

February 23 , 2017
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session February 23, 2017 in the City Council Chambers. Chairman Randall Doennig called the meeting to order.

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

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 February 9, 2017 were approved unanimously.

COMMUNICATIONS :

None

UNFINISHED BUSINESS:

NEW BUSINESS:

CONSENT ITEMS :

None

PUBLIC HEARINGS:

Vacation 787
1801 East Seminole Street
Applicant: Tower Grove Center, LLC

Mr. Hosmer stated that there is a request to table this item April 6, 2017.

COMMISSION ACTION:

Mr. Rose motioned to table Vacation 787 (1801 East Seminole Street) until April 6, 2017. Mr. Thomas seconded the motion. Ayes: Doennig, Ogilvy, Rose, Shuler, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Coltrin, Cline, and Cox.

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

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

The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for Low Density Housing. 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. The property to the west of the subject property is also identified as Low-Density Housing but was zoned R-LD in 2001 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 R-MD District is intended to serve as a transition between major streets or higher intensity commercial districts and lower density housing. Walnut Lawn is classified as a secondary arterial roadway and Kansas Avenue is classified as collector roadway. A secondary arterial and collector roadway support the proposed land use.

The R-MD District is intended to accommodate multi-family developments at densities up to approximately twenty-nine (29) units per acre. However, the Multi-Family Location and Design Guidelines assessment will limit the density to 20 dwelling units per acre and will require design guidelines that must conform to the attached site plan to ensure compatibility with adjacent neighborhoods. This will allow a 40 unit multi-family development on the 2.27 acres. Buyout in lieu of on-site stormwater detention is not an option for this site. A traffic study was not required.

The minimum bufferyard required between the R-MD and the adjacent R-SF to the south is a 15 foot wide Bufferyard Type "C". There are no required fences, wall or evergreen hedge. 14 feet of additional right of way is required along Kansas Avenue. The proposed development will include a swimming pool, playground, and park benches with an internal walkway system connecting to public sidewalks. The developer is proposing to provide more than the required 68 off-street parking spaces. The development must substantially comply with the attached site plan. Staff recommends approval.

Mr. Doennig asked how the points on the Multi-Family Matrix Assessment are given regarding the Road Network Evaluation and Design Guidelines.

Mr. Hosmer noted that the Multi-Family Guidelines are assessing the property within a 1/2 mile and a 1/4 mile area and are looking at the infrastructure that is within the vicinity, i.e., sidewalks, bus-stops, parks or greenway's, etc.

Mr. Doennig opened the public hearing.

Mr. Chris Ball, 444 South Campbell noted that at the neighborhood meeting there were concerns regarding the traffic and the proximity on the south property line where the fence is to be added. The sidewalks are interconnected and provide additional right- of-way along Kansas and are setup like a walking trail with benches and other amenities. Additional concerns from the neighbors were that this might be an affordable housing project, however it will be market rate apartments.

Mr. Doennig asked where the detention basin empties into.

Mr. Ball noted that there is another detention basin across the property line and there is large drainage culverts that go under Walnut Lawn and collect back into the interior drainage system.

Mr. Robert Stockdale, 3515 South Parkhill Avenue, went over the 20/20 Vision Plan noting that the area is to remain low-density housing and went over the Growth Management Plan as well as the Zoning Ordinance to state that this project is not compatible for the proposed property.

Ms. Carol McCarthy, 1249 West LaSalle, stated that her concerns were traffic and that this property is not compatible for the proposed property from the Vision 20/20 Plan and also expressed her concerns for the local school absorbing transitional students from the apartments.

Mr. Gary Jayne, 1016 W. Walnut Lawn, went over the Growth Management Plan noting the inappropriate land use guidelines.

Ms. Ruth Foster, 661 West Primrose, went over the Land Development Code stating that the proposed rezoning contradicts in placing medium-density housing between two lower-density residential districts and would like to keep things as they are and is worried about the impact on the local school.

Ms. Jeanne Kiser, 1450 West Sackett, remarked from the Land Development Code that the area is intended to serve as a transition between lower-density and high-density districts and states that the

proposed rezoning to medium-density contradicts the Land Development Code. She also stated her concerns regarding the traffic on Kansas Avenue and is worried about the deep ditches and narrow roadway on either side.

Mr. Fred Romaine, 1134 W. Maplewood Street, noted that Kansas Avenue is one of the worst streets in Springfield stating that the width is a concern and by making this a higher density area the traffic will be larger problem.

Mr. Doennig closed the public hearing.

Mr. Joel Thomas asked for the clarification on the rezoning and the use of the conditional overlay district (COD) and what Walnut Lawn Street's classification is.

Mr. Hosmer stated that the property is currently zoned R-SF, Residential-Single-Family. The Comprehensive Plan identifies this area as low-density; however, the COD limits the density similar to surrounding properties and the multi-family guidelines restricted the density to 20 units per acre.

Ms. Dawne Gardner stated that Walnut Lawn is classified as a secondary arterial roadway.

Mr. Doennig asked about the guidelines for the distance of the egress/ingress from a property of this type on an intersection.

Ms. Gardner noted that from the intersection that the egress/ingress is 150' on a second arterial from a collector, which is what the proposed property is restricted to. On a collector from a secondary arterial is 75' and they are within that on their access onto Kansas Avenue.

Mr. Cameron Rose asked what other differences are between this COD and residential low-density on the unit count.

Mr. Hosmer stated that it is 2 units per acre.

Mr. Doennig asked for further clarification on the unit number regarding low-density using the COD and what is the difference in unit numbers

Mr. Hosmer states that low-density would be allowed to have 18 units per acre and they are being allowed 20 units per acre by using the COD.

COMMISSION ACTION:

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

Z-7-2017 w/COD #119

2419 West High Street

Applicant: Lean Manthos

Mr. Hosmer stated that this is a request 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.

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.

The R-LD District with Conditional Overlay District No. 119, will restricts the property to 11 dwelling units per acre, similar to the R-TH, Residential Townhouse District. This will allow up to 44 units on the 4 acres

of property. The R-LD District normally allows for densities up to eighteen (18) units per acre (or 72 units for the 4 acres). Individual lots for R-TH verses one lot for R-LD.

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. A type "B" Bufferyard is requires between R-TH and R-LD properties with a minimum open space of fifteen (15) feet wide with landscaping plantings. There are no required fence, wall or evergreen hedge. A traffic study was not warranted. Buyout in lieu of on-site stormwater detention is not an option for this site. Public sewer will have to be extended to the site per public works design standards. Staff recommends approval.

Mr. Doennig opened the public hearing.

Ms. Lean Manthos, 2419 West High Street proposing to rezone it order to sell the property more easily and at this time does not have any plans to develop it.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Thomas motioned to approve Z-7-2017 w/COD #119 (2419 West High Street). Mr. Rose seconded the motion. Ayes: Doennig, Ogilvy, Rose, Shuler, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Coltrin, Cline, and Cox.

December 8, 2016 Planning and Zoning Commission Minutes - Correction
(Correction on PD 353)

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to correct the Minutes for the December 8, 2016 Planning and Zoning Commission.

At the January 9, 2017 Planning and Zoning Commission the minutes for the December 8, 2016 Commission Minutes approved; however, the votes for Planned Development 353 was inadvertently recorded incorrectly. The correct vote should have been...The motion did not carry as follows: Ayes: None. Nays: Ray, Ogilvy, Rose, Shuler, Edwards, and Coltrin. Abstain: None. Absent: Cline, Cox, and Doennig. Staff recommends approving the corrected minutes for the December 8, 2016 meeting.

COMMISSION ACTION:

Mr. Rose motioned to approve the December 8, 2016 Planning and Zoning Minutes - Correction (Correction on PD 353). Ms. Ogilvy seconded the motion. The motion **carried** as follows: Ayes: Doennig, Ogilvy, Rose, Shuler, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Coltrin, Cline, and Cox.

Initiate Screening and Fencing Amendments
Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to Initiate Screening and Fencing Amendments to the Zoning Ordinance.

Staff is requesting amendments to the Screening and Fencing requirements of the Zoning Ordinance. The current standards requires a four foot solid headlight screen between parking lots and residential uses. There are also bufferyards/fence requirements between residential and commercial uses. 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.

COMMISSION ACTION:

Mr. Rose motioned to approve Initiate Screening and Fencing Amendments (Citywide). Ms. Ogilvy seconded the motion. The motion **carried** as follows: Ayes: Doennig, Ogilvy, Cline, Rose, Shuler, Thomas, and Broekhoven. Nays: None. Abstain: None. Absent: Coltrin and Cox.

OTHER BUSINESS:

None