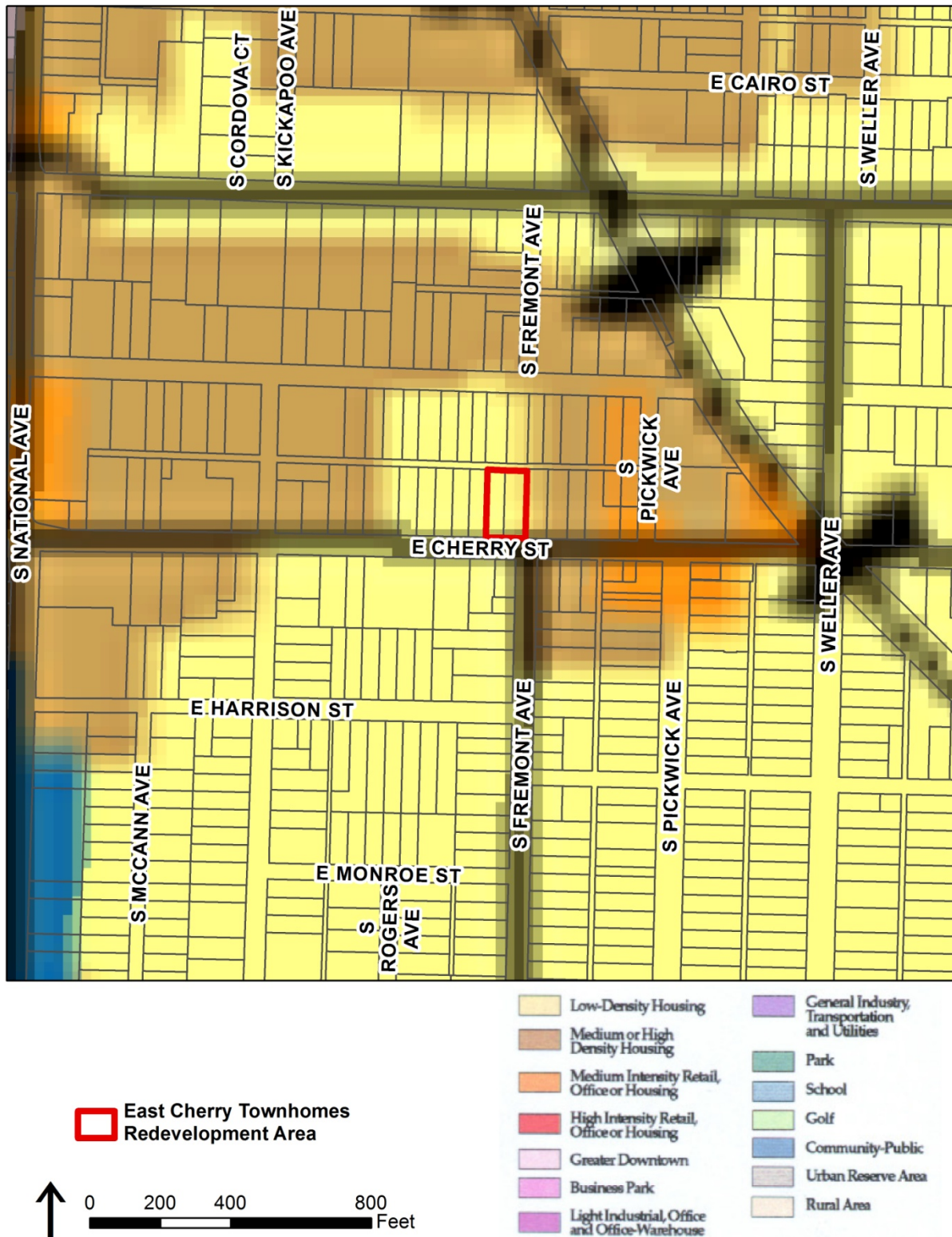


EXHIBIT IV

**REDEVELOPMENT PLAN
FOR THE EAST CHERRY TOWNHOMES REDEVELOPMENT AREA
SPRINGFIELD, MISSOURI**

January 17, 2017

Redevelopment Plan

I. Introduction:

Say You Can, LLC, a Missouri limited liability company (the "***Developer***"), has prepared the following plan (the "***Redevelopment Plan***") for the redevelopment of 0.5 acres in Springfield, Missouri. The Redevelopment Plan proposes to completely rede5

Develop the Redevelopment Area (as defined below) by constructing a twelve (12) unit townhome complex (the "***Project***"). Each townhome unit will include between two (2) and three (3) bedrooms and between two (2) and three (3) bathrooms. Thus, the Project will provide housing for approximately twenty-four (24) to thirty-six (36) individuals. Real property tax abatement will be utilized to encourage such redevelopment.

II. Background:

There are two (2) residential structures in the Redevelopment Area. One residential structure is commonly identified as 1361 E. Cherry Street (the "***1361 House***") and the other residential structure is commonly identified as 1365 E. Cherry Street (the "***1365 House***" and collectively with the 1361 Houses, the "***Houses***"). The Developer acquired both the 1361 House and the 1365 House in early 2016.

III. Description of the Project

A. Boundaries of the Redevelopment Area

The area being redeveloped contains approximately 0.5 acres and is situated north of E. Cherry St. between Kickapoo Avenue and Pickwick Avenue in the City of Springfield, Missouri (the "***Redevelopment Area***"). A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit "A," and the Redevelopment Area is legally described on Exhibit "B," which is attached hereto and incorporated herein.

B. Need for Redevelopment

1. Rountree Urban Conservation District; Growth Management and Land Use Plan

The Redevelopment Area is located in Area E of the Rountree Urban Conservation District (the "***UCD***"). The UCD was approved by Springfield City Council in 1985 to allow the neighborhood to identify and solve problems associated with trash, noise, and safety.¹ The UCD

¹ See Ordinance No. 3645 (adopted on July 22, 1985). In connection with the establishment of the UCD, the City adopted the Rountree Area Neighborhood Plan (dated July 1985) (such document, as amended by the Rountree Neighborhood Plan Addendum, dated May 14, 2001) is referred to as the "***UC Plan***"). According to Section 4-2302, the purpose of the UC Plan and the UCD, include but are not limited to the following:

B. To maintain neighborhood character and integrity by focusing special attention on the maintenance of the physical environment; the enhancement of physical, social and economic resources and the accommodation of desirable change; C. To prevent economic obsolescence and to promote reinvestment by fostering stable property values through a high level of economic

is a zoning district with special standards that may exceed that of the city, recognizing and protecting the unique nature of the area (the “**District Regulations**”).² Area E (also known as the Cherry Street Corridor Area) serves as home to many MSU students and contains a mixture of multi-family and single family housing stock.³ The District Regulations governing Area E are intended to, among other things, “promote the mixed residential nature of the area to provide housing opportunities for students and to protect adjacent single-family areas from the adverse effects of higher intensity development.”⁴ Multi-family dwelling is a permitted use under the District Regulations.⁵ Commercial uses are not permitted under the District Regulations. In addition, the Rountree Neighborhood Plan Addendum stresses how “[d]ilapidated, vacant and abandoned houses and other structure affect not only their own viability but lend an air of neglect to adjacent properties” creating safety hazards and making them less valuable.⁶ As noted in the Blight Report, one of the properties in the Redevelopment Area has been vacant for some time, thus increasing the need for need for redevelopment. The City’s Growth Management and Land Use Plan (“**GMLUP**”), is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan.⁷ The GMLUP was adopted in November 2001 in order to provide broad guidance for private and public physical development of the region. Although the GMLUP seems to indicate the area is appropriate for Low-Density Housing, the GMLUP indicates areas directly to both the west and east of the Redevelopment Area are appropriate for Medium or High Density Housing.⁸ Given the close location of the Redevelopment Area to these adjacent areas, in addition to the location near the Missouri State University Activity Center,⁹ it follows that the Redevelopment Area is appropriate for Medium or High Density Housing.

2. Current Condition of Redevelopment Area.

As discussed in the preceding Blight Report, notwithstanding the Developer’s commercially reasonable efforts to maintain the Redevelopment Area, the Redevelopment Area suffers from much physical deterioration, insanitary and unsafe conditions, and is afflicted by conditions which may endanger life or property. Specifically, the 1361 House has been vacant for some time. Substantial capital investment will be needed to fully rehabilitate and revitalize

activity, maintenance of essential urban services and by focusing financial assistance and other economic development programs; D. To promote the efficient use of urban lands, including the encouragement of compatible infill development on vacant and passed-over parcels; E. To encourage and to support rehabilitation of the physical environment and programs for the conservation and revitalization of urban areas; F. To foster harmonious, orderly and efficient growth, development and redevelopment; and G. To aid in the prevention or elimination of slums or blight.

² The UCD may impose regulations in addition to those of the underlying zoning district. See Section 4-2300 of the City of Springfield, Missouri zoning code.

³ See Art. III, §8(A) of the District Regulations.

⁴ Id.

⁵ See Art. III, §8(B)(4) of the District Regulations.

⁶ See Page 9 (Objective 3) of the Rountree Neighborhood Plan Addendum.

⁷ See Figure 18-5 of the GMLUP.

⁸ See Figure 18-7 of the GMLUP.

⁹ See Figure 18-5 of the GMLUP.

the Redevelopment Area, which further compounds the economic obsolescence of the Redevelopment Area.

Further, the Redevelopment Area is not capable of providing housing accommodations to its utmost potential. The buildings in the Redevelopment Area only contain a total of three (3) small rental units. This severely limits the number of individuals who can live in the Redevelopment Area. The configuration of the Redevelopment Area does not allow it to support its highest and best use, which is medium to high density housing. This underutilization prevents the Redevelopment Area from generating taxes to its utmost potential and from fully contributing to the potential vitality of the UCD and surrounding areas.

3. Conformance of Redevelopment Plan with the UCD and GMLUP.

The Redevelopment Plan provides for the construction of a twelve (12) unit townhome complex, which will be located in the vicinity of MSU's campus, within three (3) blocks of the Greater Downtown District and within a block of various commercial uses located around E. Cherry Street and S. Pickwick Ave. Each of the townhomes will contain between two (2) and three (3) bedrooms and between two (2) and three (3) bathrooms. Each townhome unit will consist of a first floor two-car garage. In total, the project will accommodate twenty-four (24) to thirty-six (36) individuals. The project will include landscaping and architectural/design elements consistent with the UCD and surrounding properties. The new construction will remedy blight by creating a desirable living environment for residents, increasing the taxes generated by the Redevelopment Area, and encouraging further investment in the area. In particular, the redevelopment of a vacant property will cure the "air of neglect to adjacent properties" which creates safety hazards and makes nearby land less valuable.¹⁰ As reflected on the preliminary site plan in Exhibit "C" attached hereto and incorporated herein, the site will be redeveloped to utilize the Redevelopment Area to its full potential. Preliminary floor plans for both two (2) and three (3) bedroom units are attached hereto as Exhibit "D" and incorporated herein. This will increase density by providing housing for approximately twenty-four (24) to thirty-six (36) individuals, which will in turn increase the area's pedestrian traffic and level of activity.

The Redevelopment Plan is consistent with the intent of the UCD, in that it will: (i) promote the efficient use of urban lands, (ii) encourage and support rehabilitation of the physical environment, and (iii) aid in the prevention or elimination of slums or blight.¹¹ In particular, the Redevelopment Plan will remove a vacant house from the Redevelopment Area. The Redevelopment Plan is harmonious with surrounding uses and the development will consist of landscaping and architectural/design elements consistent with the UCD – including those depicted on "Exhibit D" attached hereto and incorporated herein. Specifically, the Developer will incorporate features such as front porches, corbels, shutters, window boxes, landscaping, and the planting of saplings near sidewalks. In addition, the Developer has already incorporated suggestions of the neighborhood into the design, including the reduction in height to those units fronting Cherry Street to two stories. Although the Redevelopment Area is zoned R-HD, the Redevelopment Plan acknowledges and respects the residential nature of certain portions of the

¹⁰ See Page 9 (Objective 3) of the Rountree Neighborhood Plan Addendum.

¹¹ See Section 4-2302 of the City of Springfield, Missouri Zoning Ordinance.

surrounding area through the provision of off-street parking, limited building height, and density well below the applicable zoning limits and is consistent with the intent of the UCD.

Without the comprehensive renovation and rehabilitation of the Redevelopment Area, its physical condition will continue to deteriorate and detract from the area. Thus, implementation of the Redevelopment Plan is needed to remediate blight in the Redevelopment Area, to create a safe and desirable living environment that more fully utilizes the property, increase the taxable revenues to the City.

C. Redevelopment Plan Objectives and Strategies

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the area for use as higher density housing. The Project involves the construction of a twelve (12) unit townhome complex. Each of the units will contain between two (2) and three (3) bedrooms and between two (2) and three (3) bathrooms and will be limited to three (3) stories in height. The units fronting Cherry Street will be limited to two (2) stories in height. In total, the project will accommodate up to approximately twenty-four (24) to thirty-six (36) individuals. The Project will also provide on-site parking (in the form of garages and potential additional on-site spaces) and will utilize outdoor lighting as needed with the intent to create a safe living environment for the residents. The Project is anticipated to be built using certain “green” building standards to maximize energy savings.

IV. Land Use Plan:

A. Former and Existing Land Use

The Redevelopment Area currently consists of two (2) houses. One house, the 1365 House is currently divided into three (3) multi-family dwelling units, which are occupied by tenants. The 1361 House, a single-family residential structure, is vacant. The Developer recently acquired the Houses in early 2016.

B. Proposed Land Use

The proposed land use for the Redevelopment Area is as a twelve (12) unit townhome complex. Each townhome unit is intended to contain between two (2) to three (3) bedrooms and serve as a residence for two (2) to three (3) individuals. Except for the units fronting Cherry Street which will be limited to two (2) stories in height, each unit will be three (3) stories in height and will consist of a ground level garage and second and third level living areas. A preliminary site plan reflecting the proposed land use in Redevelopment Area is attached as Exhibit “C” and incorporated herein.¹²

C. Existing and Proposed Zoning

The existing zoning for the Redevelopment Area is High-Density Multi-Family Residential District (R-HD). Moreover, the Redevelopment Area is located in the Rountree

¹² Note, the preliminary site plan includes both a twelve (12) unit option and a fourteen (14) unit option.

Urban Conservation District. There is no new zoning proposed for the Redevelopment Area. The Project is consistent with zoning requirements.

D. *Regulations and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances, including the District Regulations.

V. **Execution of the Project:**

A. *Execution*

The Developer or its successors in interest shall be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. *Land Acquisition*

There will be no land acquisition required to implement the Redevelopment Plan, as the Developer owns the land within the Redevelopment Area.¹³

C. *Financing*

The Developer is utilizing conventional financing to finance the Project.

D. *Disposition of Property*

No land is proposed to be disposed of within the Redevelopment Area.

E. *Plan for Relocation Assistance*

The 1365 House is currently occupied by tenants. Existing tenants will be provided with advance notice and assistance in locating alternative rental properties. The 1361 House is vacant.

F. *Redevelopment Schedule and Estimated Dates of Completion*

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- Pre-Construction (Inspections/Permits): Completed by February 2017
- Site Work (Demolition): Completed by March 2017
- Construction of Building: Completed by August 2017

G. *Taxation*

¹³ Note, 1365 E. Cherry is currently owned by an affiliate of the Developer, 311 S. Hampton, LLC.

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

H. *Covenants*

The Redevelopment Plan shall run with the land and require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

VI. Other Provisions:

A. *Compliance with General Plans*

As discussed in Article III, Section B above, the Redevelopment Plan for the Redevelopment Area conforms to the Rountree Neighborhood Plan and the District Regulations.

B. *Compliance with State and Local Law*

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

C. *Population Density*

The Project will provide twelve (12) housing units on a 0.5 acre site (24 du/acre). Each townhome unit will include between two (2) and three (3) bedrooms and between two (2) and three (3) bathrooms. In total, the Project will provide housing for twenty-four (24) to thirty-six (36) individuals.

D. *Public Facilities*

It is not anticipated at this time that the Project will require any additional public facilities or utilities.

VII. Procedure for Changes or Modification of Plan

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

Exhibit A

Map of Redevelopment Area



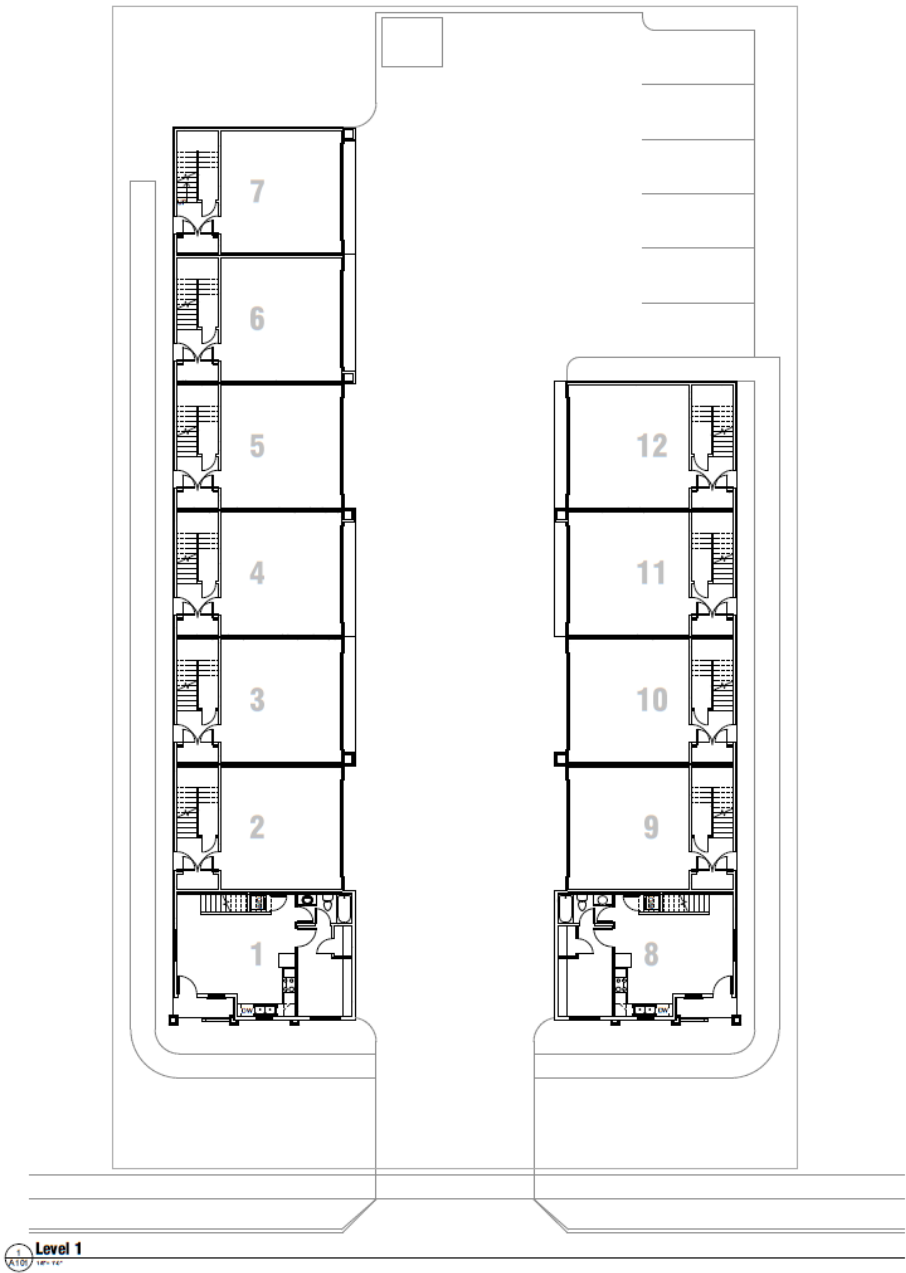
Exhibit B

Legal Description of Redevelopment Area

ALL OF LOTS THIRTEEN (13) AND FOURTEEN (14), AMENDED PLAT OF RALPH WALKER'S SECOND SUBDIVISION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

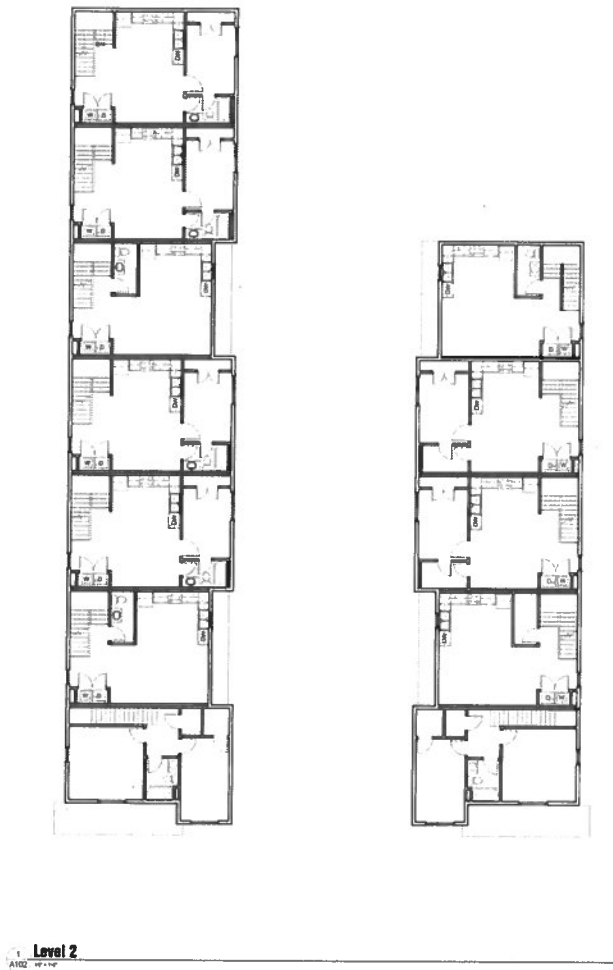
Exhibit C

Site Plan



PROJECT INFORMATION	
PROJECT NAME	Hampton Townhouses
PROJECT ADDRESS	1000 10th Street, NW, Washington, DC 20004
OWNER	Hampton Townhouses LLC
DESIGNER	Place Makers
DATE	10/1/2019
PROJECT DESCRIPTION	
This site plan shows the layout of the Hampton Townhouses, a new residential development consisting of 12 townhouse units. The units are arranged in two rows of six units each. The plan includes the location of the units, the stairs, and the bathrooms. The plan is labeled 'Level 1'.	
REVISIONS	
NO.	DATE
1	10/1/2019
PROJECT NUMBER	
A101	

Exhibit D



Second Floor Plan

PLACE MAKERS

A102

Hampton Townhouses

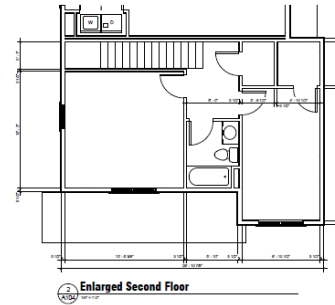
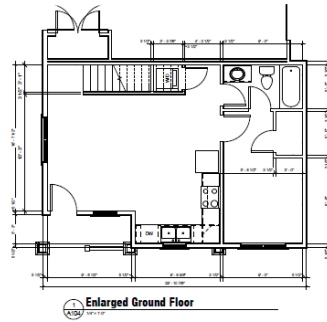
10000 10th Avenue, Suite 100
Seattle, WA 98148
Phone: (206) 462-1000
Fax: (206) 462-1001
Email: info@place-makers.com
Website: www.place-makers.com



PLACE MAKERS

Journal of Interpersonal Violence 27(12)
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 DOI: 10.1177/0886260512468211
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A103



3030 N. Galveston, Suite A
 Houston, TX 77058
 407.668.7771

End Unit

PLACE **MAKERS**

No.	Description	Date	Sheet Number

DEVELOPMENT REVIEW STAFF REPORT
Redevelopment Plan for the Bailey School House Redevelopment Area

DATE: January 30, 2017

PURPOSE: To approve the Redevelopment Plan for the Bailey School House Redevelopment Area.

LOCATION: Generally located along the north side of West Central Street between North Main Avenue and North Campbell Avenue (501 West Central Street)

APPLICANT: Bailey School Redevelopment Corporation

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the Bailey School House Redevelopment Area be **approved**.

FINDINGS:

The proposed Redevelopment Plan for the Bailey School House Redevelopment Area is in conformance with the *Springfield-Greene County Comprehensive Plan*.

STAFF CONTACT:

Matt D. Schaefer, AICP
Senior Planner
417-864-1100

ATTACHMENTS:

Attachment A: Background Report

Exhibit I: Legal Description

Exhibit II: Location Map

Exhibit III: Land Use Plan Map Excerpt from the *Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan*

Exhibit IV: Redevelopment Plan

ATTACHMENT A
Background Report
Redevelopment Plan for the Bailey School House Redevelopment Area

Applicant's Proposal:

Bailey School Redevelopment Corporation has filed an application requesting partial real property tax abatement pursuant to Chapter 353, Missouri Revised Statutes (RSMo) for a proposed redevelopment project located along the north side of West Central Street between North Main Avenue and North Campbell Avenue (*Exhibits I & II*). The application includes a redevelopment plan, which the Springfield Planning and Zoning Commission shall review for conformance to the *Springfield-Greene County Comprehensive Plan (Exhibit IV)*.

The Bailey School House Redevelopment Area consists of a single 1.95 acre parcel that encompasses the site of the former Bailey School building, which is listed on the National Register of Historic Places. The School was constructed in 1931 and operated as a public elementary school until 1966, when it was converted into the Springfield R-12 School District's warehousing and distribution center. The School building was subsequently converted back into a school in 1988, where it functioned as the Bailey Alternative High School until its closure in 2013. The School building has since remained vacant and is in need of rehabilitation.

The Redevelopment Plan proposes to rehabilitate and adaptively reuse the former Bailey School building as a multi-family residential building that will contain a mixture of 25 one-, two-, and three-bedroom market-rate residential dwelling units. The project will include off-street parking and amenities such as a community room and landscaped open space. Additionally, being a historic property, the former Bailey School building will be rehabilitated in manner that preserves its historic character, in accordance with the *Secretary of the Interior's Standards for Rehabilitating Historic Properties*.

Comprehensive Plan:

1. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* designates the area inside the Redevelopment Area for Low-Density Housing. However, this designation appears inconsistent with the surrounding properties on the north side of West Central Street, which are designated for Medium- or High-Density Housing (*Exhibit III*). Staff believes the Redevelopment Area was likely designated for Low-Density Housing because it was both operating as a school and was expected to continue to operate as such when the Land Use Plan was drafted in 2000. Had there not been a functioning school at this location, it would have likely been designated for Medium- or High-Density Housing, consistent with the surrounding properties.

The Medium- or High-Density land use classification includes all types of multi-

family residential housing with densities greater than six dwelling units per acre. The Plan recommends this type of land use be located where there is good traffic access, preferably along arterials and collectors. It also recommends that it be located between low-density housing and non-residential land uses, as well as near high-amenity areas. The Redevelopment Plan satisfies these recommendations by proposing to adaptively reuse the former Bailey School building for medium-density multi-family residential use. The Redevelopment Area is also located along West Central Street (both a collector street and designated bicycle route), as well as adjacent to North Campbell Avenue (a secondary arterial). It is also served by sidewalks and located within a 900 ft walking distance of three City Utilities bus stops serving two routes. Furthermore, the Redevelopment Area is located between non-residential land uses to the south and lower-density housing to the north.

2. The Redevelopment Area is also located within the Center City Activity Center, as indicated in *Growth Management and Land Use Element*. One of the objectives relating to Activity Centers is to promote additional or new employment, intensified retail business, higher density housing and convenient transit service. The Redevelopment Plan supports this objective by proposing medium- density housing within Center City adjacent to Government Plaza.
3. The *Historic Preservation Element* of the *Springfield-Greene County Comprehensive Plan* stresses the importance of preserving the historic resources of the City and County. With regards to existing historic structures, the Plan recognizes preservation is dependent on their continued economic viability. Therefore, it recommends adaptive reuse of such structures should be considered when the original use is no longer appropriate. Restoring the former Bailey School, which is listed on the National Register of Historic Places, to its original use is not feasible. The Redevelopment Plan supports the Comprehensive Plan by proposing to preserve the former Bailey School and adaptively reuse it for multi-family residential housing.
4. The Redevelopment Area is located within the area included in the *Center City Plan Element* of the *Springfield –Greene County Comprehensive Plan*. The Plan mentions the Center City area suffers from physical deterioration and economic obsolescence. It also states that although there are several properties within Center City that have been well maintained or recently constructed, the overall tone is one of an area that could use revitalization and new investment. The Redevelopment Plan addresses those issues by proposing to rehabilitate and adaptively reuse a historic structure for multi-family residential use.

Staff Comments:

1. Chapter 353, RSMo and Chapter 36, Springfield City Code authorize the establishment of Urban Redevelopment Corporations for purposes of redeveloping blighted areas. In accordance with the Statute, the City of Springfield may grant up to 25 years of partial real property tax abatement to encourage redevelopment of blighted areas. Taxes are abated during the first ten years, based on 100% of the increase in assessed value of land and improvements. During the remaining 15 years, taxes are abated based on 50% of the assessed value of land and improvements. In order to receive the abatement, the redevelopment area must be redeveloped and used in accordance with an adopted redevelopment plan.

The applicant is required to submit a detailed application, as well as undergo a review process that includes notifying the taxing jurisdictions (i.e. school district, county, library district, etc.) and attending public hearings before the LCRA, Planning and Zoning Commission, and City Council.

The Land Clearance for Redevelopment Authority (LCRA) will review this project on February 7, 2017 and make a recommendation as to whether the Area should be declared a blighted area.

The Planning and Zoning Commission's responsibility is to review the Redevelopment Plan for conformance with the Comprehensive Plan and make a recommendation regarding the same to City Council.

2. The Redevelopment Project will utilize both federal and state historic tax credits. In order to qualify for those credits, the rehabilitation must comply with the *Secretary of the Interior's Standards for Rehabilitation Historic Properties*.

EXHIBIT I
Legal Description
Redevelopment Plan for the Bailey School House Redevelopment Area

GOTTS ADD JOSEPH EAST 101 FEET LOT 8 & ALL LOT 7 & WEST 69 FEET LOT 1
& WEST 114 FEET LOT 2 IN SECTION 14, TOWNSHIP 29 NORTH RANGE 22 WEST,
IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT II
Location Map
Redevelopment Plan for the Bailey School House Redevelopment Area



EXHIBIT III
Land Use Plan Map Excerpt from the *Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan*



 Bailey School House Redevelopment Area

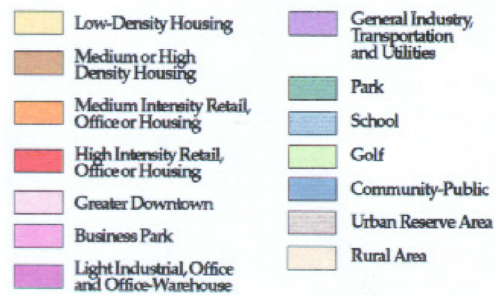
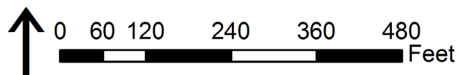


Exhibit IV

Redevelopment Plan for the Bailey School House Lofts Redevelopment Area

I. Introduction

Springfield Loft Apartments, LLC (the “**Developer**”), has prepared the following plan (the “**Redevelopment Plan**”) for the planned historic rehabilitation of the former “Bailey Alternative High School” with an address of 501 W. Central Street (the “**Building**”) into residential loft housing (the “**Project**”).

II. Description of the Project

A. Boundaries of the Redevelopment Area

The area to be redeveloped includes one (1) parcel of land commonly known as the site of the former Bailey Alternative High School and addressed at 501 W. Central Street (the “**Redevelopment Area**”), which consists of approximately 1.95 acres of land. A map identifying the Redevelopment Area is attached hereto as Exhibit A and the Redevelopment Area is legally described on Exhibit B attached hereto.

B. Need for Redevelopment

The Developer is currently seeking a blight designation for the Redevelopment Area concurrently with the submission of this Redevelopment Plan. The prosecution of this Redevelopment Plan will eliminate such blighted conditions and create a desirable living environment for residents while increasing the tax revenues to the City of Springfield.

C. Redevelopment Plan Objectives and Strategies

1. Goals of the Springfield - Greene County Comprehensive Plan.

The Redevelopment Area is zoned R-HD, High-density Multi-family Residential District and is located in within the Center City Study Area (as defined by the City of Springfield’s Center City Plan Element (the “**CCPE**”), a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan). The CCPE is the City’s guide for private investments and public improvements for a major part of central Springfield.²⁵ Center City includes some of the oldest parts of the Springfield community and, as demonstrated by the current condition of the Redevelopment Area, it suffers from problems commonly resulting from physical deterioration and economic obsolescence.²⁶

One of the goals of the CCPE is to “preserve and enhance the public and private historic landmarks and ‘celebrate the heritage’ and history of Springfield.”²⁷ Moreover, “[r]enovation

²⁵See page 1-1 of the CCPE.

²⁶See page 2-10 of the CCPE.

²⁷See page 1-3 of the CCPE.

and adaptive re-use of Center City's fine, older buildings will be made a priority"²⁸ and Center City's historic buildings are "Center City's greatest asset and tool for revitalization."²⁹

Another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan is the Historic Preservation Element (the "**HPE**"). One of the goals of the HPE is to ensure that the historic resources of Springfield are restored or rehabilitated.³⁰ Specially, "[a]daptive reuse of historic properties should be considered when the original use is no longer appropriate."³¹ This is of particular importance given that the Building has recently been placed on the National Register of Historic Places. Because the Redevelopment Area is located on the edge of a residential neighborhood (to the north and west of the Redevelopment Area), it follows that the Building should be adaptively reused as a multi-family residential structure.

The Growth Management and Land Use Plan ("**Land Use Plan**"), which is another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area is an appropriate area for low-density housing. However, the Land Use Plan was drafted while the Building was in use as a school. If a school had not been located in the Redevelopment Area when the Land Use Plan was written, it is likely that the Redevelopment Area would have been designated medium or high density housing to conform with the Land Use Plan's designation of the surrounding property. The Land Use Plan also identifies the Center City and surrounding areas as an Activity Center.³² The Land Use Plan states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.³³

2. Redevelopment Plan Objectives and Conformance with the Goals of the Springfield - Greene County Comprehensive Plan.

The implementation of this Redevelopment Plan will facilitate the City in restoring a large, blighted, and vacated historic building and by transforming the Redevelopment Area into an attractive location for tenants to reside. In the Redevelopment Area, the Building has been sitting vacant for several years, and its original use as a school is no longer appropriate. The completion of the Project will both help to create additional interest, density, and activity in Center City and increase the taxable revenues to the City,³⁴ while placing a greater portion of Center City in congruence with the visions of the CCPE and HPE discussed above.

III. **Land Use Plan**

A. *Former and Existing Land Use*

There is one (1) vacant building in the Redevelopment Area.

²⁸ See page 1-4 of the CCPE.

²⁹ See page 2-12 of CCPE.

³⁰ See page 24-1 of the HPE.

³¹ See page 24-1 of the HPE.

³² See page 18-30 of the Land Use Plan.

³³ See page 18-28 of the Land Use Plan.

³⁴ See Tax Impact Analysis attached hereto as Exhibit F and incorporated herein.

B. *Proposed Land Use*

The proposed land use for the Redevelopment Area is the rehabilitation and refurbishment of the Building into twenty-five (25) loft units. The Project will consist of: (i) two (2) two-bedroom, one and a half bathroom units; (ii) eleven (11) two-bedroom, two-bathroom units; (iii) eleven (11) one-bedroom, one-bathroom units; and one (1) three-bedroom, two-bathroom unit. The Project will also include a community room and on-site parking. The Project will substantially conform to the attached proposed plans. The Project will receive both state and federal historic preservation tax incentives. As a requirement of receiving those tax credits, the Building will be rehabilitated in a manner which preserves its historic character, in accordance with the requirements of the National Park Service, the Missouri State Historic Preservation Office, and other applicable agencies.

C. *Existing and Proposed Zoning*

The existing zoning for the Redevelopment Area is High-Density Multi-Family Residential (R-HD), which allows up to forty (40) units/acre. Thus, the proposed redevelopment of the Redevelopment Area into twenty-five (25) residential units is within the maximum of seventy-eight (78) units which are allowed in the Redevelopment Area.

D. *Regulations and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances.

IV. Execution of the Project

A. *Execution*

The Developer or its successors in interest will be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. *Land Acquisition*

The Developer owns the Redevelopment Area and does not require any additional land.

C. *Financing*

The Developer is utilizing conventional financing and both federal and state historic preservation tax incentives to finance the Project.

D. *Disposition of Property*

No property is proposed to be disposed of within the Redevelopment Area.

E. *Plan for Relocation Assistance*

The Building is currently vacant and as such, there is no need for relocation assistance.

F. *Redevelopment Schedule and Estimated Dates of Completion Redevelopment*

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- ☐ Pre-Construction (Inspections/Permits): Completed by March 2017
- ☐ Site Work: Completed by April 2017
- ☐ Construction of Building: Completed by January/February 2018

V. Other Provisions

A. Compliance with State and Local Law

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

B. Population Density

The Project will provide twenty-five (25) dwelling units on a 1.95 acre site, which is well within the maximum of seventy-eight (78) units allowed in the Redevelopment Area.

C. Public Facilities

The Project will not require any additional public facilities or utilities.

EXHIBIT A

[MAP OF REDEVELOPMENT AREA]

ASSESSOR'S AERIAL MAP

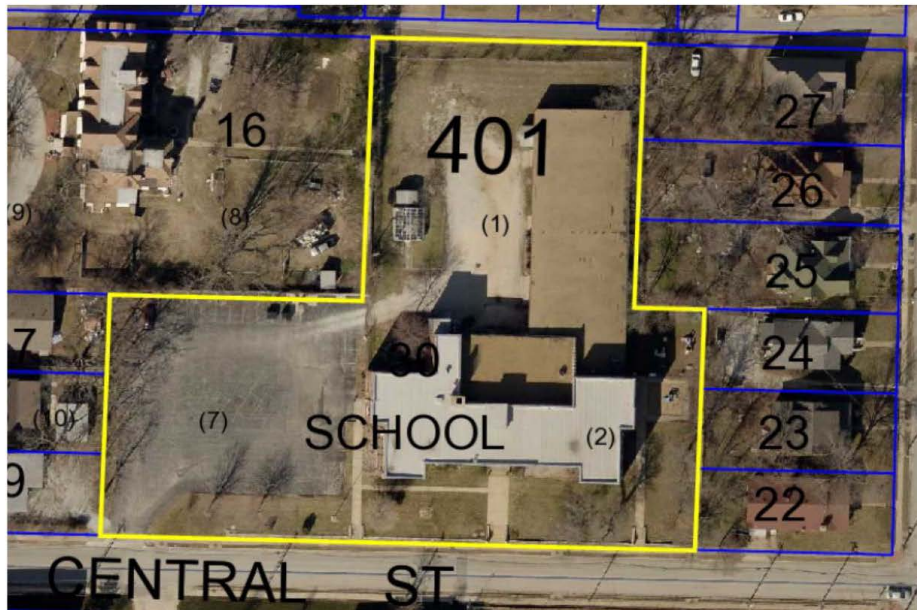
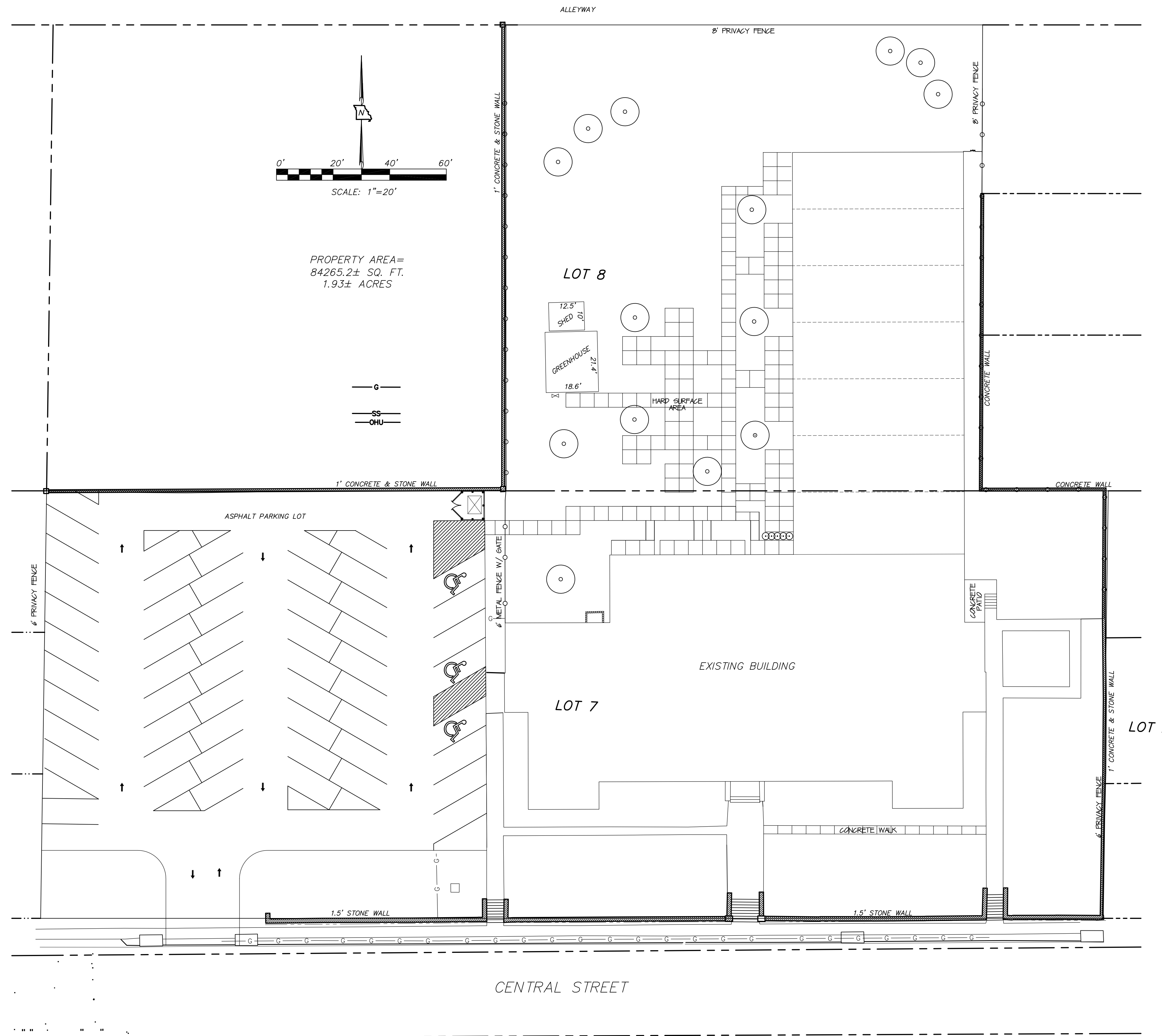


EXHIBIT B

Legal Description of Redevelopment Area

GOTTS ADD JOSEPH EAST 101 FEET LOT 8 & ALL LOT 7 & WEST 69 FEET LOT 1 & WEST 114 FEET LOT 2 IN SECTION 14, TOWNSHIP 29 NORTH RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.



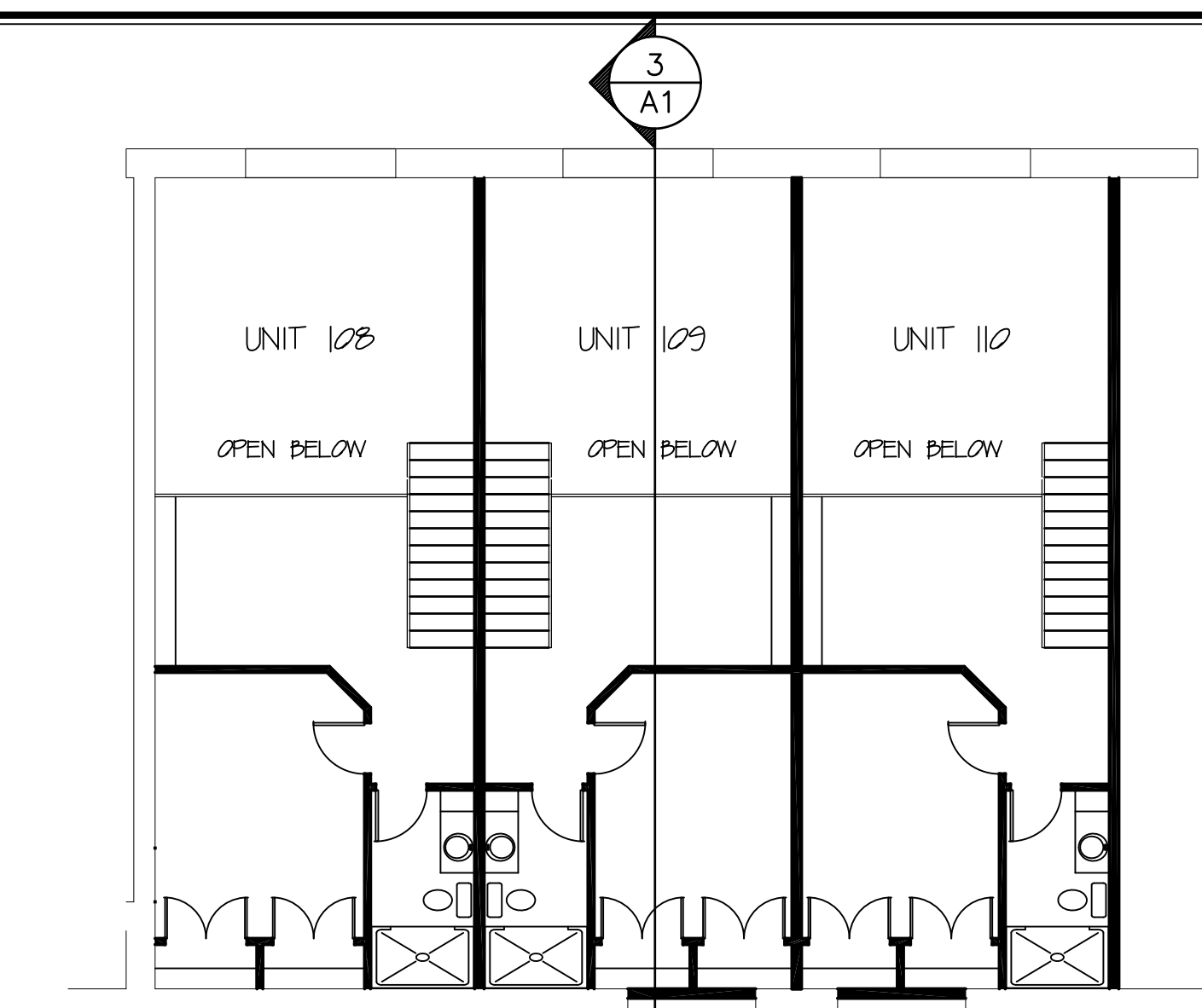
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BEGINNING AT THE NORTH LINE OF LOT NUMBERED EIGHT (8) IN JOSEPH GOTTS ADDITION TO THE CITY OF SPRINGFIELD MISSOURI AT A POINT THREE HUNDRED AND THIRTY FIVE (335) FEET WEST OF THE NORTH EAST CORNER OF LOT NUMBERED ONE (1) IN SAID ADDITION; THENCE EAST WITH THE NORTH LINE OF SAID LOT EIGHT(8) ONE HUNDRED AND SEVENTY (170) FEET TO A POINT ONE HUNDRED AND SIXTY FIVE (165) FEET WEST OF THE NORTH EAST CORNER OF SAID LOT NUMBERED ONE (1); THENCE SOUTH ONE HUNDRED SIXTY-FIVE (165) FEET TO THE SOUTH LINE OF SAID LOT (1); THENCE WEST WITH THE SOUTH LINE OF SAID LOT ONE (1) ONE HUNDRED AND SEVENTY (170) FEET THENCE NORTH AND PARALLEL WITH EAST LINE ONE HUNDRED SIXTY FIVE (165) FEET TO THE BEGINNING OF POINT.

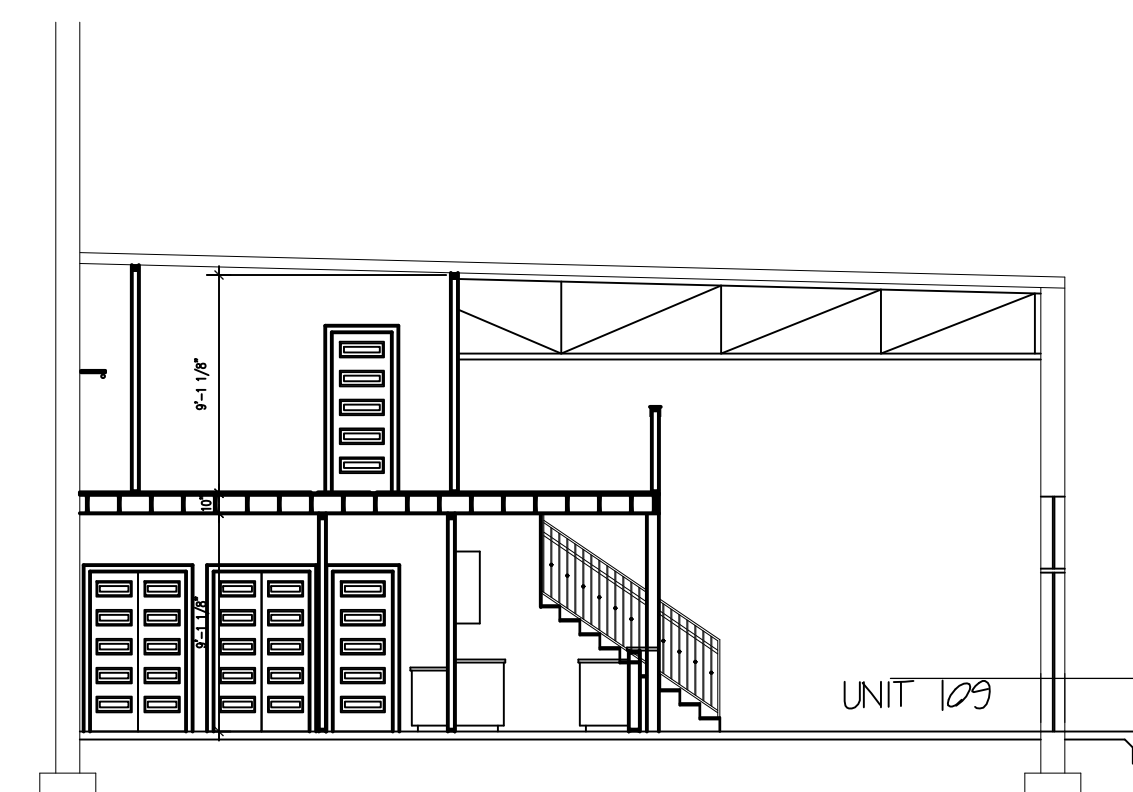
BAILEY SCHOOL LOFTS RENOVATIONS

CENTRAL STREET
SPRINGFIELD, MISSOURI

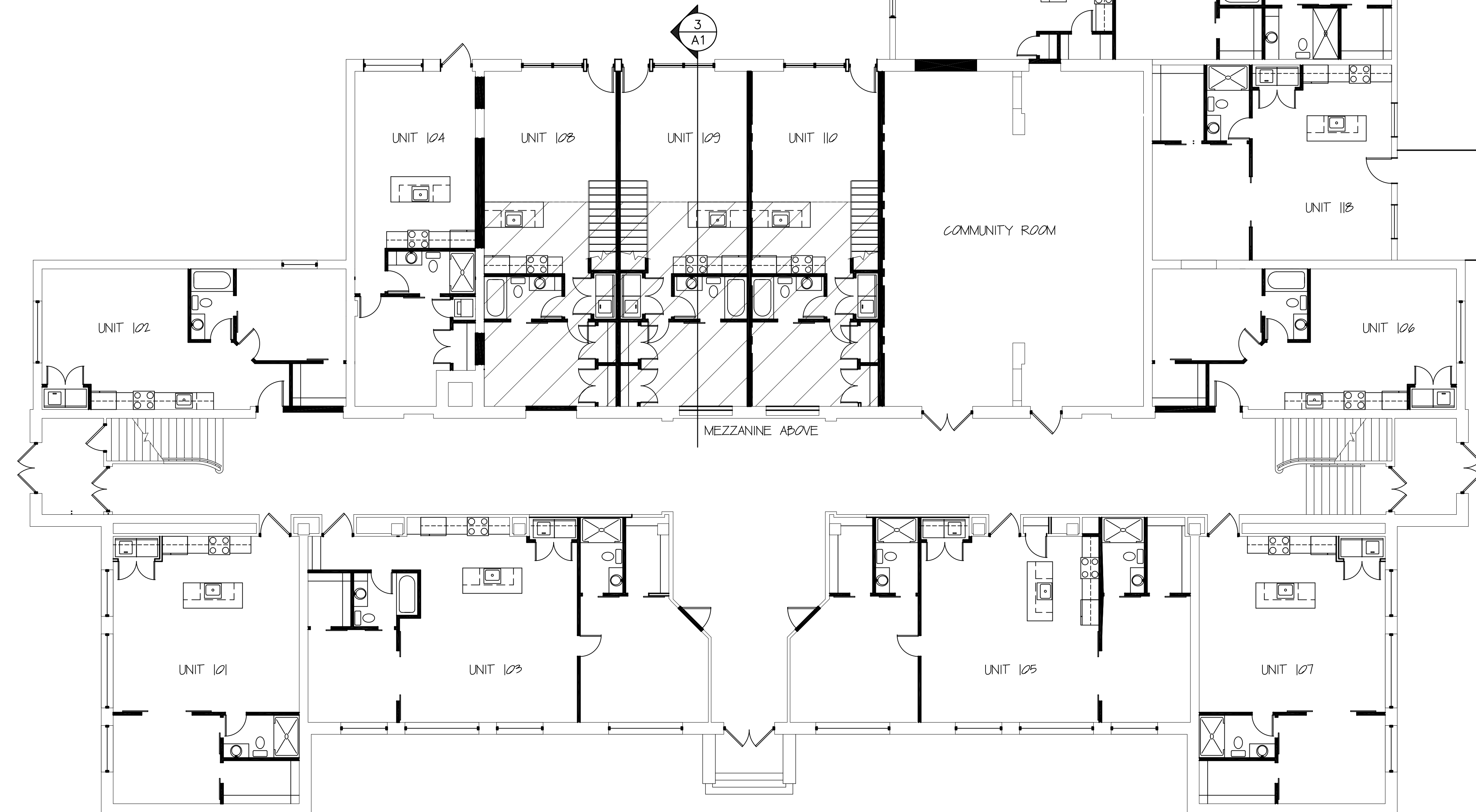
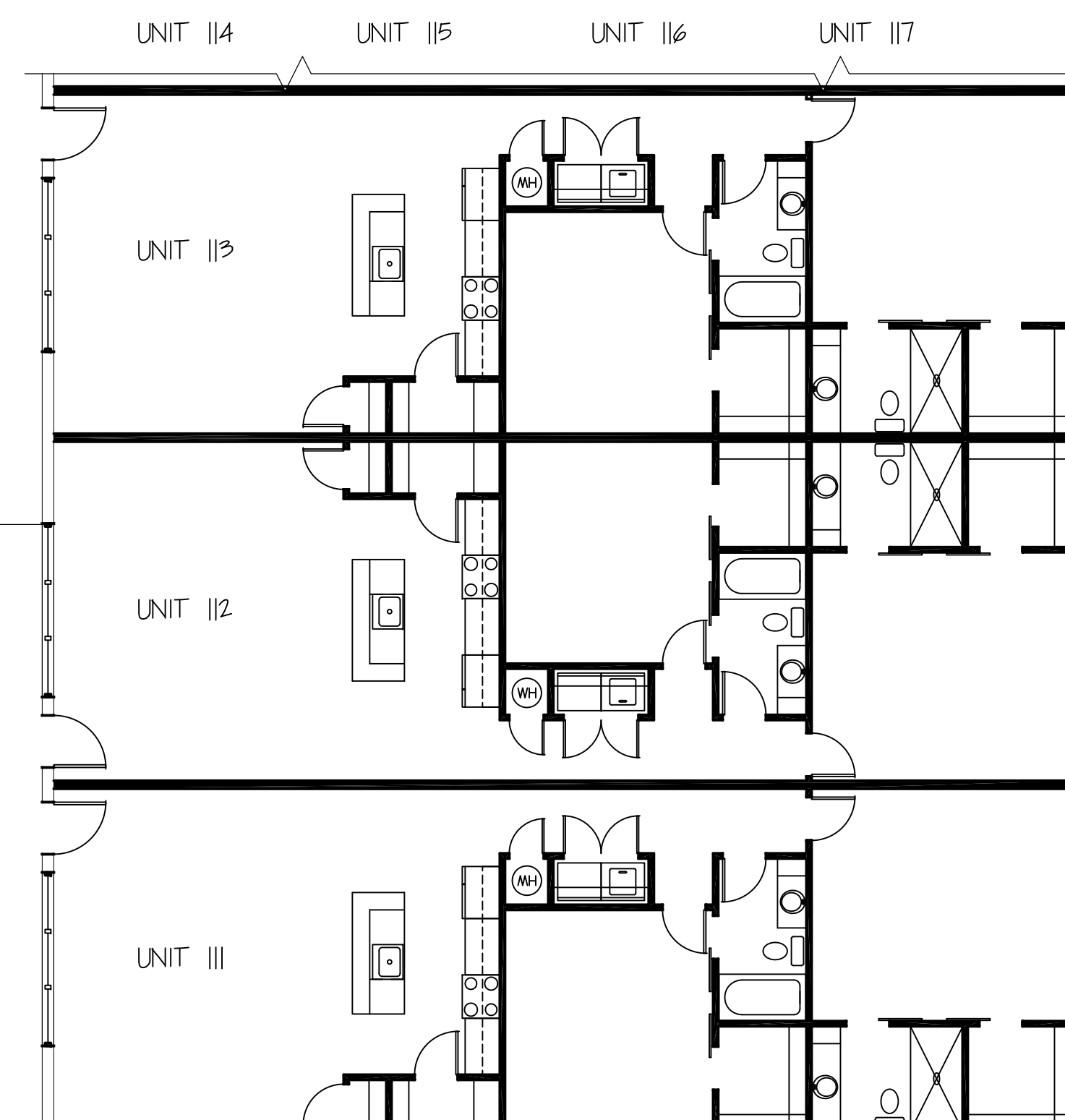
Keystone Architects P.O. Box 694 Marshfield, Missouri 65706 (417) 889-3797 FAX (417) 889-3865		SHEET: C1 OF: 1 SHEETS SITE PLAN
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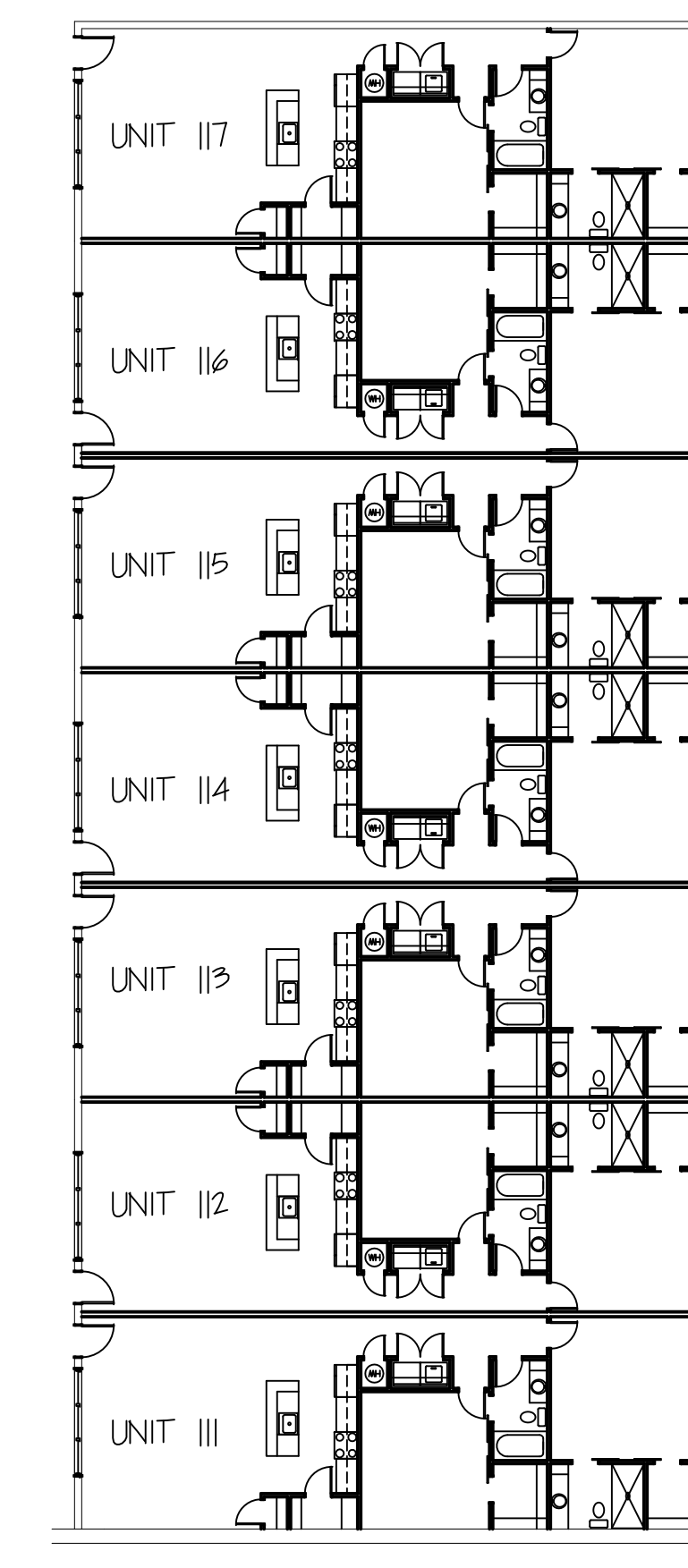
2
A1
MEZZANINE PLAN
1/8" = 1'-0"



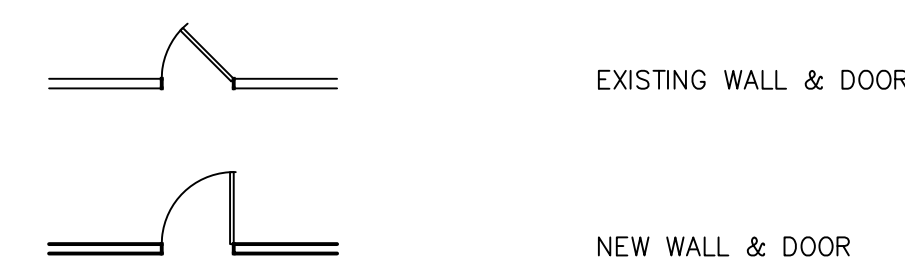
3
A1
UNIT SECTION
1/8" = 1'-0"



1
A1
FIRST FLOOR PLAN
1/8" = 1'-0"



4
A1
WAREHOUSE UNITS
1/16" = 1'-0"



BAILEY SCHOOL LOFTS RENOVATION

CENTRAL STREET
SPRINGFIELD, MISSOURI

Keystone Architects
P.O. Box 694
Marshfield, Missouri 65706
(417) 889-3797 FAX (417) 889-3865

PROJECT:
16021
DATE:
10-26-16
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REVISIONS: DATE:

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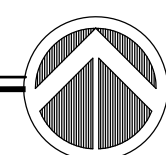
SHEET:
A1
OF: 2 SHEETS
FIRST FLOOR PLAN



1
A2

SECOND FLOOR PLAN

1/8" = 1'-0"



BAILEY SCHOOL LOFTS RENOVATION

CENTRAL STREET
SPRINGFIELD, MISSOURI

Keystone Architects
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Marshfield, Missouri 65706
(417) 889-3797 FAX (417) 889-3865

PROJECT:
16021

DATE:
11-05-16

DRAWN: SLD
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REVISIONS:

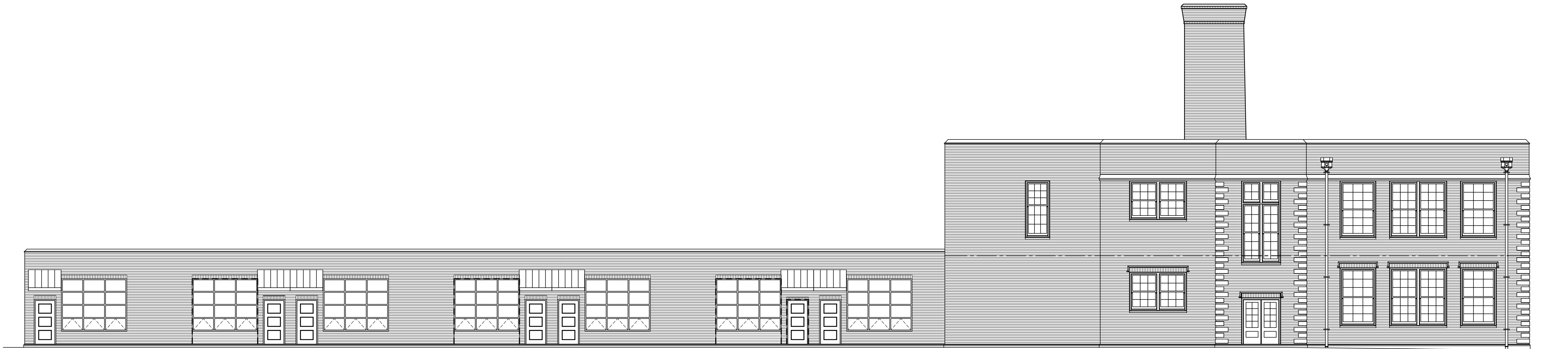
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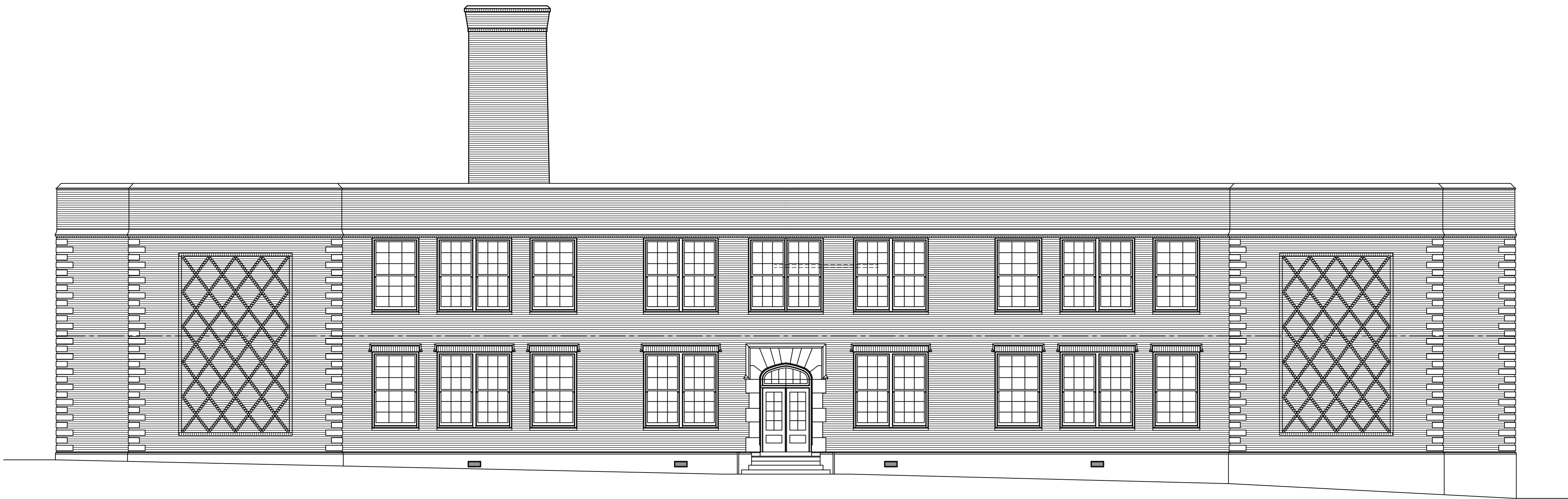
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A2

OF: 2 SHEETS
SECOND FLOOR PLAN



2
A3
WEST ELEVATION
1/8" = 1'-0"



1
A3
SOUTH ELEVATION
1/8" = 1'-0"

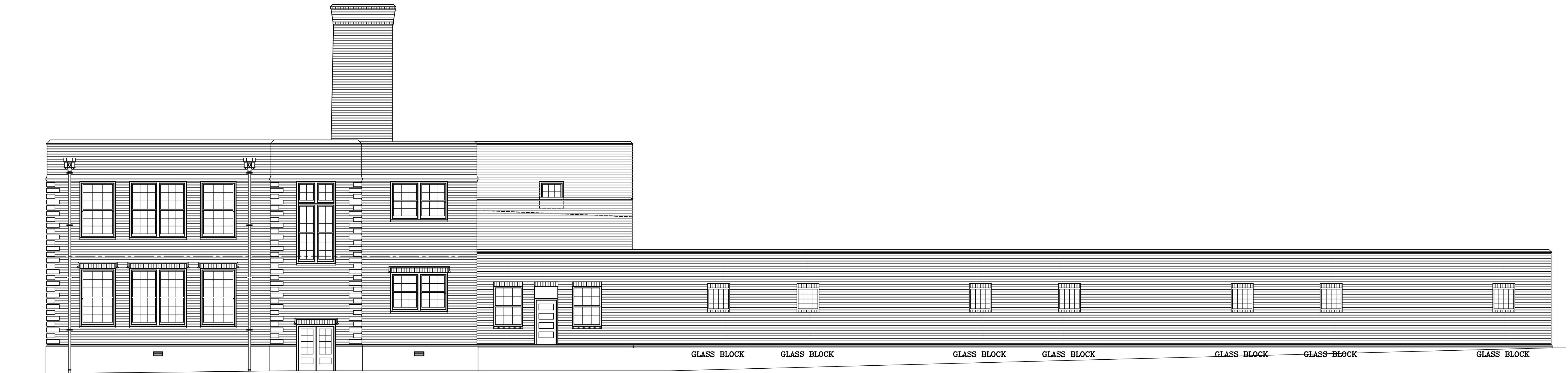
BAILEY SCHOOL LOFTS RENOVATION

CENTRAL STREET
SPRINGFIELD, MISSOURI

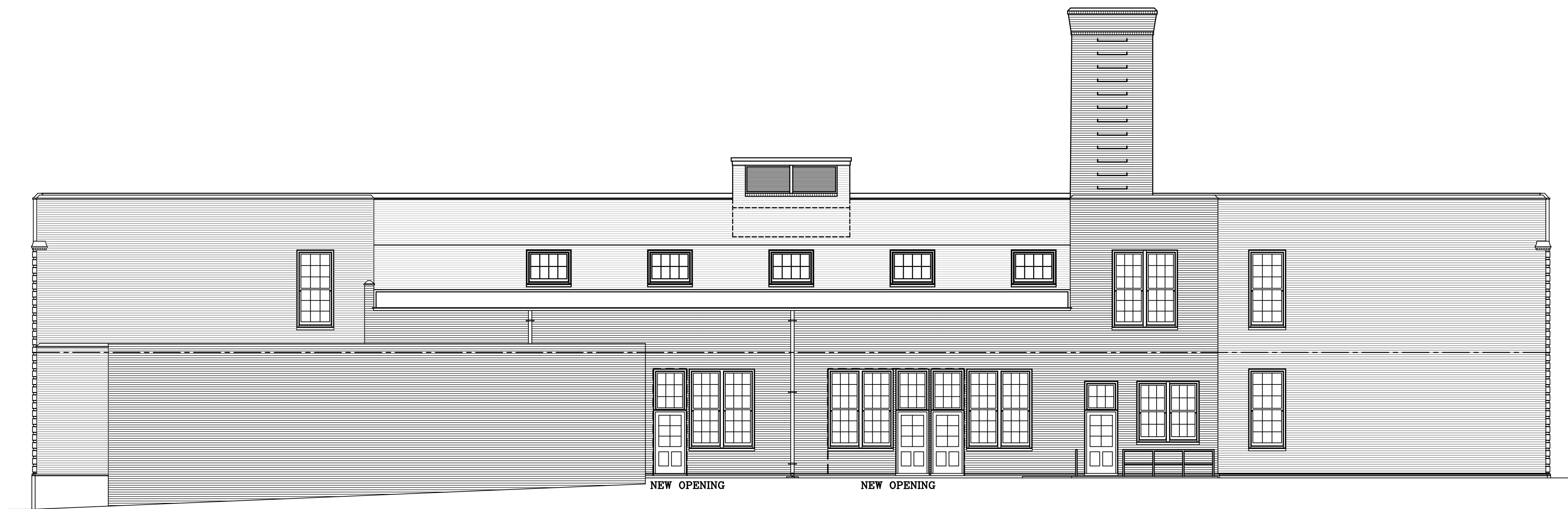


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DATE: 11-05-16		
DRAWN: SLD		
CHECKED:	FILE: 16021-A1	

SHEET:
A3
OF: 2 SHEETS
ELEVATIONS



2
A4
EAST ELEVATION
1/8" = 1'-0"



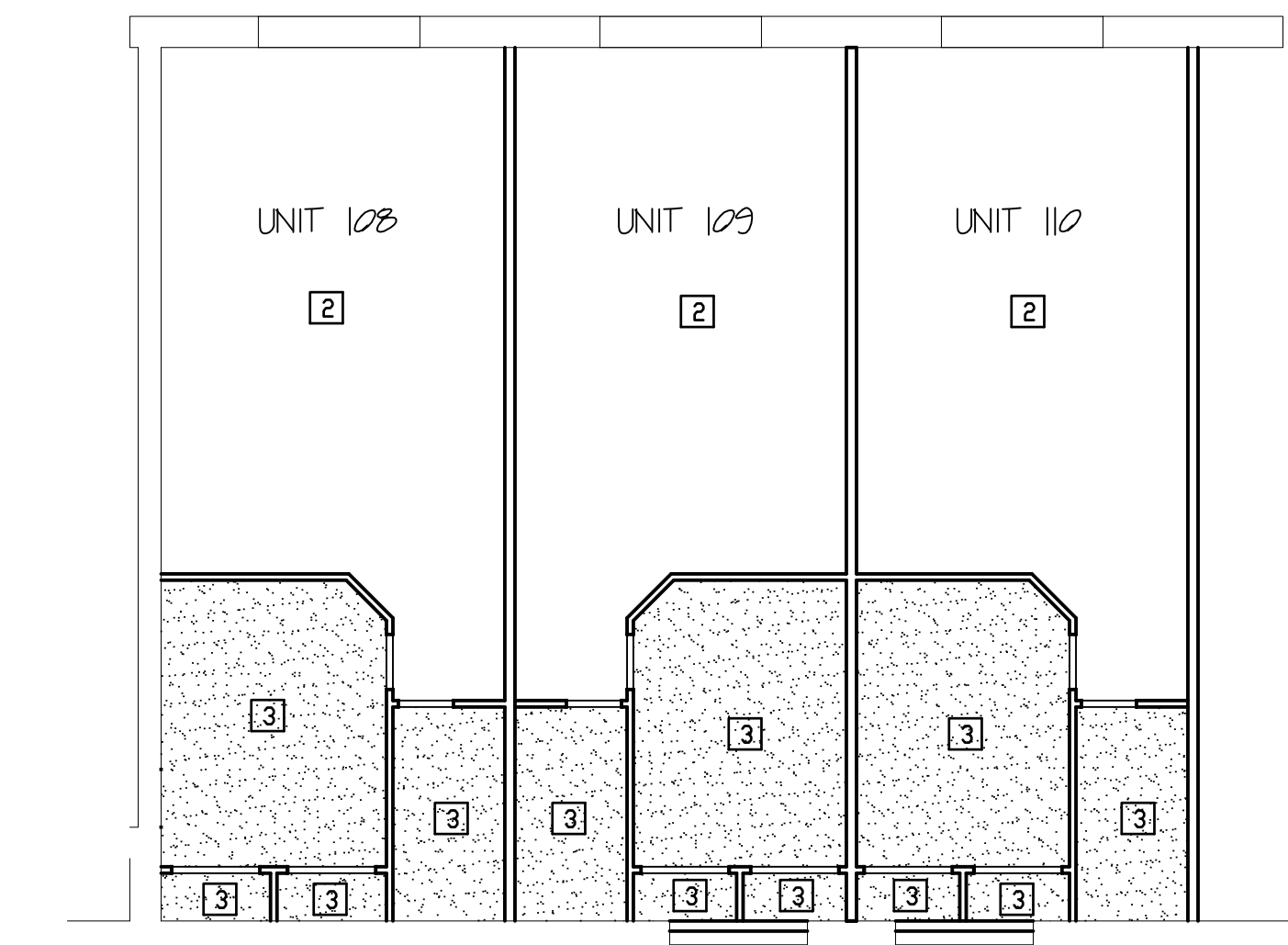
1
A4
NORTH ELEVATION
1/8" = 1'-0"

BAILEY SCHOOL LOFTS RENOVATION

CENTRAL STREET
SPRINGFIELD, MISSOURI

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Marshfield, Missouri 65706
(417) 889-3797 FAX (417) 889-3865

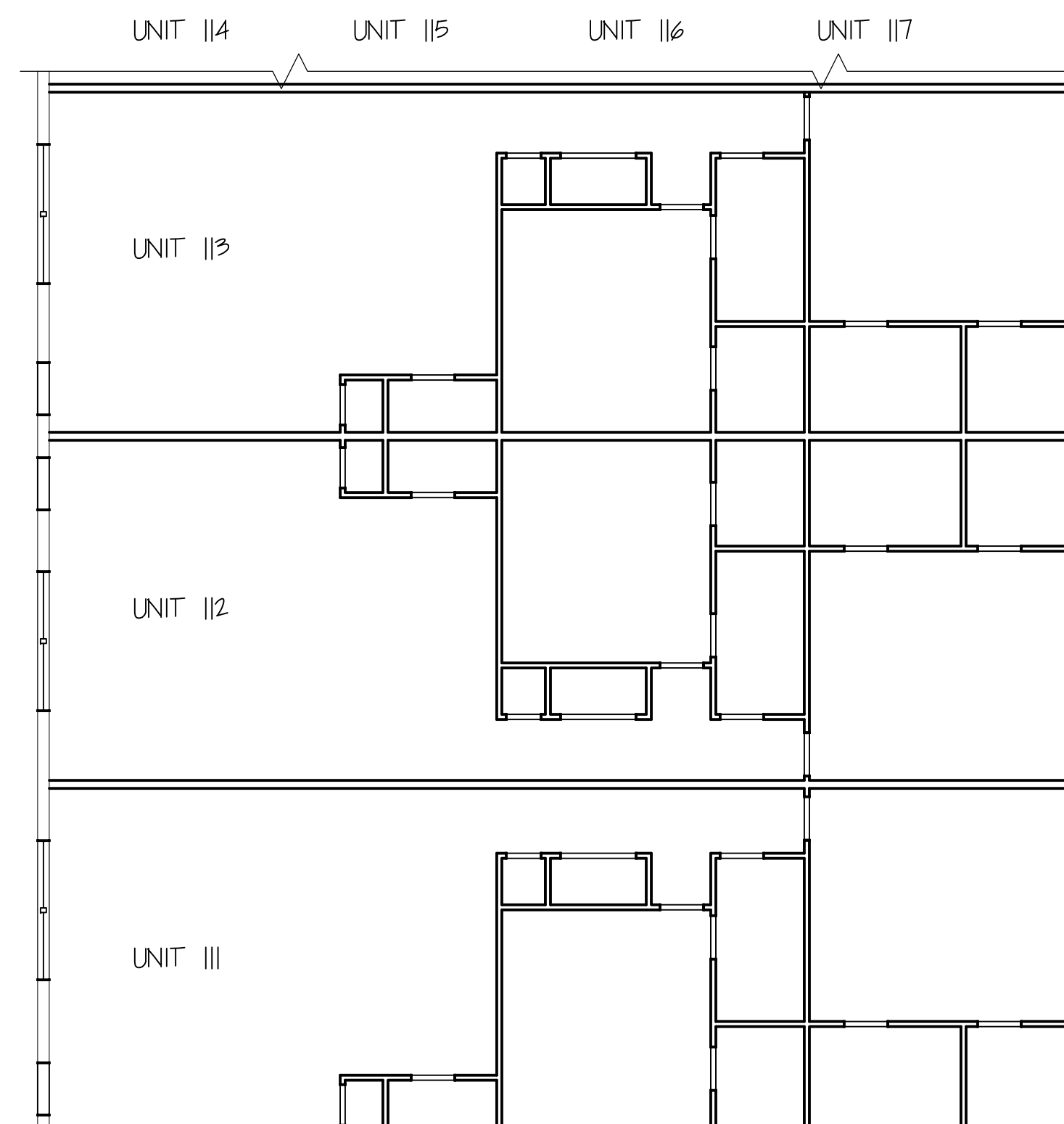
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FILE: 16021-A1				
				OF: 2 SHEETS ELEVATIONS



MEZZANINE
REFLECTED CEILING PLAN

2
R1

1/8" = 1'-0"



FIRST FLOOR
REFLECTED CEILING PLAN

1
R1

1/8" = 1'-0"

- KEYNOTES:
- 1 12" DEEP SOFFIT
 - 2 EXISTING CEILING
 - 3 GYP. BD. CEILING @ 8'-0" A.F.F.

BAILEY SCHOOL LOFTS RENOVATION

CENTRAL STREET
SPRINGFIELD, MISSOURI

Keystone Architects

P.O. Box 694
Marshfield, Missouri 65706
(417) 889-3797 FAX (417) 889-3865

PROJECT:
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DATE:
11-05-16

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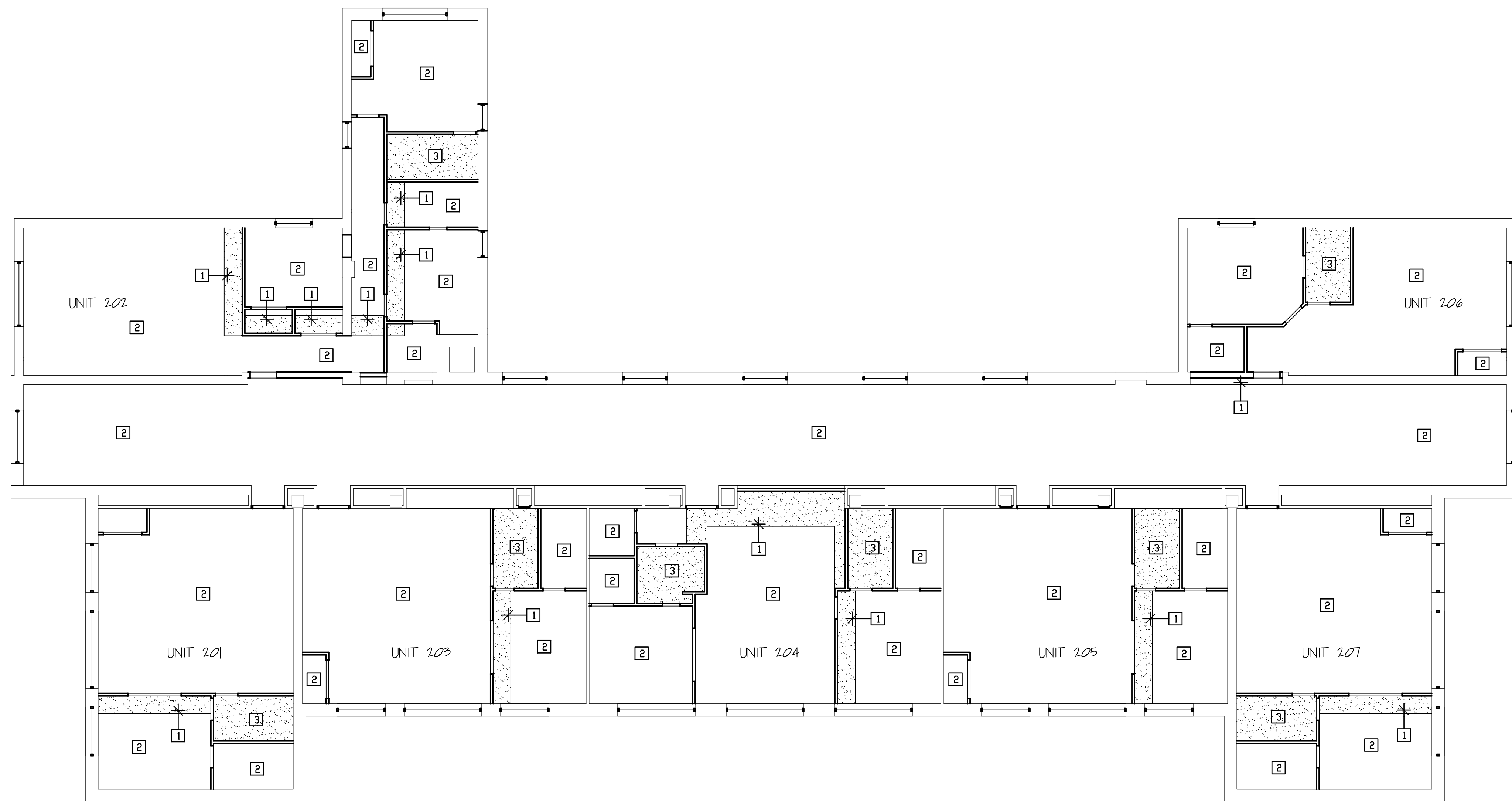
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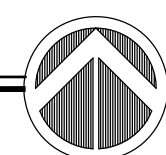
OF: 2 SHEETS
1ST REFLECTED CLG



1
R2

SECOND FLOOR PLAN

1/8" = 1'-0"



- KEYNOTES:
- 1 12" DEEP SOFFIT
 - 2 EXPOSED CEILING
 - 3 GYP. BD. CEILING @ 8'-0" A.F.F.

BAILEY SCHOOL
LOFTS
RENOVATION

CENTRAL STREET
SPRINGFIELD, MISSOURI

Keystone Architects
P.O. Box 694
Marshfield, Missouri 65706
(417) 889-3797 FAX (417) 889-3865

PROJECT: 16021	REVISIONS:	DATE:	SHEET: R2 OF: 2 SHEETS 2ND REFLECTED CLG
DATE: 11-05-16			
DRAWN: SLD			
CHECKED:	FILE: 16021-A1		

DEVELOPMENT REVIEW STAFF REPORT
Redevelopment Plan for the Beverly Lofts Redevelopment Area

DATE: January 30, 2017

PURPOSE: To approve the Redevelopment Plan for the Beverly Lofts Redevelopment Area.

LOCATION: Generally located along the north side of East Cherry Street near the northwest corner of the intersection of East Cherry Street and South Kimbrough Avenue (519, 525, and 529 East Cherry Street).

APPLICANT: Beverly Lofts Redevelopment Corporation

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the Beverly Lofts Redevelopment Area be **approved**.

FINDINGS:

The proposed Redevelopment Plan for the Beverly Lofts Redevelopment Area is in conformance with the *Springfield-Greene County Comprehensive Plan*.

STAFF CONTACT:

Matt D. Schaefer, AICP
Senior Planner
417-864-1100

ATTACHMENTS:

Attachment A: Background Report
Exhibit I: Legal Description
Exhibit II: Location Map
Exhibit III: Redevelopment Plan

ATTACHMENT A
Background Report
Redevelopment Plan for the Beverly Lofts Redevelopment Area

Applicant's Proposal:

Beverly Lofts Redevelopment Corporation has filed an application requesting partial real property tax abatement pursuant to Chapter 353, Missouri Revised Statutes (RSMo) for a proposed redevelopment project generally located along the north side of East Cherry Street near the northwest corner of the intersection of East Cherry Street and South Kimbrough Avenue (*Exhibits I & II*). The application includes a redevelopment plan, which the Springfield Planning and Zoning Commission shall review for conformance to the *Springfield-Greene County Comprehensive Plan (Exhibit III)*.

The Beverly Lofts Redevelopment Area consists of two parcels of land comprising approximately 0.68 acres. The Area is currently occupied by three structures that were constructed between the years 1913 and 1963, which are individually addressed at 519, 525, and 529 East Cherry Street. Family Violence Center, Inc. currently owns the subject properties and has operated a domestic violence shelter, known as Harmony House, at this location since the late 1990's. Harmony has outgrown its current location and is in the process of relocating to a larger and newer facility near East Battlefield Road and US Highway 65.

The Redevelopment Plan proposes to redevelop Area for multi-family residential use in two phases.

Phase one will begin immediately following Harmony House's relocation to its new facility. It will involve rehabilitating and converting the three-story structure at 529 East Cherry Street into a multi-family residential apartment building containing 16, two bedroom dwelling units. The remainder of the site, including the structures addressed at 519 and 525 East Cherry Street, will be demolished. The Redevelopment Plan estimates phase one will be completed by March 2018.

Phase two will involve construction of a 24 to 26 unit multi-family residential apartment building on the vacant portion of the Redevelopment Area that will be demolished in phase one. Plans for this phase have not yet been finalized. Therefore, the Redevelopment Corporation will be required to amend the Redevelopment Plan to incorporate finalized plans and specifications, prior to beginning construction. The Redevelopment Plan estimates this phase will be completed by March 2020.

Comprehensive Plan:

1. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* designates the land located in and around the

Redevelopment Area for Medium- or High-Density Residential Housing. This land use designation includes all types of multi-family residential housing with densities greater than six dwelling units per acre. The Plan recommends this type of land use be located where there is good traffic access, preferably along arterials and collectors. It also recommends that it be located between low-density housing and non-residential land uses, as well as near high-amenity areas. The Redevelopment Plan satisfies these recommendations by proposing new multi-family residential housing along East Cherry Street (secondary arterial) approximately 100 feet west of South Kimbrough Avenue (secondary arterial). Furthermore, the Redevelopment Area is located in a high-amenity area, given its proximity to the Missouri State University Campus; Downtown; and adjacent commercial uses, churches, parks, and transit services.

2. The *Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan* also targets the Missouri State University Campus and surrounding area as a Major Activity Center. One of the Plan's objectives relating to Activity Centers is to promote additional or new employment, intensified retail business, higher density housing and convenient transit service. The Redevelopment Plan supports this objective by providing new housing adjacent to the Missouri State University campus.
3. The Redevelopment Area is located within the area included in the *Center City Plan Element of the Springfield –Greene County Comprehensive Plan*. The Plan mentions the Center City area suffers from physical deterioration and economic obsolescence. It also states that although there are several properties within Center City that have been well maintained or recently constructed, the overall tone is one of an area that could use revitalization and new investment. The Redevelopment Plan addresses those issues by proposing to remove existing blight and redevelop the area into a new multi-family residential development.

Staff Comments:

1. Chapter 353, RSMo and Chapter 36, Springfield City Code authorize the establishment of Urban Redevelopment Corporations for purposes of redeveloping blighted areas. In accordance with the Statute, the City of Springfield may grant up to 25 years of partial real property tax abatement to encourage redevelopment of blighted areas. Taxes are abated during the first ten years, based on 100% of the increase in assessed value of land and improvements. During the remaining 15 years, taxes are abated based on 50% of the assessed value of land and improvements. In order to receive the abatement, the redevelopment area must be redeveloped and used in accordance with an adopted redevelopment plan.

The applicant is required to submit a detailed application, as well as undergo a review process that includes notifying the taxing jurisdictions (i.e. school district,

county, library district, etc.) and attending public hearings before the LCRA, Planning and Zoning Commission, and City Council.

The Land Clearance for Redevelopment Authority (LCRA) will review this project on February 7, 2017 and make a recommendation as to whether the Area should be declared a blighted area.

The Planning and Zoning Commission's responsibility is to review the Redevelopment Plan for conformance with the Comprehensive Plan and make a recommendation regarding the same to City Council.

2. The location of the proposed multi-family residential development will offer its tenants convenient access to public transit and pedestrian facilities. The Redevelopment Area is located within two blocks of four City Utilities bus stops and two Missouri State University Bear Line Shuttle stops. The Redevelopment Area is also served by sidewalks and is located adjacent to Missouri State University.

EXHIBIT I
Legal Description
Redevelopment Plan for the Beverly Lofts Redevelopment Area

LAIRS ADDITION, JOHN LOT 16, 18 AND WEST 3 FEET SOUTH 54 FEET NORTH 98 FEET LOT 20, IN SECTION 24, TOWNSHIP 29 NORTH RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT II
Location Map
Redevelopment Plan for the Beverly Lofts Redevelopment Area



EXHIBIT III

Redevelopment Plan

I. Introduction

Beverly Lofts Redevelopment Corporation (the “***Developer***”), has prepared the following plan (the “***Redevelopment Plan***”) for the planned rehabilitation of 525 E. Cherry St., 529 E. Cherry St., and 519 E. Cherry St. into multifamily residential housing (the “***Project***”).

II. Description of the Project

A. Boundaries of the Redevelopment Area

The area to be redeveloped includes two (2) parcels of land, which are addressed at 525 E. Cherry St., 529 E. Cherry St., and 519 E. Cherry St. (the “***Redevelopment Area***”). The Redevelopment Area consists of approximately 0.68 acres of land. A map identifying the Redevelopment Area is attached hereto as Exhibit A and the Redevelopment Area is legally described on Exhibit B attached hereto.

B. Need for Redevelopment

The Developer is currently seeking a blight designation for the Redevelopment Area concurrently with the submission of this Redevelopment Plan. The prosecution of this Redevelopment Plan will eliminate such conditions and create a desirable living environment for residents while increasing the taxable revenues to the City of Springfield.

C. Redevelopment Plan Objectives and Strategies

1. Goals of the Springfield - Greene County Comprehensive Plan.

The Redevelopment Area is located within the Center City Study Area (as defined by the City of Springfield’s Center City Plan Element (the “***CCPE***”), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan). The CCPE is a long-term guide for private investments and public improvements for a major part of central Springfield (“***Center City***”).³² One of the goals of the CCPE is that Center City will continue to be the focal point for higher education and technology development and that Springfield and Center City will be known as “an education and communications city” fulfilling the needs of businesses and students of tomorrow.³³ Center City includes some of the oldest parts of the Springfield community and, as demonstrated by the current condition of the Redevelopment Area, it suffers from problems commonly resulting from physical deterioration and economic obsolescence.³⁴

The Redevelopment Area is located within the vicinity of MSU and the City of Springfield and Missouri State University (“***MSU***”) executed an agreement establishing direction for the future physical growth of MSU.³⁵ This agreement evolved from the desire to redirect the physical expansion of MSU’s campus away from the neighborhoods located to the south and east

³²See page 1-1 of the CCPE.

³³See page 1-2 of the CCPE.

³⁴See page 2-10 of the CCPE.

³⁵See page 3-38 of the CCPE.

of MSU and to direct it instead toward Greater Downtown's core area around Park Central Square.³⁶ Although the Project will be a traditional multi-family development and will not be solely marketed to students of MSU, the Project will add to the overall housing stock available to students and continue to allow for additional development in line with MSU's campus expansion toward Park Central Square.

The Growth Management and Land Use Plan ("***Land Use Plan***"), which is another component of the Vision 20/20 Springfield-Greene County Comprehensive Plan, indicates that the Redevelopment Area and surrounding property is an appropriate area for medium or high density housing. The Land Use Plan also identifies MSU and surrounding areas as an Activity Center.³⁷ The Land Use Plan states that one of its objectives for areas identified as Activity Centers is that plans should promote additional or new employment, intensified retail business, higher density housing, and convenient transit service.³⁸ The Redevelopment Area is located on the west side of the MSU Activity Center. In addition, the Redevelopment Area conforms to the guidelines for higher-density residential uses, as described in the Land Use Plan.

2. Redevelopment Plan Objectives and Conformance with the Goals of the Springfield - Greene County Comprehensive Plan.

The implementation of this Redevelopment Plan will transform the Redevelopment Area into an attractive location for tenants to reside. This will also help to create additional interest and activity in Center City and provide for additional housing in Center City. Moreover, the Redevelopment Plan will allow for additional development and housing within the MSU Activity Center and will provide for medium to higher density housing as called for by the Land Use Plan. Additionally, the rehabilitation of the Redevelopment Area will increase the taxable revenues to the City, while placing a greater portion of Center City in congruence with the visions of the CCPE discussed above.

III. Land Use Plan

A. *Former and Existing Land Use*

There are currently three (3) structures in the Redevelopment Area. Currently, the three (3) structures are owned by the Family Violence Center, Inc., the operator of a domestic violence shelter known as Harmony House. As discussed in the blight report, Harmony House has decided to relocate to a larger and newer facility. Family Violence Center, Inc. has used the Redevelopment Area as follows: (i) 519 E. Cherry St. is used as an administrative building and day-care; (ii) 525 E. Cherry St. is used as an office building; and (iii) 529 E. Cherry St. is used as an apartment building.

B. *Proposed Land Use*

The Project will be broken up into two (2) phases.

³⁶See page 3-38 of the CCPE.

³⁷See page 18-34 of the Land Use Plan.

³⁸See page 18-28 of the Land Use Plan.

The first phase (“***Phase 1***”) will involve rehabilitation of the property addressed at 529 E. Cherry St., which will be rehabilitated into sixteen (16) two-bedroom multi-family apartment units, which will accommodate approximately thirty-two (32) residents. The structures currently addressed at 525 E. Cherry St. and 519 E. Cherry St. will be demolished during Phase 1. Site plans and plans and specifications for the Project are attached hereto as Exhibit G and incorporated herein.

The next phase (“***Phase 2***”), will involve the construction of a twenty-four (24) to twenty-six (26) multifamily apartment building. This Redevelopment Plan will be amended to include a Phase 2 site plan, a tax impact analysis, and additional development details prior to the beginning of construction on Phase 2.

C. *Existing and Proposed Zoning*

On November 14, 2016, City Council approved the Developer’s proposal to rezone the Redevelopment Area from Planned Development 232 to CC, Center City District with Conditional Overlay District No. 113.

D. *Regulations and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances.

IV. Execution of the Project

A. *Execution*

The Developer or its successors in interest will be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. *Land Acquisition*

The Developer is currently under contract to purchase the land and improvements in the Redevelopment Area. The Developer does not plan to acquire any additional land.

C. *Financing*

The Developer is utilizing conventional financing to finance the Project and the Developer intends to utilize historic tax credit financing for Phase 1.

D. *Disposition of Property*

No property is proposed to be disposed of within the Redevelopment Area.

E. *Plan for Relocation Assistance*

The Building is currently vacant and as such, there is no need for relocation assistance.

F. *Redevelopment Schedule and Estimated Dates of Completion Redevelopment*

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- Phase # 1:
 - ☐ Pre-Construction (Inspections/Permits): Completed by February 2017
 - ☐ Site Work (Demolition): Completed by March 2017
 - ☐ Construction of Building: Completed by March 2018

- Phase # 2:
 - ☐ Pre-Construction (Inspections/Permits): Completed by February 2017
 - ☐ Site Work (Demolition): Completed by March 2017
 - ☐ Construction of Building: Completed by March 2020

V. Other Provisions

A. *Compliance with State and Local Law*

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

B. *Population Density*

The Phase 1 of the Project will consist of sixteen (16) units on a 0.68 acre site.

C. *Public Facilities*

The Project will not require any additional public facilities or utilities.

EXHIBIT A

[MAP OF REDEVELOPMENT AREA]

ASSESSOR'S AERIAL MAP



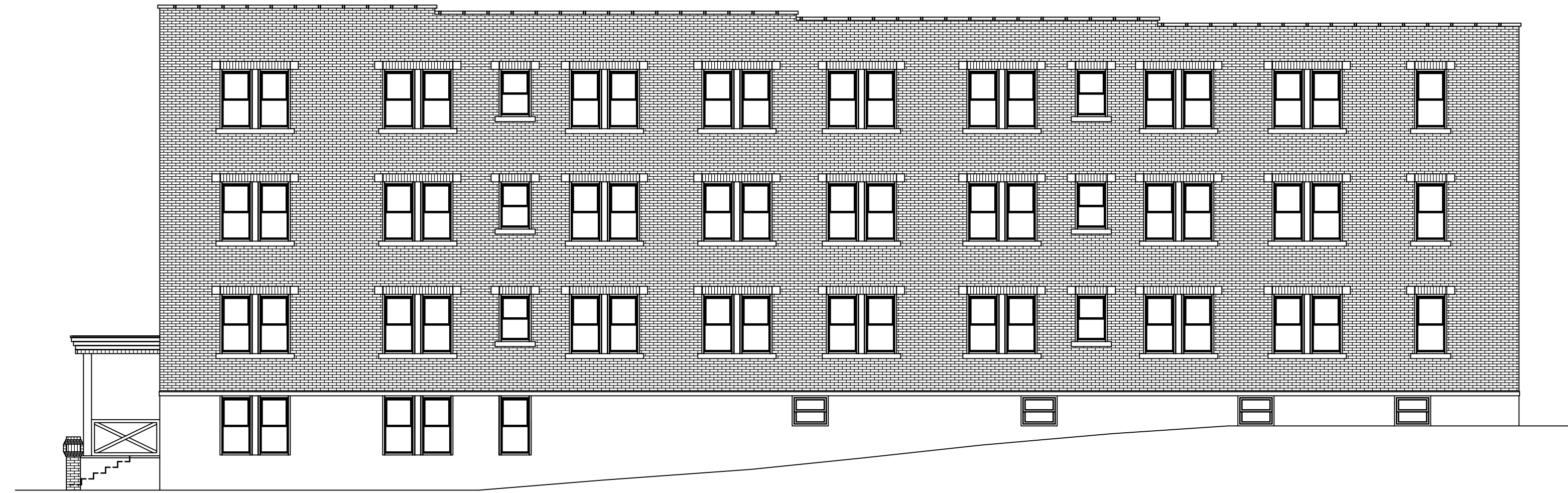
EXHIBIT B

LEGAL DESCRIPTION

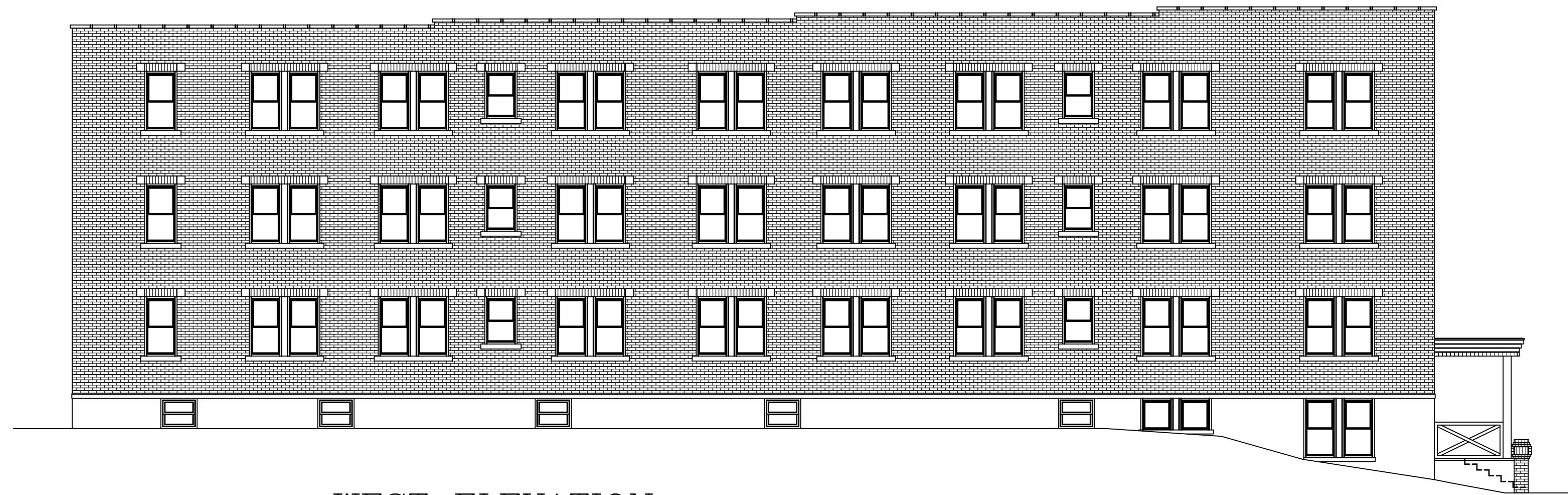
LAIRS ADDITION, JOHN LOT 16, 18 AND WEST 3 FEET SOUTH 54 FEET NORTH 98 FEET LOT 20, IN SECTION 24, TOWNSHIP 29 NORTH RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT G
[REDEVELOPMENT PLANS AND SPECS]

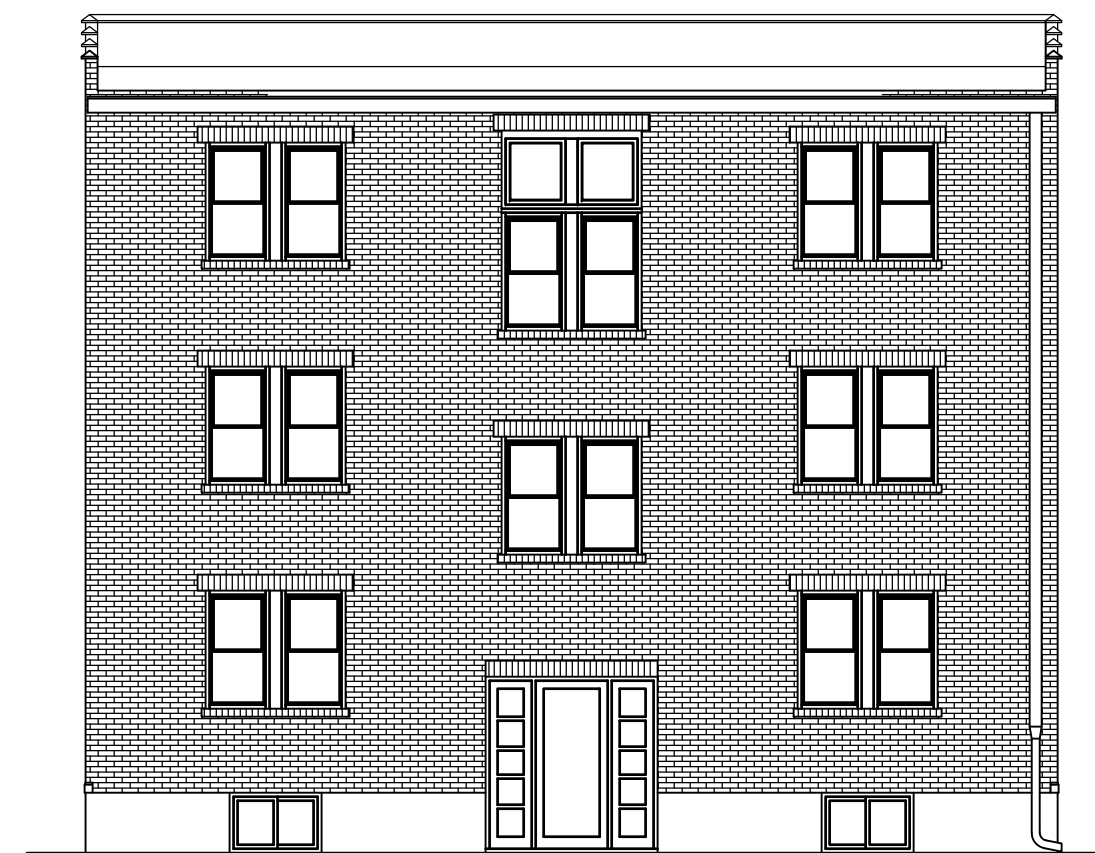
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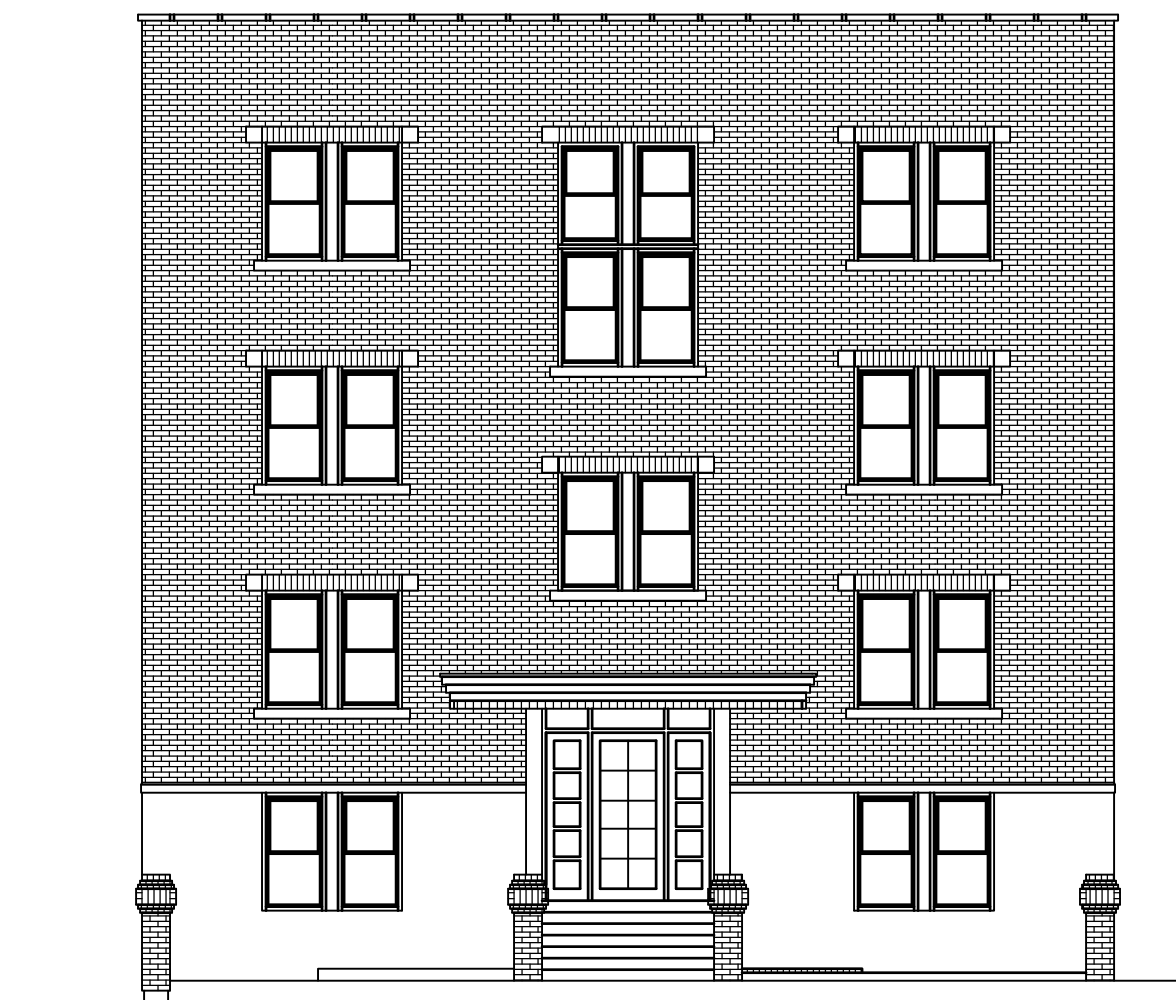
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A3
EAST ELEVATION
1/8" = 1'-0"



3
A3
WEST ELEVATION
1/8" = 1'-0"



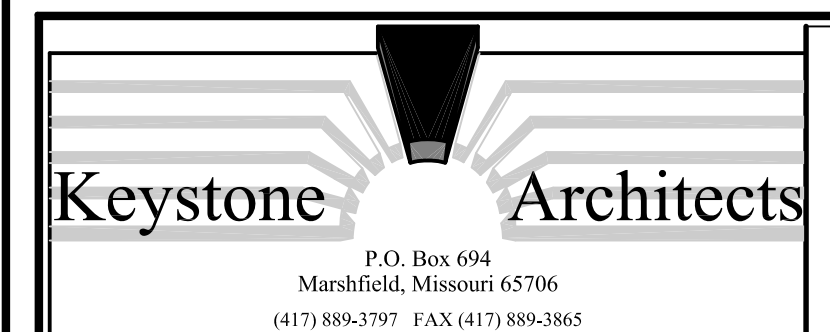
2
A3
NORTH ELEVATION
1/8" = 1'-0"



1
A3
SOUTH ELEVATION
1/8" = 1'-0"

CHERRY STREET DEVELOPMENT

CERRY STREET
SPRINGFIELD, MISSOURI



P.O. Box 694
Marshfield, Missouri 65706
(417) 889-3797 FAX (417) 889-3865

PROJECT:
16018

DATE:
11-06-16

DRAWN: SLD
CHECKED:

REVISIONS:

FILE: 16018-A3

DATE:

SHEET:

A3

OF: 1 SHEETS
ELEVATIONS

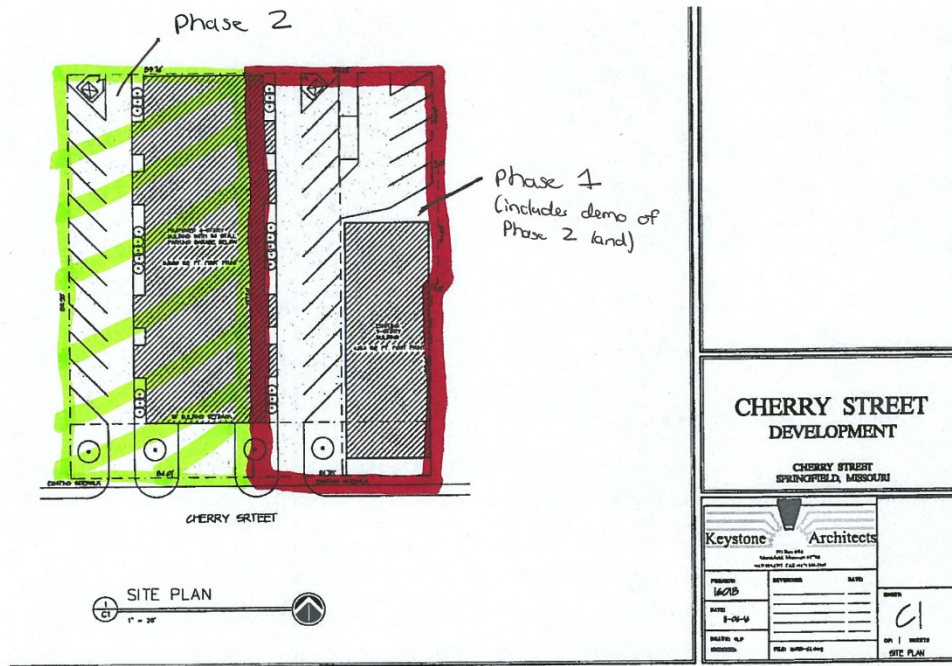


Exhibit G

WA 8770504.3