



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: March 9th, 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 23, 2017

Documents:

[PZ MINUTES 2-23-2017.PDF](#)

3. COMMUNICATIONS

City Council - February 6, 2017

Documents:

[NA02-06-17.PDF](#)

City Council - February 21, 2017

Documents:

[NA02-21-17.PDF](#)

4. UNFINISHED BUSINESS

5. CONSENT ITEMS

(All items may be approved with a single motion without a public hearing, unless removed from the consent agenda)

6. Relinquishment Easement 847

1855 East Chestnut Expressway, The Kitchen, Inc.

Documents:

[RE 847 SR.PDF](#)

7. PUBLIC HEARINGS

8. Vacation 786

200 South Nettleton Avenue, City of Springfield

Documents:

[VAC786.PDF](#)

9. Vacation 788

1800 blk South Stewart Avenue, City of Springfield

Documents:

[VAC788 TABLINGMEMO.PDF](#)

10. Vacation 789

4500 blk West Madison, Willard School District

Documents:

[VAC789.PDF](#)

11. Z-11-2017 W/COD #123

1310 East St. Louis Street, Miller Commerce, LLC

Documents:

[Z-11-2017 COD 123.PDF](#)

12. Planned Development 356

800 - 836 South National Avenue, Missouri Valley Operating Partners, LP

Documents:

[PD 356 SR.PDF](#)

13. Final Development Plan PD 84

1266 East Lark, Zimmerman Properties Development

Documents:

[FDP PD 84.PDF](#)

14. Text Amendment To The UCD Number 2 Area F

1451 & 1459 East Cherry Street, Frankie Properties, LLC

Documents:

[ROUNTREE UCD NO 2 AREA F TEXT AMENDMENT SR.PDF](#)

15. Conditional Use Permit 429

1451 & 1459 East Cherry Street, Frankie Properties, LLC

Documents:

[UP429 MICRO-BREWERY TASTING ROOM SR.PDF](#)

16. OTHER BUSINESS

17. 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 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 Jason Ray 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 indentified 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



Noted Agenda City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Robert Stephens,
Mayor

**Zone Councilmembers
Councilmembers**

Phyllis Ferguson, Zone 1
Tom Prater, Zone 2
Mike Schilling, Zone 3
Craig Fishel, Zone 4

General

Jan Fisk, General A
Craig Hosmer, General B
Kristi Fulnecky, General C
Ken McClure, General D

Upcoming Council Meeting Agenda February 6, 2017 - 6:30 p.m.

Speakers must sign up with the City Clerk to speak to an issue on the agenda. Speakers are to limit their remarks to three to five minutes.

Note: Sponsorship does not denote Council member approval or support.

1. ROLL CALL.

Approved as
Amended

2. APPROVAL OF MINUTES. January 9, 2017 and January 23, 2017

Approved as
Presented

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS. CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.

4. CEREMONIAL MATTERS.

5. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETINGS.

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

26844

7. Council Bill 2017-018. (Hosmer)

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

Persons addressing City Council are asked to step to the microphone and clearly state their name and address before speaking.

All meetings are recorded.

In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 864 -1443 at least 3 days prior to the scheduled meeting.

26845

8. Council Bill 2017-019. (McClure)

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

6336

9. Council Bill 2017-021. (Fisk)

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

10. RESOLUTIONS. Citizens May Speak. May Be Voted On.

10306

11. Council Bill 2017-022. (McClure)

A resolution adopting the 2017 Capital Improvements Program for 2017 through 2022. (Planning and Zoning Commission and City staff recommend approval).

10307

12. Council Bill 2017-023. (Hosmer)

A resolution authorizing the City Manager to verify with the Federal Emergency Management Agency that the City will maintain the Fire Department's staffing levels and not incur layoffs during the period of performance if awarded a Staffing for Adequate Fire and Emergency Response grant for seven (7) FTE's; and that City Council recognizes the long-term commitments if such a grant is accepted.

13. EMERGENCY BILLS.

14. PUBLIC IMPROVEMENTS.

15. GRANTS.

16. AMENDED BILLS.

17. COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On.

18. Council Bill 2017-024. (Schilling)

A special ordinance authorizing the issuance of Conditional Use Permit No. 427 to allow an Automobile Service Garage within a GR, General Retail District generally located at 2811 South Campbell Avenue.

19. Council Bill 2017-025. (Prater)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official Zoning Map and rules for interpretation,' by rezoning approximately 5.36 acres of property, generally located at 1320 East McClernon Street from Amended Planned Development 228 to Planned Development 355; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning

Commission recommend approval). (By: Whiskers Investment LLC; 1320 East McClernon Street: Planned Development 355.)

20. Council Bill 2017-026. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.84 acres of property, generally located at 3416 South National Avenue and 1220 East Walnut Lawn Street from Planned Development No. 12, Amendment 7 District, to a GR, General Retail District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Kum and Go gas station and Community Financial Credit Union; 3411 South National Avenue and 1220 East Walnut Lawn; Z-4-2017.)

21. Council Bill 2017-027. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately .08 acres of property, generally located at 1513 East Washita Street, from a R-SF, Residential Single-Family district to a GR, General Retail District, subject to certain conditions; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: GWG Properties III LLC; 1513 East Washita Street; Z-5-2017.)

22. Council Bill 2017-028. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.4 acres of property, generally located at 1826 South Fremont Avenue and 1823 South Pickwick Avenue from R-SF, Single-family Residential District and O-1, Office District to GR, General Retail District subject to certain conditions; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: One Hundred Two Glenstone, Inc. and Stephanie Twibell; 1826 & 1912 S. Fremont Ave. and 1823 S. Pickwick Avenue; Z-2-2017.)

23. Council Bill 2017-029. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.21 acres of property, generally located at 1912 South Fremont Avenue from R-SF, Single-family Residential District to O-1, Office District subject to certain conditions; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: One Hundred Two Glenstone, Inc. and Stephanie Twibell; 1826 & 1912 S. Fremont Ave. and 1823 S. Pickwick Avenue; Z-2-2017.)

24. Council Bill 2017-030. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.03 acres of property, generally located at 3027 South Lakeside Avenue from an O-1, Office District, to a LB, Limited Business District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning

Commission recommend approval). (By: In-Out LLC; 3027 South Lakeside Avenue; Z-22-2016.)

25. Council Bill 2017-031. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 5.79 acres of property, generally located at the 3500 block East Seminole Street from R-SF, Single-family residential district to R-LD, Low-Density multi-family residential district and establish Conditional Overlay District No. 117; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Calvary Chapel of Springfield; 3500 block East Seminole Street; Z-3-2017 Conditional Overlay District No. 117.)

26. Council Bill 2017-032. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 9 acres of property, generally located at 1655 West Republic Street from GR, General Retail District to HC, Highway Commercial District and establishing Conditional Overlay District No. 122; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Ridgecrest Baptist Church; 1655 W. Republic St.; Z-1-2017.)

27. Council Bill 2017-033. (Ferguson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.72 acres of property, generally located at 1432 West Livingston Street and 1435 West Talmage Street from a R-SF, Single Family Residential District to a R-MD, Medium-density Multi-family Residential District; establishing Conditional Overlay District No. 115; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: 1432 West Livingston and 1435 West Talmage Street; Z-19-2016 & Conditional Overlay District No. 115.)

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

29. Council Bill 2017-034. (Ferguson)

A general ordinance amending Springfield City Code Chapter 74, 'Nuisance and Housing Code,' to clarify definitions, enforcement language, and nuisance language; delete unnecessary language and definitions; repeal certain minimum standard requirements; and delete certain apartment-specific standards.

30. Council Bill 2017-035. (Ferguson)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the 'Land Development Code' and enacting a new Article VII, 'International Property Maintenance Code'.

31. Council Bill 2017-036. (Ferguson)

A general ordinance amending Springfield City Code Chapter 36, 'Land Development Code,' Article I, 'Administration and Enforcement of Codes,' to provide for administration and enforcement of the International Property Maintenance Code and to clarify certain provisions.

32. Council Bill 2017-037. (Fulnecky)

A general ordinance amending the Springfield City Code by repealing certain language contained in Chapter 22, 'Aviation,' and adding new regulations for ground transportation operators at the Airport, including Transportation Network Companies.

33. Council Bill 2017-038. (Hosmer)

A special ordinance authorizing the City of Springfield, Missouri, to enter into Schedule of Equipment No. 6, which will become a part of its existing Master Equipment Lease Purchase Agreement, the proceeds of which will be used to pay the costs of acquiring equipment for the Springfield-Branson National Airport and to do all things necessary to carry out the lease-purchase transaction, including the execution of certain documents in connection therewith; and amending the budget of the Springfield-Branson National Airport Board for Fiscal Year 2016-2017 in the amount of \$2,904,904.37.

34. Council Bill 2017-039. (Ferguson)

A special ordinance authorizing the City Manager, or his designee, to approve the plans and specifications of the Z1 School Sidewalk Project; and to accept the bid of \$391,921.70 and enter into a contract with Liming Concrete, LLC for completion of the project.

35. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Mr. Henderson Addressed City Council.

36. NEW BUSINESS.

The Committee of the Whole recommends the following reappointment to the Board of Public Utilities: Jeff Childs with term to expire December 1, 2019.

37. UNFINISHED BUSINESS.

38. MISCELLANEOUS.

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

40. Council Bill 2017-040. (McClure)

A special ordinance authorizing the City Manager, or his designee, to enter into a Memorandum of Understanding with the Bureau of Alcohol, Tobacco, Firearms and Explosives to allow participation of the Springfield Fire Department in a Bureau of Alcohol, Tobacco, Firearms and Explosives Task Force; to enter into a Memorandum of Agreement with the Bureau of Alcohol,

Added and
Appeared

Recommended

Tobacco, Firearms and Explosives to allow the Bureau to reimburse the Springfield Fire Department for the cost of employee overtime stemming from Springfield Fire Department employees' participation in the task force.

41. Council Bill 2017-041. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with the Bureau of Alcohol, Tobacco, Firearms and Explosives to formalize the processes and procedures regarding use of an explosives disposal site and the provision of mutual assistance.

42. Council Bill 2017-042. (Ferguson)

A special ordinance approving the transfer of real property at 916 East Garfield to Blackard Development, LLC and authorizing the issuance of a deed for same.

43. CONSENT AGENDA – ONE READING BILLS. See Item #3.

10308

44. Council Bill 2017-043. (Stephens)

A resolution confirming the appointments of Michelle Billionis and Bart Tacke, and the reappointments of Chris Ball, Ken Chumbley, Bruce Adib-Yazdi, and Dick Scott to serve on the Downtown Springfield Community Improvement District Board of Directors.

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

26846

46. Council Bill 2017-020. (Schilling)

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

Confirmed

47. Confirm the following appointment to the Board of Public Utilities: Cynthia Hyde with term to expire December 1, 2019.

48. END OF CONSENT AGENDA.

49. ADJOURN.



Noted Agenda City Council Meeting

**City Council Chambers
Historic City Hall, 830 Boonville**

Robert Stephens, Mayor

Zone Councilmembers

Phyllis Ferguson, Zone 1
Tom Prater, Zone 2
Mike Schilling, Zone 3
Craig Fishel, Zone 4

General Councilmembers

Jan Fisk, General A
Craig Hosmer, General B
Kristi Fulnecky, General C
Ken McClure, General D

**Upcoming Council Meeting Agenda
February 21, 2017 - 6:30 p.m.**

Speakers must sign up with the City Clerk to speak to an issue on the agenda.
Speakers are to limit their remarks to three to five minutes.

Note: Sponsorship does not denote Council member approval or support.

1. ROLL CALL.

Approved as
Presented

2. APPROVAL OF MINUTES. February 6, 2017

Approved as
Presented

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS. CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.

4. CEREMONIAL MATTERS.

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

6. SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On. Item Nos. 17, 18 and 19 Are Anticipated To Be Tabled Until The March 6, 2017 City Council Meeting; However, A Determination Of Whether It Will Be Tabled Will Be Made By City Council At The Meeting.

Persons addressing City Council are asked to step to the microphone and clearly state their name and address before speaking.

All meetings are recorded.

In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 864 -1443 at least 3 days prior to the scheduled meeting.

26847

7. Council Bill 2017-024. (Schilling)

A special ordinance authorizing the issuance of Conditional Use Permit No. 427 to allow an Automobile Service Garage within a GR, General Retail District generally located at 2811 South Campbell Avenue.

6337

8. Council Bill 2017-025. (Prater)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official Zoning Map and rules for interpretation,' by rezoning approximately 5.36 acres of property, generally located at 1320 East McClernon Street from Amended Planned Development 228 to Planned Development 355; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Whiskers Investment LLC; 1320 East McClernon Street: Planned Development 355.)

6338

9. Council Bill 2017-026. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.84 acres of property, generally located at 3416 South National Avenue and 1220 East Walnut Lawn Street from Planned Development No. 12, Amendment 7 District, to a GR, General Retail District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Kum and Go gas station and Community Financial Credit Union; 3411 South National Avenue and 1220 East Walnut Lawn; Z-4-2017.)

6339

10. Council Bill 2017-027. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately .08 acres of property, generally located at 1513 East Washita Street, from a R-SF, Residential Single-Family district to a GR, General Retail District, subject to certain conditions; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: GWG Properties III LLC; 1513 East Washita Street; Z-5-2017.)

6340

11. Council Bill 2017-028. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.4 acres of property, generally located at 1826 South Fremont Avenue and 1823 South Pickwick Avenue from R-SF, Single-family Residential District and O-1, Office District to GR, General Retail District subject to certain conditions; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: One Hundred Two Glenstone, Inc. and Stephanie Twibell; 1826 & 1912 S. Fremont Ave. and 1823 S. Pickwick Avenue; Z-2-2017.)

6341

12. Council Bill 2017-029. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.21 acres of property, generally located at 1912 South Fremont Avenue from R-SF, Single-family Residential District to O-1, Office District subject

to certain conditions; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: One Hundred Two Glenstone, Inc. and Stephanie Twibell; 1826 & 1912 S. Fremont Ave. and 1823 S. Pickwick Avenue; Z-2-2017.)

6342

13. Council Bill 2017-030. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.03 acres of property, generally located at 3027 South Lakeside Avenue from an O-1, Office District, to a LB, Limited Business District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: In-Out LLC; 3027 South Lakeside Avenue; Z-22-2016.)

6343

14. Council Bill 2017-031. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 5.79 acres of property, generally located at the 3500 block East Seminole Street from R-SF, Single-family residential district to R-LD, Low-Density multi-family residential district and establish Conditional Overlay District No. 117; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Calvary Chapel of Springfield; 3500 block East Seminole Street; Z-3-2017 Conditional Overlay District No. 117.)

6344

15. Council Bill 2017-032. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 9 acres of property, generally located at 1655 West Republic Street from GR, General Retail District to HC, Highway Commercial District and establishing Conditional Overlay District No. 122; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Ridgecrest Baptist Church; 1655 W. Republic St.; Z-1-2017.)

6345

16. Council Bill 2017-033. (Ferguson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.72 acres of property, generally located at 1432 West Livingston Street and 1435 West Talmage Street from a R-SF, Single Family Residential District to a R-MD, Medium-density Multi-family Residential District; establishing Conditional Overlay District No. 115; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: 1432 West Livingston and 1435 West Talmage Street; Z-19-2016 & Conditional Overlay District No. 115.)

Tabled Until
March 6, 2017
City Council
Meeting

17. Council Bill 2017-034. (Ferguson)

A general ordinance amending Springfield City Code Chapter 74, 'Nuisance and Housing Code,' to clarify definitions, enforcement language, and nuisance language; delete unnecessary language and definitions; repeal certain minimum standard requirements; and delete certain apartment-specific standards.

Tabled Until
March 6, 2017
City Council
Meeting

18. Council Bill 2017-035. (Ferguson)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the 'Land Development Code' and enacting a new Article VII, 'International Property Maintenance Code'.

Tabled Until
March 6, 2017
City Council
Meeting

19. Council Bill 2017-036. (Ferguson)

A general ordinance amending Springfield City Code Chapter 36, 'Land Development Code,' Article I, 'Administration and Enforcement of Codes,' to provide for administration and enforcement of the International Property Maintenance Code and to clarify certain provisions.

6346

20. Council Bill 2017-037. (Fulnecky)

A general ordinance amending the Springfield City Code by repealing certain language contained in Chapter 22, 'Aviation,' and adding new regulations for ground transportation operators at the Airport, including Transportation Network Companies.

26852

21. Council Bill 2017-038. (Hosmer)

A special ordinance authorizing the City of Springfield, Missouri, to enter into Schedule of Equipment No. 6, which will become a part of its existing Master Equipment Lease Purchase Agreement, the proceeds of which will be used to pay the costs of acquiring equipment for the Springfield-Branson National Airport and to do all things necessary to carry out the lease-purchase transaction, including the execution of certain documents in connection therewith; and amending the budget of the Springfield-Branson National Airport Board for Fiscal Year 2016-2017 in the amount of \$2,904,904.37.

26848

22. Council Bill 2017-039. (Ferguson)

A special ordinance authorizing the City Manager, or his designee, to approve the plans and specifications of the Z1 School Sidewalk Project; and to accept the bid of \$391,921.70 and enter into a contract with Liming Concrete, LLC for completion of the project.

23. RESOLUTIONS. Citizens May Speak. May Be Voted On.

10309

24. Council Bill 2017-044. (Stephens)

A resolution adopting an additional legislative priority to the City of Springfield's Legislative Priorities for 2017, in particular, support of the proposed state legislation requiring the State of Missouri to comply with provisions of the REAL ID Act of 2005.

10310

25. Council Bill 2017-045. (McClure)

A resolution encouraging the Missouri General Assembly to provide continued funding in the Fiscal Year 2018 budget for the Springfield and Southwest Missouri region's higher education projects and initiatives that are critical to the region's future economic development and workforce development strategies.

26. EMERGENCY BILLS.

27. PUBLIC IMPROVEMENTS.

28. GRANTS.

29. AMENDED BILLS.

30. COUNCIL BILLS FOR PUBLIC HEARING.

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

32. Council Bill 2017- 046. (Hosmer)

A special ordinance authorizing the City Manager, or his designee, to enter into an addendum to the annual agreement with the Springfield Convention & Visitors Bureau, Inc., to increase the total contract budget by \$70,295 to \$3,527,670 to reflect current and projected operational changes; and amending the budget of the City's tourism and convention fund for Fiscal Year 2016-2017 in the amount of \$70,295.

33. Council Bill 2017-047. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to enter into a Cost Apportionment Agreement with the Missouri Highway and Transportation Commission and Greene County, to share costs associated with the Route 65 Outer Road relocation; and amending the 2016-2017 Fiscal Year budget for the Department of Public Works in the amount of \$606,330 to appropriate Federal Surface Transportation Program funds for this project.

34. Council Bill 2017-048. (Prater)

A special ordinance authorizing the City Manager, or his designee, to enter into a cost share agreement with Menard, Inc., for the purpose of cost coordinating the Chestnut Expressway and Eastgate Avenue improvement project. The City's estimated cost for the project is \$466,087, which will be funded by the 1/8-Cent Transportation Sales Tax Shared Cost Program.

35. Council Bill 2017-049. (Schilling)

A special ordinance authorizing the plans and specifications for the Republic Road Widening Phase 3 project, Plan No. 2014PW0045T; accepting the bid of Hartman and Company, Inc., in the amount of \$2,165,600, which will be funded by the ¼-Cent Capital Improvements Sales Tax and is already budgeted; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

36. Council Bill 2017-050. (Stephens)

A general ordinance amending the Springfield City Code, Chapter 10, 'Alcoholic Beverages,' Section 10-62, 'Exception for general merchandise stores, restaurants, and exempt organizations'; Chapter 78, 'Offenses and Miscellaneous Provisions,' Section 78-4, 'Possession, sale or consumption of alcoholic beverages in public place,' to amend the title of Subsection (c); and Chapter 106, 'Traffic and Vehicles,' Section 106-50, 'Use of City right-of-way

during Artsfest;' and including a provision to sunset this Ordinance on December 31, 2017.

37. Council Bill 2017-051. (Fisk)

A general ordinance amending Chapter 2, Section 2-92 of the Springfield City Code, known as 'Salary Ordinances,' relating to the salary rates and pay grades by creating one new job title of "Department Safety Coordinator," to be included in the Professional, Administrative and Technical (PAT) salary schedules as a PAT 7.

38. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Appeared

Mr. Sean Falconer Addressed City Council.

39. NEW BUSINESS.

Recommended

The Mayor recommends the following reappointments to the Land Clearance for Redevelopment Agency: Ryan Crosby and Benjamin Hall with terms to expire March 1, 2020.

Recommended

The Mayor recommends the following reappointment to the Springfield-Greene County Library Board: Andrea McKinney with a term to expire July 1, 2019.

Recommended

The Mayor recommends the following reappointment to the Mayor's Commission on Human Rights and Community Relations: Todd Thomas with a term to expire October 1, 2019.

Recommended

The Mayor recommends the following reappointments to the Tree City USA Citizens Advisory Committee: Zach Clapper, Nick Baker and Matthew Suarez with terms to expire December 1, 2019.

Recommended

The Mayor recommends the following reappointments to the Traffic Advisory Board: J.D. Stone, Scott Pearson and Angelo "Nick" Forte with terms to expire April 1, 2020.

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

40. UNFINISHED BUSINESS.

41. MISCELLANEOUS.

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

43. Council Bill 2017-052. (Ferguson)

A special ordinance authorizing the City Manager, or his designee, to enter into a Supplemental Agreement with the Missouri Highway and Transportation Commission for the purpose of funding the Mt. Vernon Street Bridge over Jordan Creek project; and amending the 2016-2017 Fiscal Year budget of the Department of Public Works in the amount of \$18,164 to appropriate federal funds.

44. Council Bill 2017- 053. (Prater)

A special ordinance authorizing the City Manager, or his designee, to amend contract number 2010-0866 with Environmental Works, Inc., to install and maintain one additional monitoring well on public right-of-way at 645 South Glenstone Avenue to monitor groundwater conditions at no cost to the City.

45. Council Bill 2017-054. (McClure)

A special ordinance authorizing the City Manager, or his designee, to accept a grant from the Springfield Police Foundation, and amending the budget for the Police Department for Fiscal Year 2016-2017, in the amount of \$1,000.

46. Council Bill 2017-055. (Fulnecky)

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with the Columbia, Missouri, Police Department for a Domestic Violence Enforcement Training course to be offered to the Springfield Police Department, tuition free, with certain travel reimbursement obligations to be paid by the City.

47. Council Bill 2017-056. (Fulnecky)

A general ordinance amending the Springfield City Code, Chapter 118 – ‘Vehicle for Hire,’ Article III – ‘Towing Services,’ Division 2 – ‘Rotation System,’ Section 118-177 – ‘Release of impounded vehicle,’ by removing references to certain court fees.

48. Council Bill 2017-057. (Fishel)

A special ordinance authorizing the City Manager, or his designee, on behalf of the City of Springfield, to enter into an agreement with the Missouri Development Finance Board and Ozarks Food Harvest to obtain tax credits for contributions to benefit Ozarks Food Harvest for the purpose of expanding the capacity of the existing Ozarks Food Harvest facility and to waive the City’s economic development fee in the amount of \$1,000.

49. CONSENT AGENDA – ONE READING BILLS.

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

51. Council Bill 2017-040. (McClure)

A special ordinance authorizing the City Manager, or his designee, to enter into a Memorandum of Understanding with the Bureau of Alcohol, Tobacco, Firearms and Explosives to allow participation of the Springfield Fire Department in a Bureau of Alcohol, Tobacco, Firearms and Explosives Task Force; to enter into a Memorandum of Agreement with the Bureau of Alcohol, Tobacco, Firearms and Explosives to allow the Bureau to reimburse the Springfield Fire Department for the cost of employee overtime stemming from Springfield Fire Department employees’ participation in the task force.

26850

52. Council Bill 2017-041. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with the Bureau of Alcohol, Tobacco, Firearms and Explosives to formalize the processes and procedures regarding use of an explosives disposal site and the provision of mutual assistance.

26851

53. Council Bill 2017-042. (Ferguson)

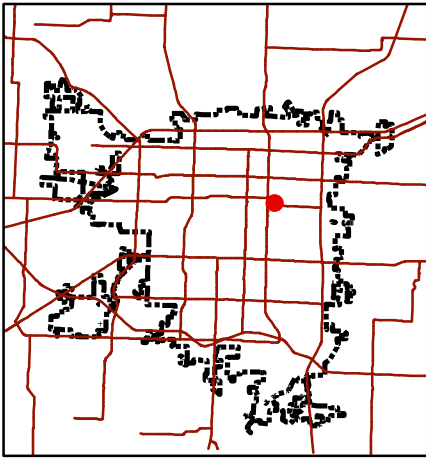
A special ordinance approving the transfer of real property at 916 East Garfield to Blackard Development, LLC and authorizing the issuance of a deed for same.

Confirmed

54. Confirm the following reappointment to the Board of Public Utilities: Jeff Childs with term to expire December 1, 2019.

55. END OF CONSENT AGENDA.

56. ADJOURN.



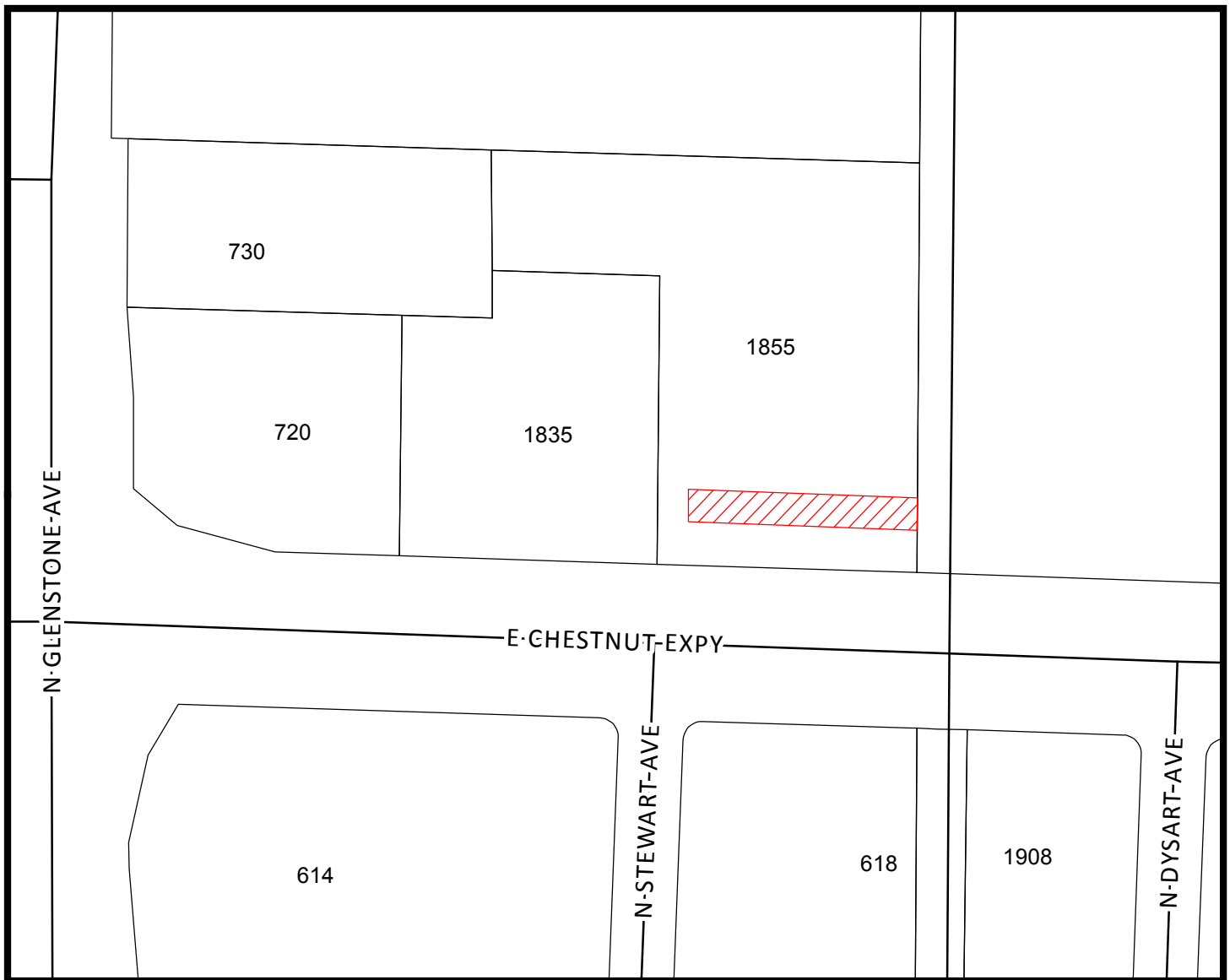
Development Review Staff Report

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

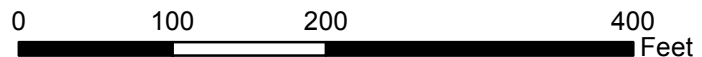
Relinquish Easement 847

LOCATION: 1855 E. Chestnut Expressway

LOCATION SKETCH



- Area of Proposal



1 inch = 125 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO RELINQUISH EASEMENT NUMBER 847

PURPOSE: To relinquish an ingress egress easement

REPORT DATE: February 17, 2017

LOCATION: 1855 E. Chestnut Expressway

APPLICANT: The Kitchen, Inc

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Alyssa S. Ahner
Assistant City Planner

Attachment A: Background report
Attachment B: Approval criteria
Exhibit 1: Legal description
Exhibit 2: Drawing

ATTACHMENT A
RELINQUISH EASEMENT NO. 847
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish an ingress egress easement in order to facilitate the development of the property.

TRAFFIC:
Approved

STAFF COMMENTS:

1. The applicant is requesting to relinquish an ingress egress easement in order to facilitate development of the property. The existing easement is not being used and will be in conflict with the proposed development. The subject easement is located within city limits.
2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 847
APPROVAL CRITERIA

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings:

1. No one has objected to the relinquishment of this easement.

STAFF RESPONSE:

No one has objected to relinquishing the subject easement to date.

2. The appropriate City agency has filed with the Planning and Development Department a statement that the easement is no longer needed to provide service.

STAFF RESPONSE:

All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement.

3. That the retention of the easements no longer serves any useful public purpose.

STAFF RESPONSE:

The retention of the subject easement no longer serves a public purpose.

RELINQUISH EASEMENT NO. 847
EXHIBIT 1

RELINQUISH INGRESS-EGRESS EASEMENT (PARTIAL)
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

ALL OF THE 25' INGRESS-EGRESS EASEMENT LYING IN THE SOUTHERLY PORTION OF TRACT "B OF ADMINISTRATIVE SUBDIVISION #991 AS RECORDED IN BOOK 1874 PAGE 1797 IN GREENE COUNTY RECORDER'S OFFICE BEING A PART OF LOT 2 MCCLEAN ADDITION TO THE CITY OF SPRINGFIELD AS RECORDED IN PLAT BOOK HH PAGE 39 AND BEING PART OF THE NW1/4 SW 1/4 SECTION 17, T29N R21W OF THE 5TH PRINCIPAL MERIDIAN, EXCEPT FOR THE WESTERLY 25' THEREOF AND SUBJECT TO ALL EASEMENTS &/OR RIGHTS-OF-WAY.

AREA TO BE RELINQUISHED = 4,420 SF.

EXHIBIT "A"

RELINQUISH INGRESS-EGRESS EASEMENT (PARTIAL)

1831 E. CHESTNUT EXPRESSWAY

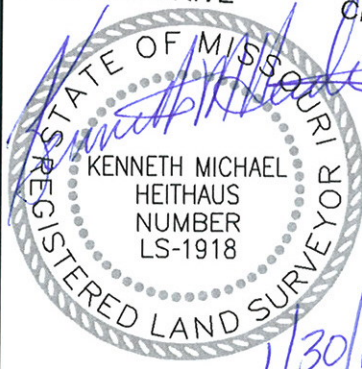
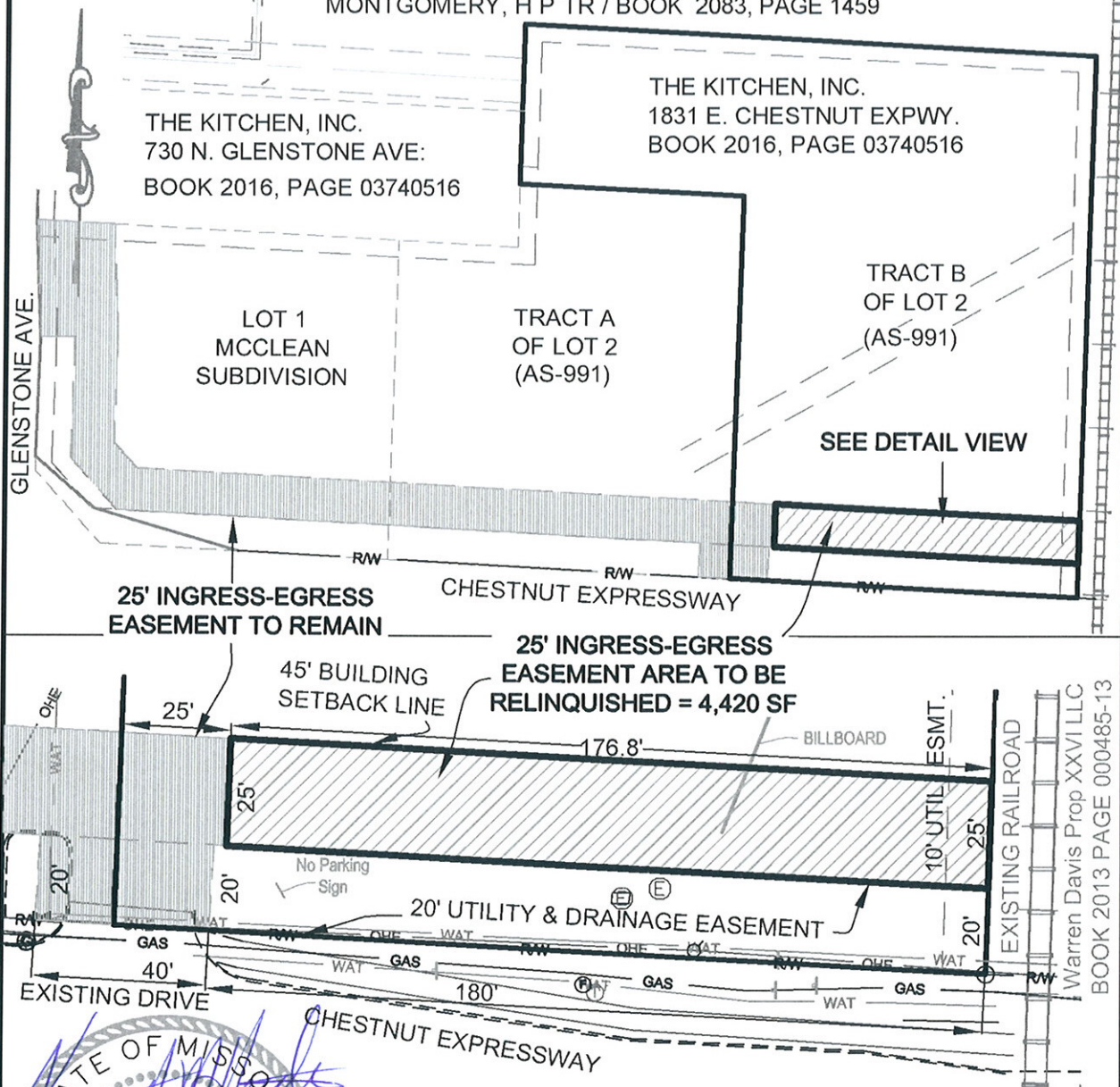
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

MONTGOMERY, H P TR / BOOK 2083, PAGE 1459

0' 100'



SCALE 1"= 100'



DETAIL VIEW



MO COA #2010018087 (LS)

0' 40'

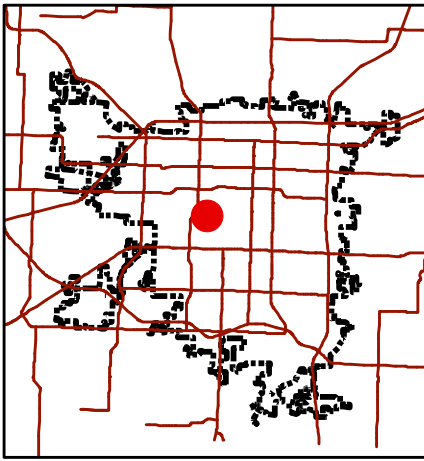


SCALE 1"= 40'

HEI: 216048

CITY: PLN2017-00029

Page 2 of 2



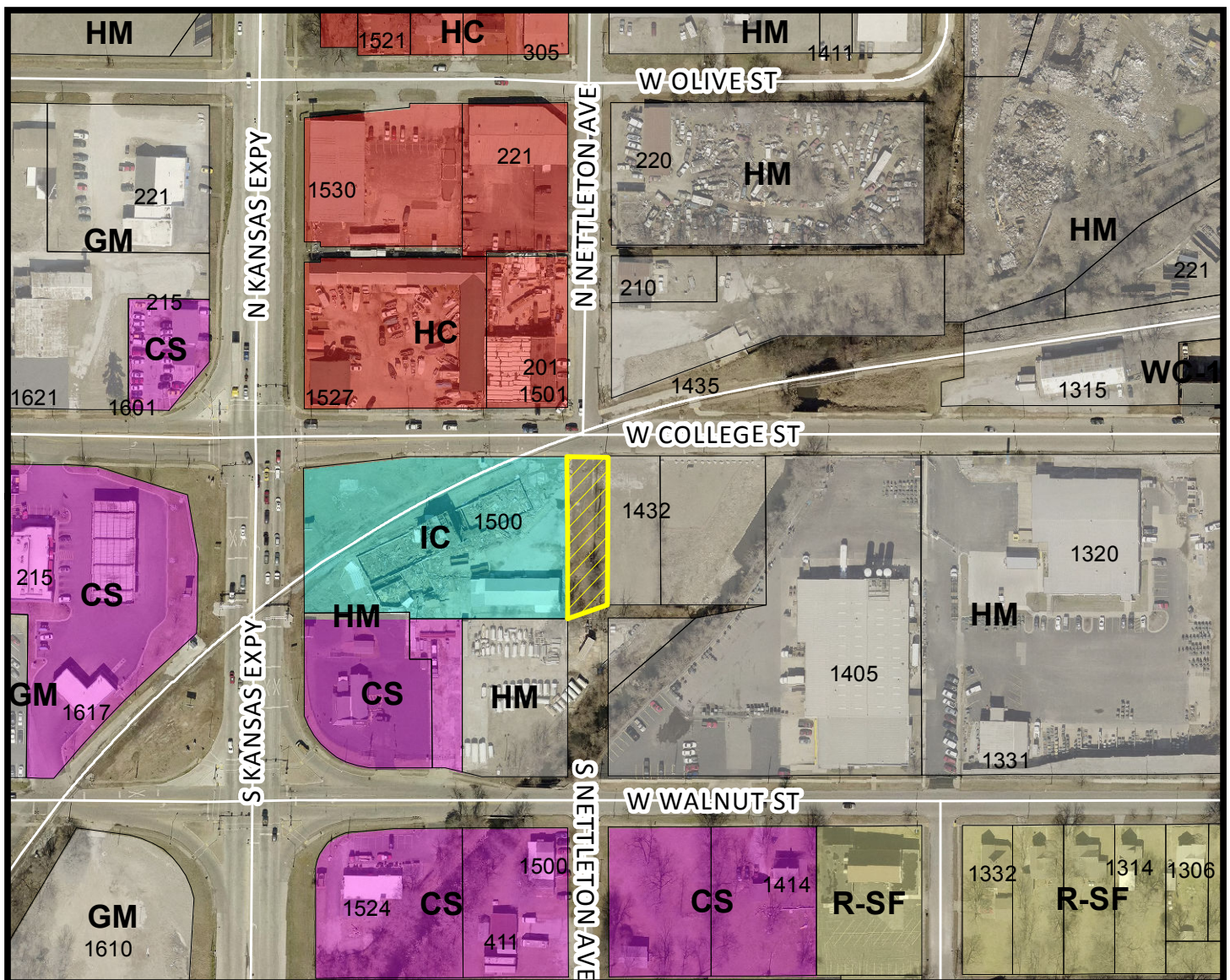
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Department of Planning & Development - 417-864-1031
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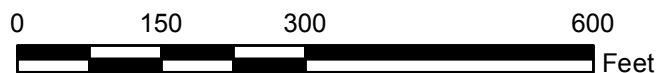
Vacation 786

LOCATION: 200 block S. Nettleton Avenue
CURRENT ZONING: N/A

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
VACATION 786

REPORT DATE: February 24, 2017

LOCATION: 200 block S. Nettleton Avenue

APPLICANT: City of Springfield

VACATION AREA: Approximately 0.23 acres

FINDINGS FOR STAFF RECOMMENDATION:

1. The requested vacation meets the approval criteria listed in Exhibit 2.

RECOMMENDATION:

Staff recommends **approval** of this request.

ADJACENT PROPERTY OWNER COMMENTS:

Fourteen (14) property owners are within three hundred (300) feet of the subject area and have been notified of this action. Staff has not received any comments.

STAFF COMMENTS:

1. This is a request to vacate a portion of the public right-of-way of Nettleton Avenue, south of College Street. The Public Works Department has initiated the vacation because they no longer have a purpose for the Nettleton right-of-way and it is not feasible to construct a bridge over the Jordan Creek channel that runs between College and Walnut Streets. The City currently owns the property to the east. The private property to the west has an existing driveway in this area, but that can be retained by an access easement or with the purchase of the east half of the proposed right-of-way to be vacated. Since the right-of-way for Nettleton was dedicated in the same subdivision as both properties on the east and west, then each property would receive half of the vacated right-of-way.
2. All necessary easements to accommodate existing facilities within the subject rights-of-way will be retained as part of this vacation either by easement or license agreement.
3. The proposed vacation was reviewed by City departments and comments are contained in Attachment 1.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

EXHIBIT 1
DEPARTMENT COMMENTS
VACATION 786

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Traffic is in support of this vacation.

STORMWATER COMMENTS:

No issues.

CLEAN WATER SERVICES COMMENTS:

No public sewer within proposed vacation.

CITY UTILITIES:

Please, retain a utility easement over the Nettleton St ROW. There are existing electric and water facilities within the ROW. The stub running east off of Nettleton does not have to be included. Since the City will be retaining ownership of the east half of the vacated ROW, CU requests a license agreement for the existing utilities. This will be for the east 20 feet of the vacated ROW.

FIRE DEPARTMENT COMMENTS:

No issues.

AT&T COMMENTS:

AT&T utility easement needed for existing aerial and buried cables running along East side of R/W.

EXHIBIT 2
APPROVAL CRITERIA
VACATION 786

In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.

1. All property owners adjacent to the street, alley or public way have access to another street, alley or public way.

STAFF RESPONSE:

All adjacent properties have access to other public streets.

2. The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation.

STAFF RESPONSE:

The Public Works Director initiated the vacation request so two-thirds of the property owners did not have to give consent. The City owns property to the east which is half of the adjacent area, though.

3. That the retention of the street, alley, public way or subdivision serves no useful purpose.

STAFF RESPONSE:

While the proposed right-of-way to be vacated currently has a private driveway through it, Public Works will either dedicate an access easement across the City's portion of vacated right-of-way or sell their portion of vacated right-of-way to the adjacent property owner for access purposes.

4. That the vacation will not affect the ability to use utilities, public or private.

STAFF RESPONSE:

The City will either dedicate a utility easement or enter into a license agreement with CU to protect the existing utilities along Nettleton right-of-way. All necessary utilities will be retained.

EXHIBIT 3
LEGAL DESCRIPTION
VACATION 786

DESCRIPTION FOR STREET VACATION:

Beginning at the Northwest corner of Lot 67 of West End Addition, a subdivision in the City of Springfield, Greene County, Missouri; Thence South along the East right of way of Nettleton Ave. a distance of 184.0 feet to the Southwest corner of said Lot 67; Thence Southwest a distance of 51.66 feet to the West right of Nettleton Ave., and the Northeast corner of Lot 91 of said West End Addition; Thence North, along the West right of way of Nettleton Ave., a distance of 197.0 feet to the Northeast corner of Lot 66 in said West End Addition, and the South right of way line of College St., Thence East along said South right of way, a distance of 50.0 feet to the point of beginning. Containing 9,525 square feet, 0.23 acres, more or less.

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

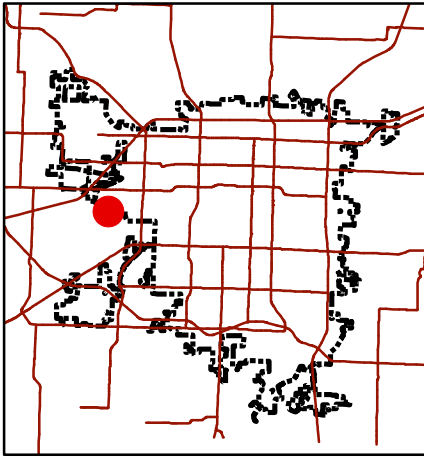
DATE: March 6, 2017

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Vacation 788, 1800 block S. Stewart Ave.

The applicant, Public Works, requests that this case be tabled and placed on the Planning and Zoning Commission meeting on May 4th.



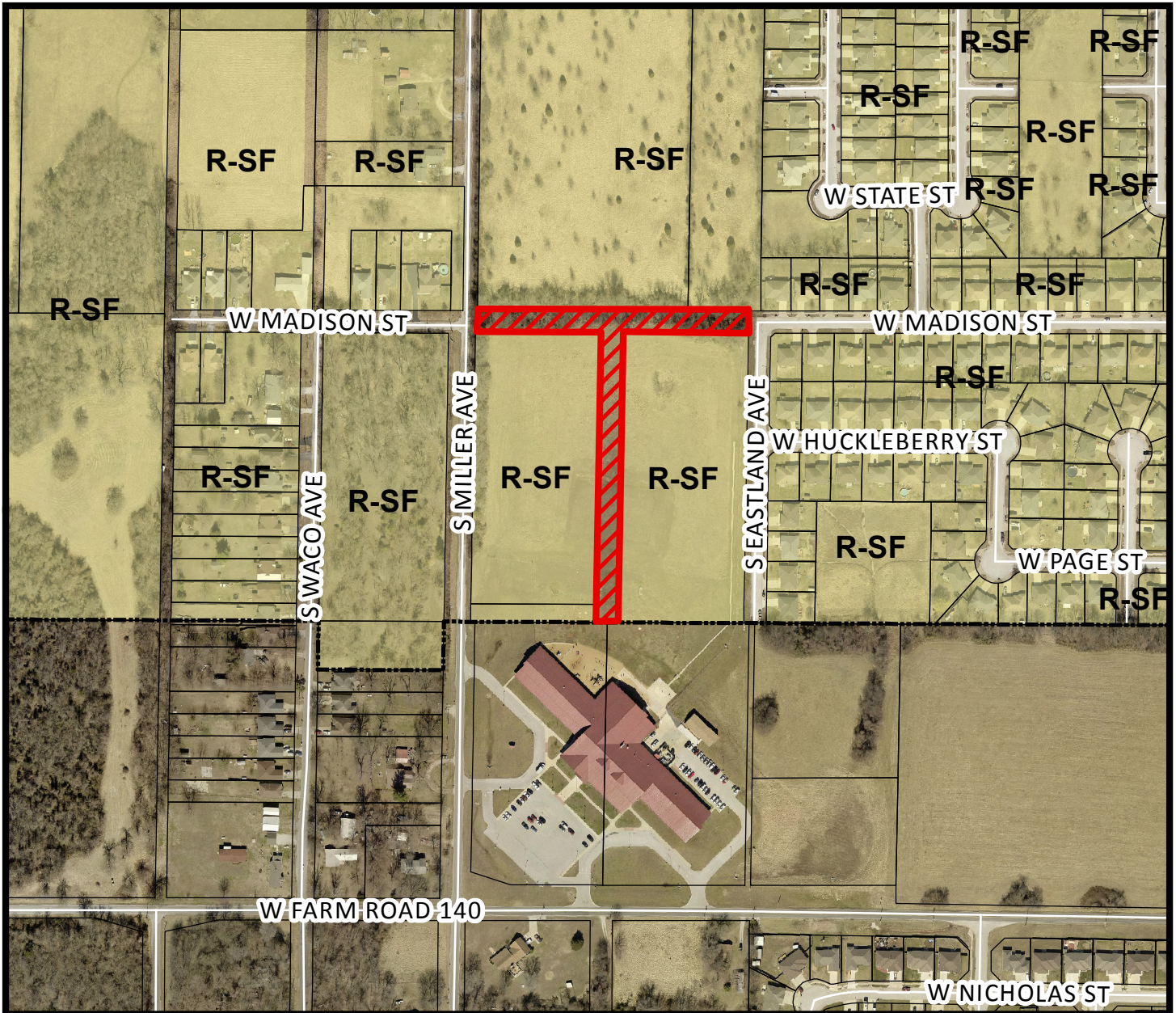
Development Review Staff Report

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

Vacation 789

LOCATION: 4500 block of West Madison Street & 800 block
South Fisk Avenue

LOCATION SKETCH



- Area of Proposal

0 150 300 600
Feet

1 inch = 350 feet

DEVELOPMENT REVIEW STAFF REPORT
VACATION 789

REPORT DATE: February 17, 2017

LOCATION: 4500 block of West Madison Street & 800 block of South Fisk Avenue

APPLICANT: Willard R-11 School District

VACATION AREA: Approximately 1.43 acres

FINDINGS FOR STAFF RECOMMENDATION:

1. The requested vacation meets the approval criteria listed in Attachment 2.

RECOMMENDATION:

Staff recommends **approval** of this request.

ADJACENT PROPERTY OWNER COMMENTS:

Twenty-six (26) property owners are within three hundred (300) feet of the subject area and have been notified of this action. Staff has received an objection to the vacation, by a nearby but non-abutting landowner. The objection did not technically qualify to be a protest petition under our code that would impact your decision. At the time of writing this report, staff does not know what further actions may transpire.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on January 24, 2017 regarding the vacation request. A summary of the meeting is attached (Attachment 4).

STAFF COMMENTS:

1. This is a request to vacate the street right-of-way for the 4500 block of West Madison Street and 800 block of South Fisk Avenue. The applicant, Willard R-II School District, intends to develop a new school site on the north-side of Madison Street. Approval of this vacation request would reduce the pedestrian and vehicle interactions if Madison Street were ever constructed and facilitate the development of a new school site.
2. Streets have not been constructed within the subject right-of-way.

3. All interested departments have responded that no additional easements are needed within the subject right-of-way vacation.
4. The proposed vacation was reviewed by City departments and comments are contained in Attachment 1.

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENTS:

Attachment 1, Department Comments
Attachment 2, Approval Criteria for Vacations
Attachment 3, Legal Description and Survey
Attachment 4, Neighborhood Meeting Summary

ATTACHMENT 1
DEPARTMENT COMMENTS
VACATION 789

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection with vacation proposal.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

No objection with vacation proposal.

STORMWATER COMMENTS:

No objection with vacation proposal.

CLEAN WATER SERVICES COMMENTS:

No objection with vacation proposal.

CITY UTILITIES COMMENTS:

No objection with vacation proposal.

FIRE DEPARTMENT COMMENTS:

No objection with vacation proposal.

ATTACHMENT 2
APPROVAL CRITERIA
VACATION 789

In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.

1. All property owners adjacent to the street, alley or public way have access to another street, alley or public way.

STAFF RESPONSE:

Adjacent property owners have access to another street. A street has not been constructed within the subject right-of-way vacation area.

2. The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation.

STAFF RESPONSE:

All three (3) adjacent owners have given their consent to the vacation.

3. That the retention of the street, alley, public way or subdivision serves no useful purpose.

STAFF RESPONSE:

The right-of-way is not needed and does not serve a useful purpose. The vacation will facilitate development of a new school site and limit pedestrian and vehicle interactions which will improve safety at the new school site.

4. That the vacation will not affect the ability to use utilities, public or private.

STAFF RESPONSE:

The vacation of right-of-way will not affect utilities. All interested departments have responded that no additional easements are needed within the subject right-of-way vacation.

ATTACHMENT 3
LEGAL DESCRIPTION AND SURVEY
VACATION 789

The platted 50 feet of right-of-way of Madison Street between Miller Avenue and Eastland Avenue as shown on the Final Plat of Louis Haseltine's Orchard Park Subdivision, duly recorded in Plat Book L, at Page 3, in the Greene County Recorder of Deed's Office, Springfield, Greene County, Missouri, being more particularly described as follows:

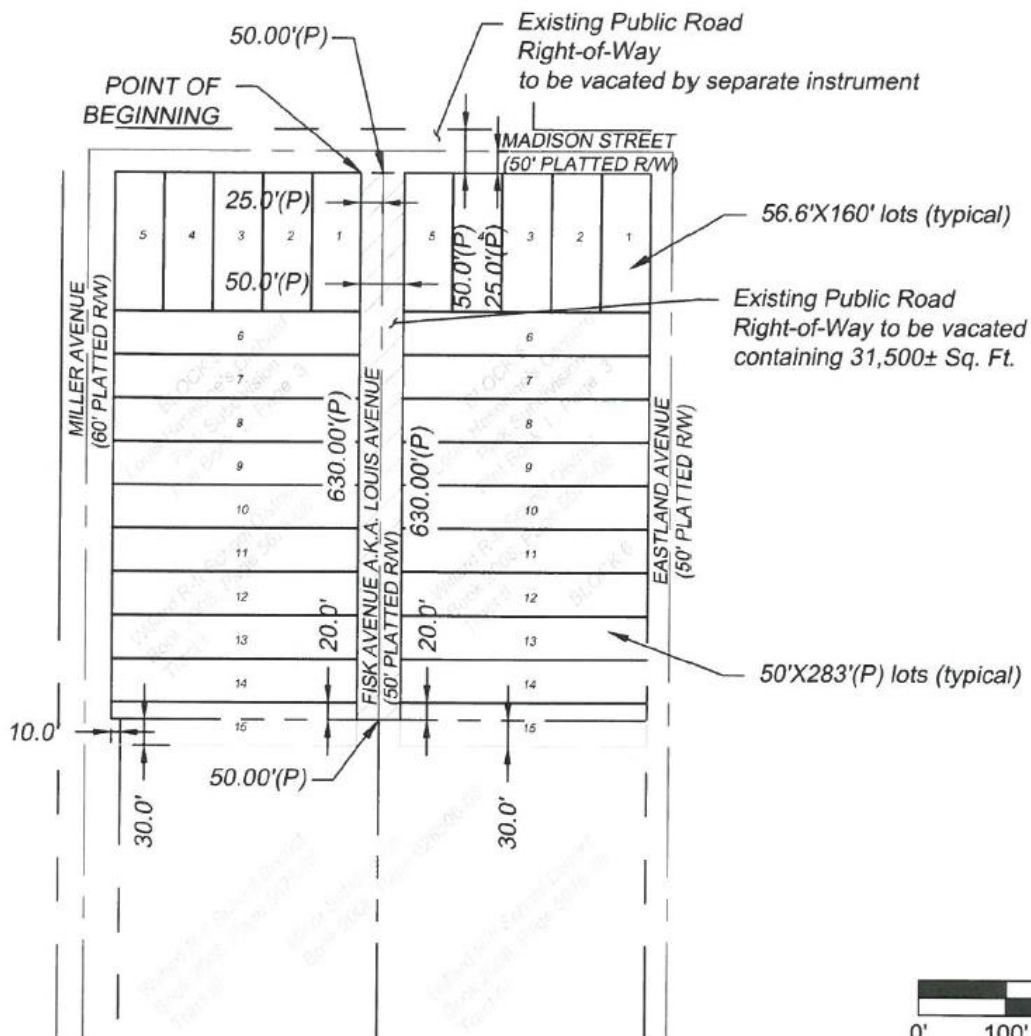
BEGINNING at the Northeast Corner of Lot 1, Block 6 in said Louis Haseltine's Orchard Park Subdivision; Thence North 50.00 feet (Plat), to a point on the South line of a tract of land marked "Reserve" on said Louis Haseltine's Orchard Park Subdivision; Thence West, along said South line, 616.00 feet (Plat) more or less, to the Southwest Corner of a tract of land marked "Reserve" on said Louis Haseltine's Orchard Park Subdivision; Thence South, leaving said South line, 50.00 feet (Plat), to the Northwest Corner of Lot 5, Block 5 in said Louis Haseltine's Orchard Park Subdivision; Thence East, along the South line of said Madison Street, and the North line of Blocks 5 and said Block 6 in said Louis Haseltine's Orchard Park Subdivision, a distance of 616.00 feet (plat) more or less, to the POINT OF BEGINNING, containing 30,800 square feet, more or less, subject to easements and restrictions of record.

AND

The platted 50 feet of right-of-way of Fisk Avenue (Platted as Louis Avenue), South of Madison Street, between Blocks 5 and 6 as shown on the Final Plat of Louis Haseltine's Orchard Park Subdivision, duly recorded in Plat Book L, at Page 3, in the Greene County Recorder of Deed's Office, Springfield, Missouri, being more particularly described as follows:

BEGINNING at the Northeast Corner of Lot 1, Block 5 in said Louis Haseltine's Orchard Park Subdivision; Thence South, along the East line of said Block 5, 630.00 feet (plat) more or less, to a point on the North line of a tract of land duly recorded in Book 2008, at Page 5676-08, Greene County Recorder of Deed's Office, being 30.00' North of the Southeast Corner of Lot 15 in said Block 5; Thence East, leaving said East line of Block 5, and along the North line of said tract, a distance of 50.00 feet (plat), to a point being 30.00 feet North of the Southwest Corner of Lot 15, in said Block 6; Thence North, leaving said North line of said tract and along the West line of said Block 6, 630.00 feet (plat) more or less, to the Northwest Corner of Lot 5 in said Block 6; Thence West, leaving said West line of said Block 6, a distance of 50.00 feet to the POINT OF BEGINNING, containing 31,500 square feet, more or less, subject to easements and restrictions of record

DWG: F:\2016\3501-4000\016-3643\40-Design\Survey\SRVY\Sheets\V_VACA_Fisk_63643.dwg
 DATE: Dec 19, 2016 12:51pm
 USER: ddrumm
 XREFS: V_XBOU_63643



LEGEND
 (P) Platted Distance

This sketch is not a boundary survey. It is intended to show the configuration of proposed easement. It should not be used to locate property lines and does not meet the Minimum Standards for Property Boundary Surveys.



PROJECT NO: 016-3643
 DRAWN BY: DDD
 DATE: 12-19-16

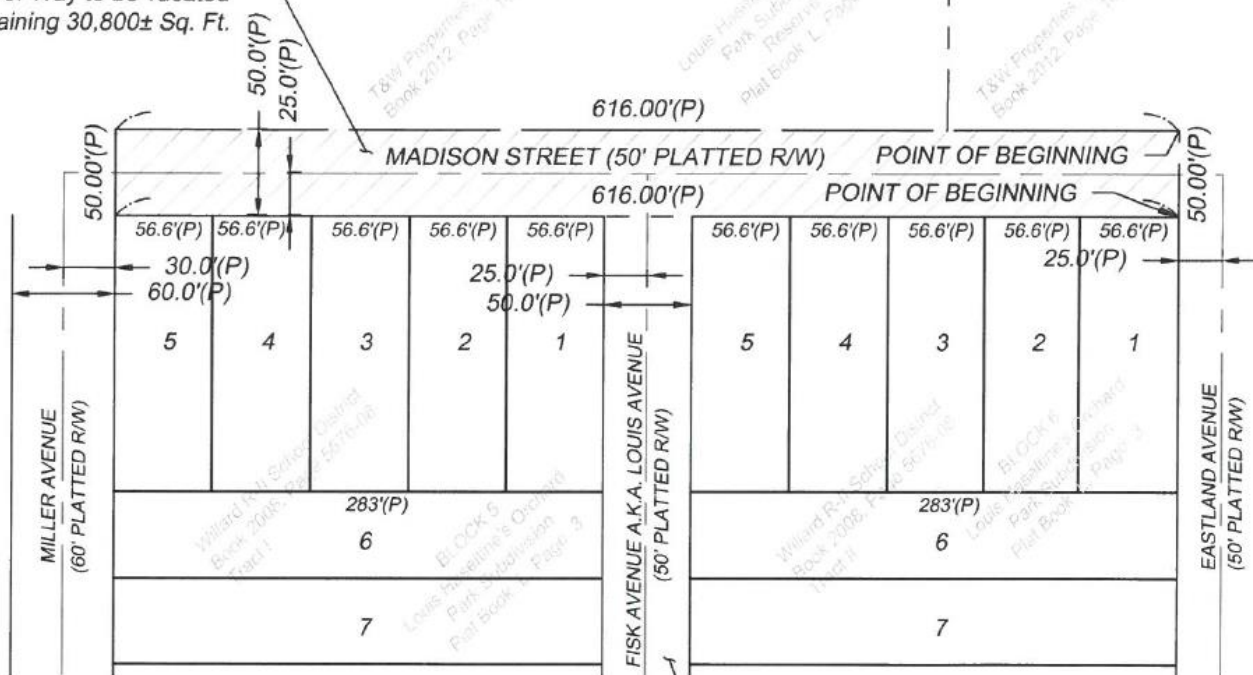
Right-of-Way Vacation

MOLSSON
 ASSOCIATES

550 St. Louis Street
 Springfield, MO 65806
 TEL 417.890.8802
 FAX 401.890.8805

EXHIBIT
 B

Existing Public Road
Right-of-Way to be vacated
containing 30,800± Sq. Ft.

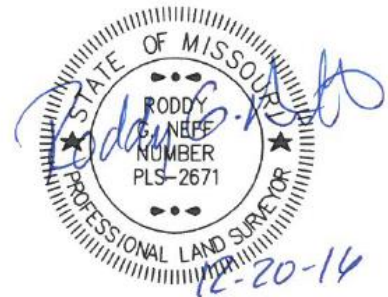


Existing Public Road
Right-of-Way to be vacated
by separate instrument



LEGEND

(P) Platted Distance



This sketch is not a boundary survey. It is intended to show the configuration of proposed easement. It should not be used to locate property lines and does not meet the Minimum Standards for Property Boundary Surveys.

PROJECT NO: 016-3643

DRAWN BY: DDD

DATE: 12-19-16

Right-of-Way Vacation

MOLSSON
ASSOCIATES

550 St. Louis Street
Springfield, MO 65806
TEL 417.890.8802
FAX 401.890.8805

EXHIBIT

B

NEIGHBORHOOD MEETING SUMMARY

1. Request to vacate: Fisk Ave. south of Madison. Madison St. between Miller and Eastland

(subject address)
2. Meeting Date & Time: January 24, 2017 from 4:00-6:30pm
3. Meeting Location: 4595 W. Farm Rd 140, Springfield, MO 65802
4. Number of invitations that were sent: 87
5. How was the mailing list generated: By the City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 9
7. List the verbal comments and how you plan to address any issues:

No negative verbal comments were heard. The neighbors questions related to where the ROW to be vacated was located and what was the purpose of the vacation. The location was explained, and the neighbors were told of the Willard School District's plan to construct a new 5-6th grade school on the property north of Madison St.

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

None were received.

Neighborhood Meeting

Madison Street and Fisk Avenue Vacating

January 24, 2017
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Jared Rasmussen	550 Saint Louis Street Springfield, MO 65806	417-890-8802
Joseph Nohl	4412 W. Madison St. Splfd., Mo. 65802	417-496-9688
Susie Smart	4424 W Huckleberry Spld MO - 02	417 824-5093
Larry Hall	3940 W Rosebrier Sp 66 MO 65807	417-353-7069.
Deltan & Jean Washburn	8086 W Farm Road 124 Springfield MO 65802	
Beverly Martin	4438 W Huckleberry Spld MO 65802	
Char & Harp	4506 W Mt View Springfield MO 65802	417-848-8839
Josh & Tiffany Harp	844 S. Eastland Ave. Springfield, MO 65802	417-818-7547

Development Review Staff Report

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

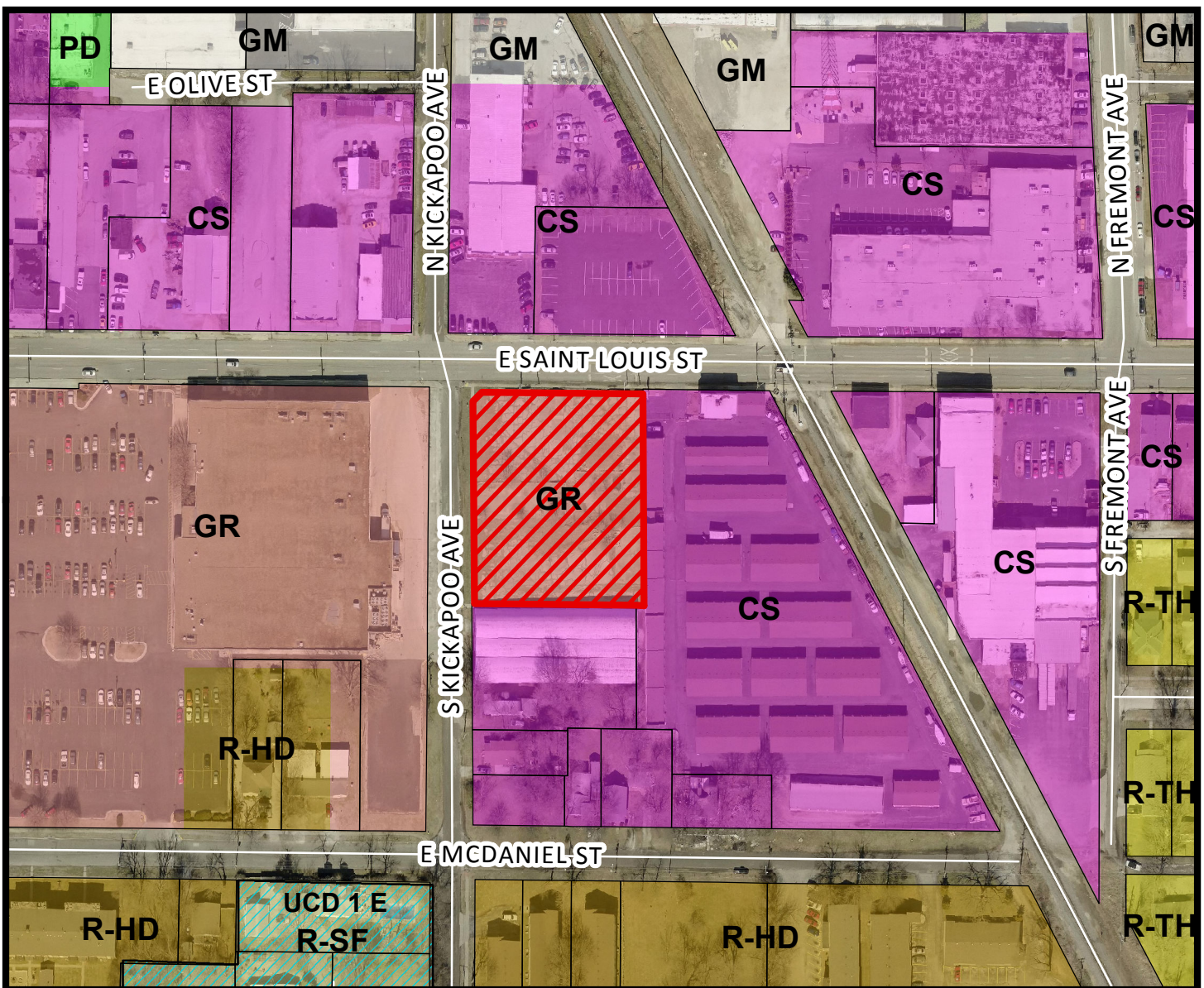
Z-11-2017 w/ Conditional Overlay District #123

LOCATION: 1310 East St. Louis Street

CURRENT ZONING: GR, General Retail

PROPOSED ZONING: R-HD, High-Density Multi-Family Residential District with Conditional Overlay District #123

LOCATION SKETCH



- Area of Proposal

0 100 200
Feet

1 inch = 175 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-11-2017 & CONDITIONAL OVERLAY DISTRICT NO. 123

PURPOSE: To rezone approximately 1.04 acres generally located at 1310 East St. Louis Street from a GR, General Retail to a R-HD, High-Density Multi-Family Residential District and establishing Conditional Overlay No. 123

REPORT DATE: February 22, 2017

LOCATION: 1310 East St. Louis Street

APPLICANT: Miller Commerce, LLC

TRACT SIZE: Approximately 1.04 acres

EXISTING USE: Undeveloped land

PROPOSED USE: Multi-family Residential uses

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with *Growth Management and Land Use Plan* element of the *Comprehensive Plan* which identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The R-HD district is identified as an appropriate zoning district for this land use category. The R-HD district is intended for properties located primarily in and around the center city or other high-intensity use areas specified in the comprehensive plan. The *Plan* also identifies Center City and Missouri State University and surrounding area as major Activity Centers, which are to be locations of employment, housing, business and entertainment. The subject property is located near these Activity Centers.
2. The request is consistent with the recommendations of the *Revised Multi-Family Development Location and Design Guidelines* which will limit the development to thirty-two (32) dwelling units per acre and requires specific design guidelines and amenities such as a 900-square foot picnic area, park benches, bicycle parking area and lamp posts along an internal walkway system that connects to public sidewalks.
3. Approval of this application will allow for development of this underutilized property and promote infill development where investments have already been made in public services and infrastructure.

RECOMMENDATION:

Staff recommends approval of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	CS	Automobile Service Garage
East	CS	Self-service storage facility
South	CS	Warehouse use
West	GR	Grocery Supermarket

HISTORY:

In February 2010, City Council approved General Ordinance No. 5860 rezoning the subject property from CS, Commercial Services to GR, General Retail.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The R-HD district is identified as an appropriate zoning district for this land use category. The *Plan* also identifies Center City and Missouri State University and surrounding area as major Activity Centers, which are to be locations of employment, housing, business and entertainment.

STAFF COMMENTS:

1. The applicant is proposing to rezone from a GR, General Retail to an R-HD, High-Density Multi-Family Residential District and establishing Conditional Overlay No. 123. 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).
2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The R-HD district is identified as an appropriate zoning district for this land use category. The R-HD district is intended for properties located primarily in and around the center city or other high-intensity

use areas specified in the comprehensive plan. The *Plan* also identifies Center City and Missouri State University and surrounding area as major Activity Centers, which are locations of employment, housing, business and entertainment. The subject property is located near these Activity Centers.

3. The R-HD District is intended to accommodate multi-family developments at densities up to approximately forty (40) dwelling units per acre. The applicant is requesting a maximum of thirty-two (32) dwelling units per acre. This density has been determined to be appropriate for this area based on an assessment completed under the *Revised Multi-Family Development Location and Design Guidelines*. The request is consistent and complies with these guidelines. The developer is proposing a multi-family development with a total of 33 dwelling units. The proposed development will include a 900 square-foot picnic area, park benches, bicycle parking area and lamp posts along an internal walkway system that connects to public sidewalks. Further analysis of the proposed development under the *Revised Multi-Family Development Location and Design Guidelines* is attached (Attachment 3). The development must be in substantial conformance to the attached site plan (Attachment 5).
4. The R-HD district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. St. Louis Street is classified as a Secondary Arterial roadway and Kickapoo Avenue is classified as a local roadway. The applicant is proposing to have access on both St. Louis Street and Kickapoo Avenue. The Kickapoo Avenue access is currently allowed. St. Louis Street access will require an administrative replat of the property because the current plat restricts access to St. Louis Street. The applicant intends to apply for the administrative replat to remove this restriction, so that the primary access into the development will be on a Secondary Arterial, St. Louis Street, thus improving the internal circulation of the proposed development.
5. Approval of this application will allow for development of this underutilized property and promote infill development where investments have already been made in public services and infrastructure.
6. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on February 13, 2017 regarding the rezoning request. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public

hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Eleven (11) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

April 3, 2017

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-11-2017 & CONDITIONAL OVERLAY DISTRICT NO. 123

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objections with rezoning request.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies St. Louis Street as a Secondary Arterial roadway and Kickapoo Avenue as a Local Residential roadway. The standard right of way width for St. Louis Street is 35 feet from the centerline and 25 feet from the centerline for Kickapoo Avenue. These are both City maintained streets. The most recent traffic count on St. Louis Street is 7,080 vehicles per day. There is not a recent traffic count for Kickapoo Avenue at this location. There is one existing driveway approach on St. Louis Street and no existing driveway approaches along Kickapoo Avenue. There is sidewalk along the property frontage on both St. Louis and Kickapoo. On-street parking is not allowed along St. Louis Street but is allowed on Kickapoo Avenue. There is not a greenway trail in the area. There are two eastbound and two westbound bus stops along St. Louis Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are not any proposed improvements along St. Louis Street or Kickapoo Avenue.

Public Works Traffic Division	Response
Street classification	St. Louis Street - Secondary Arterial Kickapoo Avenue - Local Residential
On-street parking along streets	St. Louis Street - No Kickapoo Avenue - Yes
Trip generation - existing use	720 vehicles per day
Trip generation change - proposed use	240 vehicles per day
Existing street right of way widths	St. Louis Street - 35 ft from the centerline Kickapoo Avenue - 25 ft from the centerline
Standard right of way widths	St. Louis Street - 35 ft from the centerline Kickapoo Avenue - 25 ft from the centerline
Traffic study submitted	Not Required
Proposed street improvements	Not Required

STORMWATER COMMENTS:

The property is located in the Jordan Creek South Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is not 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. However, it appears that the development is reducing impervious area. This site drains to the north east towards inlets located at the intersection of the railroad and St. Louis St. Buyout is not allowed for this property and detention will be required if adding impervious area. There are no sinkholes on the proposed property.

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	Jordan Creek South Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	No

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning however we have the following comments;

1. Public sewer is currently available however one of the proposed buildings is shown on top of existing sewer. Need to either relocate the sewer or the proposed building. Relocating or adjusting the sewer would require public improvement plans. The public improvement would have to be constructed or escrowed before a building permit could be issued.
2. Need to verify the easement also. If there isn't one, a new one will need to be recorded.

FIRE DEPARTMENT COMMENTS:

No objections with rezoning request.

CITY UTILITIES:

No objection to rezoning request. City Utilities has adequate facilities in place to provide service

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

Attachment 2

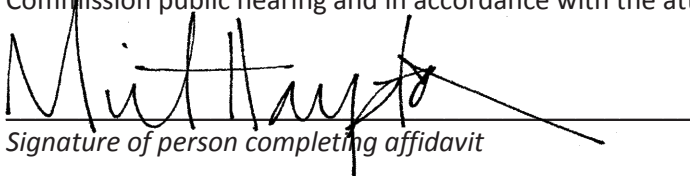
1. Request change to zoning from: General Retail to Residential High Density
(existing zoning) (proposed zoning)
2. Meeting Date & Time: Monday, February 13th 2017 - 4:00 pm - 6:30 pm
3. Meeting Location: Holiday Inn Express & Suites – 1117 E. St. Louis 65806
4. Number of invitations that were sent: 60
5. How was the mailing list generated: From City
6. Number of neighbors in attendance (attach a sign-in sheet): Attached
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.)

Attached:

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

There were no written comments.

I, Michael Hampton (print name), attest that the neighborhood meeting was held on 2/13/2017 (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

Michael Hampton
Printed name of person completing affidavit

*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.)*

- Trash Enclosure Locations? We plan to locate them in the southeast corner and most likely be enclosed.
- How we will address noise issues? This is going to be a up-scale gated development targeted for 'young professionals' and adhere to city guidelines for noise levels.
- Number of Parking stalls. We have designed the site plan to account for adequate number of parking stalls per number of living units.
- How to deal w/ trucks along Kickapoo servicing Price Cutter? We won't impede any circulation along Kickapoo.

NEIGHBORHOOD MEETING
1310 E. St Louis St Rezoning
Springfield, MO 65802
February 13, 2017 | 4:00 – 6:30 pm

NAME ADDRESS PHONE

Carla Guen	307 S. Cordova St	417-521-7274
Thomas Guen	307 S. Cordova St	521-7274
Dale P. Lee	1105 E. Union	417-818-0008
William J. Lee	1321 St. Louis	865-5658
William P. Lee	1247 E. McDaniel	863-0873
Nolan Hardison	1253 E. St. Louis	417-849-9455
Annie Hardison	1253 E. St. Louis	417-693-1469

Larry
William

ATTACHMENT 3
MULTI-FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINE
ASSESSMENT
ZONING CASE Z-6-2017 & CONDITIONAL OVERLAY DISTRICT NO. 123

The applicant is requesting approval of 33 multi-family apartments on 1.04 acres of property. According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 14 points, which would allow up to 32 dwelling units per acre. Below is an analysis of the four categories used to calculate the Matrix score.

A. Land Use Accessibility (3/3 points)

A maximum of three points was given for land use accessibility. There is neighborhood retail mix and supermarket within 1/4 mile of the subject property. There is a recreational park, medical/dental office and employment concentration greater than 2,500 employees within 1/2 mile of the subject property.

B. Connectivity Analysis (3/5 points)

Three 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 St. Louis Street and Kickapoo Avenue 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. 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 900 square-foot picnic area, 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.

DENSITY: The initial assessment criteria resulted in a total of 14 points for a maximum density of 32 dwelling units per acre.

ATTACHMENT 4
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-11-2017 & CONDITIONAL OVERLAY DISTRICT NO. 123

The requirements of *Section 36-384* of the *Springfield Zoning Ordinance* shall be modified herein for development within this district to include the following.

1. The maximum density is 32 dwelling units per acre.
2. The development of the subject property shall be in substantial conformance to the Multi-Family Development Location and Design Guidelines and the attached site plan (Attachment 5).



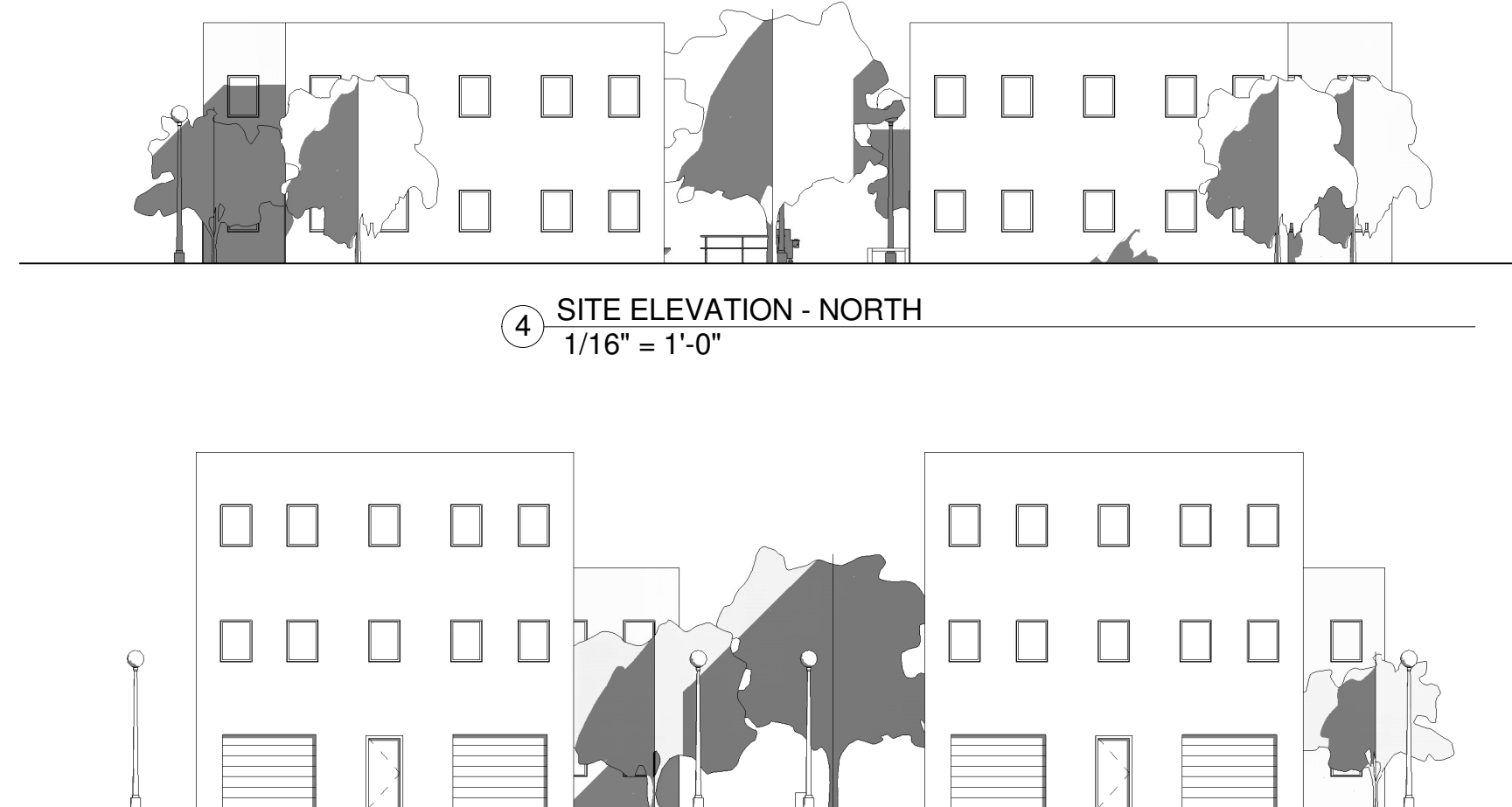
2 SITE ELEVATION - EAST
1/16" = 1'-0"

3 SITE ELEVATION - WEST
1/16" = 1'-0"

ELEVATION NOTES

CONCEPTUAL EXTERIOR ELEVATIONS ARE FOR REFERENCE ONLY. FINAL DESIGN SHALL COMPLY WITH THE FOLLOWING PARAMETERS:

1. STREET FACING WALLS THAT ARE GREATER THAN 50' IN LENGTH SHALL BE ARTICULATED AT LEAST EVERY 25' WITH BAYS, PROJECTIONS, OR RECESSES.
2. BUILDINGS ADJACENT TO THE STREET SHALL BE SITUATED ON THE SITE TO PROVIDE PEDESTRIAN ACCESS TO THE STREET, AND SHALL NOT HAVE PARKING LOTS BETWEEN STREETS AND STREET-FACING BUILDINGS.
3. FACADES THAT FACE STREETS/PEDESTRIAN FRONTAGE THAT ARE GREATER THAN 25' IN LENGTH SHALL BE SUBDIVIDED AND PROPORTIONED USING AT LEAST ONE OF THE FOLLOWING FEATURES: WINDOW, ENTRANCES, ARCADES, ARBORS, OR AWNINGS, DISTRIBUTED ALONG THE FACADE AT LEAST ONCE EVERY 25'.



4 SITE ELEVATION - NORTH
1/16" = 1'-0"

5 SITE ELEVATION - SOUTH
1/16" = 1'-0"

UNIT/ PARKING DATA

UNIT MIX		PARKING REQUIRED	
STUDIO	07	07 x 1.5	11
1 BEDROOM	20	20 x 1.5	30
2 BEDROOM	06	06 x 2	12
TOTAL	33 UNITS	TOTAL	53 SPACES
		TOTAL PROVIDED	53 SPACES

NOTE: 'TOTAL PROVIDED' PARKING INCLUDES FORTY SIX SURFACE PARKING STALLS AND SEVEN INTERIOR GARAGE STALLS

MULTI-FAMILY ASSESSMENT MATRIX

THE FOLLOWING POINTS HAVE BEEN DETERMINED BY STAFF THROUGH THE ADMINISTRATIVE PROCESS.	
LAND USE ACCESSIBILITY:	3 POINTS
CONNECTIVITY ANALYSIS:	3 POINTS
ROAD WORK EVALUATION:	2 POINTS
DESIGN GUIDELINES:	6 POINTS (SEE CALCULATIONS)
TOTAL POINTS:	14 POINTS (ALLOWS 29-32 UNITS PER ACRE)
BUILDING USE GROUP:	R2 - MULTI FAMILY DWELLINGS
LAND AREA:	1.04 ACRES
TOTAL UNITS ALLOWED:	(29-32) x 1.04 = 30-33 UNITS ALLOWED
TOTAL UNITS PROPOSED:	33 UNITS PROPOSED

DESIGN GUIDELINES

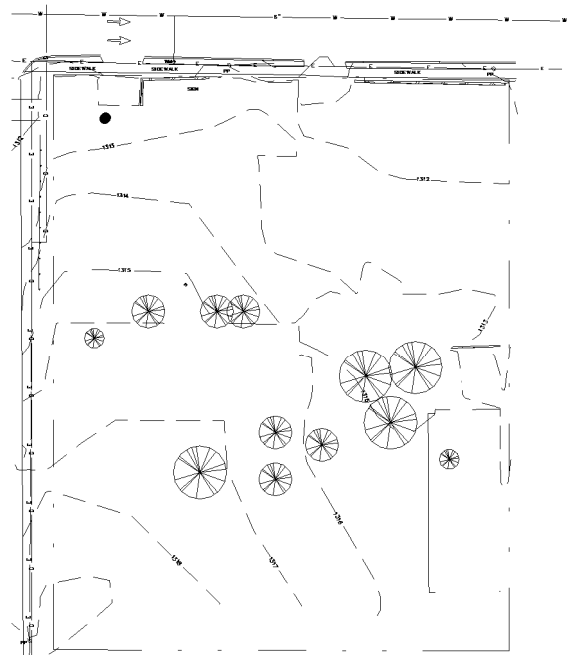
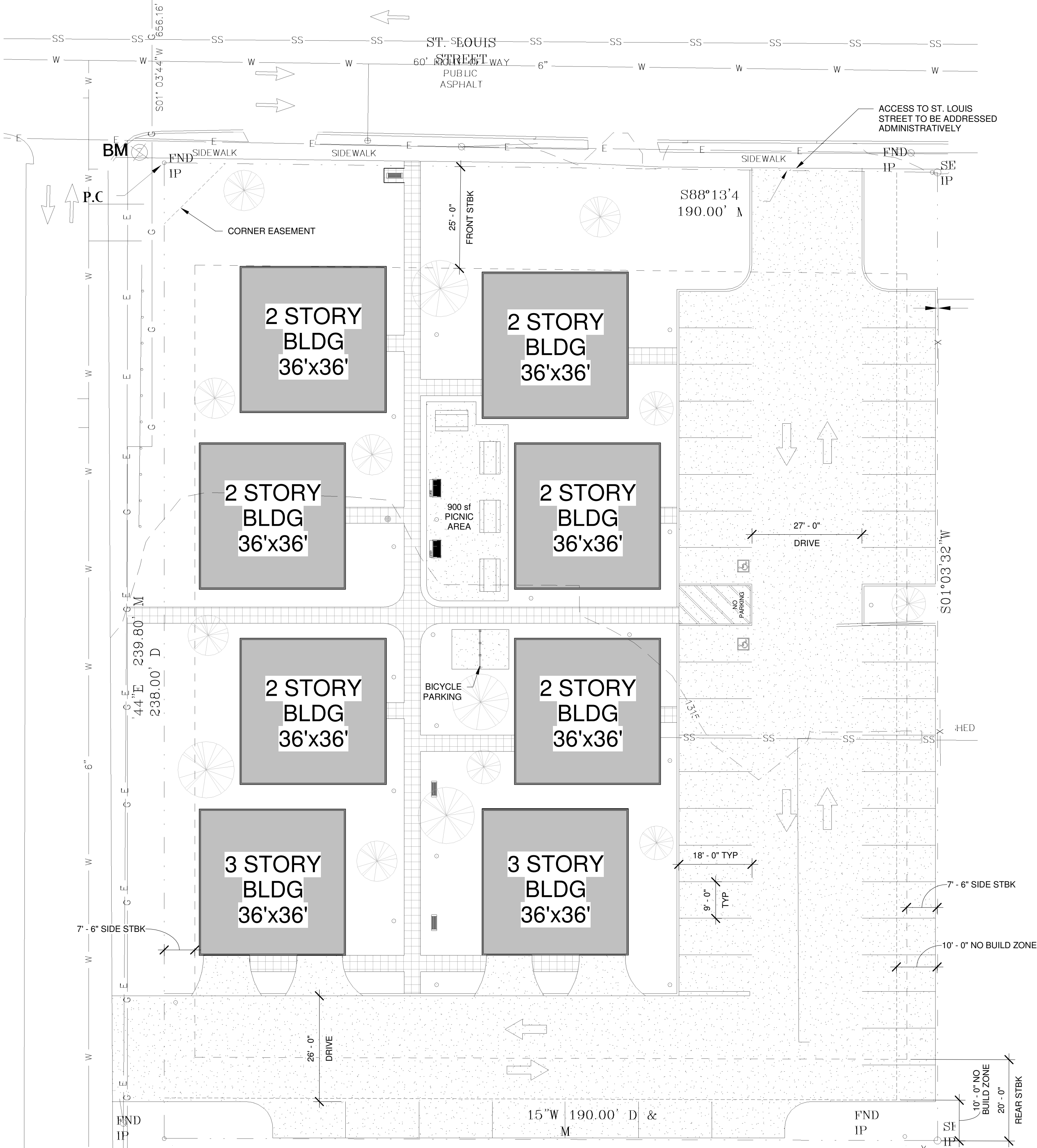
IN ORDER TO OBTAIN 6 POINTS IN THE DESIGN GUIDELINE CATEGORY, ALL OF THE APPLICABLE ITEMS IN EACH CATEGORY SHALL BE OBTAINED. BELOW IS THE SUMMATION:

DESIGN TO ENCOURAGE PEDESTRIAN ACTIVITY:	100%
1. PEDESTRIAN AMENITIES	COMPLIANT
2. BUILDING SCALE & ARTICULATION	COMPLIANT
3. BUILDING ORIENTATION & LANDSCAPING	COMPLIANT
4. AVOIDANCE OF BLANK WALLS	COMPLIANT
5. HISTORIC DECONSTRUCTION	NON-APPLICABLE
6. ON-STREET PARALLEL PARKING	NON-APPLICABLE
PROVIDE A GOOD CIRCULATION SYSTEM:	100%
1. EXTERNAL CONNECTIVITY	COMPLIANT
2. INTERNAL CONNECTIVITY	COMPLIANT
3. TRAIL CONNECTION	NON-APPLICABLE
4. SHARED DRIVEWAY	NON-APPLICABLE
5. STREET ALIGNMENT	NON-APPLICABLE
6. INTERNAL STREETS	NON-APPLICABLE
RESPECT THE NATURAL ENVIRONMENT:	100%
1. USEABLE RECREATIONAL AREA/FACILITY	COMPLIANT
2. AMENITY CALCULATION	COMPLIANT
3. PRESERVATION OF STEP SLOPES & TREES	COMPLIANT

SITE DATA & LEGEND

TOTAL AREA:	1.04 ACRES (45,302 sf)
BUILDING COVERAGE + MISC. PAVING:	13,153 sf (29%)
RECREATIONAL SPACE:	9,613 sf (21%)
TOTAL OPEN SPACE:	14,506 sf (32%)
VEHICULAR USE:	17,643 sf (39%)
BIKE RACK	
15' TALL LAMP POST, GLARE FREE, W/ EXTERIOR SHIELD/OPTICS TO SHIELD SKY AND ADJACENT PROPERTIES	
PROPOSED VEGETATION (2" DIA MIN @ 54")	
BENCH SEATING	
PERVIOUS PAVER WALKWAY, 48" MIN WIDTH	
PROPOSED BUILDING FOOTPRINT	
PROPOSED PAVING	
UNHATCHED AREAS INDICATE LIVING GROUND U.N.O.	

Attachment 5



TREE SURVEY

1 SITE PLAN
1/16" = 1'-0"

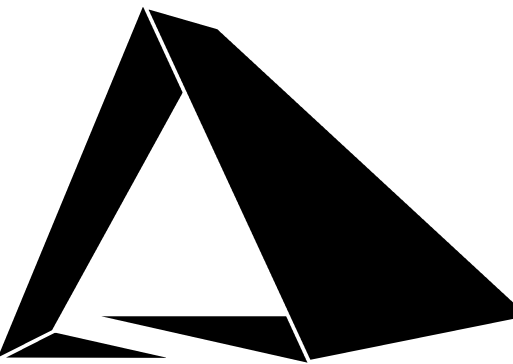
SITE DATA.

1. CURRENT ZONING: GENERAL RETAIL (GR)
PROPOSED ZONING: HIGH DENSITY RESIDENTIAL (R-HD)
2. UNIT COUNT: 32/ACRE @ 1.042 ACRES = 33
3. PARKING STALL COUNT:
SURFACE: 46
COVERED: 7
TOTAL: 53
4. MAX ALLOWABLE HEIGHT: 35'-0"
PROPOSED HEIGHT DISTRIBUTION:
75% 2 STORY, 25% 3 STORY
5. OPEN SPACE REQUIRED: 20%
OPEN SPACE PROPOSED: 32%

Architect of
Certificate of Authority: A-
Copyright 2015 Arkifex Studios LLC
Drawings and Specifications as Instruments of service are and shall remain the property of the Architects. They are not to be used on other projects or extensions to project except by agreement in writing with compensation to the Architect.
Contractor is responsible for construction means methods and techniques, sequences or procedures or for safety precautions and programs in connection with the project

URBAN VILLAGE TOWNHOMES

1310 ST. LOUIS STREET
SPRINGFIELD, MO
GREENE COUNTY



ARKIFEX STUDIOS

P.O. BOX
SPRINGFIELD, MO

project

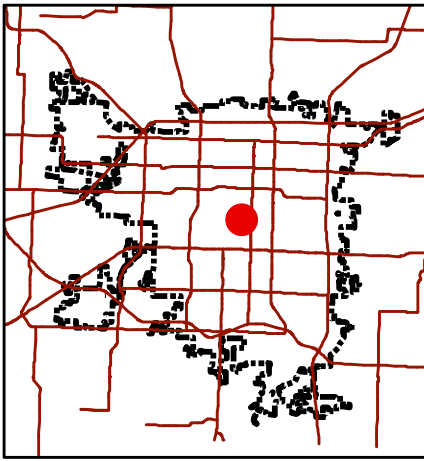
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ISSUE DATE

SK3

SKETCH PLAN



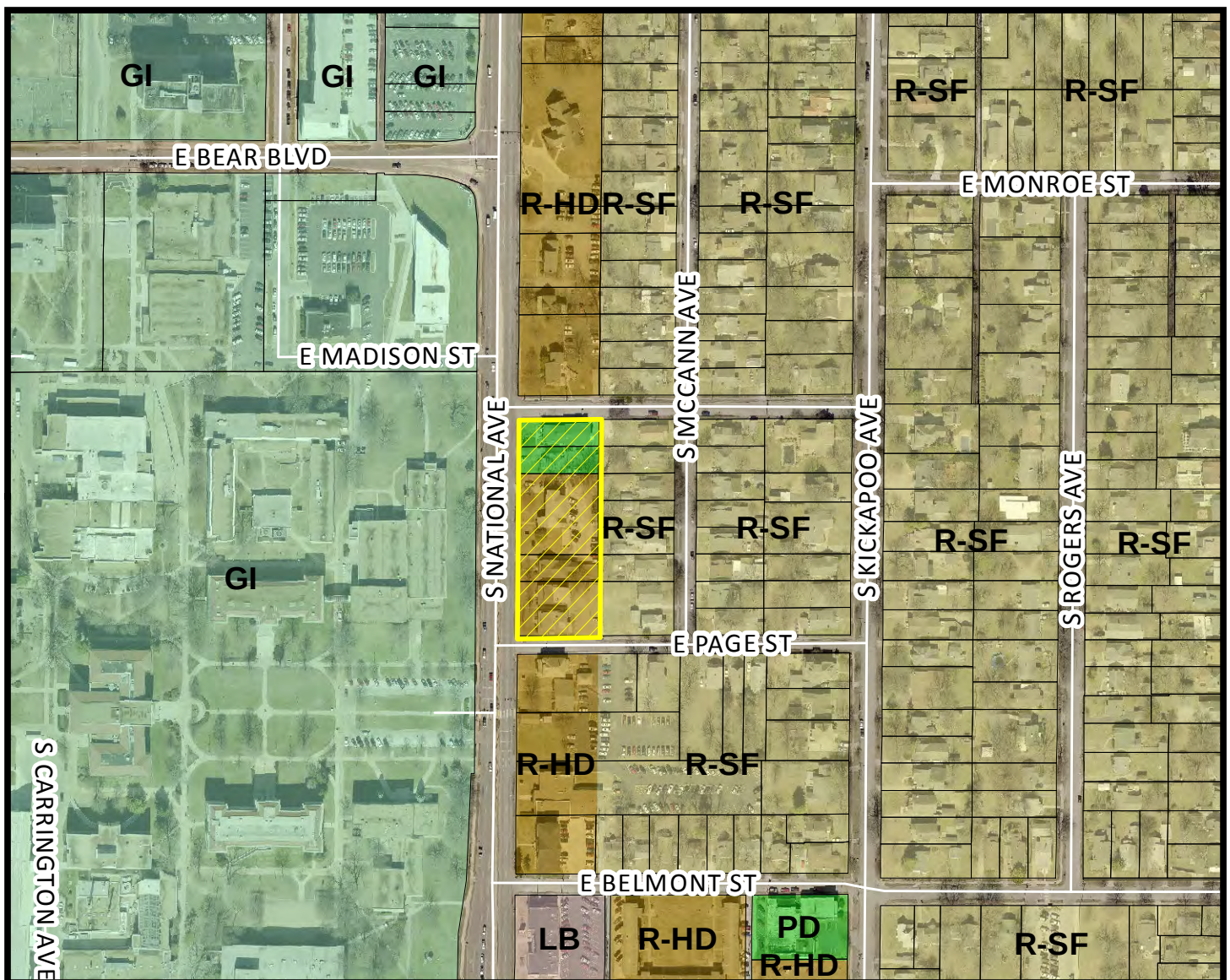
Development Review Staff Report

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

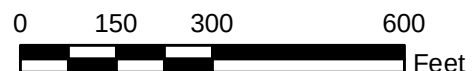
Planned Development 356 and UCD #2 Area D

LOCATION: 800-836 S. National Avenue
CURRENT ZONING: PD 281 & R-HD w/ UCD #2
PROPOSED ZONING: PD 356 w/ UCD #2 Area D

LOCATION SKETCH



- Area of Proposal



1 inch = 300 feet

DEVELOPMENT REVIEW STAFF REPORT
PLANNED DEVELOPMENT 356

PURPOSE: To rezone approximately 1.4 acres of property generally located between 800-836 South National Avenue from Planned Development No. 281, R-HD, High-Density Multi-Family Residential District and Rountree Urban Conservation District No. 2 Area D to a Planned Development District No. 356 and Rountree Urban Conservation District No. 2 Area D.

DATE: March 2, 2017

LOCATION: 800-836 South National Avenue

APPLICANT: Missouri Valley Operating Partnership, LP

TRACT SIZE: Approximately 1.4 acres

EXISTING USE: Multi-family residential and fraternity/sorority houses

PROPOSED USE: Mixed-use development with Eating and Drinking Establishments, Retail Sales Uses and Micro-efficiency studio apartments

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan*, *Rountree Neighborhood Plan*, and Rountree Urban Conservation District support the rezoning of the subject property.
2. This area is located within the Missouri State University and Vicinity (Major) Activity Center. The MSU campus is a significant location of employment, housing, business and entertainment. Properties within Activity Centers are to be intensively and efficiently used.
3. This proposal did require a Multi-Family Location and Design Guidelines assessment. The request is consistent with the Multi-Family Development Location and Design Guidelines as approved by the Planning and Zoning Commission and City Council (see attached assessment).
4. Approval of this application will facilitate redevelopment of this property and promote infill development and increased intensity where investments have already been made in public services and infrastructure.

RECOMMENDATION:

The Planning and Development staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-HD/UCD #2	Residential uses
East	R-SF/UCD #2	Single-family residential uses
South	R-HD/UCD #2	Lutheran Student Center
West	GI	Missouri State University

HISTORY:

The subject property was zoned R-3, Multi-Family District prior to 1995 and was included in the Rountree Urban Conservation District on May 29, 2001. The City's zoning map was amended on January 23, 1995 and zoned this property to R-HD, High-Density Multi-Family District within the Urban Conservation District 2 Sub Area D. A part of Rountree UCD Sub Area D was amended in 2014 to allow for retail sales uses in existing buildings along National Avenue between Belmont and Page Streets.

COMPREHENSIVE PLAN:

1. The *Growth Management and Land Use Plan* Element of the *Comprehensive Plan* designates this area as appropriate for Medium or High Density Housing. The plan recommends multi-family apartment buildings in this category, which are located where there is good traffic access, located between low-density housing and non-residential land uses, and at high-amenity locations. The Major Thoroughfare Plan classifies National Avenue as a primary roadway which supports the proposed land use. The *Growth Management and Land Use Plan* also encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents.
2. This area is located within the Missouri State University and Vicinity (Major) Activity Center as designated in the *Growth Management and Land Use Plan* Element of the *Comprehensive Plan*. The MSU campus is a significant location of employment, housing, business and entertainment. Activity Centers are identified as areas of significant business and high-density housing. It is intended that additional development be concentrated in and around these activity centers to optimize transportation investments, citizen convenience, investor confidence and a compact growth pattern. Properties within Activity Centers are to be intensively and efficiently used. The subject property would fit within these criteria.
3. The *Rountree Neighborhood Plan* was first completed in July of 1985 and was last amended on May 14, 2001. The *Rountree Neighborhood Plan Addendum*

(2001 amendment) subscribes to the philosophy and goals originally established in 1985. However, the size of the Rountree Study area has been reduced to the area contained within the boundaries of the Rountree Urban Conservation District. The original plan philosophy states that the Rountree Study Area should continue to serve and house a diverse population close to the center city of the city. To do so, it should consist of a mix of land uses which provide a functional, stimulating and livable environment for its residents, including, where appropriate, business, institutional, multi-family and single-family uses. One of the major goals of the supplemental *Plan* is to maintain the single-family character and integrity of the Rountree study area by focusing special attention on the maintenance of the physical environment and through the elimination of activities which detract from the character and integrity of the neighborhood. Other goals include preserving the street system within the residential portion of the Rountree study area for local use, supporting the harmonious, orderly and efficient use of the National Avenue and Cherry Street corridors and preserving and improving the aesthetic and environmental quality of the Rountree study area. The Rountree study area philosophy was to continue to serve and house a diverse population close to the center of the city. To do so, it should consist of a mix of land uses which provide a functional, stimulating and livable environment for its residents, including, where appropriate business, institutional, multi-family and single-family uses. This *Plan* supports the rezoning of the subject property.

4. The Plan also states that site plans should be reviewed for their conformity with the general review criteria contained in the UCD. Projects whose site plans fail to comply with the criteria or which will have an adverse impact on the area should be issued a building permit until the adverse conditions are mitigated. The Multi-Family Location and Design Guidelines that were required to be met and have added to the level of review to assess and mitigate any adverse impacts of this mixed use development.
5. In the original *Neighborhood Plan* from 1985, the National Avenue Corridor Area was assessed with the following philosophy: Development in the National Avenue Corridor should be limited to those uses that will have minimal impact on the corridor and the adjacent neighborhood and that will also generate investment into deteriorated properties within the National Avenue Corridor. Staff believes the proposed development follows this philosophy.
6. The Rountree Urban Conservation District was adopted on May 29, 2001 and the National Avenue Corridor Area (Sub Area D) of the UCD was created to limit the adverse impacts of certain land uses in the area, lessen the impact of parking in this area, require screening of certain uses from the view of Rountree single-family neighborhood area and from public streets. Staff believes the purpose of the Rountree UCD has been met.

STAFF COMMENTS:

1. The applicant is proposing to rezone the subject property from Planned Development No. 281, R-HD, High-Density Multi-Family Residential District and Rountree Urban Conservation District No. 2 Area D to a Planned Development District No. 356 and Rountree Urban Conservation District No. 2 Area D. The proposed rezoning will facilitate the development of the property for a mixed-use development with a restaurant, retail space and a 70 unit micro-efficiency studio apartment complex which is a density of 53 dwelling units per acre. A micro-efficiency dwelling unit is a unit with a total floor area of 400 square feet or less. The current maximum density for a R-HD, High Density Multi-Family Residential District is 40 dwelling units per acre. The rezoning of this property will remove the fraternity/sorority use from the northern lots.
2. A change in zoning to a Planned Development automatically triggers a Traffic Study. A Traffic Study was prepared and submitted by one of the consultants for the development. Public Works staff has reviewed the study, the trips generated based on the micro efficiency apartment use and the small scale restaurant and retail uses, and agrees with the summary findings of the Traffic Study. The development will not generate a significant amount of traffic that requires improvements to the existing arterial (National Avenue). The impact to the local residential streets, Madison Street and Page Street, will be minimal based on anticipated traffic patterns shown in the study. The applicant is required to dedicate five (5) feet of right-of-way and five (5) feet of sidewalk easement along National Avenue for future street and sidewalk improvements. The additional five feet of right-of-way reduces the overall size of the site to 1.31 acres.
3. Approximately one acre of the southern part of the site is currently zoned High-Density Multi-Family Residential and can be developed with 40 dwelling units. The R-HD does not specify a maximum number of bedrooms so they could be from 1-4 bedroom units. If developed to the fullest extent, there could be approximately 160 occupants on the proposed site. The northern part of the site is zoned PD 281 which allows up to 15 occupants as part of a fraternity or sorority at 800 S. National and one family in 806 S. National Avenue. The applicant is proposing 70 micro-efficiency units which is far less than what both areas developed to maximum density could be.
4. The applicant provides the analysis of the existing permitted density and their proposed project. This excerpt is from the PD 356 Exhibit 1 narrative:
 - a. "The intent of this planned development is to provide a multi-use pedestrian friendly residential housing development in the form of micro-efficiency apartments, retail and restaurant space. The City of Springfield's multi-family districts are based on densities of units.
 - i. R-TH (approximately 11 units per acre),

- ii. R-LD (approximately 18 units per acre),
 - iii. R-MD (approximately 29 units per acre) and
 - iv. R-HD (approximately 40 units per acre).
 - b. The units in these densities can be one bedroom which requires one and a half parking spaces per unit up to four bedrooms which requires two parking spaces per unit. Therefore a R-HD development on our 1.31 acre lot could be developed with $40 \times 1.31 = 52$ units. Assuming one parking space = one resident under R-HD zoning, our 1.31 acre lot could house:
 - i. One bedroom units $52 \text{ units} \times 1.5 \text{ spaces} = 78 \text{ parking spaces} = 78$ people living on site.
 - ii. Two to Four bedroom units $52 \text{ units} \times 2 \text{ spaces} = 104 \text{ parking spaces} = 104$ people living on site. **Many four bedroom units house four people and would actually be developed with 208 people living on site.**
 - c. This PD allows creative zoning for the micro-efficiency unit. The number of units proposed is equal to the number of people in each unit. The proposed development would have 70 units with 70 people living on site. While the density of units is higher, the actual people living on site will be less than what typical R-HD zoning would allow. Therefore this PD allows more units than would be allowed by the City of Springfield R-HD district. This development is also proposed to be a multi-use development with two retail spaces. One of those spaces is proposed to be a restaurant. The restaurant and retail spaces add density and diversity which the adjacent neighborhood desires to the project without adding more parking spaces. Specifically, overlap in parking will occur as some of the residents will leave the site as customers come to visit the site. This overlap should provide a conservative number of parking spaces that should prevent the residents and customers from parking on the adjacent streets. Additionally, because of the immediate access to the heart of the University's classroom quadrangle, we would anticipate that many of the students or faculty that reside in the building will be without a vehicle."
5. The major difference between the existing Planned Development 281 and R-HD, High-Density Multi-Family Residential District/UCD #2 and the proposed Planned Development No. 354 is that a mixed-use development is permitted. Because the development will be studio micro-efficiencies and will not have the ability to be developed with up to four bedrooms per unit, the proposed rezoning will not result in an increase in the intensity of uses or development on the site from what is currently allowed in the R-HD District. The following differences are being proposed:
- a. General Retail uses are permitted as part of a mixed-use development; however, those General Retail uses are limited to a maximum 1,950 square feet for retail sales uses and 2,950 square feet for eating and drinking establishment uses.

- b. The maximum residential density of the R-HD is 40 du/ac and the proposed development is requesting for a total of 70 dwelling units (see explanation in #3 and #4 above).
 - c. Perimeter landscaping along National Avenue, Page and Madison are a minimum of 5 feet. The typical perimeter landscaping is 10 feet; however, the applicant is dedicating 5 feet of right-of-way and another 5 feet of sidewalk easement along National Avenue.
 - d. Due to its proximity to Missouri State University, the PD permits reducing the number of parking spaces by 20% by providing bicycle parking spaces at a rate of two (2) bicycle spaces for each required off-street automobile parking space. The typical bicycle reduction allows a 10% reduction in automobile parking spaces.
 - e. Residents will not be allowed to participate in the Rountree Parking Permit program.
 - f. A final development plan is required to be reviewed and approved by the Administrative Review Committee (ARC) to show conformity to the Exhibit 1 (text).
6. The City of Springfield on January 13, 2014 passed ordinance # 6092 to modify the City's off-street parking requirements. This ordinance reduced off-street parking for micro-efficiency dwelling units to 1 space. It also defines a micro-efficiency dwelling as a unit with 400 square feet or less.
7. The subject property will have to meet the off-street parking requirements for residential and commercial uses. The zoning ordinance allows for up to a 10% off-street parking reduction for bicycle parking (one space per two bike spaces). The PD permits reducing the number of parking spaces by 20% by providing bicycle parking spaces at a rate of two (2) bicycle spaces for each required off-street automobile parking space. This is the same language as permitted in the UN, University Combining District. Staff believes this development has similar characteristics to this district with its proximity to the MSU campus. The project is providing 46 bicycle parking spaces throughout the site for a 20% off-street parking reduction. The residential uses within the proposed planned development will not exceed more than 53 dwelling units per acre and require 94 off-street parking spaces and 46 bike parking spaces.
6. This proposal did require a Multi-Family Location and Design Guidelines assessment. The request is consistent with the Multi-Family Development Location and Design Guidelines as approved by the Planning and Zoning Commission and City Council (see attached assessment). The general planning guiding principles in the Revised Multi-Family Location and Design

Guidelines assessment are to protect and enhance the character of existing neighborhoods and provide for a transition to an established neighborhood.

8. Due to the close proximity of the Missouri State University campus, on-street parking is regulated in the western portion of the Rountree neighborhood. Residents in the neighborhood are allowed to park on the street provided a parking permit is displayed on the vehicle. Parking permits are required 24 hours per day, Monday through Saturday in Parking District No. 1. Each dwelling unit within the parking district may obtain 2 parking stickers and 1 visitor's permit. Proof of residency and vehicle information is required for the permits. Vehicles parked on the street that do not display a valid parking permit will be ticketed. Resident parking permits are available from the City's Licensing Division. Staff has prohibited this development from participating in the Rountree on-street parking program thus residents and patrons of the proposed development are not allowed to park along Madison, McCann or Page Streets which are within Parking District No. 1.
9. Upon development of the property a bufferyard is required along the east property line adjacent to the R-SF, Single Family Residential zoned property. The bufferyard required is a Bufferyard "Type D" at least fifteen (15) feet wide with a six foot solid wood fence, masonry/brick wall or evergreen hedge. For each one-hundred (100) linear feet of bufferyard, there must be two (2) canopy trees, two (2) understory trees, two (2) evergreen trees and fourteen (14) shrubs. Plantings on utility easements shall be limited to ornamental trees, shrubs and hedges, ground cover and lawn grass. Each required canopy tree may be replaced by two understory or ornamental trees to reduce conflicts with overheard utilities. Plantings in or adjacent to a utility easement shall be coordinated with the utility. Environmental Services has requested a sanitary sewer easement over a portion of the eastern property to protect an existing sanitary sewer line.
10. No portion of a multi-family dwelling shall be higher than allowed by a 45-degree bulk plane where the property adjoins an R-SF district. This is consistent with the R-HD and Multi-Family Location and Design Guidelines requirements.
11. Approval of this application will facilitate redevelopment of this property and promote infill development and increased intensity where investments have already been made in public services and infrastructure.
12. The PD will require a lot combination of the five existing lots.
13. The proposed planned development will have to adhere to the design requirements as outlined in Exhibits 1 and 2.

14. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on February 15, 2017. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENT:

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-two (22) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. Objections and concerns with this request have been submitted and are in Attachment 3.

CITY COUNCIL MEETING:

April 3, 2017

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
PLANNED DEVELOPMENT 356

BUILDING DEVELOPMENT SERVICES COMMENTS:

1. BDS has no issues with the proposed rezoning, PD is a better concept due to the neighborhood.

TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies National Avenue as a Primary Arterial, Madison Street as a Local Residential and Page Avenue as a Local Residential roadway. The standard right of way width for National Avenue is 50 feet from the centerline and 25 feet from the centerline for Madison and Page. National, Madison and Page are all City maintained streets. The most recent traffic count on National Avenue is 35,602 vehicles per day and 721 vehicles per day on Madison Street. There are is not a traffic count for Page Street. There are three existing driveway approaches along the property frontage on National Avenue, one on Madison Street and one on Page Street. There is sidewalk along the property frontage on all three roadways. On-street parking is not allowed along National or this block of Madison or Page. There is one southbound bus stop along this portion of National and one northbound bus stop located on National at Page Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are not any proposed improvements along National Avenue, Madison Street or Page Street.

1. Five (5) feet of right of way is required on National Avenue.
2. A 10 foot x 10 foot right of way sight triangle is required at both Madison & National and Page and National.
3. A Traffic Study has been submitted and approved by Public Works staff.

Public Works Traffic Division	Response
Street classification	National Avenue - Primary Arterial Madison Street - Local Residential Page Street - Local Residential
On-street parking along streets	National Avenue - No Madison Street - No Page Street - Yes
Trip generation - existing use	240 vehicles per day
Trip generation - proposed use	720 vehicles per day
Existing street right of way widths	National Avenue - 40 ft from the centerline Madison Street - 25 ft from the centerline Page Avenue - 25 ft from the centerline
Standard right of way widths	National Avenue - 50 ft from the centerline Madison Street - 25 ft from the centerline Page Avenue - 25 ft from the centerline

Traffic study submitted	Yes
Proposed street improvements	Not Required

FIRE COMMENTS:

1. Fire has no objection to rezoning to PD.

STORMWATER COMMENTS:

The property is located in the Fassnight Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is not 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 is not allowed for this property and detention will be required if adding impervious area. There are no sinkholes on the proposed property.

Please note that development of the properties 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. There is an existing box culvert at the corner of Page and McCann. There is also an existing box culvert south of the intersection of National and Page St.
3. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
4. Based upon City data, no sinkholes exist on the site and the site is not within a sinkhole watershed, and no significant offsite concentrated stormwater flow exists upstream of the subject property.
5. Any property that contains a detention basin/water quality basin which serves properties other than the property on which it is located, must be located in a dedicated drainage easement or common area.

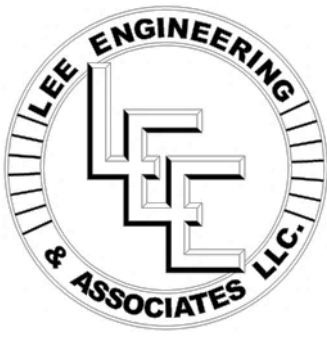
Public Works Stormwater Division	Response
Drainage Basin?	Fassnight Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	No

CLEAN WATER SERVICES COMMENTS:

1. There are maintenance and capacity issues along the main adjacent to and downstream of this development. The main is a 6 inch liner which has reduced capacity and has a high maintenance frequency.
2. The 6 inch liner should have adequate capacity for the existing buildings but adding more flow to it might create additional overflow and maintenance issues. New connections to the existing 6 inch liner are also not recommended. The applicant requested an 8 inch connection into the manhole in Page in lieu of improving the sewer onsite. To determine if this is allowed will require a flow study.
3. Need to have a flow study performed and submitted for review. Flow monitoring needs to be performed downstream at the manhole in Belmont to determine if there is existing capacity for the proposed development. Submit the results of the flow monitoring along with the flow rates for the existing onsite buildings, the proposed residential and commercial flow rates for the new development and the net increase. Upload the results to supporting documents.
4. Need to dedicate new sewer easements a minimum of 7.5 feet onsite for the existing sewer. Conflicts between the proposed east bufferyard and the new sewer easements have yet to be determined.

CITY UTILITIES COMMENTS:

1. CU has adequate electric, gas and water facilities in place to handle the proposed development and zoning.



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

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February 20, 2017

Planning and Zoning
840 N Boonville Ave
Springfield, MO 65802

RE: PLN2017-00028– 800, 806, 816, 824, 830, & 836 S National
Affidavit of Neighborhood Notification and Meeting Summary

Lee Engineering hosted a neighborhood meeting at the Adolos Baptist Student Union located at 906 S. National between 4:00 and 6:30 PM on Wednesday, February 15, 2017. Lee Engineering had five people present to answer questions: Titus Williams (Developer), Brent Brown (Developer), Brian Kubic (Architect), Derek Lee (Civil Engineer) and Elizabeth Lee (Assistant).

The topic being discussed was whether to allow a rezoning from Planned Development (PD 281) and High Density Residential (R-HD) districts to a Planned Development (PD) district. The owner plans on developing a mixed use development with residential, retail and restaurant uses. The first floor would be made up of residential, retail and restaurant uses, while the upper floors would residential only uses. The residential uses would contain micro-efficiency style apartments.

Below is a list of resources available to meeting attendees:

- Sections of the Zoning Ordinance
- Site Plan
- Architectural Renderings
- Time Schedule of Public Hearings

The neighborhood concerns along with developer responses are provided below:

- Several neighbors were concerned about increased traffic on Page, Madison, and McCann. They suggested adding a median on Madison and Page to reduce neighborhood traffic or only allow driveways onto National.

**The increase in traffic is minor compared to current uses or what can be developed now.
Providing a one way out median would block traffic from the existing driveway to the South.
If all the driveways were on National, cars would still turn right on Madison Street and right of**

Kickapoo. Since this is a mixed use development, traffic will be spread out more throughout the day and not be as focused in the peak traffic hours.

- A majority of the neighbors were not opposed, but interested in knowing the plans for the future development of the lot. Many supported the development and the idea of mixed use.
- Parking was also a concern. Neighbors do not want business parking to spill over into the neighborhood.

We showed them the current plans and addressed the parking issue. The plans have adequate parking for the development on site.

- Many of the neighbors were concerned about development along S. McCann Ave. They were against uses other than single family residential.

We communicated that the existing residential structures on S. McCann Ave are owned by the developer, but would not be rezoned. The intent is to keep them as single family zoning/uses.

- Many of the neighbors were opposed to GI zoning. They had previously communicated or met and communicated concerns that if GI were allowed on the West side of National, that would lead to additional development in the future.

The City of Springfield sent an email out 30 minutes before the neighborhood meeting that GI would not be allowed. The City would only support a planned development. We communicated this to the neighborhood and indicated we would change the zoning from GI to a PD. A copy of the City's email is attached to this letter.

- Many of the neighbors were concerned about noise and the potential for parties at the pool.

We have removed the pool from the site plan to address neighborhood concerns.

- Some neighbors inquired about upcoming dates in the rezoning time schedule.

We provided the following dates to the public:

Commission Hearing: March 9th

Council Hearing: April 3rd at 6:30 PM at City Hall (hearings open to public)

Council Action: April 17th

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

Thank you,

A handwritten signature in black ink, appearing to read "Derek A. Lee". The signature is fluid and cursive, with the first name "Derek" and last name "Lee" clearly distinguishable.

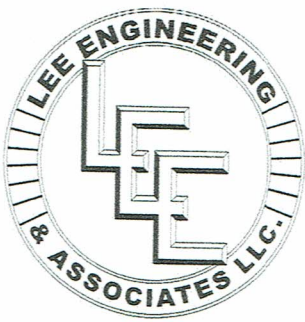
Derek A. Lee, PE

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From: Neal, Daniel [mailto:Dneal@springfieldmo.gov]
Sent: Wednesday, February 15, 2017 2:50 PM
To: 'Derek Lee'; 'Brian Kubik'
Cc: Hosmer, Bob; Smith, Mary Lilly; Griesemer, Brendan; Owen, Alana
Subject: RE: 800-836 South National Ave Rezoning

While we recognize that we initially recommended GI with a COD when this was reviewed by LDIC, we have continued to have conversations on staff, including representatives of our Neighborhoods Team, and believe that the best course of action with the greatest chance of success is to present this as a Planned Development remaining within the Rountree UCD. The Rountree neighborhood is a unique residential area and we are concerned with preserving the integrity of the neighborhood while also allowing for development opportunities. We support the vision and concept that you shared with us. The best way to assure that the concept is adhered to and that the neighborhood is adequately protected is via the PD/UCD rezoning. We understand that it is a more cumbersome process than a Conditional Overlay District but believe that it will result in a better project and more accountability back to this sensitive residential neighborhood.



LEE ENGINEERING AND ASSOCIATES, L.L.C.

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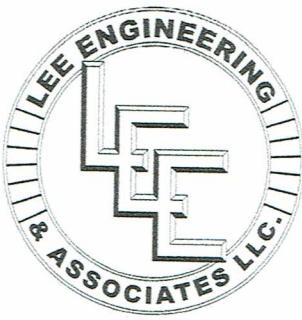
SIGN IN SHEET

Neighborhood Meeting

Wednesday, February 15, 2017

Re: Proposed Rezone
 800, 806, 816, 824
 830 & 836 S. National
 Springfield, Missouri

NAME	ADDRESS	PHONE
Nicholi Warr	729 S. McCann Ave	323-377-1814
Paul	836 S. McCann	
John Sun	1224 E. Page	
Peggy Wise	747 S. Fairway	417-860-8990
Ann Rolland Parks	830 S. McCann	417-840-3218
Jeff Bentley	1330 Cherry #206	417-693-2817
Mike Brothers	1016 S. Dickwork Ave	417-894-9064
Alan Dalsing	716 S. McCann Ave	417-725-5867
Scott Surr	733 S. McCann Ave	417-447-4939
HEATHER SPARKS	811 S. McCann Ave	417-766-7463
Shurt Solomon	825 S. Kickapoo Ave	417-365-3101
Laurel Bryant	1014 S. Weller Ave	417-619-4663
NANAI EVANS	1531 S. Rogers	417-849-0670
Suzanne Kifer	848 S. Kickapoo	417-399-4930
Drew Kifer	"	417-399-4931
Loyce Rusher	801 S. Kickapoo	417-861-7543
Terry Hager	929 S. Kickapoo	417-861-0887
Sue Ekstam	818 S. Kickapoo	417-865-7038
Jan Flannery	844 S. National	417-839-8011
John Melton	707 S. Weller	417-831-0233
ROBERT WALDEN	722 S. Kickapoo	417-864-5033
Bob & Carolyn Nunn	826 S. McCann	417-844-8009
ERIAN KVEIK	1435 E. BRADFORD 100	417-890-5543
Titus Williams	3112 Winged Foot Dr. Nixa, MO	701-202-7281



LEE ENGINEERING AND ASSOCIATES, L.L.C.
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COMMENT SHEET

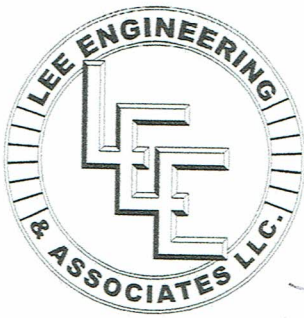
Neighborhood Meeting

Wednesday, February 15, 2017

Re: Proposed Rezone
800, 806, 816, 824
830 & 836 S. National
Springfield, Missouri

NAME	ADDRESS	PHONE
Laurel Bryant	1014 S. Weller Ave, 65804	417 619 4663

COMMENTS: I am the incoming chair of RNA. We support a business below/live above concept. Several of us from the board were here. There exists a traffic issue. Preference would be to add a ^(triangular left turn) median to Page, not allowing more traffic into the neighborhood, close to our Rountree Elem. School. Kickapoo neighbors are not like the Southbound traffic. Maybe National Outlet? 8 foot fence?



LEE ENGINEERING AND ASSOCIATES, L.L.C.
CIVIL ENGINEERING & LAND SURVEYING

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COMMENT SHEET

Neighborhood Meeting

Wednesday, February 15, 2017

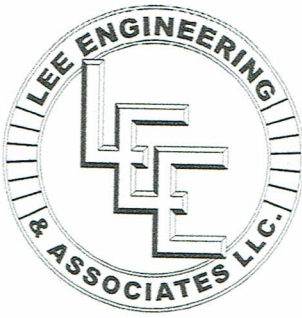
Re: Proposed Rezone
800, 806, 816, 824
830 & 836 S. National
Springfield, Missouri

I wish it was
LESS STORES High
3 IS BETTER than 4
[too tall!!]
TRAFFIC
KEEP THE
POOL!

NAME	ADDRESS	PHONE
TERRY HOPPER	815 MCANAMON ST. S. KICKAPOO	867-0989

COMMENTS:

I'm VERY CONCERNED ABOUT potential TRAFFIC
INCREASE ON MCANAMON, KICKAPOO, PAGE AND MADISON ESPECIALLY
NATIONAL AVENUE IS VERY DANGEROUS DURING BOTH RUSHES AND
MCANAMON AND PAGE AND MADISON ARE VERY NARROW -
KIDS, PETS, AND DAY DREAMING COLLEGE STUDENTS ARE
POTENTIAL VICTIMS OF INCREASED TRAFFIC FLOW -
AN 8 FOOT FENCE IS PREFERABLE TO A 6 FT -
AND THE SWIMMING POOL IS A GREAT IDEA FOR
THE STUDENTS! WE ARE LEARY ABOUT THE
VIABILITY OF RETAIL ESTABLISHMENTS BEING ABLE
TO SUCCEED... THANKS FOR MAKING YOURSELVES
AVAILABLE AND DISCUSSING WE NEED TO ADDRESS
THE ENTRANCE AND EXIT SITUATION
LEFT TURN BARRIER



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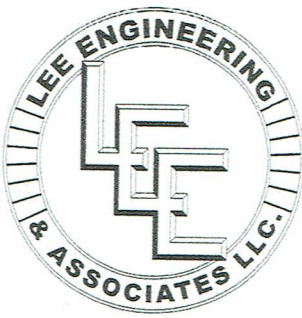
Wednesday, February 15, 2017

Re: Proposed Rezone
800, 806, 816, 824
830 & 836 S. National
Springfield, Missouri

NAME	ADDRESS	PHONE
John Melfon	707 S. Weller	831-0233

COMMENTS:

aside from possible traffic concerns on Page, McCann, etc I see few problems? Perhaps we can work on traffic with left turn triangle barrier, etc.



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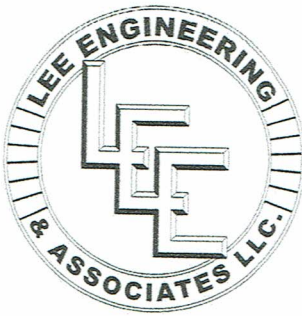
Wednesday, February 15, 2017

Re: Proposed Rezone
800, 806, 816, 824
830 & 836 S. National
Springfield, Missouri

NAME	ADDRESS	PHONE
ROBERT WALDEN	722 S KICKAPOO	830-4201

COMMENTS:

I AM GREATLY CONCERNED ABOUT THIS PROJECT
FORCING TRAFFIC TO FLOW EAST TO KICKAPOO AVE,
WHICH IS THE NEAREST NORTH/SOUTH CONDUIT TO
GRAND OR CHERRY. NATIONAL IS NORTH BOUND ONLY
AT THIS JUNCTION. WE ALREADY HAVE AN ISSUE WITH
SPEEDING TRAFFIC, PARTICULARLY IN THE MORNING AND
EVENING; DRIVERS USE KICKAPOO AS A BYPASS TO GET
AROUND THE INTERSECTIONS ON NATIONAL & CHERRY, AND
NATIONAL AND GRAND. I AM NOT IN FAVOR OF THIS
PROJECT UNLESS THERE ARE SPECIFIC REMEDIES MADE
TO COUNTER EXISTING TRAFFIC.



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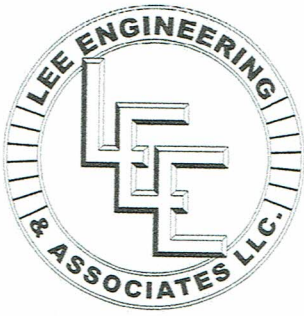
Wednesday, February 15, 2017

Re: Proposed Rezone
800, 806, 816, 824
830 & 836 S. National
Springfield, Missouri

NAME	ADDRESS	PHONE
NANCY EVANS	REPRESENTING 700 S. McCANN LIVE AT 1531 ROGERS	417- 849-0670

COMMENTS:

- TRAFFIC TO KELKAPCO IS THE BIGGEST CONCERN.
- ① EAST BOUND ON PAGE - PLEASE PUT A BARRIER WHICH WOULD ELIMINATE LEFT TURN FROM THE PARKING LOT ONTO PAGE
 - ② ANY WAY TO SLOW TRAFFIC EAST BOUND ON MADISON? (FROM NORTH END OF PARKING LOT)
 - ③ REGARDING THE HOUSES ON PAGE & McCANN OWNED BY DEVELOPER: IF NOT FINANCIALLY FEASIBLE, PERHAPS NICE GARDEN = GREEN SPACE?



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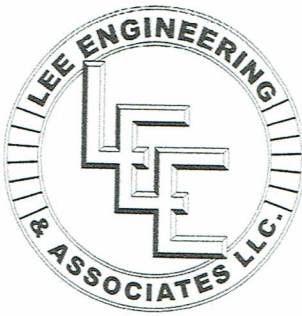
Wednesday, February 15, 2017

Re: Proposed Rezone
800, 806, 816, 824
830 & 836 S. National
Springfield, Missouri

NAME	ADDRESS	PHONE
Sue Ekstrom	818 S Kickapoo Ave	417-865-7038

COMMENTS:

My concern is traffic off of Madison & Page going on to Kickapoo. ~~To the~~ The parking lot entrance and exits should go on National and not into my neighborhood.



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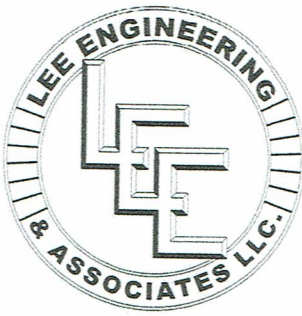
Wednesday, February 15, 2017

Re: Proposed Rezone
800, 806, 816, 824
830 & 836 S. National
Springfield, Missouri

NAME	ADDRESS	PHONE
Ian Flanders	844 S. National	417 839-8011

COMMENTS:

If approved I believe height should be limited to limit number of units. Perhaps 2 or 3 floors. The parking spaces are limited and will impact neighborhood. ~~As well creates~~ Limit height or units will limit impact on neighborhood ~~and parking~~ and limit parking problems. The parking problems on this property will impact whole area causing more work for police and property owners with no relief.



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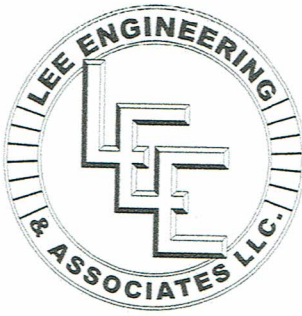
Wednesday, February 15, 2017

Re: Proposed Rezone
800, 806, 816, 824
830 & 836 S. National
Springfield, Missouri

NAME	ADDRESS	PHONE
Suzanne Kifer	848 S Kickapoo	417-399-4930

COMMENTS:

Concerned about "party" noise that may come from pool area.
Request some form of noise prevention (wall, open hours, etc) to
prevent damage to nearby property values.



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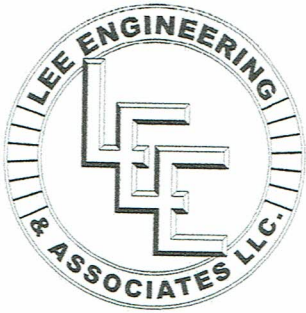
Re: Proposed Rezone
800, 806, 816, 824
830 & 836 S. National
Springfield, Missouri

NAME	ADDRESS	PHONE

COMMENTS:

I like this project and will be relieved to see the TKE house and its residents gone. This looks like a good improvement to the area.

Stuart Solomon
825 S Kickapoo Ave.



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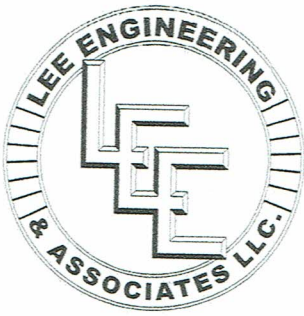
Wednesday, February 15, 2017

Re: Proposed Rezone
800, 806, 816, 824
830 & 836 S. National
Springfield, Missouri

NAME	ADDRESS	PHONE
Paul Aywon	8316 McLann	X

COMMENTS:

Boomer Town Lofts is a positive project.
It will meet the growing needs of the
university, because it will provide convenient
accommodation for university^{staff} and students.



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Neighborhood Meeting

Wednesday, February 15, 2017

Re: Proposed Rezone
800, 806, 816, 824
830 & 836 S. National
Springfield, Missouri

NAME	ADDRESS	PHONE
Nicholas Weber	739 S. M'Com	323-3771814

COMMENTS:

Partly Consistent

Neal, Daniel

From: Kevin Rushen [rushenkr@gmail.com]
Sent: Sunday, February 26, 2017 11:28 AM
To: Zoning@springfieldmo.gov
Subject: Boomer Town Lofts 800 - 836 S. National

Bob,

Let us begin by saying that, generally, we are not opposed to the proposed lofts between Madison and Page on National Avenue. We expect that the new development will vastly improve the look and cleanliness of that area.

We are, however, greatly concerned about the increase in traffic to the neighborhood. Jason Haynes and Derek Lee very graciously provided us with a copy of the traffic study that they have also provided to your office. In it they outline the rates of increased traffic on National, Madison, Page, Kickapoo, Grand and Cherry. They summarize that the additional trips added to the existing local residential streets in the neighborhood are negligible. As 16 year residents of the home at the corner of Kickapoo and Madison, we feel that any increase in traffic will be significant.

Madison and Page are currently substandard with no functioning curb and guttering in several places between National and Kickapoo due to multiple pavement overlays throughout the years. The lack of curbing combined with the narrow width of the two streets currently makes motor vehicles on lawns commonplace. We believe this nuisance will increase with increased traffic.

As residents and patrons of the new development become familiar with the neighboring streets, we believe that other streets in the neighborhood not listed in the study, specifically Harrison and McCann, will be used to gain access to the property. For example, Harrison at National may be used to gain access to the property from the north. The turn lane at Harrison and National is already difficult to navigate because of the jog in Harrison as it goes across National. Cars traveling north and turning west have to jockey for position with cars going south and turning east. The close proximity to a busy Cherry and National intersection adds to the difficulty. Then, that traveler from the north will likely turn south on McCann to access the development adding traffic to a narrow and already crowded residential street.

The addition of retail and restaurant spaces may bring additional traffic to our neighborhood at later hours depending on the hours of operation. This also concerns us as the neighborhood has already struggled to maintain and enforce existing noise and parking ordinances.

Is it possible to make this an opportunity to address traffic and street issues that could be beneficial and agreeable to both the neighborhood and the developer? Can the city look at what other cities have done, such as St. Louis in the Central West End area where gates are used to limit access to neighborhoods? We understand that resident and emergency vehicle access is important, but we feel that there are many points of entry to the neighborhood to sufficiently provide that access even if a couple are modified or closed. Can the substandard quality of Page and Madison be addressed? Improvements to these streets would also help with storm water runoff issues that our neighborhood continually has to address.

Thank you for your consideration.

Sincerely,

Loyce and Kevin Rushen
801 S. Kickapoo
861-7543

ATTACHMENT 4
MULTI FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINES
ASSESSMENT FOR PLANNED DEVELOPMENT 356

According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 16 points, thus permitting a housing density of 40 dwelling units/acre. The applicant is requesting 70 micro-efficiency apartments which equates to approximately 53 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 and the proximity of the site to a transit route with more than two stops served by three or more buses per hour. The applicant has also indicated that they meet three of the bonus density increases with the site's proximity to an Activity Center (MSU), Bus Transfer Facility (Page and National) and the proposal for a mixed use development. This would add an additional 6 du/ac to the overall development; however, the guidelines state that you cannot exceed 40 du/ac with the bonus densities. Staff has factored these bonus densities along with the opportunities and constraints for this site with our recommendation to support the request for 53 du/ac or 70 total micro-efficiency dwelling units. Below is an analysis of the five categories used to calculate the Matrix score.

A. Land Use Accessibility (3/3 points)

Three points were given for land use accessibility. There is a public school which includes colleges, recreational-park/greenway, neighborhood retail mixture, medical/dental uses as well as a employment over 1,000 jobs, within ¼ mile of the subject property.

B. Connectivity Analysis (5/5 points)

Five out of a maximum of five points were given for connectivity analysis. The proposed development received high scores for its proximity to a greenways, sidewalks, transit 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)

Six points were given for design guideline criteria. Below are some of 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 - Building orientation shall address National Avenue and building alignment per submitted site plan. 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 a 15 feet wide Type D bufferyard buffer yard and fence, shall be located along the eastern property line 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. A minimum of 15% usable open space shall be provided in accordance with the attached site plan.
7. Amenity Calculation – The following amenities shall be provided: Outdoor recreation areas such as picnic tables and grills will be located in the two locations per the site plan. The recreation areas and benches shall be in accordance with the attached 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. A tree survey shall be provided at the time of development to determine the exact numbers.

9. Water Quality and Detention – As noted in the attached Exhibit 1 narrative, storm water detention areas that meet city requirements shall be located either 1) under the parking lot and along the 15 foot bufferyard along the East side of the development or 2) in the back yards of the two lots that front on McCann Street.
10. Maximum density (du/acre) shall not exceed maximum 53 units per acre per PD 356 zoning as indicated on the attached site plan.

Density Bonus

A density bonus is allowed if a development has met the minimum matrix points for a specified density, at least half the design guidelines are met, and will not exceed 40 dwelling units per acre (du/ac). The total additional bonus dwelling units are as follows:

1. Activity Center: An increase of 1 dwelling unit per acre for developments that front on a major thoroughfare (secondary or higher classification) and are within ½ mile of the primary intersection of an activity center area.
2. Bus Transfer Facility: An increase of 1 dwelling unit per acre for developments that have a bus transfer facility within ½ mile and 2 dwelling units per acre for developments that have a bus transfer facility within ¼ mile.
3. Mixed Use Developments: Mixed Use developments that contain an equal amount or greater total square footage of residential to non-residential are allowed an increase of 3 dwelling units per acre.

Staff has determined that these three density bonus categories are met by the proposed development. This would add an additional 6 du/ac to the overall development; however, the guidelines state that you cannot exceed 40 du/ac with the bonus densities. These density bonuses will factor into the opportunities and constraints and overall staff recommendation, though.

Opportunities and Constraints

1. Is the site near a university/college or other use that could generate the need for additional higher density residential development that may augment the land use accessibility analysis?

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. The project would have the potential to generate fewer automobile trips because residents traveling to the university or college could walk, bicycle, or take transit to campus.

2. Is the site located within a ¼ mile of a more than two transit route stops served by three or more buses per hour?

Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the site is located within ¼ mile of more than two transit stops served by three or more buses per hour because (1) the frequent transit service can result in a higher mode split to transit resulting in fewer automobile trips and (2) higher density developments support the goal of transit service with short headways.

Although the maximum density based on the Multi-family guidelines evaluation will not allow more than 40 dwelling units per acre, additional density can be allowed based on special circumstances as described in the Guidelines Opportunity and Constraints section. Staff can support an increase in density based on the proximity of the project to the MSU campus, proximity to transit routes and the proposed micro-efficiency apartments. Micro-efficiency apartments are limited to not more than 400 square feet per unit. These one bedroom apartments would generate less traffic and parking impacts than a similar number of two, three or four bedroom apartments permitted by the current zoning. In addition, the proposed mixed use development will provide services to the development, the adjoining neighborhood and campus in a walkable environment. This supports the City's goal of creating walkable, sustainable developments. Staff supports this mixed use Planned Development with 70 micro-efficiency apartments and retail/restaurant uses at this location.

EXHIBIT 1

Requirements and Standards Applicable to Planned Development District No. 356

A. APPLICATION

Building or other permits may not be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Springfield Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

B. INTENT

The intent of this planned development is to provide a multi-use pedestrian friendly residential housing development in the form of micro-efficiency apartments, retail and restaurant space. The City of Springfield's multi-family districts are based on densities of units.

R-TH (approximately 11 units per acre)

R-LD (approximately 18 units per acre)

R-MD (approximately 29 units per acre)

R-HD (approximately 40 units per acre)

The units in these densities can be one bedroom which requires one and a half parking spaces per unit up to four bedrooms which requires two parking spaces per unit. Therefore a R-HD development on our 1.31 acre lot could be developed with $40 \times 1.31 = 52$ units. Assuming one parking space = one resident under R-HD zoning, our 1.31 acre lot could house:

One bedroom units $52 \text{ units} \times 1.5 \text{ spaces} = 78 \text{ parking spaces} = 78 \text{ people living on site}$

Two to Four bedroom units $52 \text{ units} \times 2 \text{ spaces} = 104 \text{ parking spaces} = 104 \text{ people living on site}$

Many four bedroom units house four people and would actually be developed with 208 people living on site.

This PD allows creative zoning for the micro-efficiency unit. The number of units proposed is equal to the number of people in each unit. The proposed development would have 70 units with 70 people living on site. While the density of units is higher, the actual people living on site will be less than what typical R-HD zoning would allow. Therefore this PD allows more units than would be allowed by the City of Springfield R-HD district.

This development is also proposed to be a multi-use development with two retail spaces. One of those spaces is proposed to be a restaurant. The restaurant and retail spaces add density and diversity which the adjacent neighborhood desires to the project without

adding more parking spaces. Specifically, overlap in parking will occur as some of the residents will leave the site as customers come to visit the site. This overlap should provide a conservative number of parking spaces that should prevent the residents and customers from parking on the adjacent streets. Additionally, because of the immediate access to the heart of the University's classroom quadrangle, we would anticipate that many of the students or faculty that reside in the building will be without a vehicle.

C. DEFINITIONS

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance. For the purpose of this ordinance, the following shall also apply:

Micro-efficiency Apartment: A dwelling unit with a total floor area of four hundred (400) square feet or less.

D. USES PERMITTED

1. All uses allowed in the zoning ordinance High Density Multifamily Residential District.
2. All uses allowed in the zoning ordinance General Retail District as part of a mixed use development as restricted in this exhibit.
3. Community Gardens without retail or wholesale sales on-site in accordance with the performance standards of *Section 36-470, Community Gardens*.

E. USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in *Section 36-385 of the Springfield Zoning Ordinance*.
2. No use shall emit an odor that creates a nuisance as determined in the Springfield City Code.

F. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards.

1. Maximum residential density shall be 70 micro efficiency units.
2. Maximum 1950 SF for retail sales uses (not including eating and drinking establishment uses).
3. Maximum 2950 SF for eating and drinking establishment uses.

G. BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to Exhibit 2 and the following standards.

1. Maximum structure height: Four (4) stories.

2. No portion of a multifamily dwelling shall be higher than allowed by a 45-degree bulk plane where the property adjoins an R-SF district.

H. DESIGN REQUIREMENTS

The design requirements shall adhere to the standards shown on Exhibit 2 and the following:

1. Design to Encourage Pedestrian Activity
 - a. Provide pedestrian amenities such as pedestrian scale lighting and street furniture to enhance the pedestrian environment.
 - b. Orient buildings to the street or public/common open space and provide pedestrian access to the street.
 - c. Avoid blank walls along pedestrian circulation areas.
 - d. Blend the building scale and set back with existing developments that are consistent with these guidelines.
 - e. Provide bicycle parking.
2. Provide a Good Circulation System
 - a. Provide pedestrian and bicycle connections to adjoining public sidewalks.
 - b. Provide connectivity by including direct vehicular, pedestrian and bicycle connections between abutting or adjacent developments.
3. Respect the Natural Environment
 - a. Provide at least 15% of the total site or premise as a usable recreational area. Linear areas along National and the East buffer yard count towards this requirement.
 - b. Incorporate functional amenities, in the open space and recreational areas such as picnic and outdoor seating areas.
 - c. Replace existing trees 6 inches or greater in diameter with two trees of at least 2 inches diameter in accordance with the Design Guidelines Assessment Criteria requirements. A tree survey site plan must be submitted in order to assess this requirement.
4. Building Façades.
 - a. All sides of buildings visible to the public, whether viewed from the public right-of-way or a nearby property, shall display a similar level of quality and architectural finish. This shall be accomplished by integrating architectural

variations and treatments such as windows and other decorative features into all sides of a building design. Two or more of the following design elements shall be incorporated for each fifty (50) horizontal feet of a building façade or wall:

- (1) Changes in color, texture and material
 - (2) Projections, recesses and reveals expressing structural bays, entrances or other aspects of the architecture.
 - (3) Groupings of windows or fenestration.
- b. Building materials and colors.
- (1) Facade colors shall have low reflectance. High-intensity, metallic, black or fluorescent colors are prohibited.
- c. Service and Loading Areas. Off-street loading shall be regulated in accordance with *Sections 36-456 and 36-483 of the Springfield Zoning Ordinance*. The following requirements are supplementary.
- (1) All service and loading areas shall be located in the side or rear yard of buildings.
 - (2) Service and loading areas shall be designed so that the entire service and loading operations are conducted on the building site. The visibility of service and loading from public streets shall be minimized.

I. OPEN SPACE, LANDSCAPING & SCREENING

The landscaping and screening provisions are intended to improve the physical appearance of the District; to improve the environmental performance by contributing to the abatement of heat, glare and noise, and by promoting natural percolation of storm water and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

1. Open space requirements

Minimum open space: Not less than twenty (20) percent of the total lot area shall be devoted to open space including required yards and bufferyards.

Maximum impervious area: The combined area occupied by all main and accessory buildings or structures, parking areas, driveways and any other surfaces which reduce and prevent absorption of stormwater shall not exceed eighty (80) percent of the total lot area.

2. Bufferyards.

a. Required bufferyards.

- (1) East side yard: fifteen (15) feet wide Type D bufferyard.
- b. Perimeter Landscaping.
 - (1) The perimeter landscaping along all streets shall be a minimum of 5 feet.
- c. Bufferyard standards.
 - (1) Required bufferyards on a lot or tract shall be installed when the lot or tract is developed.
 - (2) Required bufferyards in common area shall be installed when any development occurs in the District unless the installation is specifically delayed by the requirements.
 - (3) Bufferyards shall be landscaped in conformance with the open space landscaping requirements listed below.
3. Vehicular use area open space.
 - a. Interior: Five (5) percent minimum open space.
4. Open space landscaping.
 - a. Landscaping plantings. In all open space areas required by this District the following landscaping shall be planted and maintained for each five-hundred (500) square feet of such open space area. Existing trees approved for preservation shall be counted toward satisfaction of this provision.
 - (1) One (1) canopy tree or (2) understory, ornamental or evergreen trees.
 - (2) Six (6) shrubs.
 - b. Landscaping standards.
 - (1) Tree species, sizes and spacing shall be approved consistent with the City of Springfield's *Arboricultural Design Guidelines* on file with the Planning and Development Director.
 - (2) Tree preservation. Preservation of each healthy existing tree of an approved species that is at least four and one-half (4-1/2) inches caliper shall count as two (2) trees toward fulfillment of the tree requirements of this District.
 - (3) Maintenance of required landscaping. Upon installation or preservation of required landscape materials, appropriate measures shall be taken to ensure their continued health and maintenance. Required materials that do not remain healthy shall be replaced consistent with this article.

5. Screening.

- a. Screening types. An opaque barrier at least six (6) feet in height shall be provided which visually screens the potentially offensive feature from less-intensive uses or districts as follows.

- (1) A solid wood and/or masonry fence or wall at least six (6) feet in height.

- b. Screening locations.

Screening shall be provided adjacent to the R-SF district on the East development boundary.

- c. Screening standards.

- (1) Screening shall not adversely affect surface water drainage.

J. EXTERIOR LIGHTING

The requirements and standards of *Section 36-484* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

K. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shown on Exhibit 2 shall be governed by the existing standards of the City of Springfield for the applicable street classification. Vehicular access to the property must be at a minimum of 75 feet from National.

L. OFF-STREET PARKING

Off-street Parking Sections 36-455, 36-456 and 36-483 of the *Springfield Zoning Ordinance* in effect at the time of development shall apply. The site may provide a 20 percent reduction in the parking required due to the close proximity to the Missouri State University and the mixed use component. The development must provide additional bicycle parking at a rate of two bicycle parking spaces to one vehicular parking space that was reduced.

M. SIGNS

The requirements and standards of *Section 36-454* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

N. REQUIRED IMPROVEMENTS

- 1. Public improvements to be completed if necessary. Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between

each phase of the development and the construction of the required improvements. Prior to building permits being issued to the applicant or subsequent owners shall:

- a. construct the required improvements; or
 - b. provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department shall be provided to the City.
 - c. the alley will be improved the full width of the right of way along the property frontage unless the alley is vacated prior to development.
2. Certificate of occupancy. No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:
- a. the required improvements are completed prior to occupancy of the structures; or
 - b. the Director of Public Works has determined that:
 - (1) any incomplete required improvements have little or no effect on the occupancy of the facility; or
 - (2) conditions beyond the control of the contractor, *i.e.*, strikes, weather, etc., have delayed the completion of the improvements.

If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

3. Required improvements. Improvements necessary to adequately accommodate the intensity of development in this District include the following.
1. Construct outdoor dining as shown on Exhibit 2.
 2. Design and construct a water quality basin either 1) under the parking lot and along the 15 foot buffer yard along the East side of the development or 2) in the back yards of the two lots at 831 & 835 S. McCann Avenue.
 3. Dedicate 5 feet of right of way along National.
 4. Dedicate 5 feet of sidewalk easement along National.
 5. Provide an existing tree survey to determine all existing trees that are 6 inches in diameter or greater.
 6. Combine all lots following the Subdivision Regulations.

4. Improvement Standards.

Improvements shall conform to the following standards.

- a. All utilities and utility connections shall be located underground, including, but not limited to, electrical and telephone cables, security and other telecommunication systems and wires. Transformers, meters of any type (including electric, gas or other meters), or other apparatus shall be adequately screened and landscaped.

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by the property owner.

P. PHASING

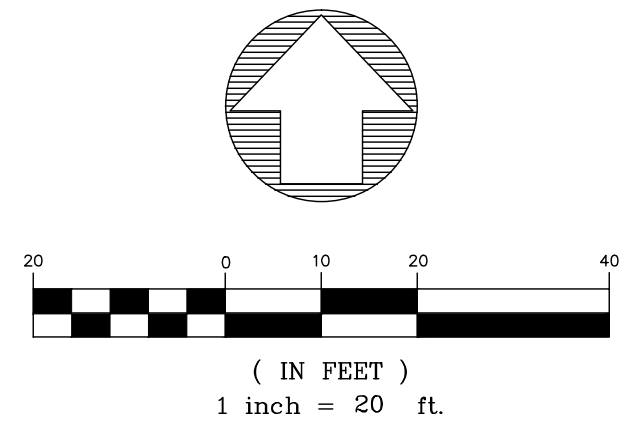
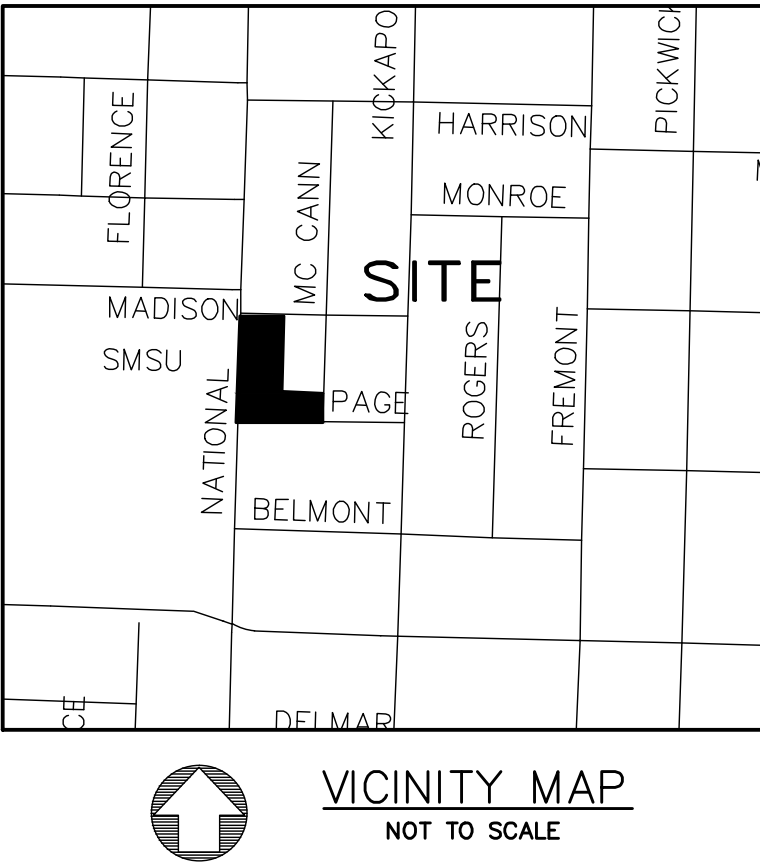
Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

Q. FINAL DEVELOPMENT PLAN

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit.

1. The intent of Exhibit 2 is to show development of this tract in conformance with the requirements of Exhibit 1. The site layout of buildings and parking may shift while still maintaining conformance with Exhibit 1. A final development plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by Subsection 36-405 of the Springfield Zoning Ordinance.
2. The Administrative Review Committee is hereby authorized to, acting jointly, approve the final development plan provided such plan substantially conforms to the provisions of this ordinance. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:
 - a. Any uses within the District other than those specifically prescribed by the ordinance.
 - b. Any increase in the intensity of use permitted within the District.

PLANNED DEVELOPMENT SKETCH PLAN – EXHIBIT 2
BOOMER TOWN LOFTS
800 – 836 S. NATIONAL
SPRINGFIELD, GREENE COUNTY, MISSOURI



NOTES:

ALL UTILITIES TO BE PROVIDED BY:
CITY UTILITIES OF SPRINGFIELD
301 E. CENTRAL
SPRINGFIELD, MO 65802
(417)863-9000
TOTAL AREA OF PROPERTY: 1.31 ACRES (57,243 SF)
MINIMUM OPEN SPACE REQUIRED: 20%
MAXIMUM IMPERVIOUS SURFACE ALLOWED: 80%
MINIMUM INTERIOR OPEN SPACE: 5%
PARKING REQUIREMENTS PER ZONING ORDINANCE

INTENSITY OF DEVELOPMENT

MAXIMUM – 1,950 S.F. RETAIL
MAXIMUM – 2,950 S.F. RESTAURANT
MAXIMUM – 70 MICRO-EFFICIENCY UNITS
BUILDING HEIGHT: MAXIMUM – 4 STORY
NO PORTION OF A MULTIFAMILY DWELLING SHALL BE HIGHER THAN ALLOWED BY
A 45-DEGREE BULK PLANE WHERE THE PROPERTY ADJOINS AN R-SF DISTRICT
PARKING:
RETAIL 1 SP/200 SF = 10
RESTAURANT 1 SP/80 SF = 37
MICRO EFF. 1 SP/UNIT = 20
TOTAL = 117
LESS 20% ALLOWED REDUCTION = 23
REQUIRED = 94
94 PARKING SPACES PROPOSED

GENERAL NOTES:

THIS SKETCH PLAN IS FOR EXHIBIT PURPOSES
ONLY. FUTURE STRUCTURES NEED NOT BE BUILT
AND/OR NEED NOT BE BUILT AS SHOWN.

WATER QUALITY NOTES:

DETENTION AND WATER QUALITY WILL BE PROVIDED EITHER 1)
UNDER THE PARKING LOT AND ALONG THE 10' BUFFER YARD
ALONG THE EAST SIDE OF THE DEVELOPMENT OR 2) IN THE BACK
YARDS OF THE TWO HOUSES THAT FRONT ON MCCANN STREET.

SURVEY DESCRIPTION –

TRACT I: ALL OF LOT ONE (1), IN ANDRUS PLACE SUBDIVISION OF LOT NINE (9),
GEO. M. JONES 1ST ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY,
MISSOURI.

TRACT II: ALL OF LOT TWO (2), IN ANDRUS PLACE SUBDIVISION OF LOT NINE
(9), GEO. M. JONES 1ST ADDITION, IN THE CITY OF SPRINGFIELD, GREENE
COUNTY, MISSOURI.

TRACT III: ALL OF LOTS THREE (3), FOUR (4) AND FIVE (5), ANDRUS PLACE
SUBDIVISION OF LOT NINE (9), GEO. M. JONES 1ST ADDITION TO SPRINGFIELD,
GREENE COUNTY, MISSOURI.

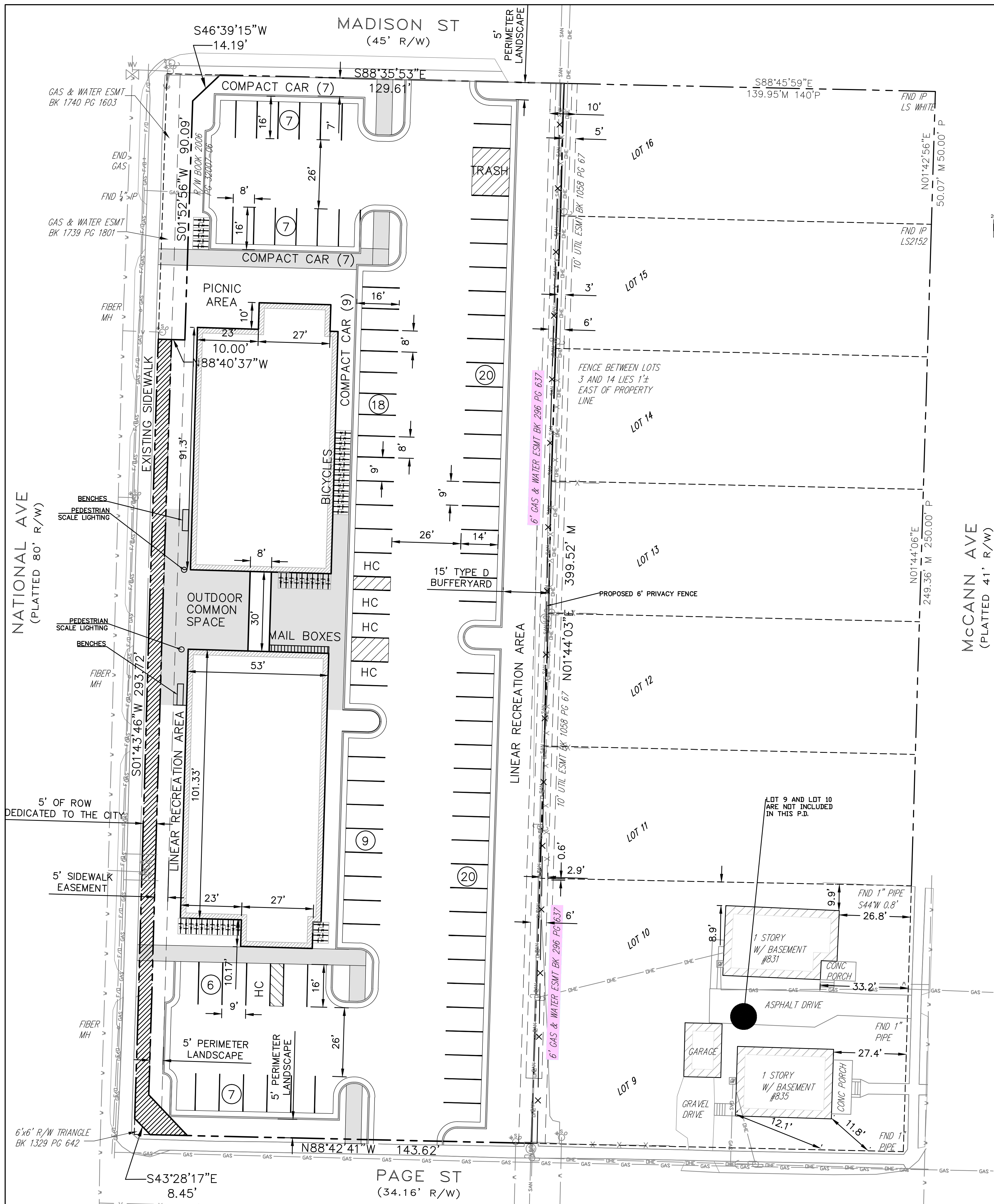
TRACT IV: ALL OF LOT SIX (6), ANDRUS PLACE SUBDIVISION, OF LOT NINE (9),
GEO. M. JONES 1ST ADDITION TO SPRINGFIELD, GREENE COUNTY, MISSOURI.

TRACT V: ALL OF LOTS SEVEN (7) AND EIGHT (8) IN ANDRUS PLACE, A
SUBDIVISION OF LOT NINE (9), IN GEO. M. JONES 1ST ADDITION, TO THE CITY OF
SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXCEPTING FROM THE ABOVE DESCRIBED TRACTS (I THRU V) THE RIGHT-OF-WAY
DEEDS FILED IN BOOK 1329 AT PAGE 642 AND IN BOOK 2006 AT PAGE
032007-06 IN THE RECORDER'S OFFICE, GREENE COUNTY, MISSOURI.

LEGEND

- FOUND IRON PIN (3/8" IP UNLESS OTHERWISE NOTED)
- SET 3/8" IRON PIN STAMPED "LSC 2009028050"
- △ R/W MARKER
- BOUNDARY LINE
- R/W LINE
- EASEMENT LINE
- SETBACK LINE
- MEASURED PLAT DEED RECORD
- ★ LIGHT POLE
- SAN --- SANITARY SEWER MANHOLE
- SAN --- SANITARY SEWER CLEANOUT
- SAN --- SANITARY SEWER LINE
- UTILITY POLE
- ELECTRIC METER
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GUY WIRE
- TELEPHONE/COMMUNICATION MANHOLE
- TELEPHONE PEDESTAL
- PHONE/COMMUNICATION LINE
- FIBER OPTIC LINE
- WATER VALVE
- WATER METER
- WATER LINE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- GAS LINE
- FENCE LINE (AS NOTED)
- ROAD SIGN (STOP, SPEED LIMIT, ETC)
- ABBREVIATIONS:
XFMR TRANSFORMER
ICV IRRIGATION CONTROL VALVE
CI STORMWATER CURB INLET



LEE Engineering & Associates, L.L.C.
1200 E. Woodhurst, Suite D200
Springfield, MO 65804
417-886-9100 (phone)
417-886-9336 (fax)
Missouri State Certificate of Authority
Engineering #0005015504
Land Surveying #2009028050
dlee@leeengineering.biz
"Engineering with Integrity"
DWG: Zoning - Sketch Plan.dwg
DATE: 03/2/17
PROJECT NO.: 237

PD 353 EXHIBIT 2 BOOMER TOWN LOFTS			
800-836 S. NATIONAL SPRINGFIELD, GREENE COUNTY, MO			
SURVEY BY TS	DESIGN LEE	SCALES 1"=40'	SHEET 2
FIELD BK	DRAWN LEE	HOR. 1"=40'	OF 2 SHEETS
LEVEL BK	CHECKED LEE	VERT. 1"=4'	FILE NO.

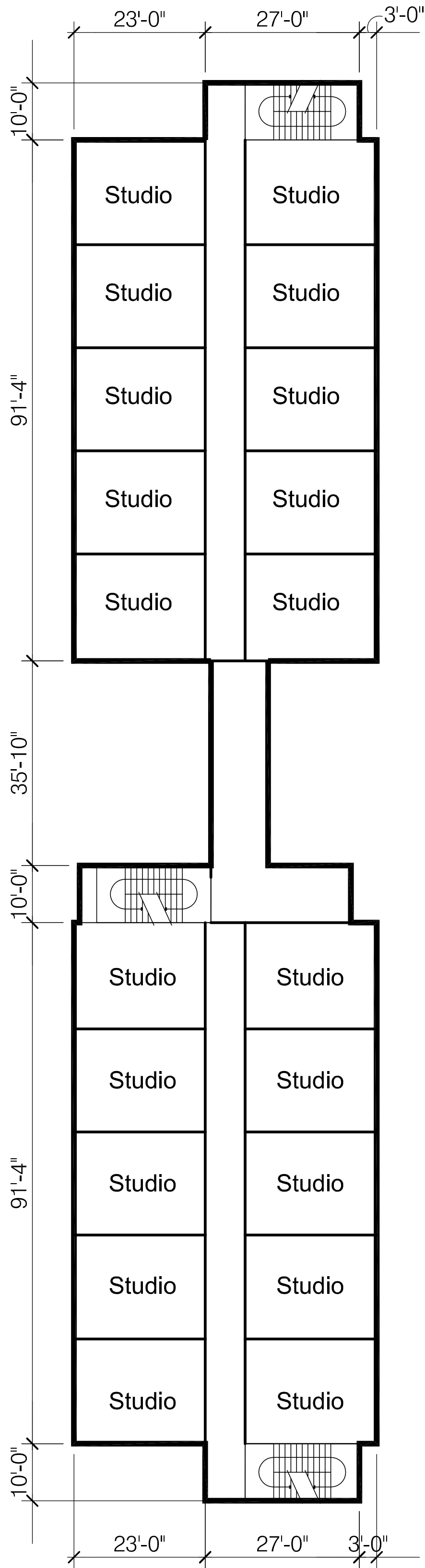


EXTERIOR RENDERING CONCEPTS

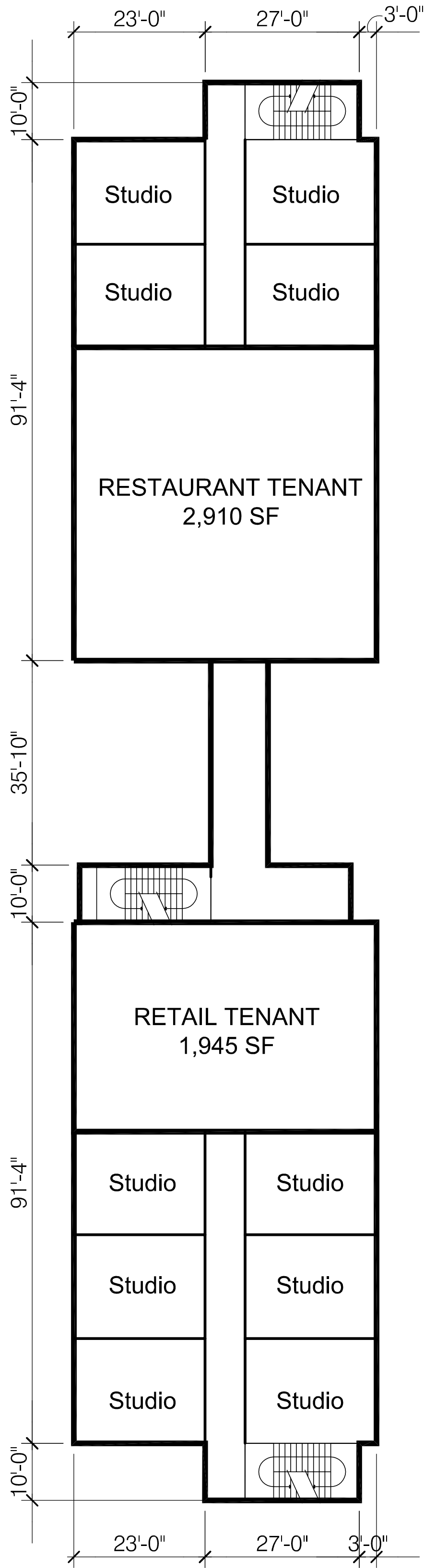


CONCEPTUAL UNIT PLAN
SCALE 1/4" = 1'-0"

TOTAL CURRENT SITE:	55,700 SF OR 1.28 ACRES	PARKING FOR MIX-USE BUILDING: BICYCLE PARKING REQUIRED: SEE SITE PLAN TOTAL VEHICLE PARKING PROVIDED : SEE SITE PLAN
BUILDING FOOTPRINT :	11,104 SF	
TOTAL BUILDING SQ FT:	44,416 SF	
RESIDENTIAL SPACE:	27,790 SF	
MICRO STUDIO.....	70 UNITS	➔ MAXIMUM DWELLING UNITS OF MICRO EFFICIENCY APARTMENT UNIT SHALL NOT EXCEED 70.
COMMERCIAL SPACE:		
RESTAURANT.....	2,910 SF	
RETAIL	1,945 SF	➔ MAXIMUM BUILDING AREA FOR RETAIL AND RESTAURANT USES WILL NOT EXCEED 4,855 TOTAL GROSS SQUARE FEET.

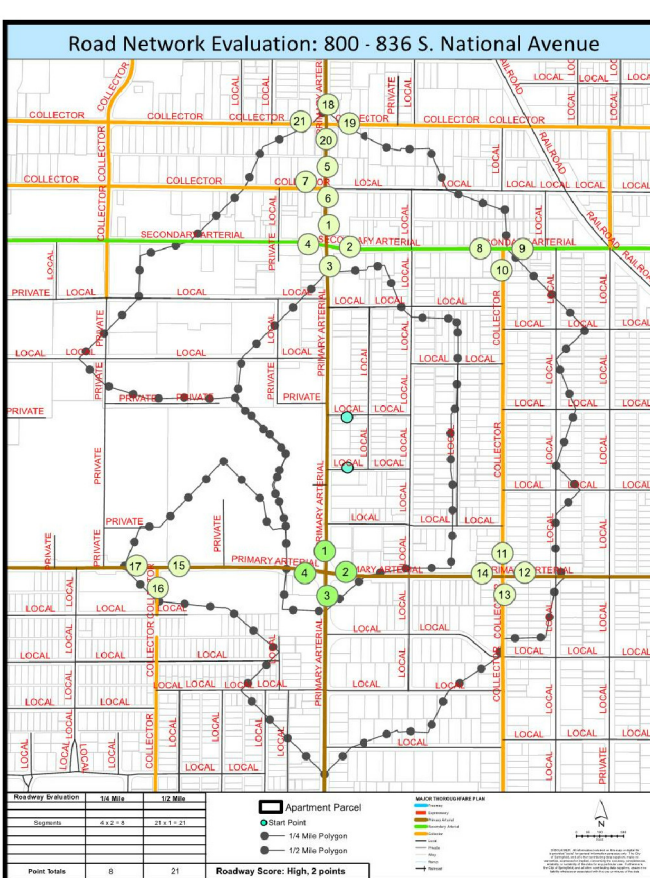
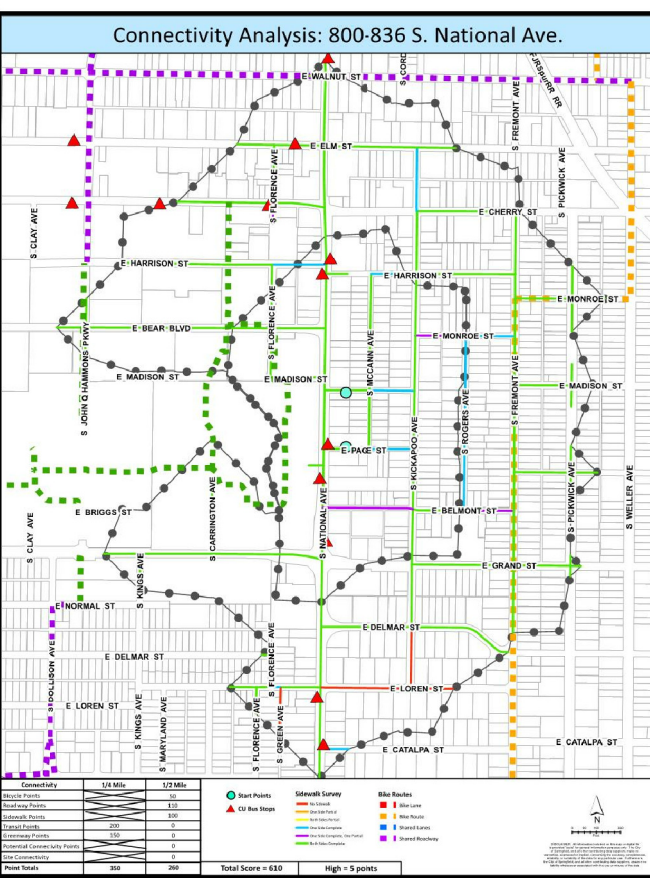
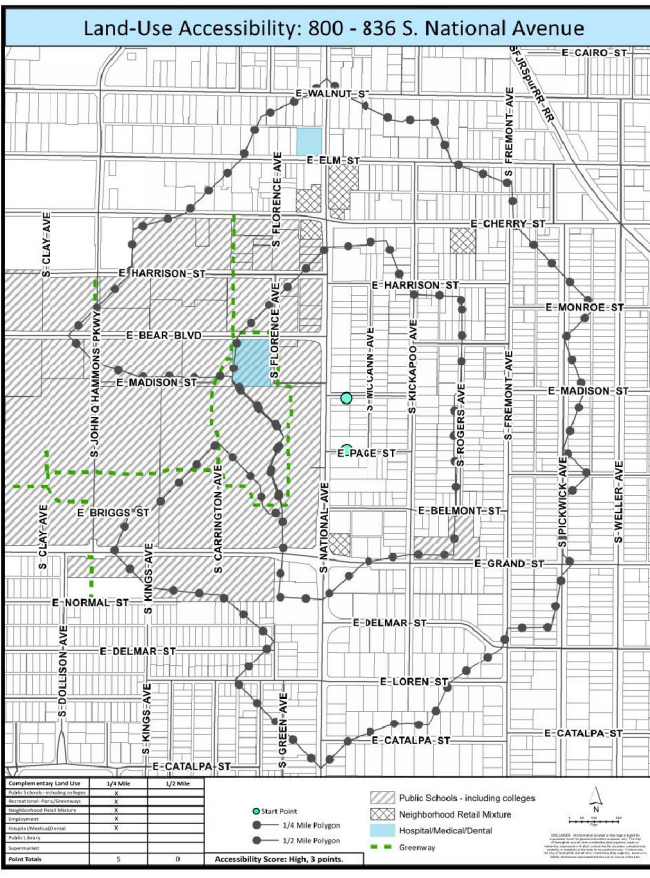


CONCEPTUAL 2ND-4TH
SCALE 1/16" = 1'-0"



CONCEPTUAL 1ST FLOOR PLAN
SCALE 1/16" = 1'-0"

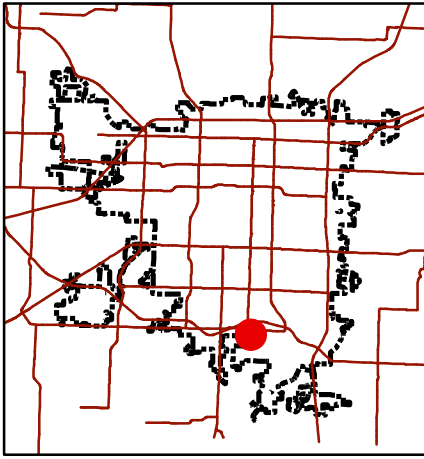
Multi-Family Location and Design Assessment Matrix			
Property Location: 800 - 836 S. National Avenue			
Land Use Accessibility	Assessment Criteria	Score	
Public Transportation	Proximity to Public Transportation	100%	100%
Neighborhood	Neighborhood Character	100%	100%
Design Guidelines	Design Guidelines	100%	100%
Road Network Evaluation	Road Network Evaluation	100%	100%
Total Assessment Criteria Score			100%
Density Category			
Low Density	Low Density	100%	100%
Medium Density	Medium Density	100%	100%
High Density	High Density	100%	100%
Other Opportunities or Constraints (Comments) (No points)			
Other Opportunities or Constraints (Comments) (No points)			



MULTI-FAMILY DESIGN &
LOCATION ASSESSMENT

SHEET 1 OF 2 SKETCH PLAN FOR: BOOMER TOWN LOFTS - 800-836 S. NATIONAL

SPRINGFIELD, MISSOURI
FEBRUARY 20, 2017



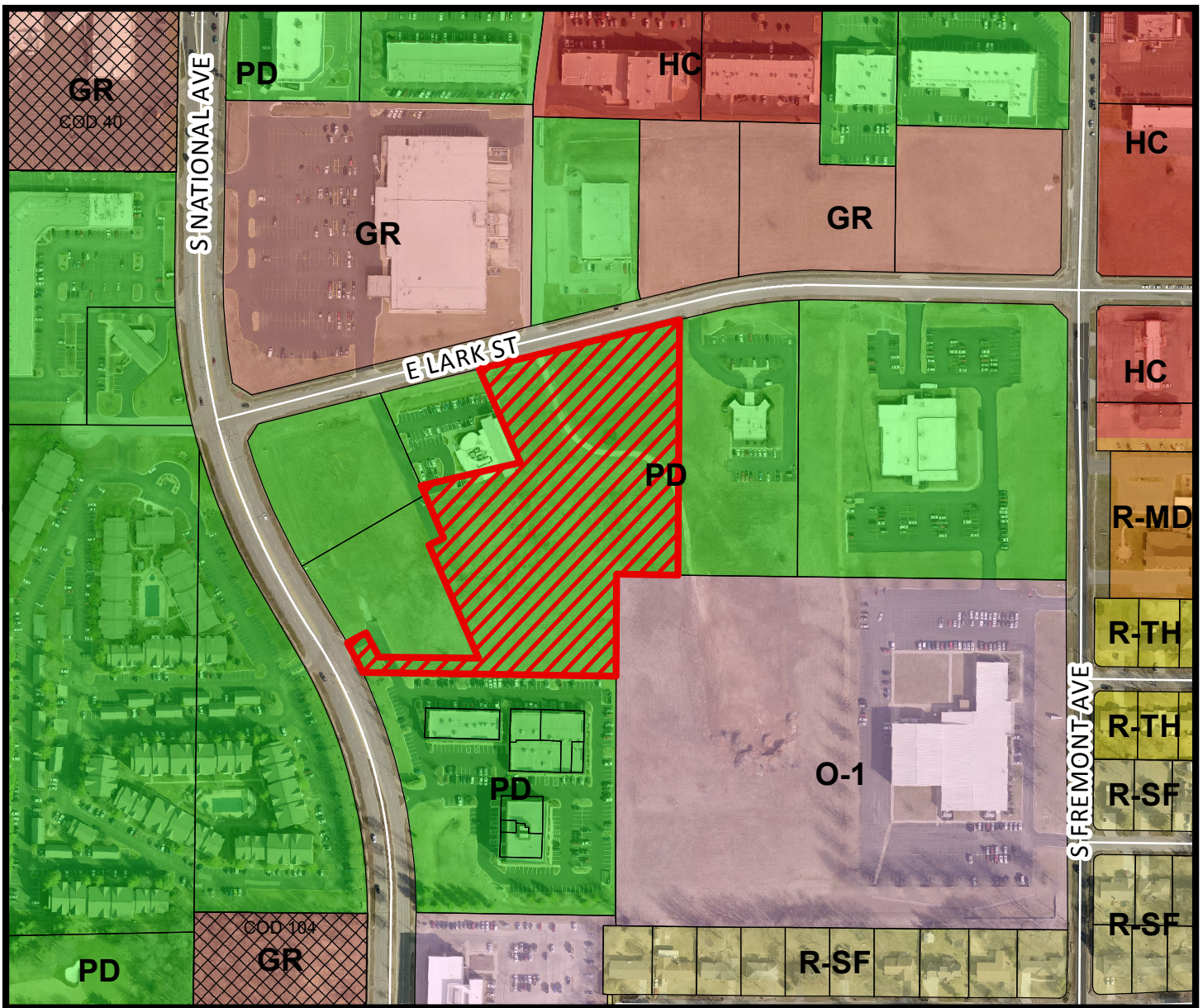
Development Review Staff Report

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

Final Development Plan - Planned Development 84

LOCATION: 1266 East Lark Street

LOCATION SKETCH



- Area of Proposal

0 150 300 600 Feet

1 inch = 325 feet

DEVELOPMENT REVIEW STAFF REPORT
FINAL DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT NO. 84

REPORT DATE: February 24, 2017

LOCATION: 1266 East Lark Street

APPLICANT: Zimmerman Properties Development, LLC

TRACT SIZE: Approximately 6.26 acres

EXISTING USE: Vacant/undeveloped land

PROPOSED USE: Sixty (60) unit age-restricted (55+) multi-family residential development

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed final development plan meets all requirements of the planned development.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 84	Grocery Supermarket & Educational office building
East	PD 84, O-1	Medical office use
South	PD 84 am1, O-1	Office & Medical Uses
West	PD 84	Dental Office & Undeveloped land

HISTORY:

Planned Development 84 was approved by City Council in December 1987. The requirements and standards for Planned Development 84 are attached (Attachment 1). The ordinance requires any final development plan to be reviewed by Planning and Zoning Commission with a recommendation to City Council for final action.

STAFF COMMENTS:

1. Planned Development 84 requires the Planning and Zoning Commission review any final development plan for substantial conformance with the Planned Development Ordinance and make a recommendation to City Council for final action. The applicant is proposing to construct a sixty (60) unit age-restricted (55+) multi-family residential development on approximately 6.26 acres.
2. The Administrative Review Committee has reviewed the proposed Final Development Plan (Attachment 2) and found that it met the requirements of Planned Development 84.
3. The proposed Final Development Plan indicates that the proposed multi-family development will be on part of a 6.26 acre lot currently recognized by the City. The applicant intends to create a two (2) lot subdivision by applying for an administrative replat. During this administrative replat, the applicant intends to remove the 15 foot platted bufferyard along the west property line that is in conflict with the proposed development plan. Staff supports removing this bufferyard and notes that the removal of this bufferyard is required for the proposed Final Development Plan to be in substantial conformance. The platted bufferyard is not a requirement of the Planned Development 84 thus the Final Development Plan is still in conformance with the Planned Development
4. The proposed final development plan was reviewed and approved by all relevant City departments.

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENTS:

Attachment 1, Planned Development No. 84, District Requirements
Attachment 2, Proposed Final Development Plan

EXHIBIT 1

Requirements and Standards Applicable to
Planned Development District No. 84

DEFINITIONS: For purposes of this ordinance, the following definitions shall apply:

Condominium: A building, group of buildings or property in which units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Density: The number of dwelling units per unit of land normally expressed as dwelling units per acre. Gross density includes all the land within the boundaries of the particular area including land that may eventually be devoted to streets, public lands and common area. Net density excludes streets, public lands and common area and its calculation shall generally be based on a tract(s) of record satisfying the requirements of Chapter 36, Article II, Subdivision Regulations, Code of the City of Springfield.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

Dwelling, Attached: A one-family dwelling attached to two or more one-family dwellings by common vertical walls.

Dwelling, Detached: A dwelling which is not attached to any other dwelling by any means.

Dwelling, Multifamily: Attached dwellings, involving no horizontal subdivision of land, shall be treated as multifamily dwellings.

Dwelling, Single-family Detached: A dwelling which is designed for and occupied by not more than one family and is surrounded by open space or yards and which is not attached to any other dwelling by any means.

Dwelling, Two-family: A structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall except for a common stairwell exterior to both dwelling units. These units are also referred to as duplexes.

Dwelling, Semi-detached: A one-family dwelling attached to one other one-family dwelling by a common vertical wall and each dwelling located on a separate lot. These units are also referred to as twinhouses or patio homes.

Dwelling, Patio Home: A one-family dwelling on a separate lot with open space setbacks on three sides and a court. Patio homes may be attached to similar homes on adjacent lots and still satisfy this definition. Also known as zero lot line homes.

Dwelling, Townhome: A one-family dwelling in a row of at least three (3) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common walls.

Floor Area, Gross: The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including parking or loading spaces for motor vehicles. The gross floor area shall include public or common areas such as public toilets, corridors, stairwells, elevators, machine and equipment rooms, lobbies or mall areas, whether closed or enclosed and shall also include all outdoor areas devoted to retail sales, storage or other activities incidental to the building.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area.

$$FAR = \frac{\text{Gross Floor Area}}{\text{Total Site Area}}$$

TRACTS A THROUGH D. The following regulations shall apply to these tracts as identified by Exhibits A and B.

USES PERMITTED: The following uses shall be permitted:

1. Administrative and Professional Offices. Offices of firms or organizations providing professional, management or administrative services. Typical uses include abstract services, advertising agencies, data processing services, travel agencies, law offices, architectural and engineering offices, and general business and administrative, corporate offices and artist and photographic studios.
2. Finance, Insurance and Real Estate Services: Establishments primarily engaged in the provision of financial, insurance, real estate, security brokerage and other similar activities. Drive-thru facilities designed to expedite customer service are permitted. Typical uses include banks, insurance

agencies, real estate firms, securities brokerage establishments, savings and loan institutions and other similar uses.

3. Medical Offices and Medical Support Activities such as offices for doctors and dentists and medical laboratories along with incidental administrative activities.
4. Educational and religious institutions and facilities offering academic or vocational training or providing facilities for religious activity. Typical uses include schools, colleges, universities, nursing schools, vocational training schools and churches.
5. Community Service Facilities such as day care centers, community centers, museums and libraries.
6. Retail Uses. For purposes of this ordinance, the following uses shall be classified as retail:

a. General Retail Sales. Establishments involved in the on-site retail sales of goods and merchandise for personal or household use. Such activities are to be conducted within the confines of an enclosed structure with no permanent outdoor sales or storage. Typical uses include department stores, apparel stores, antiques shops, bicycle shops, bookstores, cosmetic shops, candy stores, confectionery stores, costume rental, dry goods stores, drugstores, florist or flower shops, furniture stores, garden supply shops, hardware stores, hobby shops, jewelry stores, pet stores, photographic supply stores, radio and television sales, shoe stores, sporting goods stores, stationery stores, toy shops, variety stores, wallpaper stores, wig shops and other similar retail sales.

b. Food and Beverage Retail Sales. Establishments primarily engaged in the retail sale of food and beverages for off-site consumption. Such activities are to be conducted within the confines of an enclosed structure with no permanent outdoor sales or storage. Drive-thru facilities designed to expedite customer service are permitted. Typical uses include grocery stores and liquor stores.

c. Convenience Sales and Personal Services. Establishments primarily engaged in the provision of frequently needed goods and services. Such activities are to be conducted within the confines of an enclosed structure with no permanent outdoor sales or storage. Drive-thru facilities designed to expedite customer service are permitted. Typical uses include barber shops, beauty shops, bakeries, delicatessens, pharmacies, dry cleaning and laundry establishments, self-service laundries, newsstands, repair shops and other similar uses.

d. Automotive Service Stations and Service Centers: Establishments primarily engaged in on-site sale of petroleum products, tires, batteries and other automotive replacement and accessory items, and in the provision of services and minor repairs such as lubrication, tune-ups and the installation of replacement parts. Typical uses include automobile service stations and service centers but do not include truck stops, truck terminals, automobile sales either new or used, auto storage, or major automotive repair defined as any body repair or painting or major disassembly or dismantling of the engine, transmission or other drive components.

e. Eating and Drinking Establishments: Establishments or places of business primarily engaged in the sale of prepared foods and/or beverages for on-premise consumption. Drive-thru facilities designed to expedite customer services are permitted. Curb service facilities are prohibited. Typical uses include restaurants, cafeterias, coffee shops, bars and taverns.

f. Business Support Services: Establishments primarily engaged in the provision of services of a clerical, employment protective or processing nature to firms and individuals and where the storage of goods or equipment other than as samples or as necessary for daily operation is prohibited. Such activities are to be conducted within the confines of an enclosed structure with no outdoor sales or storage. Typical uses include secretarial services, telephone answering services, copying and blueprint services, drafting services, office supply stores, and computer sales and services.

g. Commercial Entertainment and Recreation Facilities: Establishments providing entertainment and/or recreational activities open to the general public on a commercial basis. Such activities shall be entirely conducted within an enclosed structure. Typical uses include movie theaters, bowling alleys, skating rinks, billiard parlors, indoor tennis and racketball facilities, athletic clubs, health spas and other similar activities.

h. Specialty Retail: Small scale retail establishments engaging in the sale of specialty and personal items. Such activities are to be conducted within the confines of an enclosed structure with no permanent outdoor sales or storage. Drive-thru facilities designed to expedite customer service are permitted. Typical uses include book stores, card shops, jewelry shops, gift stores, clothing shops, flower shops, tobacco shops, arts and craft shops, sporting goods shops, art shops and photographic shops.

i. Retail Activities Incidental to Institutional, Office

and Residential Uses provided such retail activities (a) shall not occupy more than five (5) percent of the gross floor area of the structure in which it is located, (b) shall be entirely contained within the building or buildings utilized primarily for institutional, office or residential uses, (c) shall not be visible from any public street, and (d) shall have no signs or other advertising devices visible from any public street. Typical uses include pharmacies, flower shops, gift shops, newsstands, restaurants, cafeterias, barber and beauty shops, and other similar uses primarily serving building occupants.

7. Noncommercial Entertainment and Recreation Facilities. Establishments providing entertainment and/or recreational activities open to the general public on a noncommercial basis or available on a membership arrangement. Typical uses include athletic clubs, tennis courts, racketball courts, basketball courts, ball fields, golf courses with accessory club facilities, health spas and other similar activities but shall not include outdoor amphitheaters, drive-in movie theatres, bowling alleys, skating rinks, amusement parks, miniature golf courses, water slides, go-cart tracks, golf driving ranges except as accessory to golf courses, commercial softball complexes and other similar activities.

8. Residential Uses:

- a. Single family detached dwellings.
- b. Semi-detached dwellings, such as patio homes.
- c. Two-family dwellings, such as duplexes.
- d. Attached dwellings such as townhouses.
- e. Residential condominiums.
- f. Multifamily dwellings.

INTENSITY OF DEVELOPMENT: Development shall adhere to the following:

- 1. The floor area ratio for nonresidential uses shall not exceed 0.35 within each tract.
- 2. The following are the maximum development densities and intensities are permitted:

Exhibit A:

<u>Tract</u>	<u>Max. Floor Area</u>	<u>Max. Retail Floor Area</u>	<u>Max. Residential Dwelling Units</u>
A	144,000 sq ft	103,000 sq ft	285
B	214,000 sq ft	150,000 sq ft	423
C	120,000 sq ft	50,000 sq ft	336
D	90,000 sq ft	65,000 sq ft	177
=====			

Exhibit B:

<u>Tract</u>	<u>Max. Floor Area</u>	<u>Max. Retail Floor Area</u>	<u>Max. Res. Dwelling Units</u>
A	165,000 sq ft	118,000 sq ft	324
B	215,000 sq ft	154,000 sq ft	423
C	121,000 sq ft	48,000 sq ft	237
D	90,000 sq ft	65,000 sq ft	177

=====

3. Retail floor area may be transferred between Tracts A, B and D by the developer at the final development plan stage provided the maximum floor area for each of these tracts is not exceeded.
4. Development intensity for mixed-use projects, i.e. developments involving combinations of residential and nonresidential uses, shall be calculated by the following formula:

Total site area (acres) =

$$\frac{\text{Number of dwelling units (du's) proposed}}{\text{Maximum net residential density allowed (du's/acre)}}$$

$$+ \frac{\text{Gross floor area proposed (square feet)}}{\text{Floor area ratio (FAR) X 43,560 square feet/acre}}$$

BULK, AREA AND HEIGHT REQUIREMENTS: Development shall adhere to the following:

1. The following minimum setbacks shall be required:
 - a. Fifty (50) feet for structures and twenty-five (25) feet for parking adjacent to National Avenue and Republic Street.
 - b. Twenty-five (25) feet for structures and parking adjacent to Fremont Avenue, Lark Street and any internal street.
2. The impervious surface ratio shall not exceed 0.80.
3. Additional requirements may be set during the final development plan stage.

PUBLIC FACILITIES: Development shall adhere to the following:

1. See the General Provisions Section for requirements.

ACCESS TO PUBLIC THOROUGHFARES: Development shall adhere to the following:

1. See the General Provisions Section for requirements.

OFF-STREET PARKING: Development shall adhere to the following:

1. See the General Provisions Section for requirements.

SIGNS: Development shall adhere to the following:

1. See the General Provisions Section for requirements.

PERIMETER TREATMENT: Development shall adhere to the following:

1. See the General Provisions Section for requirements.

EXTERIOR LIGHTING: Development shall adhere to the following:

1. See the General Provisions Section for requirements.

MAINTENANCE OF COMMON AREAS AND FACILITIES: Development shall adhere to the following:

1. See the General Provisions Section for requirements.

PHASING: Development shall adhere to the following:

1. See the General Provisions Section for requirements.

FINAL DEVELOPMENT PLAN. The following requirements shall be met:

1. See the General Provisions Section for requirements.

TRACTS E THROUGH G. The following regulations shall apply to these tracts as identified by Exhibits A and B.

USES PERMITTED: The following uses shall be permitted:

1. Administrative and Professional Offices. Offices of firms or organizations providing professional, management or administrative services. Typical uses include abstract ser-

vices, advertising agencies, data processing services, travel agencies, law offices, architectural and engineering offices, and general business and administrative, corporate offices and artist and photographic studios.

2. Finance, Insurance and Real Estate Services: Establishments primarily engaged in the provision of financial, insurance, real estate, security brokerage and other similar activities. Drive-thru facilities designed to expedite customer service are permitted. Typical uses include banks, insurance agencies, real estate firms, securities brokerage establishments, savings and loan institutions and other similar uses.
3. Medical Offices and Medical Support Activities such as offices for doctors and dentists and medical laboratories along with incidental administrative activities.
4. Educational and religious institutions and facilities offering academic or vocational training or providing facilities for religious activity. Typical uses include schools, colleges, universities, nursing schools, vocational training schools and churches.
5. Community and recreational facilities incidental to residential development designed for and available to residents but not open to the public on a commercial basis. Typical uses include community centers, swimming pools, tennis and basketball courts, health clubs, etc.
6. Noncommercial Entertainment and Recreation Facilities. Establishments providing entertainment and/or recreational activities open to the general public on a noncommercial basis or available on a membership arrangement. Typical uses include athletic clubs, tennis courts, racketball courts, basketball courts, ball fields, golf courses with accessory club facilities, health spas and other similar activities but shall not include outdoor amphitheaters, drive-in movie theatres, bowling alleys, skating rinks, amusement parks, miniature golf courses, water slides, go-cart tracks, golf driving ranges except as accessory to golf courses, commercial softball complexes and other similar activities.
7. Community Service Facilities such as day care centers, community centers, museums and libraries.
8. Retail Activities Incidental to Institutional, Office and Residential Uses provided such retail activities (a) shall not occupy more than five (5) percent of the gross floor area of the structure in which it is located, (b) shall be entirely contained within the building or buildings utilized primarily for institutional, office or residential uses, (c) shall not be visible from any public street, and (d) shall

have no signs or other advertising devices visible from any public street. Typical uses include pharmacies, flower shops, gift shops, newsstands, restaurants, cafeterias, barber and beauty shops, and other similar uses primarily serving building occupants.

9. Residential Uses:

- a. Single family detached dwellings.
- b. Semi-detached dwellings, such as patio homes.
- c. Two-family dwellings, such as duplexes.
- d. Attached dwellings such as townhouses.
- e. Residential condominiums.
- f. Multifamily dwellings.
- g. Group homes

10. Accessory uses incidental to residential development designed for and available to residents but not open to the public on a common basis. Typical uses include administrative offices for project management not exceeding one thousand (1000) square feet, model units, carports, garages, maintenance buildings, and gate houses.

INTENSITY OF DEVELOPMENT: Development shall adhere to the following:

1. The floor area ratio for nonresidential structures shall not exceed 0.35 within each tract.
2. The following are the maximum development densities and intensities are permitted:

Exhibit A:

<u>Tract</u>	<u>Max. Floor Area</u>	<u>Max. Res.</u>
		<u>Dwelling Units</u>
E	168,000 sq ft	220
F	346,000 sq ft	681
G	174,000 sq ft	381
=====		

Exhibit B:

<u>Tract</u>	<u>Max. Floor Area</u>	<u>Max. Res.</u>
		<u>Dwelling Units</u>
E	168,000 sq ft	220
F	253,000 sq ft	498
G	278,000 sq ft	546
=====		

3. Development intensity for mixed-use projects, i.e. developments involving combinations of residential and nonresidential uses, shall be calculated by the following

formula:

Total site area (acres) =

$$\frac{\text{Number of dwelling units (du's) proposed}}{\text{Maximum net residential density allowed (du's/acre)}}$$

+
$$\frac{\text{Gross floor area proposed (square feet)}}{\text{Floor area ratio (FAR) X 43,560 square feet/acre}}$$

BULK, AREA AND HEIGHT REQUIREMENTS: Development shall adhere to the following:

1. The following minimum setbacks shall be required:
 - a. Fifty (50) feet for structures and twenty-five (25) feet for parking adjacent to National Avenue.
 - b. Twenty-five (25) feet for structures and parking adjacent to Fremont Avenue, Lark Street and any internal street.
2. The impervious surface ratio shall not exceed 0.80.
3. Additional requirements may be set during the final development plan stage.

PUBLIC FACILITIES: Development shall adhere to the following:

1. See the General Provisions Section for requirements.

ACCESS TO PUBLIC THOROUGHFARES: Development shall adhere to the following:

1. See the General Provisions Section for requirements.

OFF-STREET PARKING: Development shall adhere to the following:

1. See the General Provisions Section for requirements.

SIGNS: Development shall adhere to the following:

1. See the General Provisions Section for requirements.

PERIMETER TREATMENT: Development shall adhere to the following:

1. See the General Provisions Section for requirements.

EXTERIOR LIGHTING: Development shall adhere to the following:

1. See the General Provisions Section for requirements.

MAINTENANCE OF COMMON AREAS AND FACILITIES: Development shall adhere to the following:

1. See the General Provisions Section for requirements.

PHASING: Development shall adhere to the following:

1. See the General Provisions Section for requirements.

FINAL DEVELOPMENT PLAN. The following requirements shall be met:

1. See the General Provisions Section for requirements.

GENERAL PROVISIONS. The following regulations shall also apply to all tracts within this district.

PUBLIC FACILITIES: Development shall adhere to the following:

1. All required public and private improvements shall be at the expense of the applicant or subsequent owner(s). Assurances satisfactory to the Director of Public Works such as executed contracts, escrows, guarantees or letters of credit guaranteeing that all required public improvements, will be constructed in accordance with the standards determined by the Director of Public Works shall be provided to the City prior to building permits being issued to the applicant or subsequent owners. Storm water drainage management improvements, however, must be constructed prior to the issuance of any building permit. The applicant or subsequent owners shall file with the Director of Public Works a schedule for completion of public improvements and shall provide assurances that improvements will be constructed within the time schedule. No certificate of occupancy shall be issued for any structure within this District unless the required public improvements are completed prior to occupancy of the structures or unless the Director of Public Works has determined that such public improvements, if not completed, have little or no effect on the occupancy of the facility or conditions beyond the

control of the contractor, i.e., strikes, weather, etc.. have delayed the completion of the improvements in which case the Director of Building Regulations may permit occupancy under conditions satisfactory to the Director of Public Works that the required public improvements will be completed as required by this ordinance within a reasonable time. Public improvements, as used in this paragraph shall include private, as well as public, improvements required by the planned development ordinance. Such improvements shall include:

- a. All streets, drives, parking areas, and pedestrian circulation facilities;
 - b. Sanitary sewer facilities;
 - c. Storm water management and drainage improvements;
 - d. Public street improvements necessary for efficient and safe ingress and egress from the public thoroughfare system, such as widening, signalization and channelization;
2. The following rights-of-way are required:
- a. Republic Road shall have forty-five (45) feet south of the section line.
 - b. Fremont Avenue shall have thirty (30) feet west of the quarter section line.
3. The developer is responsible for the construction of either the two (2) southbound or northbound lanes of National Avenue plus the transition to four (4) lanes at the Republic Road intersection plus the median (see Exhibit D). These improvements shall be constructed from Republic to the southern district boundary. The remaining two lanes will be constructed by the City when warranted by traffic counts and upon the availability of funding.
4. Republic Road shall be constructed by the developer to three lanes from National Avenue to Fremont Avenue whenever any access is desired from either Tracts B, C or D to Republic.
5. If access to Republic Road is permitted from Tract A, Republic shall be constructed by the developer to three lanes from National Avenue to the west edge of Tract A at the time that access is approved.
6. Fremont Avenue shall be constructed by the developer to three lanes from Republic Road to a point south of Lark as specified by the Department of Public Works to accommodate a northbound left turn lane on to Lark.
7. The following sight triangles shall be dedicated:

- a. One hundred (100) feet at both the National and Fremont Avenue intersections with Republic Road.
- b. Thirty (30) feet at both the National and Fremont Avenue intersections with Lark Street.

- 8. Four (4) foot wide sidewalks are required on that side of National Avenue built by the developer; adjacent to Republic Road and Fremont Avenue, and; on one side of Lark Street.
- 9. The above described public improvements are determined to be the minimum public improvements required at the time of passage of this ordinance. In the event the City of Springfield should adopt, after the passage of this ordinance, public improvement standards that would, if applied to this project, require additional public improvements then the greater standard shall apply unless the developer has filed a final plat prior to the adoption of the new standard.

ACCESS TO PUBLIC THOROUGHFARES: Development shall adhere to the following:

- 1. A single point of access may be permitted from Tract A to Republic Road at the final development plan stage only upon the developer satisfying the Director of Public Works that all of the concerns raised in their memo dated September 24, 1987 (Exhibit E) have been satisfactorily addressed by the developer.
- 2. A maximum of five (5) points of access shall be permitted to Republic Street between National and Fremont Avenues. No drive shall be located closer than two-hundred fifty (250) feet to either the National or Fremont right-of-way. All access to Republic shall be approved by the Missouri State Highway Department.
- 3. A maximum of five (5) points of access shall be permitted to National Avenue from property on the west side of that street and a maximum of four (4) points of access shall be permitted from property on the east side of that street. No drive shall be located closer than two-hundred fifty (250) feet from the Republic Street right-of-way nor closer than one-hundred fifty (150) feet, unless one is directly opposite, to the Lark Street rights-of-way.
- 4. A maximum of three (3) points of access shall be permitted to Fremont Avenue. No drive shall be located closer than two-hundred fifty (250) feet from the Republic Street right-of-way nor closer than one-hundred fifty (150) feet to the Lark Street rights-of-way.
- 5. Access to Lark Street will be determined at the final development plan stage.

OFF-STREET PARKING: Development shall adhere to the following:

- 1. The City's parking standards and requirements shall apply.

SIGNS: Development shall adhere to the following:

1. The developer(s) may submit a signage plan at the final development plan stage. Otherwise, the City's sign codes for the appropriate development type shall apply.

PERIMETER TREATMENT: Development shall adhere to the following:

1. Bufferyard F (Exhibit C), at least fifty (50) feet deep, is required on the southern boundary of Tract E, on the southern and western boundaries of Tract F as shown on Exhibit A or B, and on that portion of the southern boundary of Tract G that is not adjacent to the golf course.
2. No structures, parking lots or drives (except those required to provide access to adjoining public thoroughfares) are permitted within these bufferyards. The surface of these bufferyards, or other required landscaped areas, shall be maintained with a living ground cover. A landscape plan, showing conformance with these requirements, shall be submitted with the final development plan.
3. All other areas not shown as buildings or other form of impervious surface on Exhibit A and which are not designated as a bufferyard shall be required to be maintained with a living ground cover.
4. Waste cans, dumpster units, or other forms of litter control and refuse disposal devices shall be placed within the district where they are least visible from a public street or adjoining properties. Screening of these devices, in the form of a sight-proof fence or wall, shall be provided.

EXTERIOR LIGHTING: Development shall adhere to the following:

1. Exterior lighting shall be designed, located and constructed to eliminate or significantly reduce glare and/or a general increase in lighting intensity within the adjoining existing or proposed residential area(s). The developer(s) shall submit a lighting plan with the final development plan demonstrating compliance with this section.

MAINTENANCE OF COMMON AREAS AND FACILITIES: Development shall adhere to the following:

1. The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owners as-

sociation meeting all legal requirements prescribed by the City Attorney.

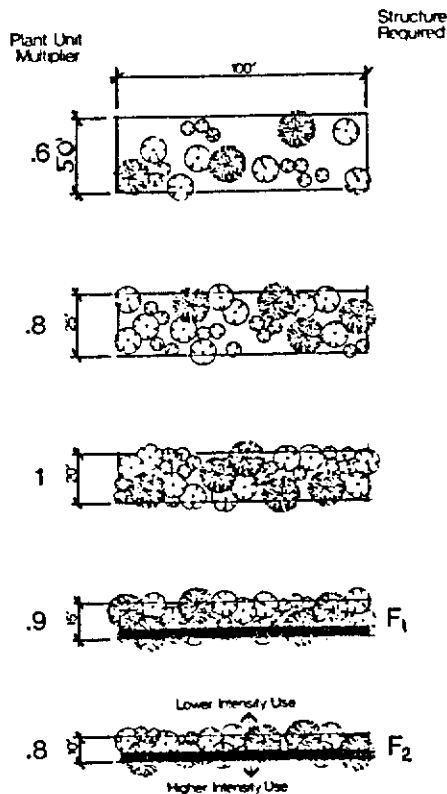
PHASING: Development shall adhere to the following:

1. Development may be phased at the discretion of the developer(s) provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

FINAL DEVELOPMENT PLAN. The following requirements shall be met:

1. The final development plan shall be submitted to the Planning and Zoning Commission for review and recommendation to the City Council for final action. The uses permitted and the intensity of development as prescribed by this ordinance shall not be subject to review during the final development plan stage.

BUFFERYARD F



Required Plantings/100'

5	Canopy Trees	
5	Understory Trees	
5	Evergreen Trees	
15	Shrubs	

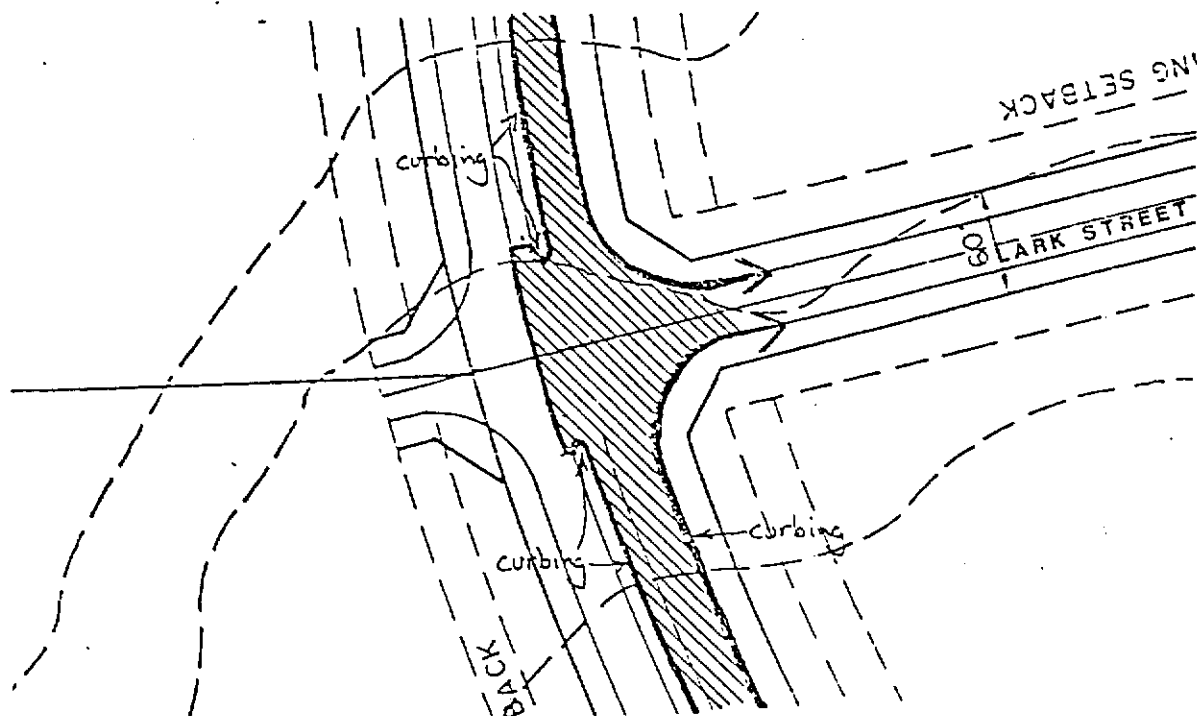
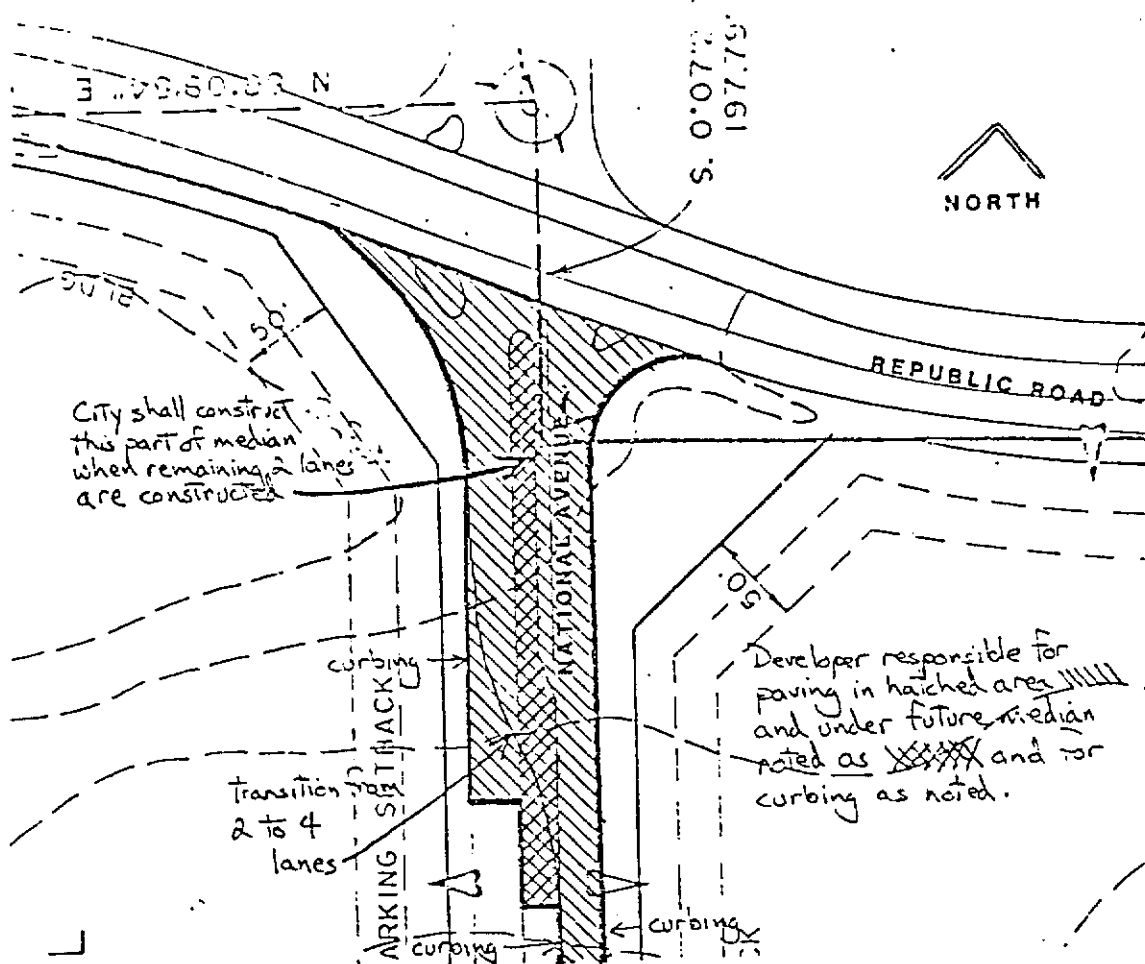
Required Structure

- F1 - 6 ft. solid wood fence or
 6 ft. solid masonry/brick wall or
 6 ft. solid evergreen hedge.
- F2 - 8 ft. solid wood fence or
 8 ft. solid masonry/brick wall or
 8 ft. solid evergreen hedge.

Minimum Plant Sizes

	Abutting Vacant Land	All Other	Mature Height
Canopy Tree	2" caliper	3" caliper	>50 ft.
Understory Tree	1.5" caliper	2" caliper	<50 ft.
Evergreen Tree	3 ft.	5 ft.	>20 ft.
Shrub			
Deciduous	15 in.	24 in.	<20 ft.
Evergreen	12 in.	18 in.	<20 ft.

Maintenance. The property owner shall be required to maintain the bufferyard and required structure at all times.



(Note: this exhibit assumes developer chooses to develop the northbound traffic lanes. This diagram is reversed if developer chooses to develop the southbound lanes) 30

EXHIBIT D

PLANNED DEVELOPMENT 84

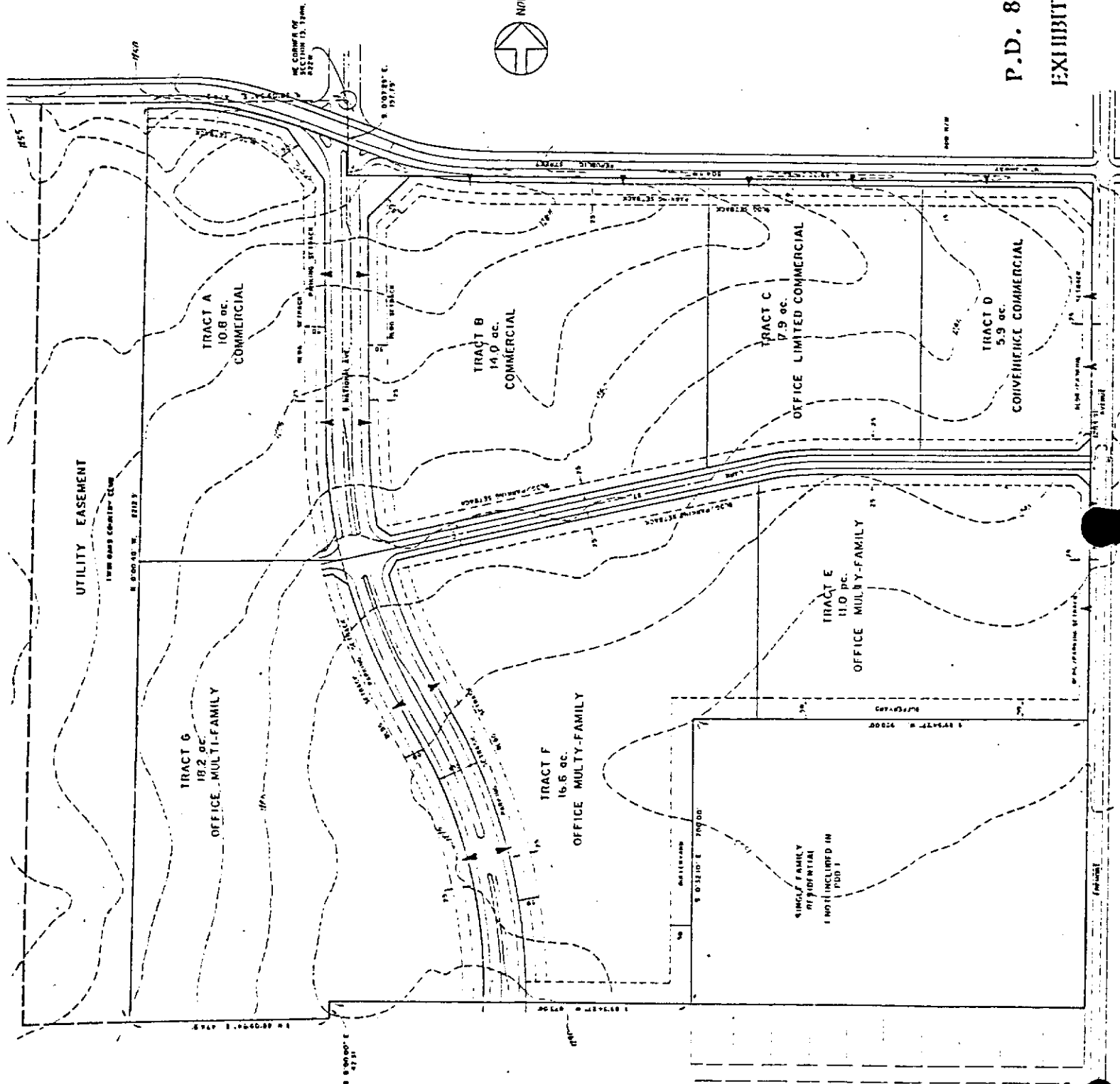
DKM PROPERTY PDD PRELIMINARY

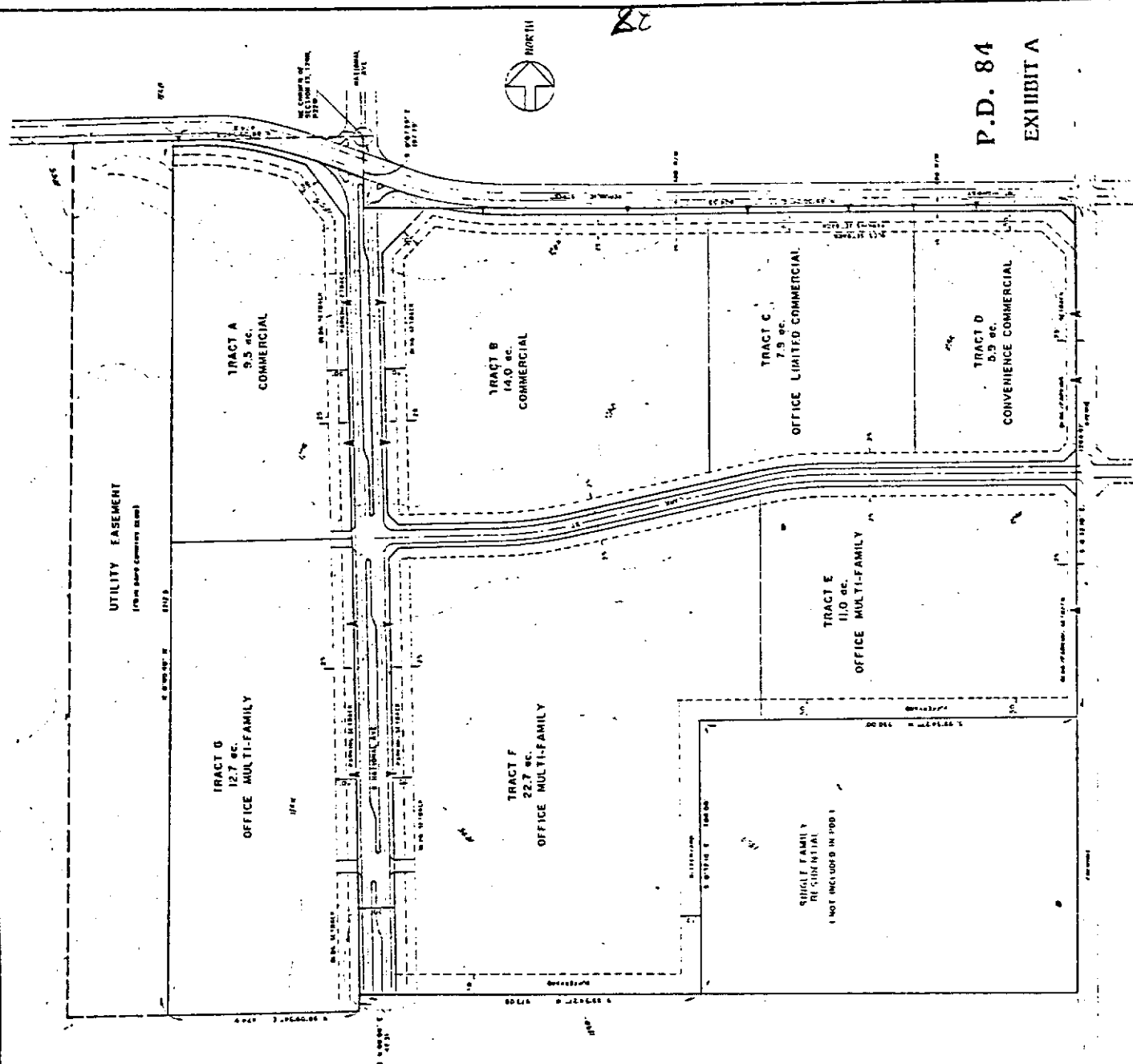
(ALT A)

ROLES & ASSOCIATES

P.D. 84

EXHIBIT B



[illegible]

VILLAS AT LARK POINTE

SPRINGFIELD, GREENE COUNTY, MISSOURI

LEGEND:

ENGINEER:

KAW VALLEY ENGINEERING, INC.
14700 W 114TH TERRACE
LENEXA, KANSAS 66211
CONTACT: MICHAEL R. OSBOURN
PH: 913-894-5150
MIKEO@KVENG.COM

OWNER/DEVELOPER:

ZIMMERMAN PROPERTIES DEVELOPMENT, LLC
1730 E REPUBLIC ROAD, SUITE F
SPRINGFIELD, MISSOURI 65804
CONTACT: JUSTIN ZIMMERMANN
PH: 417-883-1632
JZIMMERMAN@WILHOITPROPERTIES.COM

DESCRIPTION:

A TRACT OF LAND BEING LOCATED IN LOT 3, AMENDED FINAL PLAT OF ST. JOHN'S LARK - 1ST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND RECORDED AT THE OFFICE OF THE RECORDER OF DEEDS OF GREENE COUNTY, MISSOURI IN BOOK 2003 AT PAGE 077370-03, TO BE LOT 1R, BY ADMINISTRATIVE REPLAT, AND BEING MORE PARTICULARLY DESCRIBED BY KENNETH J. DEDRICK ON THE 25TH DAY OF JULY, 2016 AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 SCHWAB'S TRACT F, A SUBDIVISION LOCATED IN SPRINGFIELD, GREENE COUNTY, MISSOURI AND RECORDED IN BOOK 2915 AT PAGE 3598 AT THE OFFICE OF RECORDER OF DEEDS IN SAID GREENE COUNTY, MISSOURI; THENCE NORTH 87°57'17" WEST (THIS AND ALL FOLLOWING BEARINGS ARE BASED ON THE MISSOURI STATE PLANE - CENTRAL ZONE), ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 519.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH NATIONAL AVENUE (100' WIDE); THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 23°19'59" WEST, A RADIUS OF 1,113.57 FEET AND AN ARC DISTANCE OF 68.44 FEET; THENCE NORTH 62°19'23" EAST, A DISTANCE OF 43.92 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 27°40'37" EAST, A RADIUS OF 1,157.57 FEET AND AN ARC DISTANCE OF 57.40 FEET; THENCE SOUTH 87°55'24" EAST, A DISTANCE OF 203.37 FEET TO THE SOUTHEAST CORNER OF LOT 2, AMENDED FINAL PLAT OF ST. JOHN'S LARK - 1ST ADDITION, A SUBDIVISION LOCATED IN SPRINGFIELD, GREENE COUNTY, MISSOURI AND RECORDED IN SAID BOOK AND PAGE AT SAID OFFICE OF RECORDER OF DEEDS; THENCE NORTH 22°27'14" WEST, A DISTANCE OF 254.23 FEET; THENCE NORTH 67°44'44" EAST, A DISTANCE OF 34.92 FEET; THENCE NORTH 23°06'34" WEST, A DISTANCE OF 95.44 FEET TO THE SOUTHWEST CORNER OF LOT 4 IN SAID AMENDED FINAL PLAT OF ST. JOHN'S LARK - 1ST ADDITION; THENCE NORTH 77°21'30" EAST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 208.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 22°06'22" WEST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 229.51 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST LARK STREET (60' WIDE); THENCE NORTH 77°23'53" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 104.25 FEET; THENCE SOUTH 12°36'07" EAST, A DISTANCE OF 150.30 FEET; THENCE SOUTH 22°06'22" EAST, A DISTANCE OF 238.06 FEET; THENCE SOUTH 01°38'09" WEST, A DISTANCE OF 81.36 FEET; THENCE SOUTH 87°55'26" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 1, COMPREHENSIVE FAMILY HEALTH CARE CENTER SUBDIVISION RECORDED IN BOOK PP AT PAGE 84 IN SAID RECORDER OF DEEDS OFFICE; THENCE SOUTH 01°38'09" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 208.67 FEET TO THE POINT OF BEGINNING.

CONTAINS 155,690 SQUARE FEET OR 3.574 ACRES MORE OR LESS.

SITE DATA

TOTAL AREA: 155,710 SQUARE FEET OR 3.57 ACRES

EXISTING ZONING: PD - PLANNED DEVELOPMENT

PROPOSED DENSITY: 60 UNITS/3.57 ACRES = 17 UNITS/ACRE

OPEN SPACE: 64,937 SQUARE FEET OR 1.49 ACRES

BUILDING DATA:

BUILDING 1
DIMENSIONS APPROXIMATELY = 297.9' x 172.9'
FOOT PRINT AREA = 27,756 SF
STORIES = 3

MAINTENANCE BUILDING
DIMENSIONS APPROXIMATELY = 18.0' x 17.0'
FOOT PRINT AREA = 305 SF
STORIES = 1

FLOOR AREA RATIO: 28,061 / 155,710 x 100 = 18%

OPEN SPACE RATIO: 64,937 / 155,710 x 100 = 42%

DRIVE/PAVING RATIO: 62,712 / 155,710 x 100 = 40%

PARKING PROVIDED: 121 STALLS
PARKING REQUIRED: 120 STALLS (1.5 STALLS PER UNIT X 60 UNITS)

BICYCLE PARKING PROVIDED= 5 STALLS
BICYCLE PARKING REQUIRED= 5 STALLS (1 STALL PER 25 PARKING STALLS PROVIDED 121/25)

HCA STALL PROVIDED: 10 STALLS
PARKING SURFACE: ASPHALT

PROPOSED USE: SUBJECT PROPERTY SHALL BE UTILIZED AS A 60 UNIT MULTIFAMILY (+55 RESTRICTED) RESIDENCE

NOTES:

- TOPOGRAPHIC FEATURES ARE SHOWN ON SHEET C200 GRADING PLAN.
- NO WATER AREAS ARE EXISTING OR PROPOSED. THE DETENSION WILL BE ACCOMPISHED WITH EXISTING REGIONAL DETENTION BASIN, WHICH IS BEING MODIFIED FOR WATER QUALITY. ATTACHED REPORT OUTLINES WATER QUALITY IMPROVEMENTS.
- NO FLOOD PLAIN AREAS EXISTS ON-SITE.
- EXISTING PUBLIC UTILITIES AND PROPOSED EXTENSIONS AND SERVICES ARE SHOWN ON SHEET C300 UTILITY PLAN.

0 20 40 80
SCALE: 1" = 40'

- | | | | |
|-----------|--|----------|--|
| PROJ. NO. | | C15_8412 | |
| DESIGNER | | DRAWN BY | |
| KGK | | NJN | |
| CFN | | | |
| 8412SP | | | |
| SHEET | | REV | |
| C100 | | 0 | |

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



VILLAS AT LARK POINTE LARK STREET SPRINGFIELD, MISSOURI		FINAL DEVELOPMENT PLAN UTILITY PLAN	
PROJ. NO. C15_8412		DESIGNED BY KGK DRAWN BY NJN	
SHEET 8412UP		REV 0	
C300			
KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY MISSOURI STATE CERTIFICATE OF AUTHORITY # 000842. EXPIRES 12/31/17			
KAW VALLEY ENGINEERING 2319 N. JACKSON, P.O. BOX 1304 JACKSON, MISSOURI 64501 PH. (783) 762-5940 FAX (783) 762-7744 jk@kveeng.com www.kveeng.com		MICHAEL R. OSBOURN ENGINEER MO # 025456	
		REV 0	DATE 1/26/17
		DESCRIPTION	INITIAL ISSUE
		DSN DWN	NJN
		CHK	



LANDSCAPE REQUIREMENTS

SPRINGFIELD ZONING ORDINANCE SECTION 6-1200

INTERIOR LANDSCAPING

2 UNDERSTORY TREES OR 1 CANOPY TREE REQUIRED FOR EVERY 30 PARKING SPACES

	TREES REQUIRED	TREES PROVIDED
PARKING SPACES = 121	5	14

PERIMETER LANDSCAPING

1 CANOPY TREE, 1 UNDERSTORY, ORNAMENTAL, OR EVERGREEN TREE, AND 4 SHRUBS PER 100 LINEAR FEET.

	REQUIRED	PROVIDED
LARK STREET = 104 LINEAR FEET	2 CANOPY TREES 2 UNDER/ORN./EG TREES 8 SHRUBS	2 CANOPY TREES 2 UNDER/ORN./EG TREES 8+ SHRUBS

1. THERE ARE NO EXISTING TREES ON THE PROJECT SITE.
2. BUFFERYARD F SHOWN ADJACENT TO O-1 ZONING. REFER TO SHEET LS-2 FOR CALCULATIONS.
3. GREATER THAN 5% OF THE PARKING/VEHICULAR USE AREA HAS BEEN DEVOTED LANDSCAPE AREA THAT COMPLIES WITH INTERIOR LANDSCAPING REQUIREMENTS.
4. A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED TO WATER THE LANDSCAPE AREAS.

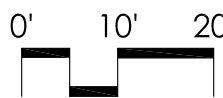
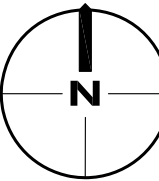
LEGEND

- DECIDUOUS SHADE TREE
OAK, MAPLE, HONEYLOCUST
- EVERGREEN TREE
PINE, SPRUCE, HOLLY
- ORNAMENTAL/FLOWERING TREE
REDBUD, CRABAPPLE
- SHRUB PLANTING
VARIOUS SPECIES. REFER TO PLANT MATERIAL SCHEDULE

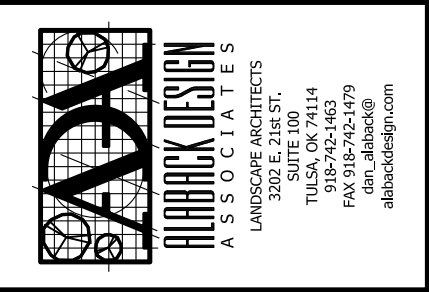
REFER TO SHEET LS-3 FOR PRELIMINARY PLANT MATERIAL SCHEDULE, GENERAL LANDSCAPE AND IRRIGATION NOTES, AND TREE AND SHRUB PLANTING DETAILS.

LANDSCAPE PLAN

SCALE : 1"=20'-0"



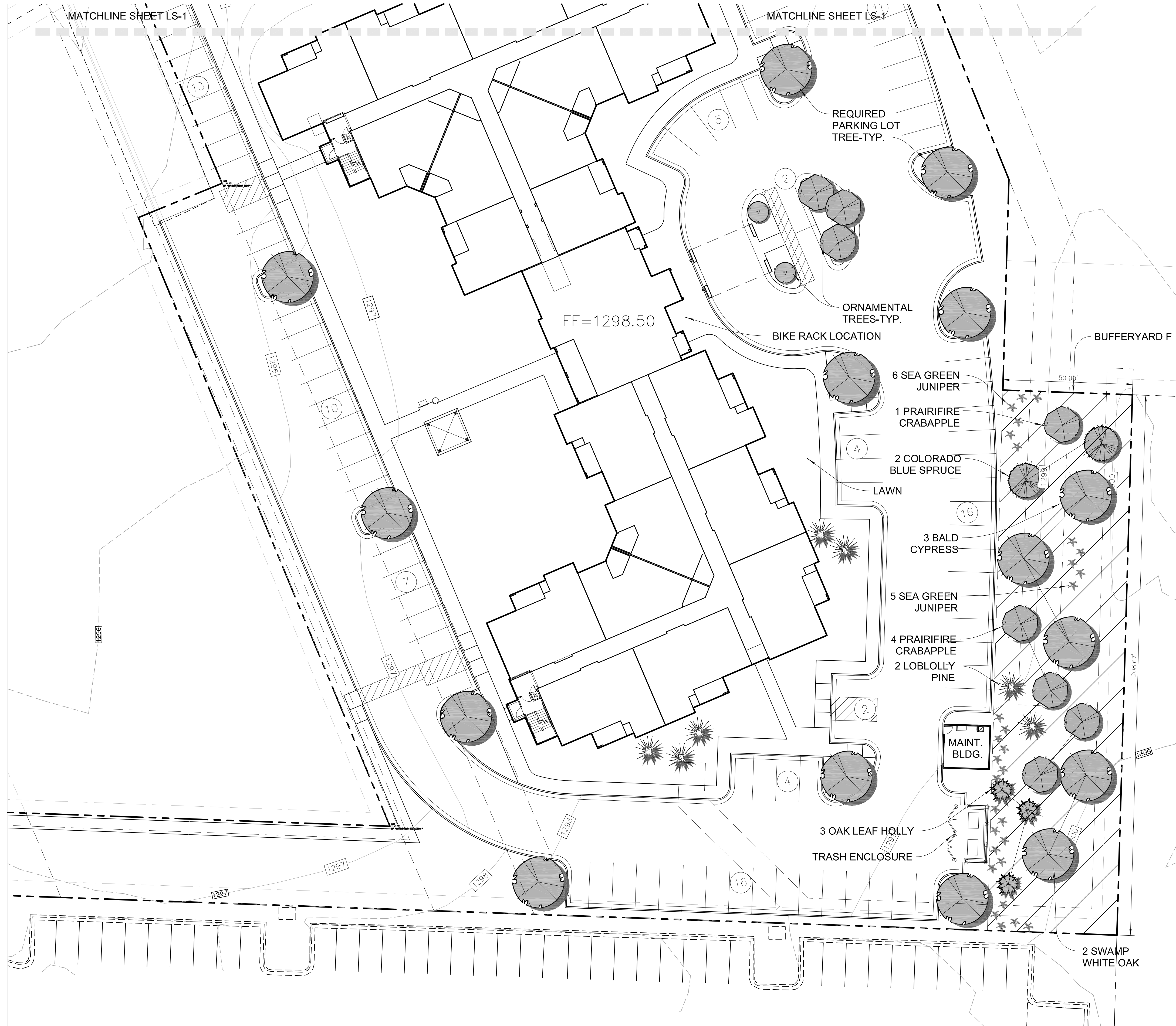
REVISIONS		DESCRIPTION
NO.	DATE	



VILLAS AT
LARK POINTE
LARK STREET
SPRINGFIELD, MISSOURI



SITE DEVELOPMENT PLAN	ISSUE DATE 2/1/17
PROJECT NUMBER 17005	DRAWN BY BBD
CHECKED BY BBD	SHEET TITLE CONCEPTUAL LANDSCAPE PLAN
SHEET LS-1	

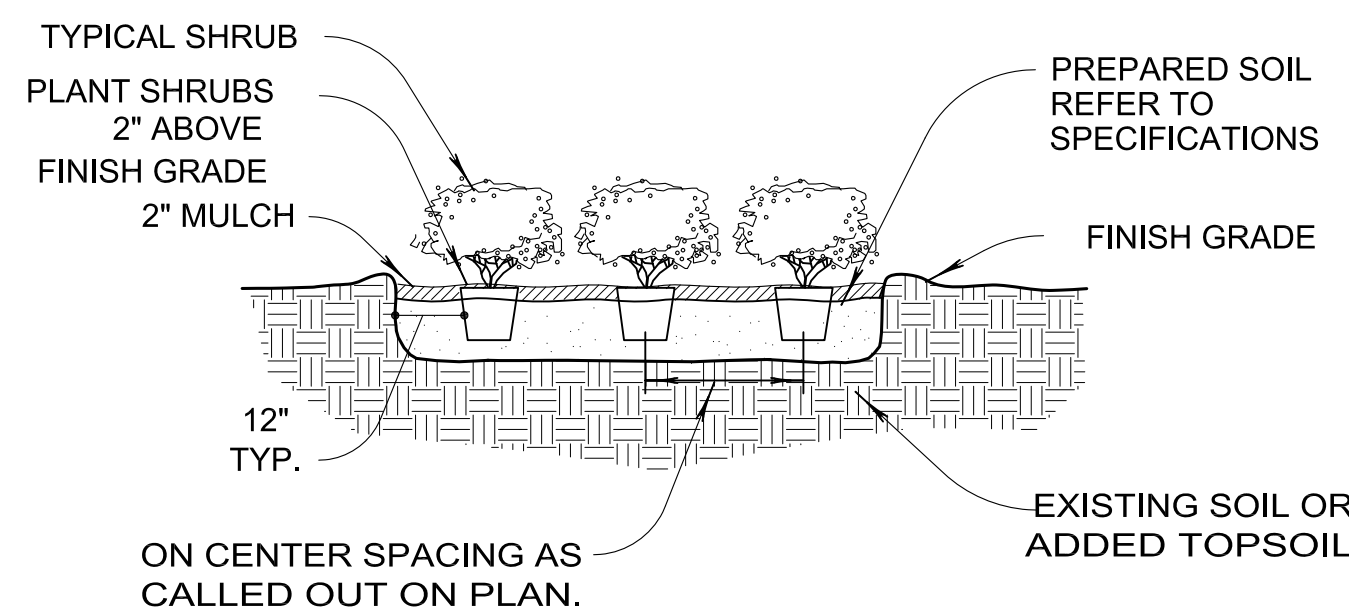


PRELIMINARY PLANT MATERIAL SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE/REMARKS	SPACING
RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	3" CAL.; 10'-12' HT.; 5'-6" SPREAD; B&B; CENTRAL LEADER; FULL	
RED OAK	QUERCUS RUBRA	3" CAL.; 10'-12' HT.; 5'-6" SPREAD; B&B; CENTRAL LEADER; FULL	
OAKLEAF HOLLY	ILEX X CONAF	7'-8" HEIGHT; FULL TO GROUND	
SPRING SNOW CRABAPPLE	MALUS SPP. 'SPRING SNOW'	2 1/2" CAL.; 10'-12' HT.	
RED ROCKET CRAPEMYRTLE	LAGERSTROEMIA INDICA 'RED ROCKET'	MULTI-TRUNK; 8'-9" HT.; FULL	
KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GALLON; FULL	36" O.C.
GREY OWL JUNIPER	JUNIPERUS VIRGINIANA 'GREY OWL'	5 GALLON; FULL	36" O.C.
WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	5 GALLON; FULL	30" O.C.
ROSE CREEK ABELIA	ABELIA X GRANDIFLORA 'ROSE CREEK'	3 GALLON; FULL	24" O.C.
FIRE BALL BURNING BUSH	EUONYMUS ALATUS 'FIRE BALL'	3 GALLON; FULL	AS SHOWN
GOLDTHREAD SPIRAEA	SPIRAEA OGON 'GOLDTHREAD'	3 GALLON; FULL	24" O.C.
KNOCK OUT ROSE	ROSA SP. 'RADRAZZ'	2 GALLON; FULL	AS SHOWN
HAPPY RETURNS DAYLILY	HEMEROCALIS SPP. 'HAPPY RETURNS'	1 GALLON; FULL	18" O.C.
		1 GALLON; FULL	18" O.C.
STEEL BED EDGING	RYERSON 3/16" X 4" OR APPROVED EQUAL		

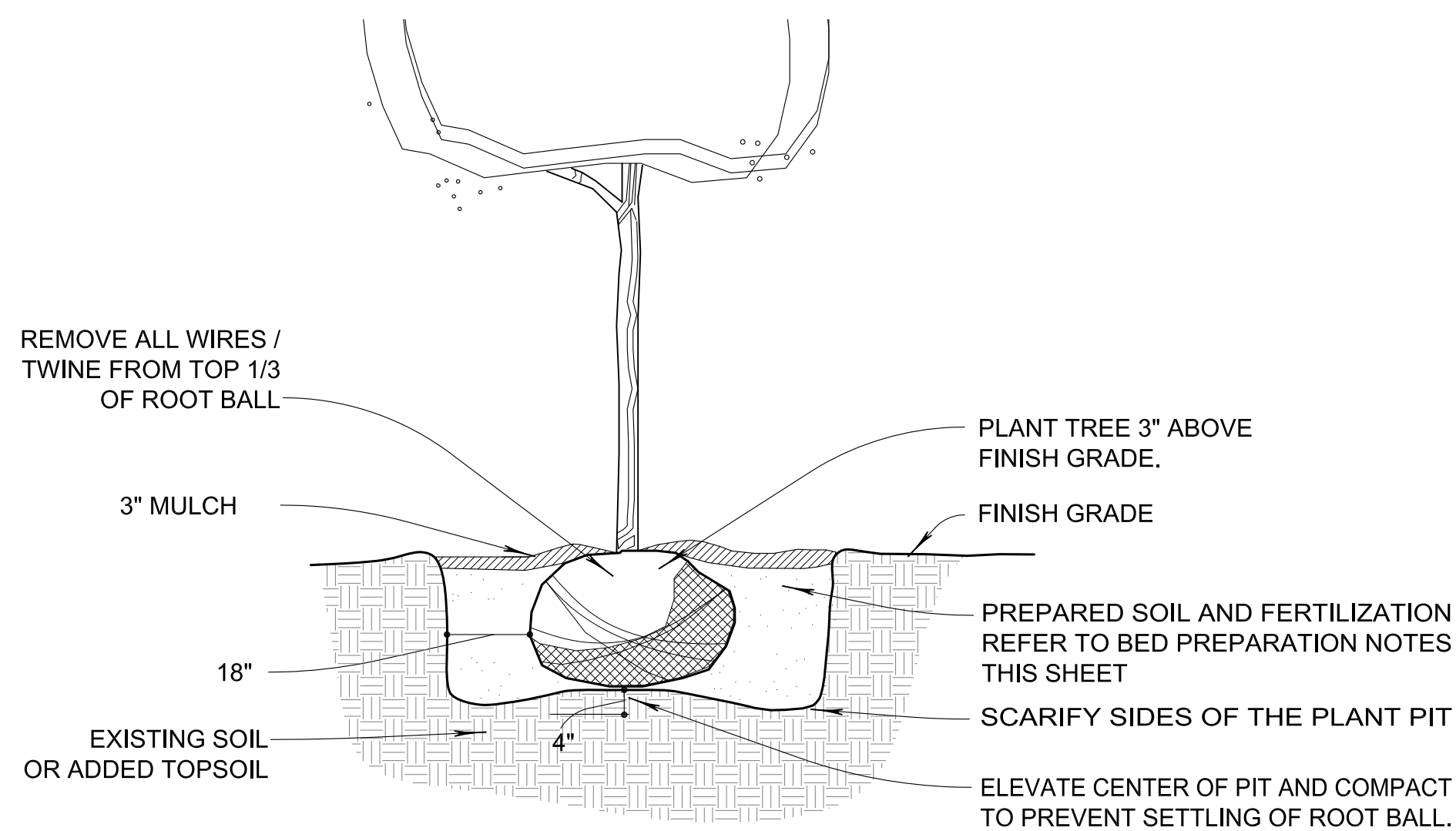
BUFFERYARD PLANT MATERIAL SCHEDULE

QUAN	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS	SPACING
3	BALD CYPRESS	TAXODIUM DISTICHUM	3" CAL.; 10'-12" HT.; 5'-6" SPREAD; B&B; CENTRAL LEADER; FULL	
2	SWAMP WHITE OAK	QUERCUS BICOLOR	3" CAL.; 10'-12" HT.; 5'-6" SPREAD; B&B; CENTRAL LEADER; FULL	
2	LOBLOLLY PINE	PINUS TAEDA	7'-8" HEIGHT; FULL TO GROUND	
3	OAKLEAF HOLLY	ILEX X CONAF	7'-8" HEIGHT; FULL TO GROUND	
2	COLORADO BLUE SPRUCE	PICEA PUNGENS	7'-8" HEIGHT; FULL TO GROUND	
5	PRAIRIFIRE CRABAPPLE	MALUS SPP. 'PRAIRIFIRE'	2 1/2" CAL.; 10'-12" HT.	
30	SEA GREEN JUNIPER	JUNIPERUS X PFTIZERIANA 'SEA GREEN'	5 GALLON; FULL	48" O.C.



SHRUB PLANTING DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

NOT TO SCALE

IRRIGATION NOTES

ALL AREAS OF THE SITE ARE TO BE FULLY IRRIGATED, UNLESS DIRECTED OTHERWISE BY OWNER.

WORK INCLUDES THE DESIGN AND INSTALLATION OF A COMPLETELY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INCLUDING: INSTALLATION OF ONE BACKFLOW PREVENTION DEVICE, METER, IRRIGATION MAINLINE, LATERAL PIPING, ISOLATION VALVES, AUTOMATIC CONTROL VALVES, VALVE BOXES, CONTROL AND COMMON WIRING, AUTOMATIC CONTROLLER, SPRINKLER HEADS, QUICK COUPLERS, AND ASSOCIATED EQUIPMENT. CONFIRM BIDDING RESPONSIBILITY FOR IRRIGATION SLEEVES. ALL SLEEVES THAT ARE REQUIRED FOR COMPLETION OF IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. COORDINATE WITH GENERAL CONTRACTOR FOR 110 V ELECTRICAL SUPPLY TO IRRIGATION CONTROLLER AND BACKFLOW PREVENTER LOCATION.

INSTALL SPRINKLER SYSTEM ACCORDING TO APPLICABLE CITY ORDINANCES AND PLUMBING CODES. ALL IRRIGATED AREAS SHALL HAVE 100% COVERAGE.

ALL WORK BY IRRIGATION CONTRACTOR SHALL BE GUARANTEED BY THE INSTALLER AGAINST DEFECTS OF MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR, BEGINNING WITH THE WRITTEN DATE OF OWNER ACCEPTANCE.

PRIOR TO DESIGN OF THE IRRIGATION SYSTEM, THE CONTRACTOR SHALL VERIFY WATER PRESSURE AT THE SITE TO DETERMINE AVAILABLE PRESSURE. PIPE SIZES, VALVE SIZES, AND ZONE OPERATION SCHEDULE SHALL PROVIDE AN ECONOMIC AND EFFICIENT SYSTEM. DESIGN FOR OPERATION OF ONE ZONE AT A TIME. FLOW VELOCITIES FOR ALL LINES SHALL NOT EXCEED 5 FEET PER SECOND. PROVIDE SEPARATE ZONES FOR SPRAY HEADS AND FOR ROTARY HEADS. PROVIDE AUTOMATIC DRAIN VALVES AT ALL LOW POINTS ON ALL LATERAL LINES.

PIPE: STATIC PRESSURE MAIN LINES SHALL BE SCH. 40 PVC AND ALL LATERAL LINES SHALL BE CLASS 200 PVC. SMALLEST LATERAL PIPE SIZE SHALL BE 3/4" PVC PIPE. BACKFLOW PREVENTOR: INSTALL REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE WITH PRESSURE REGULATOR, IF REQUIRED, IN COMPLIANCE WITH LOCAL CODES. (PROVIDE INSULATED FIBERGLASS ENCLOSURE AND HEAT TAPE FOR BFP.) ZONE VALVES: RAINBIRD PEB SERIES. CONTROLLERS: RAINBIRD ESP-LX SERIES, OUTDOOR MODEL, SIZED TO MEET NUMBER OF ZONES WITH CAPACITY FOR 2 UNUSED ZONES. PROVIDE LOCKABLE CABINET. CONFIRM LOCATION WITH OWNER / GENERAL CONTRACTOR PRIOR TO INSTALLING. LARGE LAWN SPRINKLER HEADS: GEAR DRIVEN HUNTER PGP. SMALL LAWN SPRAY HEADS: RAINBIRD 1804 SERIES (4" POP-UP). RAIN SENSOR: MINI-CLIK II MANUFACTURED BY HUNTER. FREEZE SENSOR: FREEZE CLIK AS MANUFACTURED BY HUNTER INDUSTRIES. AUTOMATIC DRAIN VALVE: KING DRAIN. VALVE ACCESS BOX: CARSON 1419-13. PROVIDE A MINIMUM OF 3 QUICK COUPLERS (VERIFY WITH OWNER). LOCATION OF QUICK COUPLERS SHALL BE APPROVED BY OWNER'S REPRESENTATIVE ON SHOP DRAWINGS.

LOCATE ALL UTILITIES PRIOR TO INSTALLATION OF THE NEW IRRIGATION SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES. STATIC MAIN LINES AND SLEEVES SHALL HAVE 18" MIN. COVER; LATERAL LINES TO HAVE 12" MIN. COVER OVER TOP OF PIPE.

BACKFILL AROUND THE PIPE SHALL BE FREE OF ROCKS AND OTHER DEBRIS, AND TO LEAVE NO DEPRESSIONS.

SET ALL LAWN HEADS FLUSH WITH FINISHED GRADE. ALLOW FOR INSTALLATION OF SOD. LOCATE ALL ROTARY AND LAWN SPRAY HEADS THREE INCHES FROM EDGES OF PAVEMENTS.

TESTING: UPON COMPLETION OF THE INSTALLATION, THE ENTIRE SYSTEM SHALL BE TESTED AND ADJUSTED FOR PROPER OPERATION.

AFTER THE SYSTEM IS COMPLETE AND FULLY ADJUSTED, DEMONSTRATE OPERATION OF ALL IRRIGATION ZONES FOR THE OWNER'S REPRESENTATIVE. ALL IRRIGATED AREAS ARE TO HAVE 100% COVERAGE. CONTRACTOR SHALL ADD ADDITIONAL HEADS, AS NECESSARY, AT NO COST TO THE OWNER, AS DIRECTED BY THE OWNER'S REPRESENTATIVE, ADJUST ALL HEADS AS REQUIRED FOR PROPER OPERATION, ALIGNMENT, ELEVATION, RADIUS AND ARC. PROVIDE A FIELD TRAINING SESSION FOR THE OWNER'S MAINTENANCE PERSONNEL. PROVIDE AN 'AS-BUILT' DRAWING OF THE COMPLETED IRRIGATION SYSTEM. PROVIDE A COLOR-CODED ZONE CHART, TO BE PLACED IN A CLEAR PLASTIC SLEEVE INSIDE THE CONTROLLER.

GENERAL NOTES

CALL MISSOURI ONE-CALL AT 1-800-344-7483 FOR INFORMATION
ON THE LOCATION OF ALL UNDERGROUND UTILITIES.

CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATION. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING TRENCHING OPERATIONS IN ANY AREA.

PLANT TREES THREE (3) INCHES ABOVE FINISHED GRADE, CUT TWINE FROM AROUND THE TRUNK AND PULL BACK THE BURLAP FROM THE TOP 1/3 OF THE ROOT BALL. PLANT SHRUBS TWO (2) INCHES ABOVE FINISHED GRADE. CROWN ISLANDS 4" ABOVE TOP OF CURB OR AS DIRECTED ON DRAWING. ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE OUT OF THE PLANTING BEDS. ADJUST TREE/SHRUB BED LOCATIONS FOR FINAL GRADES / DRAINAGE SWALES/UTILITIES.

IF LOCATIONS OF SITE ELEMENTS ARE NOT AS SHOWN, ADJUST PLANTINGS ACCORDINGLY (LIGHT POLES, SIGNAGE, AIR CONDITIONER UNITS, TRANSFORMERS, METERS, ETC.).

BED PREPARATION

ALL SHRUB BED AREAS SHALL RECEIVE A THREE (3) INCH LAYER OF "BACK TO EARTH" SOIL CONDITIONER AND A ONE (1) INCH LAYER OF STERILIZED COW MANURE. THESE PRODUCTS SHALL BE INCORPORATED INTO THE EXISTING SOIL TO A DEPTH OF EIGHT (8) INCHES. ROTO-TILL AMENDMENTS AND TOPSOIL UNTIL A SMOOTH EVEN MIXTURE IS ACHIEVED.

PROVIDE BIOPLEX 5-IN-1 COMPLETE PLANTING GRANULES AS MANUFACTURED BY ADVANCED GROWING SOLUTIONS TO ALL PLANTING BEDS. APPLY AT A RATE OF 2.0 POUNDS PER 100 SQUARE FEET. ROTO-TILL INTO THE TOP 3"-4" OF PLANTING BEDS.

EACH TREE LOCATED OUTSIDE A PLANTING BED SHALL RECEIVE THREE (3) CUBIC FEET OF BACK TO EARTH SOIL CONDITIONER MULCH AND ONE (1) CUBIC FOOT OF AGED, STERILIZED COW MANURE. MIX WITH THE TOPOIL AND USE AS A BACKFILL. APPLY BIOPLEX 5-IN-1 COMPLETE PLANTING GRANULES AT A RATE OF 8 OUNCES PER EACH 1" CALIPER. INCORPORATE 5-IN-1 INTO THE TOP 3"-4" OF SOIL BACKFILL.

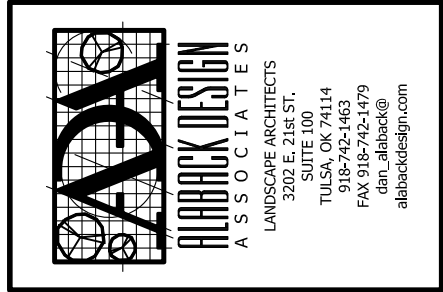
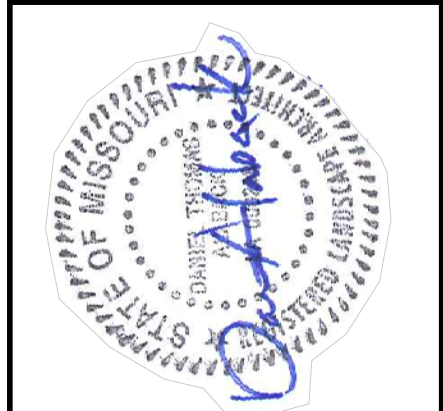
MULCH

MULCH ALL PLANTING BEDS AND TREE WELLS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF THREE (3) INCHES.

LAWN

SOD AREAS WITHIN ALL CURB LINES AS INDICATED ON THE PLANS WITH SOLID SLAB HYBRID TALL FESCUE GRASS SOD WATER AND ROLL IN ACCORDANCE WITH STANDARD NURSERY PRACTICE.

FOR SOD APPLY FERTILIZER ACCORDING TO TIME OF INSTALLATION:
MAY 1 - AUGUST 1 APPLY A 16-8-8 FERTILIZER AT A RATE OF
1 POUND OF ACTUAL NITROGEN PER 1,000 SQUARE FEET TO
ALL LAWN AREAS.
SEPTEMBER 1 - APRIL 30 APPLY 10-20-10 FERTILIZER AT A RATE
OF 1/2 POUND OF NITROGEN PER 1,000 SQUARE FEET OF LAWN
AREA FERTILIZER SHALL BE APPLIED PRIOR TO SODDING.

[illegible]

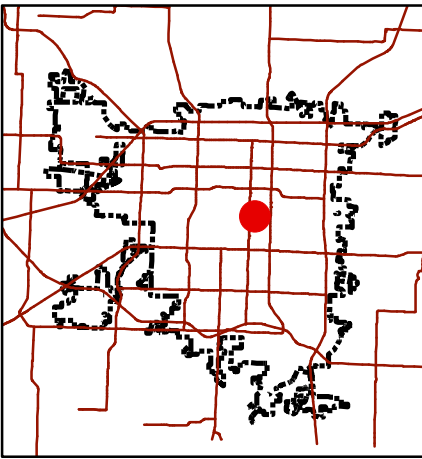
**VILLAS AT
LARK POINTE**
LARK STREET
SPRINGFIELD, MISSOURI

ISSUE
SITE DEVELOPMENT PLAN
ISSUE DATE
2/1/17
PROJECT NUMBER
17005
DRAWN BY
BBD
CHECKED BY
BBD
SHEET TITLE
LANDSCAPE NOTES AND DETAILS
SHEET
LS-3

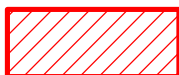
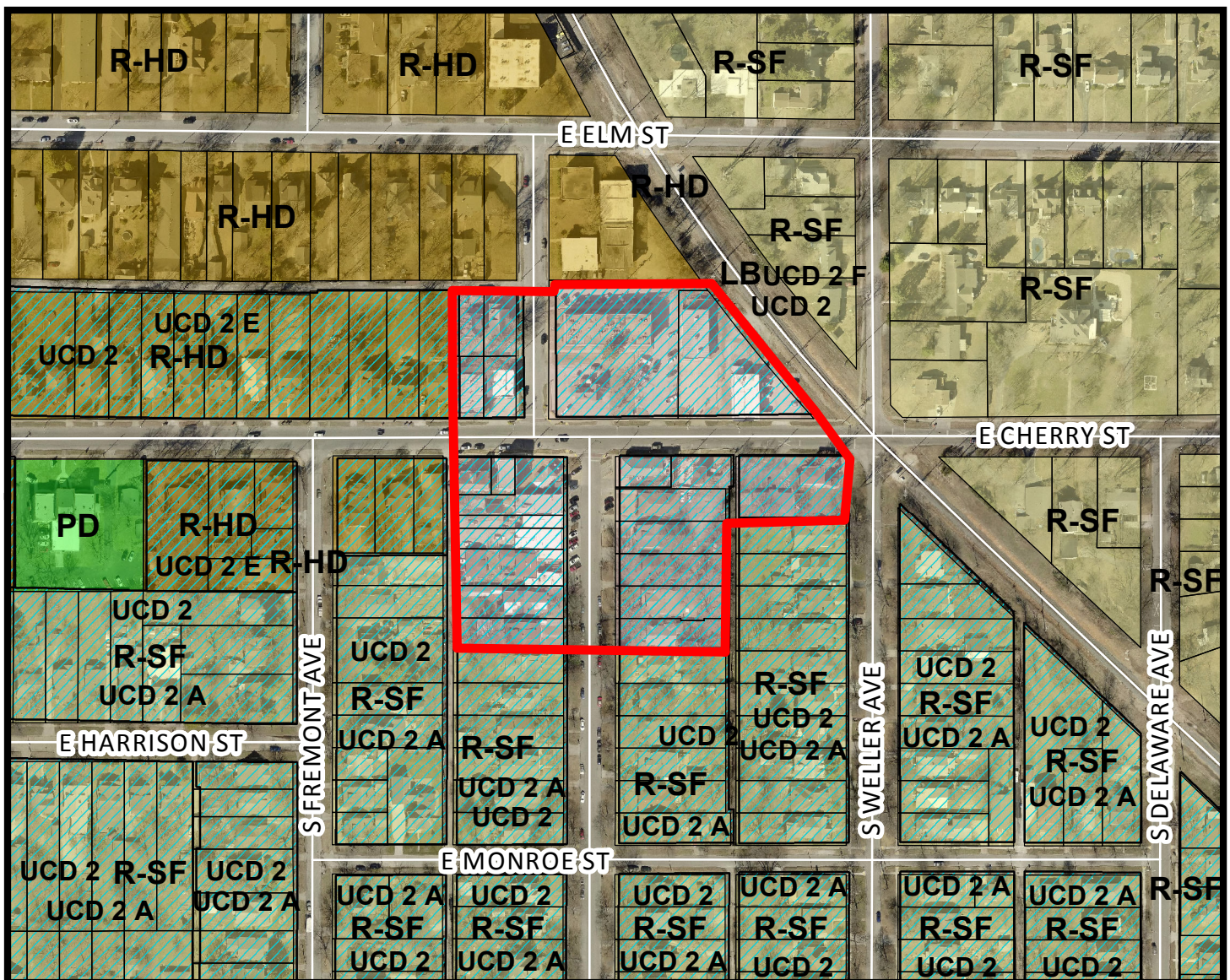
Development Review Staff Report

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

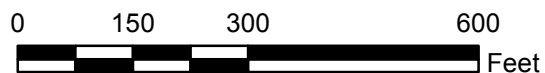
Rountree Urban Conservation District Number 2 Area F



LOCATION SKETCH



- Area of Proposal



1 inch = 250 feet

ATTACHMENT 1
DEVELOPMENT REVIEW REPORT
ZONING TEXT AMENDMENT UCD NO 2 AREA F SECTION 9 (C)

PURPOSE: To amend the Rountree Urban Conservation District Number 2 Area F (Cherry/Pickwick Commercial Area) to allow micro-brewery and tasting rooms under a conditional use permit process

DATE: February 13, 2017

LOCATION: Intersection of Cherry Street and Pickwick Avenue

APPLICANT: Frankie Properties, LLC

TRACT SIZE: Approximately 0.56 acres

EXISTING USE: LB, Limited Business District and UCD #2 Area F Uses

PROPOSED USE: LB, Limited Business District and UCD #2 Area F Uses and including micro-brewery and tasting room by a conditional use permit

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant is proposing to amend the Rountree UCD Area F to allow micro-breweries and tasting rooms by conditional use permit.
2. The proposed conditional use permits will require site plan review and must meet additional requirements such as circulation and parking requirements, hours of operation and limited signage.
3. The proposed requirements for a micro-brewery and tasting room will have to meet the typical 21 standardized questions within the conditional use permit process as well as meeting the additional UCD conditional use permit use limitations to minimize the impact to the adjacent neighborhood.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-HD	Multi-family residential uses
East	Right of way and R-SF	Railroad and single-family residential uses
South	LB, UCD #2 Area F	Retail and office uses
West	LB, UCD #2 Area F	Parking lot and Restaurant

HISTORY:

The subject property was zoned LB, Limited Business District, Urban Conservation District Number 2, Area F by General Ordinance No. 3645 on July 22, 1985.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for Medium Intensity Retail, Office or Housing. Cherry Street is classified as a secondary roadway in the Transportation Plan which supports the proposed uses.

STAFF COMMENTS:

1. The Rountree UCD No. 2 Area F District is also known as the Cherry/Pickwick Commercial Area. Area F is a compact, pedestrian-friendly neighborhood commercial node that provides services to the surrounding residential area. The regulations in this UCD are intended to focus dense mixed-use redevelopment within a neighborhood activity center while preventing the encroachment of higher intensity uses into the surrounding single-family residential areas.
2. This request is to amend the UCD Area F District to allow micro-brewery and tasting rooms by a conditional use permit. The applicant has requested a text amendment to the Rountree UCD Number 2, Area F that, if approved by City Council, will require a conditional use permit to allow the proposed micro-brewery and tasting room.
3. The proposed conditional use permit amendment will require micro-brewery and tasting rooms to have valid alcohol production and alcohol beverage licenses from the State of Missouri which regulates micro-breweries and liquor sales. A micro-brewery use must include a tasting room.
4. All production activities shall be located completely within the micro-brewery facility. All on-site storage shall be located within the micro-brewery facility.

5. The proposed micro-brewery and tasting room is subject to the Standards of the Conditional Use Permit section 36-363 as well as the Conditional Use Permit standards within the Rountree UCD Number 2 Area F requirements. This request will also cleanup the old zoning ordinance references in the UCD to the new code numbers.
6. The text amendment is also proposing on changing the hours of operation for outdoor dining as an accessory use to a restaurant from 11 AM -11 PM to 7 AM - 12 AM. The amendment is also changing the hours for all outside activity to cease from 11 PM to 12 AM. This change will only effect restaurants or micro-brewery tasting room uses with a conditional use permit.
7. The micro-brewery and tasting room use shall not be open to the public, except for the following hours: 7:00 AM to 12:00 AM. Service trucks used for the purposes of loading and unloading materials, ingredients, products, and equipment shall be restricted to the hours of 8:00 AM - 6:00 PM; the use of service trucks for the purposes of loading and unloading materials, ingredients, equipment and finished product shall be prohibited on Sunday.
8. Staff believes that this request is compatible with the permitted uses currently listed in the Rountree UCD No. 2, Area F and by limiting the micro-brewery and tasting room uses and providing additional standards it will minimize potential impacts to the adjacent neighborhood.
9. The proposed conditional use permit text amendment was reviewed by City departments and comments are contained in Attachment 1.

PUBILC COMMENTS:

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. Staff has received comments from citizens as attached.

CITY COUNCIL MEETING:

April 3, 2017

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING TEXT AMENDMENT UCD NO 2 AREA F SECTION 9 (C)

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with amended use.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

No objections to the amendment.

STORMWATER COMMENTS:

No issues with amended use.

CLEAN WATER SERVICES COMMENTS:

Clean Water Services does not have any objections to the UCD amendment.

ATTACHMENT 2
ZONING TEXT AMENDMENT UCD NO. 2, AREA F SECTION 9 (C)
Proposed Changes to Zoning Ordinance (Redlined Version)

New text is underlined and deleted text is ~~overstruck~~

SECTION 9- AREA F REGULATIONS

C. CONDITIONAL USES.

The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use permit is issued pursuant to Section ~~3-3300~~ 36-363 of the Zoning Ordinance.

1. Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family occupying the dwelling unit; and in accordance with Section ~~5-1100~~ 36-451 of the Zoning Ordinance and Section 3.E herein.
2. Group homes, custodial.
3. Outdoor dining as an accessory use to a restaurant or a Micro-Brewery (MB) and tasting room with the following limitations:
 - a. Outdoor dining, ~~and MB and tasting rooms~~ shall be limited to the hours of ~~11:00~~ 7:00 AM to ~~11:00 p.m.~~ 12:00 AM.
 - b. All outdoor activity shall cease at ~~11:00 p.m.~~ 12:00 AM other than routine ingress and egress from the primary and accessory structures on the premises.
4. Micro-Brewery (MB) and Tasting Room: Means a facility that is used for the production of alcoholic beverages in accordance with a valid alcohol production license from the State of Missouri. The following additional Conditional Use permit standards shall apply to Micro-Brewery (MB) and Tasting Rooms:
 - a. A MB and tasting room use shall comply with all federal, state and local laws and regulations, including a valid license from the State of Missouri for the specific type of alcoholic beverage manufacturing occurring on site.
 - b. No individual MB or tasting room use shall exceed five thousand (5,000) square feet of gross floor area (GFA) not including restrooms, unless otherwise permitted by a conditional use permit (CUP).
 - c. A MB use may not exceed production of ten thousand (10,000) barrels per year.
 - d. A MB use must include a tasting room.
 - e. All production activities shall be located completely within the MB facility. All on-site storage shall be located within the MB facility.
 - f. The MB and tasting room use shall not be open to the public.

except for the following hours: 7:00 AM to 12:00 AM. Service trucks used for the purposes of loading and unloading materials, ingredients, products, and equipment shall be restricted to the hours of 8:00 AM - 6:00 PM; the use of service trucks for the purposes of loading and unloading materials, ingredients, equipment and finished product shall be prohibited on Sunday.

- g. To the greatest extent feasible, access and loading bays are discouraged from facing toward a street.
- h. The purchase, consumption, tasting and sales of alcoholic beverages shall be permitted on site so long as production is occurring under any and all State and Federal licensing requirements.
- i. Ancillary retail sales shall be limited to only those retail items directly associated with the on-site MB facility and tasting room.
- j. The MB use or tasting room shall not charge an admission fee, cover charge or require a minimum purchase.
- k. The MB and tasting room use shall comply with the "Noise Ordinance" of the City of Springfield.
- l. No more than ten percent (10%) of the square footage of the inside face of exterior windows and transparent doors of the premises shall be allowed to bear advertising, signs or any other obstructions. All advertising, signage or other obstructions shall be placed and maintained to ensure a clear and unobstructed view of the establishment's interior. Window signs displaying prices shall be prohibited. No advertising or signage shall be placed in the area above three (3) feet or below six (6) feet in height of all windows measured from grade.

ATTACHMENT 3
ZONING TEXT AMENDMENT UCD NO. 2, AREA F SECTION 9 (C)
FINAL LANGUAGE (Clean Version)

SECTION 9- AREA F REGULATIONS

C. CONDITIONAL USES.

The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use permit is issued pursuant to Section 36-363 of the Zoning Ordinance.

1. Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family occupying the dwelling unit; and in accordance with Section 36-451 of the Zoning Ordinance and Section 3.E herein.
2. Group homes, custodial.
3. Outdoor dining as an accessory use to a restaurant or a Micro-Brewery (MB) and tasting room with the following limitations:
 - a. Outdoor dining, MB and tasting rooms shall be limited to the hours of 7:00 AM to 12:00 AM.
 - b. All outdoor activity shall cease at 12:00 AM other than routine ingress and egress from the primary and accessory structures on the premises.
4. **Micro-Brewery (MB) and Tasting Room:** Means a facility that is used for the production of alcoholic beverages in accordance with a valid alcohol production license from the State of Missouri. The following additional Conditional Use permit standards shall apply to Micro-Brewery (MB) and Tasting Rooms:
 - a. A MB and tasting room use shall comply with all federal, state and local laws and regulations, including a valid license from the State of Missouri for the specific type of alcoholic beverage manufacturing occurring on site.
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 - c. A MB use may not exceed production of ten thousand (10,000) barrels per year.
 - d. A MB use must include a tasting room.
 - e. All production activities shall be located completely within the MB facility. All on-site storage shall be located within the MB facility.
 - f. The MB and tasting room use shall not be open to the public, except for the following hours: 7:00 AM to 12:00 AM. Service trucks used for the purposes of loading and unloading materials, ingredients, products, and equipment shall be restricted to the

hours of 8:00 AM - 6:00 PM; the use of service trucks for the purposes of loading and unloading materials, ingredients, equipment and finished product shall be prohibited on Sunday.

- g. To the greatest extent feasible, access and loading bays are discouraged from facing toward a street.
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- i. Ancillary retail sales shall be limited to only those retail items directly associated with the on-site MB facility and tasting room.
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- l. No more than ten percent (10%) of the square footage of the inside face of exterior windows and transparent doors of the premises shall be allowed to bear advertising, signs or any other obstructions. All advertising, signage or other obstructions shall be placed and maintained to ensure a clear and unobstructed view of the establishment's interior. Window signs displaying prices shall be prohibited. No advertising or signage shall be placed in the area above three (3) feet or below six (6) feet in height of all windows measured from grade.

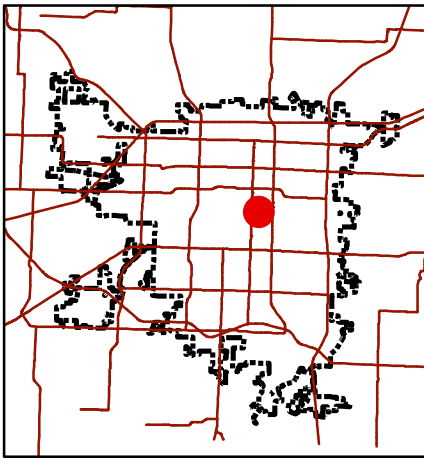
ATTACHMENT 4
ZONING TEXT AMENDMENT UCD NO. 2, AREA F SECTION 9 (C)
CURRENT LANGUAGE

SECTION 9- AREA F REGULATIONS

C. CONDITIONAL USES.

The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use permit is issued pursuant to Section 3-3300 of the Zoning Ordinance.

1. Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family occupying the dwelling unit; and in accordance with Section 5-1100 of the Zoning Ordinance and Section 3.E herein.
2. Group homes, custodial.
3. Outdoor dining as an accessory use to a restaurant with the following limitations:
 - a. Outdoor dining, shall be limited to the hours of 11:00 AM to 11:00 p.m
 - b. All outdoor activity shall cease at 11:00 p.m. other than routine ingress and egress from the primary and accessory structures on the premises.



Development Review Staff Report

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

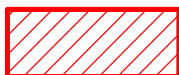
Conditional Use Permit 429

LOCATION: 1451 East Cherry

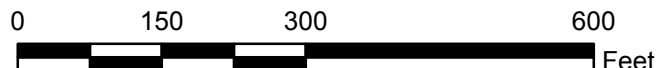
CURRENT ZONING: LB, Limited Business UCD 2 AREA F

PROPOSED ZONING: Conditional Use Permit 429

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
CONDITIONAL USE PERMIT 429

PURPOSE: To allow a micro-brewery and tasting room within a LB, Limited Business District in the Rountree Urban Conservation District (UCD) Number 2, Area F generally located at 1451 and 1459 East Cherry Street.

REPORT DATE: February 17, 2017

LOCATION: 1451 and 1459 East Cherry Street

APPLICANT: Frankie Properties, LLC

TRACT SIZE: Approximately 0.56 acres

EXISTING USE: 2 vacant buildings

PROPOSED USE: Micro-brewery and tasting room

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* identifies this area as appropriate for Medium Intensity Retail, Office or Housing uses. A micro-brewery and tasting room is an appropriate use within this land use category. Cherry Street is classified as a secondary arterial roadway.
2. Approval of this request will provide for redevelopment of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.
3. This application meets the approval standards for a Conditional Use Permit and is in conformance with the Rountree UCD Number 2, Area F conditional Use Permit standards for a micro-brewery and tasting room.

RECOMMENDATION:

Staff recommends approval of this request with the following conditions:

1. The regulations and standards listed on Attachment 3 and shall govern and control the use and development of the land in Use Permit Number 429 in a manner consistent with the attached site plan (Attachment 5).

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-HD	Multi-family residential uses
East	Right of way and R-SF	Railroad and single-family residential uses
South	LB, UCD #2 Area F	Retail and office uses
West	LB, UCD #2 Area F	Restaurant

ZONING ORDINANCE REQUIREMENTS:

1. The conditional use permit procedure is designed to provide the Planning and Zoning Commission and the City Council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety and welfare of the public. In granting a conditional use, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions, safeguards and restrictions upon the premises benefited by the conditional use as may be necessary to comply with the standards set out in the Zoning Ordinance to avoid, or minimize, or mitigate any potentially adverse or injurious effect of such conditional uses upon other property in the neighborhood. The general standards for conditional use permits are listed in Attachment 3.
2. No conditional use permit shall be valid for a period longer than 18 months from the date City Council grants the conditional use permit, unless within this 18 months:
 - a. A building permit is obtained and the erection or alteration of a structure is started; or
 - b. An occupancy permit is obtained and the conditional use is begun.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* identifies this area as appropriate for Medium Intensity Retail, Office or Housing uses. This mixed use category indicates that a variety of commercial and/or mid-or-high density housing may be appropriate at major intersections along certain road corridors. A micro-brewery and tasting room is an appropriate use within this land use category. The subject property is also within proximity to the Missouri State University Activity Center, which is identified as a location of employment, housing, business and entertainment.

STAFF COMMENTS:

1. This is a request to allow a micro-brewery and tasting room within a LB, Limited Business District in the Rountree UCD Number 2 Area F generally located at 1451 and 1459 East Cherry Street. The applicant has requested a text amendment to the Rountree UCD Number 2, Area F, that, if approved by City Council, will require a conditional use permit to allow the proposed micro-brewery and tasting room.
2. The applicant intends on using the existing structure at 1451 East Cherry Street for the micro-brewery and tasting room uses and the existing structure at 1459 East Cherry Street as possible future retail space.
3. The micro-brewery and tasting room will have to have valid alcohol production and alcohol beverage licenses from the State of Missouri which regulates micro-breweries and liquor sales. A micro-brewery use must include a tasting room.
4. All production activities shall be located completely within the micro-brewery facility. All on-site storage shall be located within the micro-brewery facility.
5. The attached site plan (attachment 5) indicates that there are 29 off-street parking spaces being provided. There are approximately 6 parking spaces that are on the Burlington Northern Railroad property as permitted by a long term easement arrangement. Per the UCD Area F requirements the Administrative Review Committee may exempt land uses meeting the conditions of this Subsection from off-street parking requirements in order to promote continued redevelopment of a traditional commercial node serving the neighborhood in a compact and pedestrian-friendly manner. The ARC reviewed the site plan and allowed a 10 percent reduction for bike racks and an additional 10 percent reduction for a pedestrian-friendly development.
6. The proposed micro-brewery and tasting room is subject to the Standards of the Conditional Use Permit section 36-363 as well as the Conditional Use Permit standards within the Rountree UCD Number 2 Area F requirements.
7. The UCD Area F allows one detached sign and one wall sign. Roof signs are not permitted. One projecting sign may be substituted for the permitted detached sign. Each premise is allowed two (2) square feet of effective sign area for each lineal foot of building frontage on a public street. Detached signs shall not exceed twenty (20) square feet of effective area. No detached sign shall exceed a height of seven (7) feet as measured from street grade. Sign Lighting. No sign shall use a blinking, flashing, animated, or other illuminating device which changes in light intensity. No beacons, spotlights, or strobe lights shall be permitted. Not more than 10% of the square feet of the inside face of all windows and transparent doors shall be allowed to advertise.

8. The Conditional Use Permit will limit the hours of operation for outdoor activity between the hours of 7:00 AM to 12:00 AM. All outdoor activity shall cease at 12:00 AM other than routine ingress and egress from the primary and accessory structures on the premises. The micro-brewery and tasting room use shall not be open to the public, except for the following hours: 7:00 AM to 12:00 AM. Service trucks used for the purposes of loading and unloading materials, ingredients, products, and equipment shall be restricted to the hours of 8:00 AM - 6:00 PM; the use of service trucks for the purposes of loading and unloading materials, ingredients, equipment and finished product shall be prohibited on Sunday.
9. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 36-363 (10) (Attachment 3) of the Zoning Ordinance. Any development of this property must also follow the LB, Limited Business District within the Rountree UCD Number 2, Area F requirements.
10. Approval of this request will provide for redevelopment of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.
11. The proposed Conditional Use Permit was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on February 21, 2017 regarding the request for a conditional use permit. A summary of the meeting is attached (Attachment 4).

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. Fifteen (15) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL PUBLIC HEARING: April 3, 2017

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
CONDITIONAL USE PERMIT 429

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection to the conditional use permit.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Cherry Street as a Secondary Arterial roadway. The standard right of way width for Cherry Street is 35 feet from the centerline. Cherry Street is a City maintained street. The most recent traffic count on Cherry Street is 7,072 vehicles per day. There are is one existing driveway approach along the property frontage on Cherry Street. There is sidewalk along the property frontage. On-street parking is not allowed along the north side of Cherry Street within this block, but is allowed on the south side of Cherry Street. There are no bus stops along this portion of Cherry Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are not any proposed improvements along Cherry Street.

Public Works Traffic Division	Response
Street classification	Cherry Street - Secondary Arterial
On-street parking along streets	Cherry Street - No (North) Yes (South)
Trip generation - existing use	470 vehicles per day
Trip generation change - proposed use	470 vehicles per day
Existing street right of way widths	Cherry Street - 35 ft from the centerline
Standard right of way widths	Cherry Street - 35 ft from the centerline
Traffic study submitted	Not Required
Proposed street improvements	Not Required

STORMWATER COMMENTS:

The property is located in the Jordan Creek South Branch basin. The property is not located in a FEMA designated floodplain. Staff is not aware of flooding problems in the area. Buyout in lieu of on-site stormwater detention may not be applicable if no new impervious area is added. Since the project will not be disturbing more than one (1) acre no 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. Need to show the existing and proposed amount of impervious surfacing. For any increase in impervious surfacing, current detention and water quality requirements must be met. Structures and impervious surface onsite and currently in good condition can be credited as existing impervious surface. Existing gravel surfaces meeting the above definition are eligible for 50% credit.
3. It doesn't appear that any additional impervious area will be added. If this is the case no additional stormwater improvements will be required.

Public Works Stormwater Division	Response
Drainage Basin	Jordan Creek South Branch
Is property located in Floodplain	No
Is property located on a sinkhole	No
Is stormwater buyout an option	N/A if not adding impervious area

CLEAN WATER SERVICES COMMENTS:

No objection to CUP. Public sewer currently crosses the property.

Need to verify existing sewer easements. If none exist, new ones will be required.

CITY UTILITIES:

No objection to the conditional use permit.

FIRE DEPARTMENT:

Fire department has no issues with the conditional use permit.

ATTACHMENT 2
REQUIREMENTS FOR CONDITIONAL USE PERMIT 429

1. A micro-brewery and tasting room is permitted in conformance with the Attachment 5 site plan.
2. The micro-brewery and tasting room shall comply with all the standards listed in Attachment 3.
3. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.

ATTACHMENT 3
STANDARDS FOR CONDITIONAL USE PERMITS
CONDITIONAL USE PERMIT 429

An application for a conditional use permit shall be granted only if evidence is presented which establishes the following:

1. The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan;
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;
3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district;
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent possible such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare as proposed;
7. The location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site;
8. Such signs will not have an adverse effect on any adjacent properties;
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic

conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare.

11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 - a. The location, nature and height of buildings, structures, walls and fences on the site; and
 - b. The nature and extent of landscaping and screening on the site;
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance;
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards;
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect.
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield, and;
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

Rountree UCD Number 2, Area F additional conditional Use Permit Regulations

C. CONDITIONAL USES.

The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use permit is issued pursuant to Section 36-363 of the Zoning Ordinance.

1. Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family occupying the dwelling unit; and in accordance with Section 36-451 of the Zoning Ordinance and Section 3.E herein.
2. Group homes, custodial.
3. Outdoor dining as an accessory use to a restaurant or a Micro-Brewery (MB) and tasting room with the following limitations:
 - a. Outdoor dining, MB and tasting rooms shall be limited to the hours of 7:00 AM to 12:00 AM.
 - b. All outdoor activity shall cease at 12:00 AM other than routine ingress and egress from the primary and accessory structures on the premises.
4. **Micro-Brewery (MB) and Tasting Room:** Means a facility that is used for the production of alcoholic beverages in accordance with a valid alcohol production license from the State of Missouri. The following additional Conditional Use permit standards shall apply to Micro-Brewery (MB) and Tasting Rooms:
 - a. A MB and tasting room use shall comply with all federal, state and local laws and regulations, including a valid license from the State of Missouri for the specific type of alcoholic beverage manufacturing occurring on site.
 - b. No individual MB or tasting room use located in a commercial zone

shall exceed five thousand (5,000) square feet of gross floor area (GFA) not including restrooms, unless otherwise permitted by a conditional use permit (CUP).

- c. A MB use located in a commercial zone may not exceed production of ten thousand (10,000) barrels per year.
- d. A MB use located in a commercial zone must include a tasting room.
- e. All production activities shall be located completely within the MB facility. All on-site storage shall be located within the MB facility.
- f. The MB and tasting room use shall not be open to the public, except for the following hours: 7:00 AM to 12:00 AM Service trucks used for the purposes of loading and unloading materials, ingredients, products, and equipment shall be restricted to the hours of 8:00 AM - 6:00 PM; the use of service trucks for the purposes of loading and unloading materials, ingredients, equipment and finished product shall be prohibited on Sunday.
- g. To the greatest extent feasible, access and loading bays are discouraged from facing toward a street.
- h. The purchase, consumption, tasting and sales of alcoholic beverages shall be permitted on site so long as production is occurring under any and all State and Federal licensing requirements.
- i. Ancillary retail sales shall be limited to only those retail items directly associated with the on-site MB facility and tasting room.
- j. The MB use or tasting room shall not charge an admission fee, cover charge or require a minimum purchase.
- k. The MB and tasting room use shall comply with the "Noise Ordinance" of the City of Springfield.
- l. No more than ten percent (10%) of the square footage of the inside face of exterior windows and transparent doors of the premises shall be allowed to bear advertising, signs or any other obstructions. All advertising, signage or other obstructions shall be placed and maintained to ensure a clear and unobstructed view of the establishment's interior. Window signs displaying prices shall be prohibited. No advertising or signage shall be placed in the area above three (3) feet or below six (6) feet in height of all windows measured from grade.

Application for Conditional Use Permit- Addendum

LAND DESCRIPTION

Address: 1451 & 1459 E Cherry St

Property Legal Description

TRACT 1:

ALL OF LOTS TWENTY-THREE (23) AND TWENTY-FOUR (24), BLOCK TWO (2), IN CHAMBERLAIN'S ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; ALSO, ALL BEGINNING ON THE NORTH LINE OF CHERRY STREET AND THE SOUTHEAST CORNER OF CHAMBERLAIN'S ADDITION, RUNNING THENCE EAST TO THE RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID RIGHT-OF-WAY TO THE EAST LINE OF SAID CHAMBERLAIN'S ADDITION; THENCE SOUTH TO THE PLACE OF BEGINNING; ALL LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION NINETEEN (19), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

State how the proposed conditional use will comply with the applicable standards in Subsection 36-363 (10) of the Zoning Ordinance

(10)

Standards. An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:

(a)

With respect to all proposed conditional uses, to the extent applicable:

1.

The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan;

Yes it will

2.

The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;

We support a conservative speed limit along Cherry St. and Pickwick Ave. as well as a pedestrian and cyclist friendly environment in the Pickwick Place business district. We will consider any and all suggestions from the city and/or community that will help us contribute to that goal.

3.

The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;

We will comply with all city requirements

4.

The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;

It will not. On the contrary, we are working with BNSF to help mitigate a current drainage issue of Cherry St. storm water not properly draining north along the right of way as was intended.

5.

The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district; The property is located on the Cherry St Corridor and bordered by an active BNSF railway. The current zoning allows for a restaurant and our business model will not exceed decibels that a successful eatery would produce. We will have a patio where patrons can enjoy the SW Missouri seasons. We will have acoustic music inside the taproom and during pleasant days, the newly installed garage doors will be open to the outside. Although the music is acoustic, reasonable amplification will be required. We chose this specific location in part due to our desire to become an active member of the community. Our responsibility is to be a good neighbor and our goal is to resolve any noise concerns with this in mind.

6.

The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare are proposed;

Our goal is to blend into the current culture and character of the neighborhood. No additional parking is currently planned so any vehicular lights will remain as it is today. The outdoor patio will be constructed on the SE corner of the building. This corner is on the opposite side of the building from our closest neighbors, the El Madrid apartment complex. The next closest neighbors are on the other side of the train tracks facing the back of their properties. If any lighting is deemed obtrusive, we are happy to work with the city or community to resolve.

7.

The location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site;

This is true. Our goal is to blend into and enhance the current character of the area.

8.

Such signs will not have an adverse effect on any adjacent properties;

This is true. Our goal is to blend into and enhance the current character of the area.

9.

The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;

This is true

10.

The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare;

Our hope is to enhance the use and enjoyment of the Pickwick Place business district and Rountree community; contribute positively to the character of the neighborhood; and help to contribute to make the area as safe and assessable as possible to pedestrians and vehicular traffic alike.

11.

The proposed conditional use will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:

a.

The location, nature and height of buildings, structures, walls and fences on the site; and

b.

The nature and extent of landscaping and screening on the site.

The only planned changes to the current buildings will be the addition of a patio on the SE corner of the 1451 E Cherry. It is our hope that we would enhance the immediate vicinity through tasteful curb appeal rather than dominate it.

12.

The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;

This is true

13.

The proposed conditional use will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance;

This is true

14.

The proposed conditional use otherwise complies with all applicable regulations of this article, including lot size requirements, bulk regulations, use limitations and performance standards;

This is true

15.

The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;

This is the goal

16.

Off-street parking and loading areas will be provided in accordance with the standards set out in sections 36-455, 36-456, and 36-483 of this article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect;

This is true. We will apply for and comply with Off-Street Parking Requirements as defined in the Rountree UCD Section 9.D.1

17.

Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys;

There is no plan to alter the existing infrastructure

18.

The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel;

We support a conservative speed limit along Cherry St. and Pickwick Ave. as well as a pedestrian and cyclist friendly environment in the Pickwick Place business district. We will consider any and all suggestions from the city and/or community that will help us contribute to that goal.

19.

The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;

This is true

20.

In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield;

We will comply with all city requirements

21.

The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

This is true

State how the proposed conditional use is to be designed, arranged and operated in order to ensure that development and use of neighboring property in accordance with the applicable district regulations will not be prevented or made unlikely, and that the value, use and reasonable enjoyment of such property will not be impaired or adversely affected

The goal is to become an enhancement and asset for neighboring properties and ideally increase the enjoyment and value thereof. Both buildings on the property have been vacant for over a year and our proposed plan will increase the curb appeal of both the buildings and the overall property. Existing parking infrastructure and signage will be used.

Identify any potentially adverse effects that may be associated with the proposed conditional use, and the means proposed by the applicant to avoid, minimize or mitigate such effects

We don't perceive any effects associated with our proposal above and beyond the effects that would accompany a successful restaurant, which the property is currently zoned for. With that being said, we do expect noise to increase in that area as the properties are currently vacant and have been for over a year. The outdoor patio will be built on the opposite side of our closest neighbors, the El Madrid and Ashford Court apartment complexes, which will minimize their exposure to noise and light. It is our hope that the presence and location our business will increase the apartment complex's success as well as enhance the experience for residents living there. Our other residential neighbors are 4 houses across the train tracks which are located approximately 175', 184', 196', and 226' from our building, respectively.

We chose this specific location in part due to our desire to become an active member of the community. Our responsibility is to be a good neighbor and our goal is to resolve any concerns with this in mind. In addition to addressing our neighbor's questions during the public hearing, we have also reached out for feedback via our website (<http://tieandtimberbeerco.com/>) which will help us mitigate any community concerns.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: CUP 429 - Microbrewery & Tasting Room,
2. Meeting Date & Time: 2/21/17 4:00pm - 6:30pm
3. Meeting Location: 1459 E Cherry St, Springfield MO 65802
4. Number of invitations that were sent: 240
5. How was the mailing list generated: Planning and Zoning
6. Number of neighbors in attendance (attach a sign-in sheet): Estimated 25-30, 16 Signed In
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.)

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

I, Curtis Marshall (print name), attest that the neighborhood meeting was held on
02/21/2017 (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

CURTIS MARSHALL

Printed name of person completing affidavit

Tie & Timber Beer Co. Neighborhood Meeting

02/21/201

4:00-6:30PM

NAME	ADDRESS	EMAIL
Laurel Bryant	1014 S. Weller Ave. Springfield, MO 65804	laurelr1bryant@gmail.com
Kelly Byrne	1111 E. Walnut	Kelly@SayVcan.com
Pat Springer	530 S. Weller	pat.springerja@yahoo.com
Tom Wutke	1442 S. Pickwick	twutke@gmail.com
Cade Rogers	732 S. Pickwick	crogers@hcrogers.com
Kinsley Rogers	732 S. Pickwick	kinsley0624@gmail.com
Linda Dollar	443 S. Weller	ldollar@missouri-state.edu
Richard Crabtree	1305 E. Delmar	rich.syf@gmail.com
Jeff Barber	746 S. Weller Ave.	JEFFBARCHITECT@GMAIL.COM
Katie Krings	842 S. Delaware	kakrings@gmail.com
John + Barb Melton	707 S. Weller	vespacian@sbcglobal.net
Lori Squires	1059 S. Pickwick	lorisquires2013@gmail.com
Louie Layton	1014 S. Weller	layton1481@gmail.com
Ed Fillmer	656 S. Weller	
Amanda Johnson	516 S. Weller Ave.	stillgrace@gmail.com
Anissa Barber	746 S. Weller	anissabarber@hotmail.com

Affidavit of Neighborhood Notification and Meeting Summary Addendum

7. List the verbal comments and how you plan to address any issues

1. Parking Concerns

- a. The plan is to lease 1459 E Cherry (retail building) to a tenant that is primarily open during daytime hours. This will allow for retail customers to use the brewery parking lot during the day and brewery customers to use the retail lot during the evening
- b. We are a neighborhood brewery and we strongly encourage our patrons to walk and bike. Plenty of bike parking will be available.

2. Pedestrian Safety at Pickwick and Cherry Intersection

- a. With an expected increase in pedestrian and bicycle traffic at an already difficult intersection, we hope we can work with the City and Rountree Neighborhood Association to devise a plan to provide some sort of mechanism for neighbors to safely cross the street.

3. Having a "bar" in a family oriented community

- a. We are not a bar. We are community meeting place that sells fresh, local, craft beer. It is our goal to cater to the family oriented community and kids and dogs are welcome with well-behaved adults. Since we do not offer food, we welcome and encourage outside food and drink be brought in. Bring the entire family in for a picnic spread and spend the afternoon playing board games.

4. Music

- a. While we may occasionally offer live acoustic music on a slow night, it will be the more the exception than the rule. We envision a guitar player in the corner. Our building is not that large and we don't have room for a band nor do we wish to blast music for our neighbors to hear blocks away.

5. Hours of Operation

- a. We do not intend to be open until "last-call" at 1:30am. We only intend to be open during hours that other businesses in the area are open, which is 12AM on Friday and Saturday.

6. Bathrooms

- a. We intend to have adequate bathrooms and will not tolerate patrons relieving themselves along the railroad tracks

8. List the verbal comments and how you plan to address any issues

There were no comment cards left at the meeting, however, there were comments left via our online survey.

1. Overall Noise

- a. We understand that there will now be activity in a building that has sat quiet for some time. Whether we decided to open a restaurant or a neighborhood taproom, traffic and noise will increase. We would like to create a small patio on the southeast corner of the building where patrons can enjoy the beautiful southwest Missouri seasons. This proposed patio location is the furthest point possible from our closest neighboring apartment residents.

2. Live Music

- a. We would love to have community bluegrass nights if there is interest. Or perhaps a solo acoustical act in the corner on a slow evening. I expect these types of activities will be the exception rather than the rule. In any case, we do not plan on blaring loud music. There's nothing worse than trying to have a conversation with a friend and having to yell over background music. Furthermore, we certainly do not want nor intend to blast music at our neighbor's windows. In our short time engaging with the community, our neighbors have shown nothing but class and we will strive to reciprocate that sentiment.

3. Having a "Bar" in Family-Centric Neighborhood

- a. We understand that Rountree is a family-oriented community and we hope families will embrace our concept. Our goal is to become a community social gathering place and we are greatly inspired by our neighborhood brewery in Colorado. In fact, a few weekends ago, during a visit to our neighborhood taproom, there was a family who brought in an entire picnic spread. They took over a large community table and settled in for a gripping game of Monopoly. Across the room, a couple was sharing a pint while their two golden retrievers dozed under the table. We can only hope we are lucky enough to have such a following. The day when we have to ask a customer to leave due to public drunkenness is the day we need to re-evaluate our original goals.

4. Increased Pedestrian and Vehicular Traffic

- a. Our biggest responsibility is to keep our patrons and community safe. We understand that the intersection of Pickwick and Cherry is not the safest in the area. With our location being on the other side of Cherry St. from most businesses in the area, we expect there to be more pedestrian traffic crossing the street. We would love to work the Rountree Neighborhood Association as well as the City to try and be a part of a solution of making the area more pedestrian friendly. Perhaps our presence can be a catalyst to help expedite a solution and make the area safer for pedestrian and vehicular traffic alike. Another way we plan on minimizing vehicular traffic is to have plenty of

bicycle parking. After all, I plan on riding my bike to work every chance I get. This will also help to minimize any potential driving while intoxicated issues.

5. Intoxicated Patrons & Drunk Drivers

- a. When Jen and I began this project about six months ago we made a list of things we wanted to be and things we did not want to be. We do not want to be bar owners. In fact, another reason we chose the Pickwick Place business district is because we wanted to enhance, serve, and be a part of a community; not shout "last call" at 1:30 in the morning.

6. Concern for established businesses in area that serve alcohol

- a. We hope our vision would be complimentary to the existing businesses in Rountree rather than competitive. Just to give you one example: we will not have a kitchen, but we certainly want our customers to have access to dinner. We hope our neighbors that serve food will benefit from this. In return, we hope to benefit from their customers. Perhaps they might want to have a beer after dinner, but before they walk home? One of the many reasons we chose the Pickwick Place business district for our vision is because the existing establishments set such a high standard of quality. It is our goal to help enhance that standard.

7. Infrastructure for waste and waste water

- a. Waste management was one of the first things we looked at when determining a city and location for our vision. The Southwest Treatment Plant is currently operating at 30% capacity, which is an ideal situation for this type of project. While the neighborhood's infrastructure is aging, the proposed building for the brewery was built in 1999. Initial inspection of the waste lines look like they will be adequate, however, if it is determined we need to lay new lines, the main is only 15 feet from the building. Conservation and reuse is important to us and we plan to adopt a sustainability plan to not only reduce cost, but also to minimize waste. While the details are still being determined, the theme of the plan includes reusing water when possible and reducing the amount of solid waste discarded through the sewer. It takes an average of 7.5 gallons of water to produce 1 gallon of beer. While our first year of operations will most likely be inefficient as we attempt to dial our processes and equipment in, we hope to half that ratio within 2-3 year. We plan on separating grain from waste water to be used by local farmers. We hope to separate yeast and trub to the extent possible to be potentially used in composting and fertilization in our onsite gardens. We plan to track our waste metrics on a quarterly basis so we can measure the success or failure of our goals. We can't promise that we'll be able to meet all of our goals, but I can say that we are cognizant of the by-products produced by a brewery. We hope this awareness will lead to better decisions, both financially and environmentally.

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:	2/21/17	Telephone No.	417 831 7999
YOUR NAME:	John B Duncan		
YOUR ADDRESS:	604 S. Pickwick Springfield Mo		
PROJECT ADDRESS:	1451-59 E Sherry		

COMMENTS:

I Support The change in zoning for the brew pub, restaurant etc at above address.

I run a professional business at my location on Pickwick, which my wife & I own.

John B Duncan

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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:	2/19/17	Telephone No.	830-3937
YOUR NAME:	Debbie Secrease		
YOUR ADDRESS:	940 S. Pickwick		
PROJECT ADDRESS:	1451 + 59 E CHERRY		
COMMENTS:	Great idea. And it looks like parking is adequate for this		

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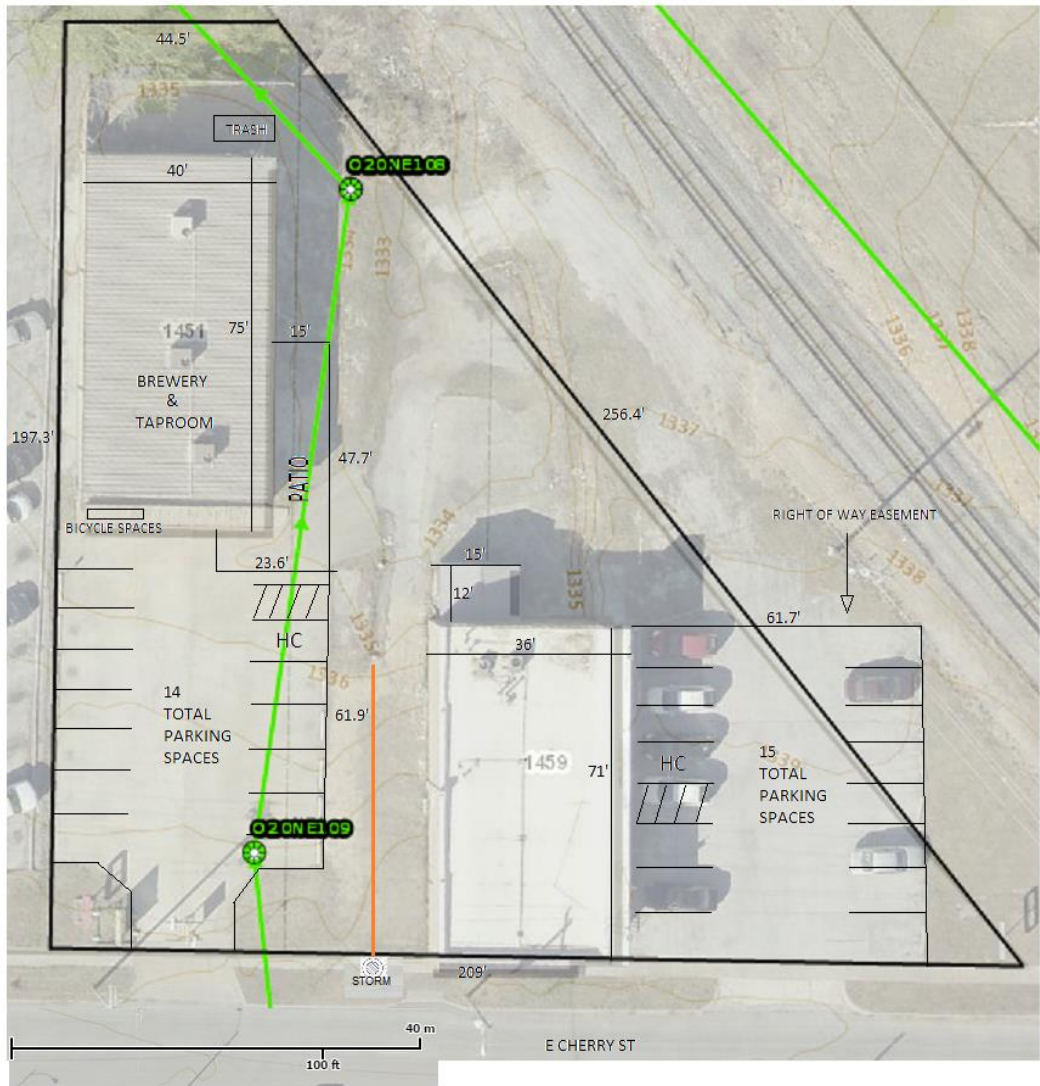
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Bob Hosmer, AICP Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

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

DATE:		Telephone No.	417-831-1332
YOUR NAME:	 Mrs. Melissa Hutter 807 S Weller Ave. Springfield, MO 65802		
YOUR ADDRESS:			
PROJECT ADDRESS:			14514 1459 E. Cherry St.
COMMENTS:	Hours too long, midnight is too late to be open. This is a residential neighborhood - not a college campus. Would prefer hours like the Last Sign Brewing Co - 11-9pm weekdays & Sunday. 11-10pm Friday & Sat. Concern: noise - Concern: traffic - streets don't match up & hill. Concern: will this open the flood gates to more businesses & more traffic - when brewing is going on - is there an odor?		



CONDITIONAL USE PERMIT SKETCH PLAN
FOR TIE & TIMBER BEER CO.

ZONING INFORMATION

CURRENT ZONING
LIMITED BUSINESS
ROUNTREE URBAN CONSERVATION DISTRICT OVERLAY - AREA F

PROPOSED ZONING
ANY AND ALL APPROVED USES APPLIED FOR IN TEXT AMENDMENT: PLN2017-00037

1. Update Section 9.C.3 - Outdoor dining as an accessory use to a restaurant or micro-brewery & tasting room
2. Update Section 9.C.3.a - Outdoor dining shall be limited to the hours of 7:00 a.m. to 12:00 a.m.
3. Update Section 9.C.3.b - All outdoor activity shall cease at 12:00 a.m. other than routine ingress and egress from the primary and accessory structures on the premises
4. Add Section 9.C.4 - micro-brewery & tasting room

PARKING

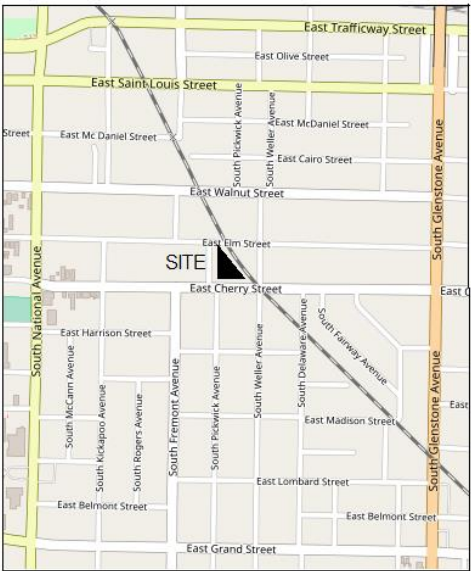
Production micro-brewery = 2 spaces for each 3 employees (plus one space for each vehicle kept onsite=0) = 2 spaces
1800 sq =Tasting room 1 space per each 75 square feet = 24 spaces
2500 sq= future retail 1 space per each 250 square feet = 10 spaces
Total = 36

10% bike rack reduction = 3.6
10% pedestrian reduction = 3.6
Total reduction 7 spaces

Total off-street parking spaces required = 29 spaces
Total off-street parking spaces provided = 29 spaces

DESCRIPTION

CHAMBERLAIN'S ADD LOTS 23 & 24 BLK 2 & BEG SE COR LOT 24 E TO RR R/W NWLYALG R/W TO NE COR LOT 24 S TO BEG



VICINITY MAP
NOT TO SCALE

PREPARED BY: CURTIS MARSHALL
4003 W ELDORADO PL
DENVER, CO 80236
720-281-4664 (PHONE)
417-200-4061 (FAX)
CMARSHALL2617@GMAIL.COM

CONDITIONAL USE PERMIT SKETCH PLAN
FOR TIE & TIMBER BEER CO.

1451 & 1459 E CHERRY ST
SPRINGFIELD, GREENE COUNTY, MISSOURI

DATE: 01/18/2017
SHEET 1 OF 1