

February 9, 2017
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session February 9, 2017 in the City Council Chambers. Vice Chair Randall Doennig called the meeting to order.

Roll Call - Present: Randall Doennig (Vice Chair), Andrew Cline, Natalie Broekhoven, Dee Ogilvy, Melissa Cox, Cameron Rose, and David Shuler. Absent: King Coltrin and Joel Thomas

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 January 12, 2017 were approved unanimously.

COMMUNICATIONS :

Mr. Hosmer reported on the January 23, 2017 City Council meeting actions.

UNFINISHED BUSINESS:

None

NEW BUSINESS:

CONSENT ITEMS :

Relinquishment Easement 846
1930 East Kearney Street
Applicant: Glen-Kearney Development,
LLC

Relinquishment Easement 846 was approved as part of the consent agenda.

COMMISSION ACTION:

Ms. Cox motioned to approve Consent Agenda item - Relinquishment Easement 846 (1930 East Kearney Street). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Doennig, Cline, Broekhoven, Ogilvy, Cox, Rose, and Shuler. Nays: None. Abstain: None. Absent: Coltrin and Thomas.

PUBLIC HEARINGS:

Z-8-2017 w/COD #120
1712 - 1734 South Plaza Avenue
Applicant: E&E Financial, Inc.

Mr. Hosmer stated that this is a request to rezone approximately 0.26 acres of property generally located at 1712, 1714, 1716 and 1718 South Plaza Avenue from a R-SF, Single-Family Residential District to a R-LD, Low-Density Multi-Family Residential District and GR and establishing Conditional Overlay District No. 120.

The minimum bufferyard required between the R-LD zoning and the adjacent R-SF zoned property is a 15 foot wide landscaped bufferyard. The minimum bufferyard required between the R-LD zoning and the adjacent R-SF zoned property is a 15 foot wide landscaping. There is a required 45 degree bulk plane between R-LD and R-SF property (one to one building height to setback ratio). The minimum bufferyard required between the proposed GR and proposed R-SF zoning property is a 20 foot wide landscaped bufferyard with a 6 foot solid wood fence or masonry/brick wall or evergreen hedge. The minimum

bufferyard required between the proposed GR and proposed R-LD zoning property is a 15 foot wide landscaped bufferyard. There is a 30 degree bulk plane between R-SF and GR. The proposed conditional overlay district will restrict the maximum density for the proposed R-LD property to no more than eleven (11) dwelling units per acre. The proposed conditional overlay district for the proposed GR zoning will: 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. Staff recommends approval.

Ms. Cox asked if this request is because it is already in non-conformance.

Mr. Hosmer stated that there is a multi-family structure on the property.

Mr. Doennig opened the public hearing.

Mr. Derek Lee, Lee Engineering, 1200 E. Woodhurst, representing the owner. The neighborhood in general seems to be happy that the older multi-family buildings will be torn down. The two primary things of concern were a bar in the neighborhood which had parking along the street and the second was the traffic on Plaza. We informed the neighborhood that there will be one drive on Sunshine, which will take a lot of the traffic off of Plaza, also everything will have to be torn down at time of development.

Ms. Cox asked if the neighborhood is aware of the split zoning.

Mr. Lee noted that the neighborhood is aware of the split zoning.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to approve Z-8-2017 w/COD #120 (1712 - 1734 South Plaza Avenue). Mr. Cline seconded the motion. The motion **carried** as follows: Ayes: Doennig, Cline, Broekhoven, Ogilvy, Cox, Rose, and Shuler. Nays: None. Abstain: None. Absent: Coltrin and Thomas.

Z-9-2017 w/COD #121

3810 East Sunshine Street

Applicant: Central Bank of the Ozarks

Mr. Hosmer stated that this is a request to rezone approximately 2 acres of property generally located at 3810 East Sunshine Street from a O-1, Office District with Conditional Overlay No. 8 to a O-2, Office District and establishing Conditional Overlay No. 121.

The Growth Management and Land Use Plan element encourages the use of low volume office developments as transitions and buffers between commercial and residential areas. The existing zoning of O-1, Office District restricts the maximum structure height to thirty (35) feet and a 45 degree bulk plane. The existing Conditional Overlay District No. 8; Prohibited certain permitted and conditional uses; Limited hours of operation; No building within 40 feet of R-SF; Open space 35%/ 65% impervious; 40 feet bufferyard with plantings.

The new Conditional Overlay District maintains all requirements of the existing COD 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. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Derek Lee, Lee Engineering, 1200 E. Woodhurst, representing the owner. At the neighborhood meeting, we asked if they would prefer a building that is 35' tall but can be 35' from the property line or a building that is 50' tall but 50' further away. That question was not answered by the majority of the people.

Most of the neighborhood meeting was about the original zoning and how portions of the original zoning were not good. Mr. Lee read the definition of the building height regulations from the zoning ordinance.

Ms. Cox asked how the conversation regarding the height/distance ratio played out with the neighborhood meeting.

Mr. Lee said several neighborhood people did not want a 3-story building and they also did not like the original 2008 requirements stating that there should have been more to protect the neighborhood at that time.

Mr. Lee said that there was a mix on their concerns on the height/distance of the building.

Ms. Broekhoven asked to see the site plan.

Ms. Ogilvy asked about the lighting from the proposed building into people's home and asked where the parking lot lights would be located.

Mr. Lee stated that in general that the parking lot lights should be further away from the neighbors in back, but the City zoning ordinance does not allow lighting to shine over into the neighbor's properties and the City does require a lighting study.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to approve Z-9-2017 w/COD #121 (3810 East Sunshine Street). Mr. Cline seconded the motion. The motion **carried** as follows: Ayes: Doennig, Cline, Broekhoven, Ogilvy, Cox, Rose, and Shuler. Nays: None. Abstain: None. Absent: Coltrin and Thomas.

Hickman Woods Preliminary Plat-Major Subdivision
3400 blk East Salem Street

Applicant: Hawkins Spousal Trust ETAL, LP

Mr. Hosmer stated that this is a request to subdivide approximately 6.28 acres of property into a 24 lot single-family residential subdivision with common area located in the 3400 block E. Salem Street.

All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department. Sidewalk is required to be constructed along one side of the property frontage on Salem, Glen View and Galloway Streets. There is a \$0.12737676 per square foot trunk line connection fee required for this property. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat. No additional access is allowed to Gasconade Street. 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. This will need to be completed prior to the final plat. 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.

Mr. Doennig opened the public hearing.

Mr. Robert Hawkins, 3606 E. Gasconade partnership on this project. This is the last undeveloped piece of property in this area of Highway 65 and this will be a 55+ development community and there will be a HOA and covenants in place.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Cline motioned to approve Hickman Woods Preliminary Plat-Major Subdivision (1361 & 1365 East Cherry Street). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Doennig, Cline, Broekhoven, Ogilvy, Cox, Rose, and Shuler. Nays: None. Abstain: None. Absent: Coltrin and Thomas.

East Cherry Townhomes Redevelopment Plan
1361 & 1365 East Cherry Street
Applicant: Say You Can, LLC

Mr. Schaefer stated that this is a request for two parcels generally located along the north side of East Cherry Street near the intersection of East Cherry Street and South Fremont Avenue (1361 & 1365 East Cherry Street). Approximately 0.51 acres

Two existing residential structures, both constructed in 1920. 1361 East Cherry Street - vacant single-family residential dwelling.

1365 East Cherry Street - occupied, three-unit apartment building that was originally constructed as a single-family residential dwelling. Zoned R-HD, High-density Multi-family Residential with the Rountree Urban Conservation District overlay (UCD-2).

Redevelopment proposal includes demolishing existing structures and constructing a new 12-unit townhouse development. Each unit, except for the two street-facing units, will be three stories in height and have a two-stall garage on the ground floor. Two street-facing units will be two stories in height and will not have garages. Both units will have street oriented facades that include certain Arts and Crafts architectural detailing.

Redevelopment Plan does not conform to the Springfield-Greene County Comprehensive Plan. Growth Management and Land Use Element designates the area for low density housing (<6 du/ac). 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.

Community Physical Image Element suggests publicly assisted redevelopment projects or new construction located in Urban Conservation Districts reinforces the positive features of surrounding neighborhood's prevailing architectural themes. The Rountree Neighborhood Plan recognizes area contains a significant amount of multi-family residential development due to its location near MSU and that it is currently zoned for high-density residential development. Suggests multi-family residential as an appropriate use if it is sensitive to the surrounding properties and preserves the single-family character of the neighborhood. Recommends the provisions of the Rountree Urban Conservation District (UCD) be utilized, the purpose of which 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. Staff does not recommend approval and this went to the Land Clearance for Redevelopment Authority and also did not recommend it.

Ms. Cox asked for the definition of a blighted area.

Mr. Schaefer noted that it is an area generally with a predominance of physical deterioration and inadequate street layout, improper subdivision or obsolete platting or other conditions that may threaten life or property.

Mr. Rose asked if this property is in an blighted area.

Mr. Schaefer stated that it is not in an area that is currently blighted.

Mr. Rykowski reminded the commission members that they are looking at the rezoning of the property.

Mr. Doennig opened the public hearing.

Mr. Kevin Hoffmeyer, 2144 E. Republic representing the developer.

Ms. Laurel Bryant, 1014 S. Weller Avenue, incoming chair for the Rountree Neighborhood, a resident as well as a realtor for 23 years. We have been working with the City requesting that the Urban Conservation Guidelines (UCD) be updated in the fall of 2016. Has concerns with the layout of the plans and would like

to see more harmonious and neighborly development because of the tight area and expressed concerns that it is not considered blighted and that it has great potential for revenue and services to the residents. The neighborhood would like to see planning before development, want housing for every generation for the neighborhood, just not the student population.

Mr. Doennig closed the public hearing.

Ms. Cox stated that she is not in favor of the lack of connecting of this idea. There is a very large and thriving retail center about a block away, but this particular is several degrees disconnected from similar developments and is not convinced that in the middle of a single family residential area that this is appropriate at this time and will be voting against it.

COMMISSION ACTION:

Mr. Rose motioned to approve East Cherry Townhomes Redevelopment Plan (1361 & 1365 East Cherry Street). Ms. Ogilvy seconded the motion. The motion **failed** as follows: Ayes: Shuler. Nays: Doennig, Cline, Broekhoven, Ogilvy, Cox, and Rose. Abstain: None. Absent: Coltrin and Thomas.

Bailey School House Redevelopment Plan
501 West Central Street

Applicant: Bailey School Redevelopment Corporation

Mr. Schaefer stated that this is a request for a redevelopment plan for the Bailey School House redevelopment area. Generally located along the north side of West Central Street between North Main Avenue and North Campbell Avenue (501 W Central St)
Approximately 1.95 acres; Site of the former Bailey School; Constructed in 1931; Used as an elementary school, warehouse, and alternative school prior to closure in 2013; Listed on the National Register of Historic Places; Zoned R-HD, High-density Multi-family Residential District.

The redevelopment proposal shows to historically rehabilitate and convert the former Bailey School into a multi-family residential apartment building; 25 market-rate units; Mix of 1-, 2, & 3-bedroom units; Project partially financed with state and federal historic preservation tax credits; Building will be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitating Historic Properties.

Growth Management and Land Use Element designate area for low-density housing. Appears inconsistent with surrounding residential properties, which are designated for medium- or high-density housing. All types of multi-family residential housing with densities >6 du/acre. Should be located where there is good traffic access, between low-density housing and non-residential land uses, and near high-amenity areas and is located within the Center City Activity Center.

Recognizes preservation of historic structures is dependent on their continued economic viability and recommends adaptive reuse of historic structures should be considered when the original use is no longer appropriate. The Center City Element mentions the Center City area suffers from physical deterioration and economic obsolescence; overall tone is one of an area that could use revitalization and new investment. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Kevin Hoffmeyer, 2144 E. Republic representing the developer.

Ms. Ogilvy asked if these are going to be low-income and asked about the rent.

Mr. Hoffmeyer stated that it will not be low-income and the rents will be market rate.

Mr. Jason Murray, PO Box 2965, developer for the project. Stated that the rent will range from \$600 to \$800 and with one 3-bedroom apartment being \$1100 per month.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Cline motioned to approve Bailey School House Redevelopment Plan (501 West Central Street). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Doennig, Cline, Broekhoven, Ogilvy, Cox, Rose, and Shuler. Nays: None. Abstain: None. Absent: Coltrin and Thomas.

Beverly Lofts Redevelopment Plan
519 - 525 East Cherry Street
Applicant: Beverly Lofts Redevelopment Plan

Mr. Schaefer stated that this is a request for a redevelopment plan for the Beverly Lofts redevelopment area. Redevelopment Proposal phase one is to rehabilitate and convert existing structure at 529 E Cherry St into a 16-unit apartment building. Demolish remainder of site, including buildings addressed at 519 and 525 E Cherry St. Estimated completion date: March 2018

Phase two is to construct 24- to 26-unit multi-family residential apartment building on demolished portion of the Redevelopment Area. Plans for this phase not yet finalized. Redevelopment Plan will be amended prior to construction. Estimate completion date: March 2020.

Growth Management and Land Use Element designates for medium- or high-density housing. All types of multi-family residential housing with densities >6 du/acre. Should be located where there is good traffic access, between low-density housing and non-residential land uses, and near high-amenity areas. Located within the Missouri State University Activity Center. Mentions the Center City area suffers from physical deterioration and economic obsolescence; overall tone is one of an area that could use revitalization and new investment. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Jason Murray, 211 South Market Avenue, this project will take a lot of work. Harmony House will be moving to their new facility and when they vacate, there will be a lot work to gut the brick building, however the two houses are in terrible shape and will need to be demolished.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to approve Beverly Lofts Redevelopment Plan (519 - 525 East Cherry Street). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Doennig, Cline, Broekhoven, Ogilvy, Cox, Rose, and Shuler. Nays: None. Abstain: None. Absent: Coltrin and Thomas.

OTHER BUSINESS:

Elections 2017 Chair and Vice Chair.

Mr. Doennig asked for the nominations for Chair.

Mr. Cline nominated Randy Doennig as Chair.

Mr. Doennig asked the commissioners to vote for Randy Doennig as Chair. The motion **carried** as follows: Ayes: Doennig, Cline, Broekhoven, Ogilvy, Cox, Rose, and Shuler. Nays: None. Abstain: None. Absent: Coltrin and Thomas

Mr. Doennig asked for the nominations for Vice-Chair.

Mr. Rose nominated King Coltrin as Vice-Chair.

Mr. Doennig asked the commissioners to vote for King Coltrin as Vice-Chair. The motion **carried** as follows: Ayes: Doennig, Cline, Broekhoven, Ogilvy, Cox, Rose, and Shuler. Nays: None. Abstain: None. Absent: Coltrin and Thomas