



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: February 23rd, 2017
Time: 6:30 p.m.

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

1. ROLL CALL

2. APPROVAL OF MINUTES

February 9, 2017

Documents:

[PZ MINUTES 2-9-2017.PDF](#)

3. COMMUNICATIONS

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. PUBLIC HEARINGS

7. Vacation 787

1801 East Seminole Street, Tower Grove Center, LLC

Documents:

[VAC 787 TABLE MEMO.PDF](#)

8. Z-6-2017 COD 118

3411 South Kansas Avenue, R&S Associates, LLC

Documents:

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

9. Z-7-2017 COD 119

2419 West High Street, Lean Manthos

Documents:

[Z-7-2017 COD 119 SR.PDF](#)

10. OTHER BUSINESS

11. December 8, 2016 - Planning & Zoning Commission Minutes

Documents:

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

12. Initiate Screening And Fencing Amendments

Citywide, City of Springfield

Documents:

[INITIATE SCREENING AND FENCING AMENDMENTS.PDF](#)

13. 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.

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

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

DATE: February 16, 2016

TO: Planning and Zoning Commission

FROM: Michael Sparlin
Senior Planner

SUBJECT: Vacation No. 787 at 1801 East Seminole Street

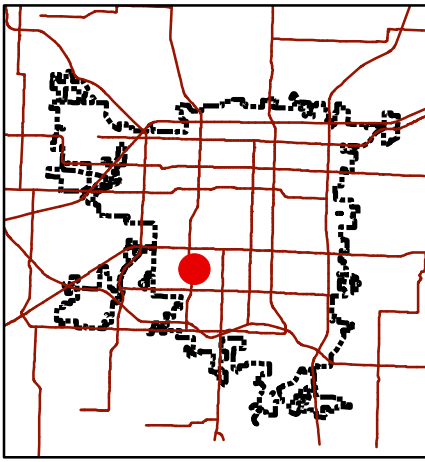
The applicant's representative has requested that this case be tabled and be placed on the Planning and Zoning Commission meeting on April 6th.

Development Review Staff Report

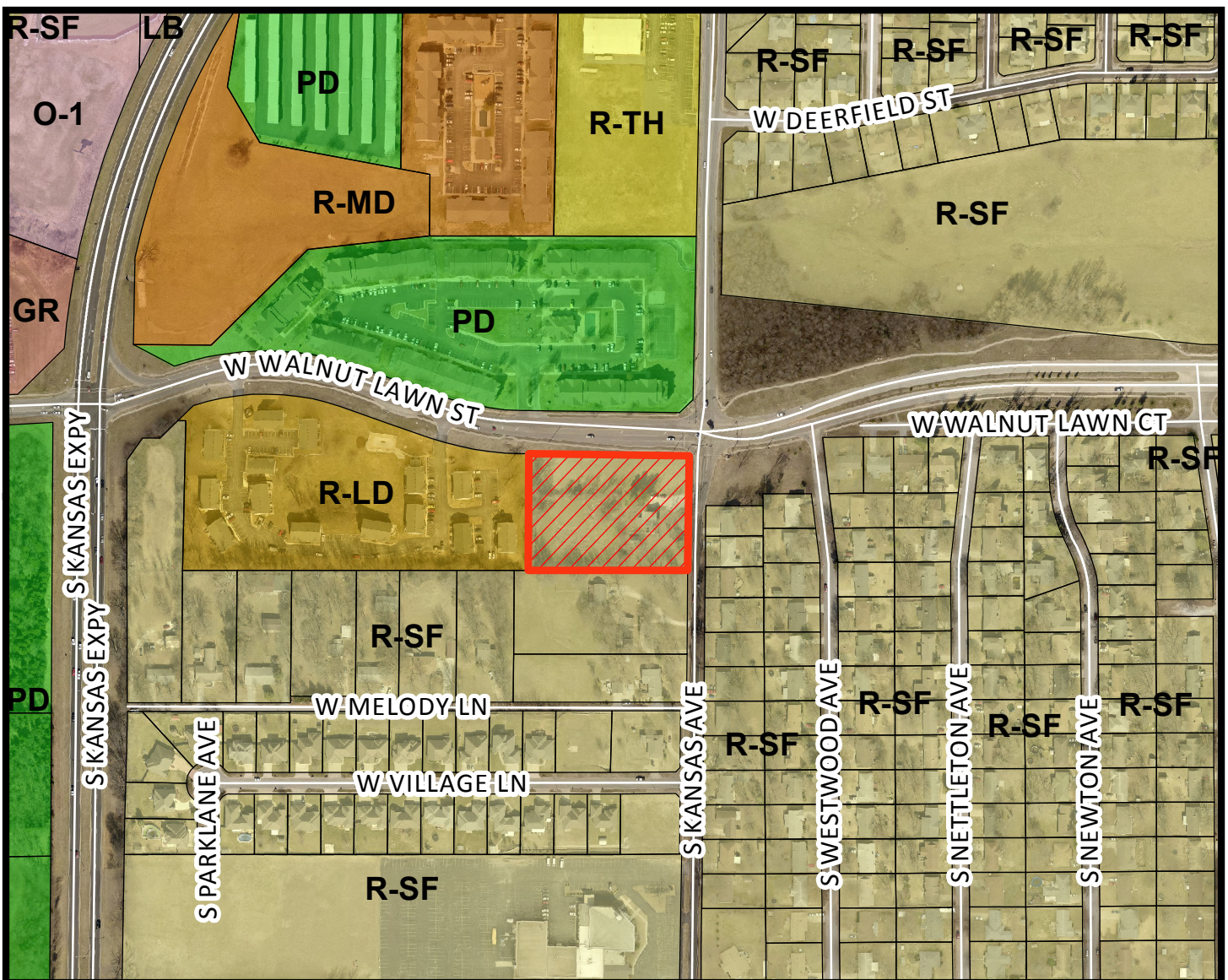
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Z-6-2017 COD# 118

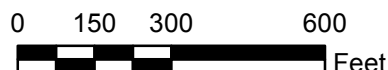
LOCATION: 3411 South Kansas Ave.
CURRENT ZONING: R-SF, Single Family Residential District
PROPOSED ZONING: R-MD, Residential Medium Density
Multi-Family Residential District COD#118



LOCATION SKETCH



- Area of Proposal



1 inch = 375 feet

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

PURPOSE: To rezone approximately 2.27 acre of property generally located at 3411 South Kansas Avenue from a R-SF, Single-Family Residential District to a R-MD, Medium Density Multi-Family Residential District and establishing Conditional Overlay District No. 118

REPORT DATE: February 3, 2016

LOCATION: 3411 South Kansas Avenue

APPLICANT: R&S Associates LLC

TRACT SIZE: Approximately 2.27 acres

EXISTING USE: Vacant house

PROPOSED USE: Multi-family residential uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low-Density Housing. The R-MD District is intended to serve as a transition between major streets or higher intensity commercial districts and lower density housing. The property to the west of the subject property is also indentified as Low-Density Housing but is zoned R-LD and built with densities similar to the proposed development. There is also High Intensity Retail, Office or Housing areas identified in the Plan across Walnut Lawn Street to the north of the subject property, however, these properties have also been constructed at densities similar to the proposed development. The Transportation Plan classifies Walnut Lawn Street as a secondary arterial and Kansas Avenue as a collector roadway which both support the proposed land use.
2. The Multi-Family Location and Design Guidelines will limit the development to 20 dwelling units per acre for a proposed total of 40 dwelling units and requires amenities such as a swimming pool and park benches with an internal walkway system connecting to public sidewalks.
3. The proposed conditional overlay district will mitigate the potential impact of the multi-family development by limiting the density, and requiring the development to conform to the proposed site plan and elevations. The development requirements in the R-MD District are adequate for mitigating any other potential impacts of the proposed development on the adjoining properties.

RECOMMENDATION:

Staff recommends **approval** of this request

SURROUNDING LAND USES:

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

HISTORY:

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

COMPREHENSIVE PLAN:

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

STAFF COMMENTS:

1. At the Planning and Zoning Commission meeting on January 12, 2017 the staff report incorrectly stated that the *Growth Management and Land Use Plan* identified the area as appropriate for Medium Intensity Retail, Office or Housing, however it should have been indentified as Low Density Housing. The property to the west of the subject property is also indentified as Low-Density Housing but is zoned R-LD and built with densities similar to the proposed development. There is also High Intensity Retail, Office or Housing areas identified in the Plan across Walnut Lawn Street to the north of the subject property, however, these properties have also been constructed at densities similar to the proposed development. Staff recommended sending this case back to the Planning and Zoning Commission on February 23, 2017 to obtain Commission's recommendation based on the revised staff report.

2. The applicant is proposing to rezone the subject property from an R-SF, Residential Single Family District to a R-MD, Medium Density Multi-Family Residential District with Conditional Overlay District No. 118. The proposed rezoning will facilitate the development of this property for a multi-family apartment complex. The Conditional Overlay District will limit the density and require the development to conform to the approved site plan (Attachment 4).
3. The R-MD District is intended to accommodate multi-family developments at densities up to approximately twenty-nine (29) units per acre. The applicant is requesting a maximum of 20 dwelling units per acre. The R-LD District to the west allows for up to approximately 18 dwelling units per acre similar to the proposed rezoning. Kansas Avenue will provide for a transition between multi-family uses and the single-family residential to the east. The Planned Development to the north of the subject property allows for 18 dwelling units per acre. The R-MD district is intended to have all vehicular access from a collector or higher classified street without traversing minor streets in adjoining residential neighborhoods. Kansas Avenue is classified as collector roadway and Walnut Lawn is a secondary arterial, access will be allowed to both streets.
4. A traffic study was not warranted by Public Works Traffic Division since the rezoning from R-SF to R-MD will not generate a significant amount of additional traffic.
5. The property to the east of the subject property is zoned R-SF, Single Family Residential. There are no bufferyard requirements when public streets or right-of-way separate residential districts; however, all structures shall remain below a forty-five (45) degree bulk plane as measured from the boundaries of any R-SF district. The property to the south is zoned R-SF, Residential Single Family District. The minimum bufferyard required between the R-MD zoning and the adjacent R-SF zoned property is a 15 foot wide landscaped bufferyard (Bufferyard C) as shown on the attached site plan. All other applicable zoning requirements such as lighting, noise, landscaping shall be met.
6. The proposed project required a Multi-Family Location and Design Guidelines assessment. The request is consistent with the Revised Multi-Family Development Location and Design Guidelines as approved by the Planning and Zoning Commission and City Council (see Attachment 3). As part of the multi-family development, the developer is proposing 40 multi-family dwelling units. The proposed development will include a swimming pool, playground, and park benches with an internal walkway system connecting to public sidewalks. As shown on the site plan, the developer is proposing to provide more than the required 68 off-street parking spaces. The project will be providing 70 parking spaces. The development must substantially comply with the site plan (Attachment 5).

7. The proposed rezoning was reviewed by City departments and comments are attached (Attachment 1).

NEIGHBORHOOD MEETING:

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

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Fourteen (14) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

March 6, 2017

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

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

BUILDING DEVELOPMENT SERVICES COMMENTS:

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

TRAFFIC DIVISION COMMENTS:

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

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

STORMWATER COMMENTS:

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

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

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

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

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

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Public sewer is currently available.

CITY UTILITIES:

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

FIRE COMMENTS:

Fire has no issues with rezoning.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

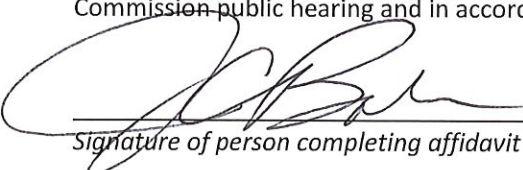
1. Request change to zoning from: R-SF to R-MFD or R-ID
(existing zoning) (proposed zoning)
2. Meeting Date & Time: Tuesday December 20, 2016 from 4 pm to 6:30 pm
3. Meeting Location: 3411 S Kansas Ave
4. Number of invitations that were sent: 74
5. How was the mailing list generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 17
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

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

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

none were recieved

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


Signature of person completing affidavit

J. Christopher Ball AIA
Printed name of person completing affidavit

Reaghan Willis 417-889-7290

ing Baker 417-234-0820

eed Connie Stokes 887-4523 GPNA

Judy Myrick 883-0706 GPNA

Ann Snider 881-7950 GPNA

Murielle Reed 844-7002 GPNA

Carole McCarty 877-8446 GPNA

Evelyn Johnson 417-300-7716

Ken Lupton 417 496 4853

Denise Lupton 417 496-8475

Brandon Gates 417-343-1425 GPNA

Jassandra Hane 417-840-2239

Trish Bryant

Keith Bryant

417-234-5830

Jamie Phillips

(417) 761-9612

JASON HENNE

(417) 822-9410

Neighborhood Meeting Invitation

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

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

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

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

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

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

Attachment 2

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

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

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

January 3, 2017

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

Re: 3411 S. Kansas Avenue

Dear Planning Commission and City Council:

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

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

Regarding the Zoning changes at this property our concerns are:

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

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

Thank you for your consideration,

The Greater Parkcrest Neighborhood Association

Springfield Planning & Zoning: Petition Against Rezoning 3411 S. Kansas Avenue
by Greater Parkcrest Neighborhood Association · 131 supporters

Reasons for Signing

Dear Greater Parkcrest Neighbors,

R&S Associates is planning to rezone the property on the southwest corner of Kansas Avenue and Walnut Lawn from R-SF (Residential-Single Family) to R-MD to allow for medium density multifamily housing in accordance with the City of Springfield guidelines. **We are against Z-6-2017 due to the negative impact it will have on our neighborhood.**

Reasons for objections:

- Decreased property value for homeowners in this area
- Potential rise of neighborhood crime
- Increased traffic flow on Kansas Avenue
- Increased noise for residents in this area
- Further road deterioration of Kansas Avenue
- Ingress & Egress will impact the neighborhood, or will not happen (entrance is near Kansas Ave/Walnut Lawn intersection)
- If the rezoning passes, we will have no control over what goes into this location
- Rezoning this property sets a precedent for other properties within the Greater Parkcrest neighborhood

Marilyn Barnes
Springfield, MO

I've lived in this beautiful neighborhood for many years and do not want to see it deteriorate.

Matthew Carmichael
Springfield, MO

I just moved into this area, purchasing my home, and would like to keep a higher value on my home property. We do not want multi-family rentals in this area, as this drops the quality and harmony of the neighborhood. There are enough zoned areas like this in Springfield. You do not need to clutter Parkcrest too! Investors, stay out! Springfield, protect your tax-paying and hard working home buyers!

Karey Lientz
Springfield, MO

I do not want more apartments in my neighborhood.

Connie Landolt
Springfield, MO

There are already too many multi-dwelling residences nearby. I do not want the value of my property to decrease and I don't want the additional traffic and potential problems of non-homeowners living in my neighborhood.

Alice Hansen

Springfield, MO

Kansas Ave cannot handle anymore traffic. When we moved here this area was beautiful and we were proud to call it home, The investors have already destroyed our street by not properly managing their renters and all the cars and their trash. Some one needs to explain to them the definition of single family homes.

Betty Hobel

Springfield, MO

Kansas Ave is too narrow and to busy as is without adding more traffic.

Mary Hulsey

Springfield, MO

Added traffic to the area of Kansas Ave and Walnut Lawn. Decrease in probertry values

Jacquelyn Kay Buckley

Springfield, MO

All of exits from Parkcrest Addition are high traffic streets: walnut lawn, Campbell, & republic road. We don't need anymore traffic especially on Westview, which seems to be the favorite going to Kickapoo H S, & coming from.

Michael Rodick

Springfield, MO

I believe this will cause visibility issues around the intersection and create bigger traffic backups at the signal.

Nancy Higgins

Springfield, MO

This area of Springfield flush with apartment buildings.

Linda Ward

Springfield, MO

Traffic problems; already too many multifamily units in area.

Nicole Richmond

Springfield, MO

Multi family dwelling will increase traffic through the area and will bring additional rental properties which will decrease neighboring property values.

Lionel Fairbanks

Springfield, MO

I like my quiet neighborhood

Stephen Bollinger

Springfield, MO

We don't need apartments in our nice neighborhood

Laurence Williams

Springfield, MO

Given the size of Kansas ave. this is a horrible idea just based on that alone, not to mention this is directly effecting my neighborhood as i live very close.

Joe Stokes

Springfield, MO

I'm concerned about the problems this will create with traffic on Kansas Avenue.

Dan McClernon

Springfield, MO

Too much traffic on Kansas now.

Susan Jensen

Springfield, MO

the traffic on Ks avenue is to extensive now with single family let alone adding to it by adding multi-family homes.

Susie Mixer

Springfield, MO

My daughter's home adjoins this area and Springfield is over laden with multi family housing.

Pamela Jackson

Springfield, MO

We have enough apartments in the area. We don't need more traffic or crime.

Sam Beydler

Springfield, MO

A concerned friend suggested

Robin Dortch

Springfield, MO

Disagree with the zoning change.

Louise Maloney

Springfield, MO

Traffic mainly

Carl Boswell

Springfield, MO

This will increase the traffic flow on Kansas Avenue to be greater than it can handle safely. It is too close to the intersection for safe entrance or exit onto Kansas Avenue which is a very steep part of the intersection. When it is icy this road is almost impossible to use. This area does not need any more high density housing to further decrease property values and overload Mann School with students who move much too often to ever get a GOOD education and disrupt the school.

Julie Huyck

Springfield, MO

Our neighborhood has quite enough apartments and rentals; there will be increased traffic at an already dangerous intersection and on a road that is simply too narrow to accommodate the load we have already; will set an unsuitable precedent for future homes that may become for sale in our family oriented, single-family residential community.

June Reinert

Springfield, MO

Noise. Decreased property value. More traffic.

Roberto Villalobos

Springfield, MO

I do not agree with the rezoning of that lot.

Joanne Evans

Springfield, MO

We want to keep our neighborhood a safe place for children to play. This includes less traffic and disturbance. This area already gets too much extra traffic.

Patricia Pendleton

Springfield, MO

I'm signing this petition for all the reasons stated herein.

Clarisse Glass

Springfield, MO

I agree with the tenets

Robert Stockdale

Springfield, MO

If the rezoning passes, we will have no control over what goes in this location (e.g., low-income housing, subsidized housing)

Eldon Tate

Springfield, MO

I agree that this would have a negative impact on our neighborhood.

Dudley White

Springfield, MO

Too much traffic. Kansas ave is too narrow for any amount of new traffic Will hurt home value

Karen Davis

Springfield, MO

It is not a positive thing.

Sandra McClernon

Springfield, MO

Kansas Ave is dangerous with single family dwellings. It is not capable of handling increased traffic from multi-family housing. Access at this corner is poor, difficult, and dangerous as it is now. Signal needs left turn signals from all directions. This change would negatively effect the values of this neighborhood.

Hargus Curtis

Springfield, MO

Population density is saturated. Adding multi resident housing will create traffic congestion, especially South Kansas Street which is already dangerous.

Mary Stone

Springfield, MO

I agree with all points listed in this petition. I am very concerned about additional traffic, traffic safety and the affects on property values.

Frederick Romaine

SPRINGFIELD, MD

I don't believe this would help the neighborhood.

Jason Goedde

Springfield, MO

I don't want the increased traffic.

Robert Gallagher III

Springfield, MO

Against more traffic on bad road "Kansas" and potential crime increase. Keep single family.

Mickey Stockdale

Springfield, MO

Decreased property value, increased traffic flow, increased noise in a residential area, rezoning will take control over property values and set precedent for other properties within the Parkcrest neighborhood.

Sara Fields

Springfield, MO

I believe the City should follow the comprehensive plan and not allow higher density to encroach upon the neighborhood.

Thea Bullock

Springfield, MO

I don't want the rezoning, I like our neighborhood the way it is.

Donna D inger

Springfield, MO

I want to keep the neighborhood single family residence, it is not a good area for multi house living would become a traffic hazard, which is bad now.

Whitney Christian

Springfield, MO

Multi family housing will increase crime rate in the area and decrease my property value.

Stephanie Kern

Springfield, MO

I think that there's enough traffic on our road. Our road is too narrow with not enough drainage as it is. The stop light is inadequate at Kansas Avenue and Walnut lawn. Extra traffic will bring in different types of and I believe this should be a single-family residential area.

Paula K. Stafford

Springfield, MO

There are so many other locations in Springfield where apartments could be located. It does not seem to be in the best interest of our area home owners to locate apartments in our backyards. The Parkcrest area was established as a neighborhood where families could purchase homes on nice sized lots and take pride in keeping their homes and neighborhood a quiet and uncongested place to live.

Linda Duncan

Springfield, MO

I agree the re-zoning could cause significant value as well as traffic impacts which would be negative for our neighborhood.

Carol McCarthy

Springfield, MO

We have enough apartments in this area. This sets a precedent in our neighborhood, will every property down Kansas Avenue & Walnut Lawn that can't sell become rezoned & turn into apartments? Is the Life 360 property next?

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

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

A. Land Use Accessibility (1/3 points)

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

B. Connectivity Analysis (2/5 points)

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

C. Road Network Evaluation (2/2 points)

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

D. Design Guidelines (6/6 points)

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

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

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

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

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

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

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

Design Requirements:

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

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

5.3: LAND USE ACCESSIBILITY _____ 1 POINT

5.4: CONNECTIVITY ANALYSIS _____ 2 POINTS

5.5: ROAD NETWORK EVALUATION _____ 2 POINTS

5.7: DESIGN GUIDELINES _____ 6 POINTS

TOTAL POINTS AWARDED _____ 11 POINTS
 _____ ALLOWS 18-20 UNITS PER ACRE

BUILDING USE GROUP _____ R-2 MULTI FAMILY DWELLINGS

LAND AREA 2.27 ACRES

TOTAL UNITS ALLOWED 20 X 2.27 ACRES = 45 ALLOWED

TOTAL UNITS ALLOWED _____ 20 X 2.27 ACRES = 45 ALLOWED _____

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

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

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

TREE PRESERVATION REQUIREMENTS: A TREE SIX INCHES OR GREATER IN DIAMETER MEASURING 4-1/2 FEET ABOVE GROUND MUST BE PRESERVED OR REPLACED WITH A TREE OF AT LEAST TWO INCHES (2") IN DIAMETER FOR A MAXIMUM TOTAL OF 7 TREES PER ACRE. TREES MEETING THE LANDSCAPE REQUIREMENTS IN THE ZONING ORDINANCE MAY BE COUNTED TOWARD THIS REQUIREMENT. A TREE WITH A DIAMETER OF 6 INCHES OR GREATER SHALL BE PRESERVED OR REPLACED WITH A TREE OF EQUAL REQUIREMENT. THE LIFE OF ALL PLANTED OR SAVED TREES SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF 5 YEARS OR SHALL BE REPLACED WITH AN EQUAL DIAMETER. IF THIS IS NOT POSSIBLE, THEN THE TOTAL DIAMETER OF TREES AT THE TIME THEY ARE LOST SHALL BE REPLACED WITH AN EQUAL DIAMETER TREE AMOUNT OF TREES WITH NO LESS THAN 2" IN DIAMETER THROUGHOUT THE PROJECT AREA.

01 PERMANENT PARK BENCH & TRASH CAN LOCATION

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

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

(1) CANOPY TREE
(2) UNDERSTORY TREE
(2) EVERGREEN TREE
(10) SHRUBS

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

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

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

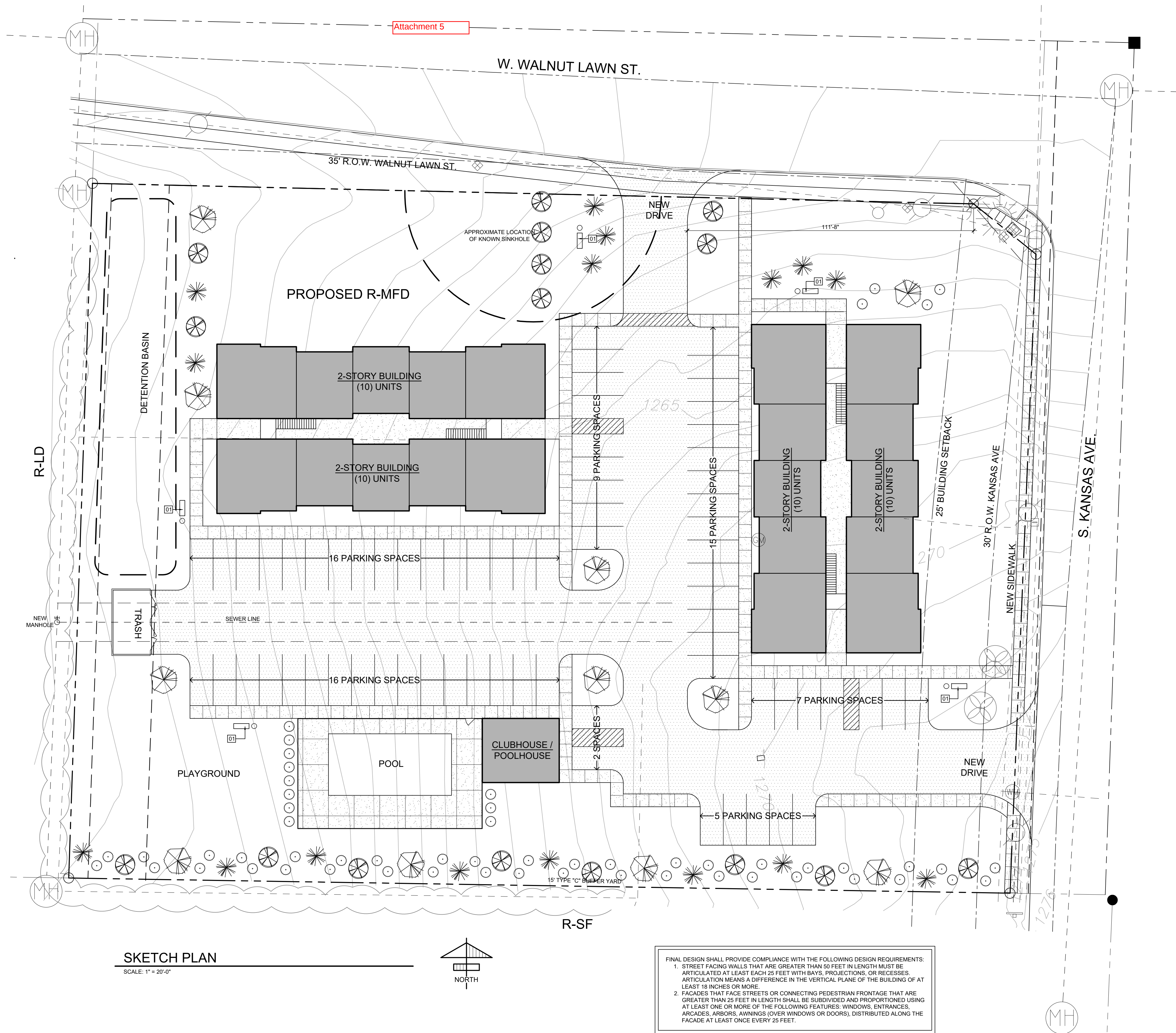
 ALL UNHATCHED AREAS INDICATES LIVING GROUND COVER (GRASS SEED AND STRAW)

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

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

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

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



FINAL DESIGN SHALL PROVIDE COMPLIANCE WITH THE FOLLOWING DESIGN REQUIREMENTS

1. STREET FACING WALLS THAT ARE GREATER THAN 50 FEET IN LENGTH MUST BE ARTICULATED AT LEAST EACH 25 FEET WITH BAYS, PROJECTIONS, OR RECESSES. ARTICULATION MEANS A DIFFERENCE IN THE VERTICAL PLANE OF THE BUILDING OF AT LEAST 18 INCHES.
2. FACADES THAT FACE STREETS OR CONNECTING PEDESTRIAN FRONTAGE THAT ARE GREATER THAN 25 FEET IN LENGTH SHALL BE SUBDIVIDED AND PROPORTIONED USING AT LEAST ONE OR MORE OF THE FOLLOWING FEATURES: WINDOWS, ENTRANCES, ALCOVES, ARCHES, PORCHES, BAY WINDOWS OR DOORS), DISTRIBUTED ALONG THE FACADE AT LEAST ONCE EVERY 25 FEET.

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

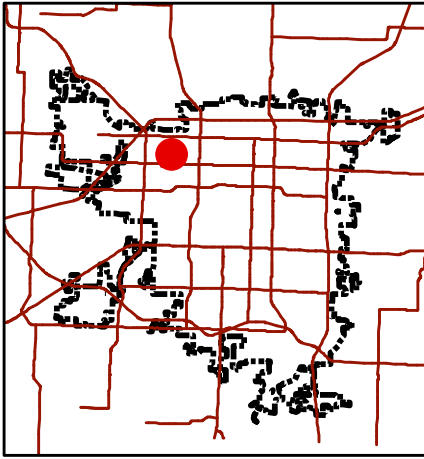
SKETCH PLAN STUDY FOR:
PLN2016-00225
3411 S. KANSAS AVE.
SPRINGFIELD, MISSOURI

DATE 12/21/2016

COMM. NO.
1326-16

SHEET

C1.0
OF
1



Development Review Staff Report

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

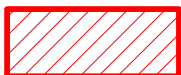
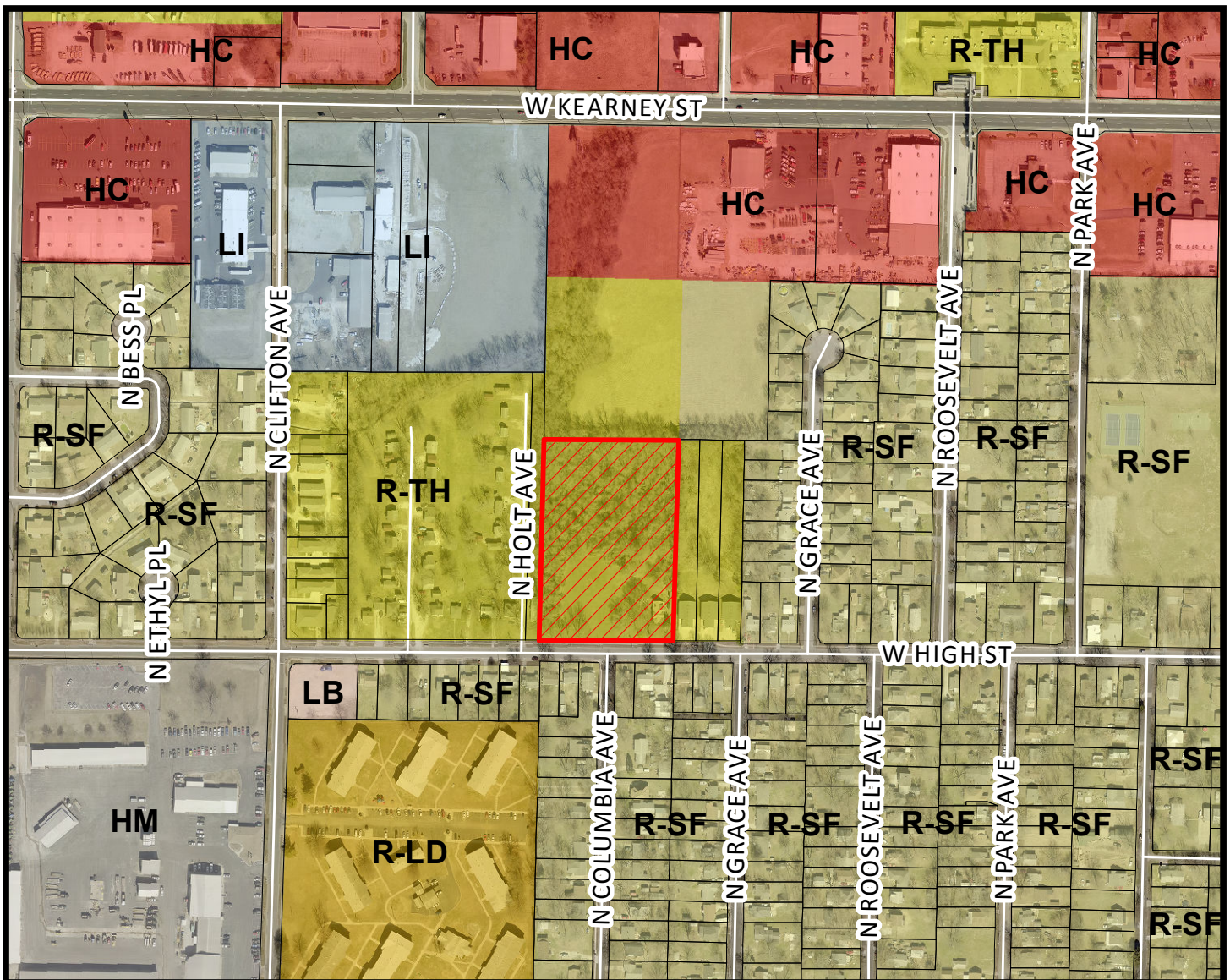
Z-7-2017 and Conditional Overlay District #119

LOCATION: 2419 W. High Street

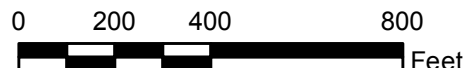
CURRENT ZONING: R-TH, Residential Townhouse

PROPOSED ZONING: R-LD, Low-Density Multi-Family Residential
and COD #119

LOCATION SKETCH



- Area of Proposal



1 inch = 400 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-7-2017 CONDITIONAL OVERLAY DISTRICT NO. 119

PURPOSE: To rezone approximately 4 acres of property generally located at 2419 West High Street from a R-TH, Residential Townhouse District to a R-LD, Low-Density Multi-Family Residential District and establishing Conditional Overlay District No. 119

DATE: January 23, 2017

LOCATION: 2419 W. High St.

APPLICANT: Lean McKay

TRACT SIZE: Approximately 4 acres

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

PROPOSED USE: Multi-family residential development

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for low density housing. The R-LD District with Conditional Overlay District No. 119, which restricts the dwelling units per acre to 11 or less, is an appropriate zoning district for this area.
2. 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.
3. The proposed conditional overlay district will mitigate the potential impact between the multi-family and single-family uses by restricting the maximum density to no more than eleven (11) dwelling units per acre which is significantly less intense than what is permitted in the R-LD district. The proposed conditional overlay district will restrict and lower the residential density similar to the R-TH, Residential Townhouse District. While both the R-TH and R-LD Districts allow townhouses as proposed, the primary difference is that the R-TH District only allows one duplex or townhouse per lot while the R-LD allows for multiple dwelling units on a single lot.
4. 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 a forty-five (45) degree bulk plane where the property adjoins an R-SF District.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-TH	Vacant/Undeveloped land
East	R-TH	Duplexes
South	R-SF	Single-family residences
West	R-TH	Multiple single-family residences on a single lot

HISTORY:

The subject property has been zoned R-TH since the 1995 citywide re-mapping.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for low density housing. The subject site with the conditional overlay district meets the recommendations and intent of the *Comprehensive Plan*.

STAFF COMMENTS:

1. The applicant is proposing to rezone the property at 2419 West High Street from a R-TH, Residential Townhouse District to a R-LD, Low-Density Multi-Family Residential District and establishing Conditional Overlay District No. 119. The intent of this application is to facilitate the development of the site for a multi-family development on a single lot.
2. The subject property with the current R-TH District would be allowed to develop at a density of 11 dwelling units per acre; however, each single-family dwelling, duplex or townhouse would have to be on its own individual lot. A total of 44 dwelling units could be constructed. If the R-LD zoning is approved, these units could be a part of an apartment complex as opposed to individual single-family or duplex lots.
3. 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 (High Street) 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-TH, Residential Townhouse District allows for a maximum residential density of 11 du/ac. The proposed conditional overlay district will restrict the residential density in the R-LD District to 11 dwelling units per acre which is exactly the same density as the R-TH, Residential Townhouse District.

4. The maximum height of any multi-family dwelling is restricted by a forty-five (45) degree bulk plane as measured from the boundaries of any R-SF districts. This is a one to one ratio of building setback to height. Therefore, if the building setback was 25 feet any structures could only be 25 feet high which is similar to what the applicant is proposing. The standard requirements for bufferyards, noise, lighting, odor and signage as outlined in the Zoning Ordinance will apply.
5. A traffic study was not warranted by Public Works Traffic Division since the rezoning from R-TH to the R-LD with COD #119 will not generate a significant amount of additional traffic.
6. The bufferyard requirement between the R-LD, Low-Density Multi-Family Residential District and adjacent R-TH, Residential Townhouse District to the east, west and north, is a Bufferyard "B". Bufferyard "B" requires a minimum open space of fifteen (15) feet wide with the following plantings per one hundred (100) linear feet: one (1) canopy tree, one (1) understory tree, one (1) evergreen tree and six (6) shrubs. There are no required structures (i.e. solid fence, wall or hedge) in the Bufferyard "B". There is no bufferyard requirement between the R-LD and R-SF when a street intervenes.
7. 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 17, 2017. 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. Twenty-six (26) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. A comment card was received and is attached to this report in Attachment 3.

CITY COUNCIL MEETING:

March 20, 2017

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-7-2017 & CONDITIONAL OVERLAY DISTRICT NO. 119

BUILDING DEVELOPMENT SERVICES COMMENTS:

No BDS issues with rezoning.

CITY UTILITIES:

No objection. CU has adequate facilities in place to serve the increase in density.

CLEAN WATER SERVICES COMMENTS:

1. No objections to the rezoning however we have the following comments.
2. The property does not have direct access to public sewer. Public sewer will have to be extended to the site per public works design standards.
3. The low point is the northwest corner of the property and this would be the most logical direction to extend sewer. This would require offsite sewer easements. Extending sewer along High Street would only serve the front portion of the property by gravity.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies High Street as a Collector roadway. The standard right of way width for High Street is 30 feet from the centerline. No additional right of way is needed to meet these requirements. High Street is a City maintained street. The most recent count on High Street is 2,148 vehicles per day. There are no existing driveway access points along the property frontage and sidewalk is already constructed. The existing infrastructure meets current city standards. On-street parking is not allowed along High Street. There is not a greenway trail in the area. There are no bus stops along this area of High Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements along High Street.

Public Works Traffic Division	Response
Street classification	Collector
On-street parking along streets	No
Trip generation - existing use	60 vehicles per day
Trip generation change - proposed use	120 vehicles per day
Existing street right of way widths	30 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 Spring Beach drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention is not an option and must be provided. If disturbing more than one (1) acre water quality is required as well. 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. This site drains to the northwest. A drainage easement should be requested from adjacent property 2515 W High St so drainage can continue to the natural channel north of this property.
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	Spring Beach
Is property located in Floodplain	No
Is property located on a sinkhole	No
Is stormwater buyout an option	No

Attachment 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

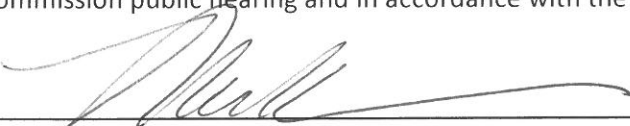
1. Request change to zoning from: RTH to RLD with conditional overlay
(existing zoning) (proposed zoning)
2. Meeting Date & Time: January 17, 2017
3. Meeting Location: Panera Bread Meeting Room, 2535 North Kansas Expwy, Springfield
4. Number of invitations that were sent: 148
5. How was the mailing list generated: Provided by P&Z
6. Number of neighbors in attendance (attach a sign-in sheet): 4; 3 phone calls; one email
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

No objections except from one person, Mr. Bill Morton 2316 W. High. He expressed concerns about speeding traffic on High St. and increased traffic, wondered about sewer and how it would affect property taxes. As I am not developing property at this time, I could only respond that sewer would be responsibility of developer. The other concerns are beyond my control.

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

No written comments from that meeting.

I, Lean Manthos (McKay) (print name), attest that the neighborhood meeting was held on 01/17/2017 (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

Lean Manthos (McKay)

Printed name of person completing affidavit

Please sign in 1/17/17

Name

Address

Phone

Lela Brown
for Humphrey Properties

Block
2501 20 High
2316 W. High

417-880-~~8883~~ 3783

417-872-9797

860-2094

← traffic
- sewer
- taxes & property

Bill Morton
Nathan Gray

12/5/16 Lisa Reeves on Roosevelt - Questions/no problem

12/6/16 Lance Rotan 2324/2540 W. High - No objections

1/5/17 Richard Carlisle - email - Pleased I want to move it to LD.
2310 N. Grace Ave.

1/16/17 Janet for son Scott Treewalker on N. Grace - Questions/no objection
417-869-2391 (wrong date, sick son)

1-11-17

NOTICE

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

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

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

The Land Use or Zoning Change Process:

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

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

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

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

Comment Card: mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	1-9-17	Telephone No.	(417) 425-6927
YOUR NAME:	Bobby Sterling		
YOUR ADDRESS:	2333 W. High St.		
PROJECT ADDRESS:	2419 W. High St.		
COMMENTS:	Too Ambiguous. No development planned then why change zoning? It doesn't sound like the full truth is being disclosed. Just enough information to appease the community. The language changes from applicant to developer - in mid paragraph street is already too busy - NO Apartments please		

ATTACHMENT 4
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-7-2017 & CONDITIONAL OVERLAY DISTRICT NO. 119

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

1. The maximum density for the subject property is eleven (11) dwelling units per acre.

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

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

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

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

Minutes: The minutes of November 10, 2016 were approved unanimously.

COMMUNICATIONS :

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

UNFINISHED BUSINESS:

NEW BUSINESS:

CONSENT ITEMS :

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

Grant Easement 843 was approved as part of the consent agenda

COMMISSION ACTION:

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

PUBLIC HEARINGS:

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

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

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

Mr. Ray opened the public hearing.

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

Mr. Ray closed the public hearing.

COMMISSION ACTION:

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

Z-21-2016 w/COD #116

1408 South National Avenue

Applicant: Mexican Villa

Mr. King Coltrin recused himself from the current item.

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

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

Mr. Ray opened the public hearing.

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

Mr. Ray closed the public hearing.

COMMISSION ACTION:

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

Z-23-2016

3225 & 3242 South Stewart Avenue

Applicant: KJ Texas Properties, LLC

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

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

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

Mr. Ray opened the public hearing.

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

Mr. Ray closed the public hearing.

COMMISSION ACTION:

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

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

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

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

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

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

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

Mr. Ray opened the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Ray closed the public hearing.

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

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

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

Mr. Edwards motioned to approve Planned Development Plan 353 (1040 & 1110 North Sherman Avenue). Mr. Rose seconded the motion. The motion **did not carry** as follows: Ayes: None. Nays: Ray, Ogilvy, Rose, Shuler, Edwards, and Coltrin. Abstain: None. Absent: Cline, Cox, and Doennig.

Planned Development 354
833-903 South Oak Grove Avenue

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

Mr. Matt Edwards recused himself from the current item.

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

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

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

Mr. Ray opened the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Ray closed the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Ray opened the public hearing.

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

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

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

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

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

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

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

Mr. Ray closed the public hearing.

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

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

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

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

Mr. Ray opened the public hearing.

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

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

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

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

Mr. Ray closed the public hearing.

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

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

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

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

Final Development Plan PD 271 Amended
430 West Bryant Street

Applicant: Butch Mizell

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

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

Mr. Ray opened the public hearing.

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

Mr. Ray closed the public hearing.

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

OTHER BUSINESS:

Capital Improvements Program
Citywide

Applicant: City of Springfield

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

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

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

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

Mr. Ray opened the public hearing.

No speakers.

Mr. Ray closed the public hearing.

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

Transfer of Development Rights Amendments

Citywide

Applicant: City of Springfield

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

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

Sec. 36-303. - General Provisions.

(33) Overnight shelters.

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

Staff recommends approval.

Mr. Ray opened the public hearing.

No speakers.

Mr. Ray closed the public hearing.

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

Approval of the 2017 Planning and Zoning Commission Meeting Calendar
Citywide

Applicant: City of Springfield

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

Mr. Ray opened the public hearing.

No speakers.

Mr. Ray closed the public hearing.

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

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW
MEMORANDUM**

DATE: February 6, 2017

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Initiate amendments to Section 36-480.(2) Location and height of required screening.

Staff is requesting amendments to the location requirements of required screening in the Screening and Fencing requirements of the Zoning Ordinance. The current standards require a four foot solid headlight screen between off-street parking and vehicular use areas.

Staff is proposing to modify the location and height of required screening standards Section 36-480.(2) of the Zoning Ordinance to add a provision that if a solid screen (fence, wall, hedge) is required as part of the bufferyard design an additional fence is not needed for headlight screening. This will prevent two fences from being constructed that address the same issue.

Staff requests that Commission initiate amendments to the Zoning Ordinance to consider modifications as specified. If approved, staff will prepare and draft changes to the Zoning Ordinance and schedule a public hearing at the next available date for both the Commission and the City Council.